

Minutes of the 3rd Meeting of
the Social Welfare and Housing Committee (2024-2027) of
the Tuen Mun District Council

Date : 27 June 2024 (Thursday)

Time : 2:31 p.m.

Venue : Tuen Mun District Council (TMDC) Conference Room

Present

Ms LAI Ka-man (Chairman)	TMDC Member
Mr TSE Wing-hang (Vice Chairman)	TMDC Member
Mr CHAN Yau-hoi, BBS, MH, JP	TMDC Member
Ms CHING Chi-hung, MH, JP	TMDC Member
Mr CHAN Manwell, MH	TMDC Member
Ms SO Ka-man	TMDC Member
Mr TSANG Hin-hong, MH	TMDC Member
Mr YIP Man-pan, MH	TMDC Member
Mr HO Jun-hang, Benton	TMDC Member
Mr Chan Ho-ting, Mac	TMDC Member
Ms MAK Mei-yee, Pamela	TMDC Member
Mr FUNG Pui-yin	TMDC Member
Mr FUNG Yuk-fung, MH	TMDC Member
Mr KWONG Man-tik	TMDC Member
Mr CHUNG Kin-fung	TMDC Member
Miss WONG Wing-tsin (Secretary)	Executive Officer (District Council)1, Tuen Mun District Office, Home Affairs Department

By Invitation

Ms CHAN Pik-shan, Eva	Sr Land Ex/Land Enforcement 3 (District Lands Office, Tuen Mun), Lands Department
Mr TSANG Sze-ming	Senior Estate Surveyor/West (District Lands Office, Tuen Mun), Lands Department
Ms LIU Mei-fong, Kennie	Senior Town Planner/Tuen Mun 1, Planning Department
Dr SHARMA Geeta	Senior Medical and Health Officer (Emergency Preparedness and District Relations)2, Department of Health
Ms LEUNG Mei-yin, Ida	Senior Property Manager (Project)1, Government Property Agency
Mr SIU Hing-tat, Frankie	Valuation Surveyor (Project)12, Government Property Agency

Mr CHAN Wai-keung, Jimmy	Senior Executive Officer (Project)1, Government Property Agency
Ms CHEUNG Ling-chi	Senior Town Planner/Tuen Mun 2, Planning Department
Mr TSEA Yiu-kwan, Rudolf	Assistant District Social Welfare Officer (Tuen Mun)1, Social Welfare Department
Ms CHU Suk-kei	Social Work Officer (Planning/Coordination)(Tuen Mun)1, Social Welfare Department
<u>In Attendance</u>	
Mr MO Shing-fung	TMDC Member
Ms TSE Yuk-ling	TMDC Member
Mr LAU Yu-hang, Henry	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Ms YAN Yuen-ning, Yenin	Liaison Officer i/c (Building Management and Town Centre), Tuen Mun District Office, Home Affairs Department
Mr KWOK Kin-man, Tony	Senior Building Surveyor/E5, Buildings Department
Mr MA Man-piu	Senior School Development Officer (TM)3, Education Bureau
Mr TSE Wai-kit	Assistant Police Community Relations Officer, Police Community Relations Office (Tuen Mun District), Hong Kong Police Force
Ms LO Kit-man	Senior Housing Manager/T&Y1, Housing Department
Mr LI Mun-tong	Housing Manager/TM2, Housing Department
Mr KWOK Yu-yuen	Assistant Housing Manager/SS2, Housing Department
Ms CHAN Shui-yum, Angel	Labour Officer (Employment Services)(Tuen Mun), Labour Department
Ms KO Man-lai, Jessica	Assistant District Social Welfare Officer (Tuen Mun)2, Social Welfare Department

I. Opening Remarks

The Chairman welcomed all present to the 3rd meeting of the Social Welfare and Housing Committee (2024-2027) (SWHC).

II. Absence from Meeting

2. The Secretary reported that the Secretariat had received no applications for leave of absence from Members.

III. Confirmation of the Minutes of the Last Meeting

3. Mr TSANG Sze-ming, Senior Estate Surveyor/West of the District Lands Office, Tuen Mun (DLO), proposed amendments to paragraph 17 of the minutes of the 2nd meeting of the SWHC (2024-2027). After discussion, the SWHC decided to check the audio record of the meeting before deciding whether to accept the amendment.

[Post-meeting note: The Secretariat checked the audio record of the meeting after the meeting and communicated with the above-mentioned representative of the DLO. The representative of the DLO agreed that the content of the minutes was correct and consistent with the audio record of the meeting, so he withdrew the proposed amendment. With the consent of the Chairman of the SWHC, the Secretariat sought the views of Members on the confirmation of the above minutes by circulation of the document on 22 July 2024, and the minutes were subsequently confirmed by the SWHC on 25 July 2024.

IV. Matters Arising**(A) Conducting Studies and Collecting Views on Stimulating Local Employment in Tuen Mun District (SWHC Paper No. 10/2024)**

4. The Chairman welcomed Ms LIU Mei-fong, Kennie, Senior Town Planner/Tuen Mun 1 of the Planning Department (PlanD), Ms CHAN Pik-shan, Eva, Senior Land Executive/Land Enforcement 3 and Mr TSANG Sze-ming, Senior Estate Surveyor/West of the DLO to the meeting.

5. Ms Kennie LIU of the PlanD stated that the Department had submitted the draft minutes of the 2nd meeting of the SWHC to the Development Bureau (DEVB) for information before the meeting and would submit the opinions of the Members at this meeting to the DEVB for their consideration.

6. Mr TSANG Sze-ming of the DLO stated that the draft minutes of the 2nd meeting of the SWHC had been submitted to the DEVB for information before the meeting, and the Department would submit the opinions of the Members expressed at this meeting to the DEVB for consideration.

7. Ms CHAN Shui-yum, Angel of the Labour Department (LD) stated that in order to provide job seekers in Tuen Mun with more information on local employment opportunities, the Tuen Mun Job Centre organised a Tuen Mun recruitment day in mid-June, which was well received. The Department noticed the intention of job seekers to find jobs in the local district. The Tuen Mun Job Centre would continue to search for more job vacancies and information on local employment for job seekers' reference.

8. Members raised various opinions and enquiries regarding the issue, summarised as follows:

- (i) Members enquired about the feasibility of various proposals to promote local employment, and suggested that the relevant departments should select feasible proposals from the key points raised by Members for in-depth studies;
- (ii) Members believed that mere discussion on the subject matter would not be effective, and suggested that the Chairman of the SWHC discuss other follow-up methods with the Tuen Mun District Office (TMDO), such as arranging for Members to meet with theDEVB;
- (iii) Members believed that they had expressed their views, and therefore suggested that after listening to the preliminary response from the Department, they should refer the issues back to the TMDC meeting for discussion so that the relevant bureaux and departments could follow up;
- (iv) Members stated that it was noted that all the 18 District Councils had collected opinions from residents in the respective districts on the issue specified by the Chairman of each District Council. Therefore, Members suggested that the TMDO should assist in reflecting Members' views to the Steering Committee on District Governance and the Task Force on District Governance for follow-up, and then the information should be disseminated to the public;
- (v) Members stated that all the short, medium and long-term proposals might require further in-depth studies by the policy bureaux and departments as they involved a wider range of policies. However, the relevant departments should provide direction on recommendations that could be implemented in the short term. For example, the LD should take the initiative to contact different stakeholders in the community to promote the employment of local residents by businesses; and
- (vi) Members explored the reasons for the relatively low level of salaries in the Tuen Mun District and suggested that the LD conduct a study on the salary structure of local employment in the Tuen Mun District.

9. Ms Angel CHAN of the LD gave a consolidated response as follows:

- (i) Regarding the employment services, the Department would proactively contact different companies and social welfare organisations in the Tuen Mun District, especially newly established companies and companies with newly expanded production lines, to search for some job vacancies for job seekers in the Tuen Mun District. In addition, the Department would also promote the use of the "Job Placement" service by employers in the Tuen Mun District, which would match registrants based on the requirement of vacancies in the Tuen Mun District, assist employers in identifying suitable job seekers, and arrange interviews in a convenient and efficient manner. This service could greatly improve the chance of employers finding suitable job seekers and enhance the effectiveness of recruitment;
- (ii) Regarding the encouragement to the elderly and middle-aged people to re-join the workforce, the Department would implement the Re-employment Allowance Pilot Scheme (REA Scheme) in the third quarter of this year to provide allowances to the elderly and middle-aged people who returned to the labour market to increase the incentives to re-join the workforce and unleash this potential labour force. Any Hong Kong residents aged 40 or above who were legally employable in Hong Kong

and had not been in paid employment for three consecutive months or more were eligible to join the REA Scheme. Participants who had worked full-time for six consecutive months would be provided with an allowance of \$10,000, while those who had worked full-time for 12 consecutive months would be given an additional allowance of \$10,000. The amount of allowance for participants completing part-time employment would be halved. The Department would later send relevant publicity information to Members by post to assist with promotion; and

- (iii) The Department would review and adjust its employment services in a timely manner to meet the needs of job seekers and employers, taking into account the economic and labour market situation in Hong Kong.

10. The Chairman suggested that the LD should send information about the Job Placement service, the promotion of the Employment Programme for the Elderly and Middle-aged (EPEM) and the employment plan for the coming year to Members through the Secretariat. In addition, as this issue might involve the participation of the policy bureau level, the Chairman asked the TMDO to respond on the method of following up the issue.

[Post-meeting note: The LD sent an email on 7 August 2024 via the Secretariat to all Members with information on the Job Placement service, the EPEM and the REA Scheme for reference and assistance in publicity.]

11. Mr LAU Yu-hang, Henry of the TMDO stated that for longer-term policy proposals, the TMDO would discuss with the relevant policy bureaux and departments after the meeting to see how Members' views could be followed up effectively.

[Post-meeting note: The Secretariat will consolidate Members' suggestions and submit a report to the TMDC meeting.]

(B) Enquiry about the Redevelopment Timetable for Tuen Mun Clinic and Request for Expediting the Redevelopment Project
(SWHC Paper No. 11/2024)
(Written Reply from Planning Department)

12. The Chairman stated that the Secretariat had invited representatives from the Government Property Agency (GPA), the PlanD, and the Department of Health (DH) to attend this meeting and had received a written reply from the PlanD. She welcomed Ms LEUNG Mei-yin, Ida, the Senior Property Manager (Project) 1, Mr SIU Hing-tat, Frankie, Valuation Surveyor (Project) 12, Mr CHAN Wai-keung, Jimmy, Senior Executive Officer (Project) 1 of the GPA, Ms CHEUNG Ling-chi, Senior Town Planner/Tuen Mun 2 of the PlanD, and Dr SHARMA Geeta, Senior Medical And Health Officer (Emergency Preparedness and District Relations) 2 of the DH to the meeting.

13. The first proposer of the paper stated that he noted that the PlanD had completed the amendments of the Tuen Mun Outline Zoning Plan in May 2023, and therefore he believed that after the height restriction were relaxed in the planning process, the redevelopment project would be followed up by other departments. In such regard, he enquired about which departments would be mainly responsible in addition to the GPA.

14. Ms Ida LEUNG of the GPA stated that the Architectural Services Department (ArchSD) was responsible for the design and construction of the building while the GPA would assist in coordinating the requirements proposed by the relevant bureaux, departments and organisations for the required facilities during the planning stage and forward them to the ArchSD for follow-up.

15. Members raised various opinions and enquiries regarding the issue, summarised as follows:

- (i) Members enquired the GPA about the difficulties encountered in implementing the redevelopment of Tuen Mun Clinic as well as the details of the opinions collected from various departments on the facilities and services of the building at this stage, the consultation period and the progress of the project;
- (ii) Members enquired about the maximum number of floors that could be built on the building after the relaxation of building height restrictions by the PlanD;
- (iii) Members suggested inviting the ArchSD, which was responsible for the project design, and the various departments involved in the redevelopment project of the Tuen Mun Clinic to attend the next meeting;
- (iv) Members enquired about the coordination between the department leading the redevelopment project of the Tuen Mun Clinic and the relevant departments, and hoped that the departments could provide a concrete redevelopment timetable and report the progress of the redevelopment project of the Tuen Mun Clinic to the TMDC in a timely manner;
- (v) Members believed that the written reply of the Department did not fully address Members' enquiries, and requested the GPA to provide information of the relevant key departments and invite the departments involved to attend the next meeting and provide written replies; and
- (vi) Members enquired about the arrangements for the redevelopment and temporary relocation of the existing facilities.

16. Ms Ida LEUNG of the GPA gave a consolidated response as follows:

- (i) It was preliminarily estimated that the redeveloped joint-user building would be about 24 storeys high, with ancillary basement parking spaces, car parks and loading/unloading areas. The details were subject to further adjustment in the future;
- (ii) The Government planned to redevelop the Tuen Mun Clinic into a joint-user building that would mainly provide district health services and facilities for the local community, such as the General Out-patient Clinic, the School Dental Clinic, the Student Health Services or Assessment Centre, the Maternal and Child Health Centre, the Child Assessment Centre and other welfare facilities;
- (iii) The redevelopment project was still in the planning stage and the Agency was actively carrying out the planning work. Regarding the existing facilities in the Tuen Mun Clinic, such as the Methadone Clinic, the General Out-patient Clinic and the Student Health Services Centre, the Agency was discussing with the relevant user departments about the temporary relocation arrangements during the construction period. The relevant facilities would be redeveloped at the original site of the joint-user building in the future. After the temporary relocation arrangements were finalised, the Agency would complete the engineering feasibility study as soon as possible and apply to the Finance Committee of the Legislative Council for funding for the project; and

- (iv) The Agency noted the hope of the TMDC and the relevant stakeholders for early implementation of the redevelopment plan and would actively coordinate with various departments. The Agency hoped to temporarily relocate the existing facilities as appropriate and take forward the redevelopment project.

17. The Chairman enquired the GPA about the information of the coordination department for this issue and hoped that the Agency could provide the SWHC with a concrete timetable for the redevelopment of the Tuen Mun Clinic.

18. Ms Ida LEUNG of the GPA said that the redevelopment of the Tuen Mun Clinic was an arrangement developed under the government's "single site, multiple use" model where the main user department was responsible for leading and promotion of the project; while the GPA was responsible for coordinating projects with more dispersed user departments.

19. Ms CHEUNG Ling-chi of the PlanD stated that the Department had completed the relevant plan amendments in May 2023. According to the preliminary development plan for the joint-user building, which was designed to be approximately 24 storeys high, the building height limit for the revised site had been relaxed from four storeys to 115 metres above principal datum.

20. Dr SHARMA Geeta of the DH stated that since the project was still in the planning stage, the existing DH facilities at the Tuen Mun Clinic would continue to provide services. In addition, the Methadone Clinic and Student Health Services Centre in the clinic were planned to be temporarily reprovisioned at the original site and temporarily relocated to other suitable places in the Tuen Mun District to provide services respectively. Regarding the above arrangements, the ArchSD was studying the feasibility of temporary reprovisioning of the Methadone Clinic, which occupied a relatively small floor area, within or near the redevelopment site. As for the Student Health Service Centre, the GPA was continuing to identify a suitable location in the Tuen Mun District for the DH for temporary reprovisioning.

21. Ms KO Man-lai, Jessica of the Social Welfare Department (SWD) stated that the Department would provide supplementary information on the social welfare facilities in the building after the meeting.

[Post-meeting note: The SWD stated that the SWD would provide the required information after the coordination department had implemented the social welfare facilities and coordination for the redevelopment project of the Tuen Mun Clinic.]

22. The Chairman decided to continue discussion of the issue. She asked the Secretariat to invite all departments involved to attend the next meeting and to ask the GPA to assist in coordinating with other departments to follow up on the issue. In addition, she asked the TMDO to reflect the concerns of the SWHC and provide assistance in inviting other departments.

[Post-meeting note: On 1 August 2024, the Secretariat wrote to the ArchSD, the GPA, the PlanD and the DH to invite them to attend the next meeting and provide written replies.]

V. Discussion Items

- (A) **Concern about the Mental Health Status of Students in the Tuen Mun District**
(SWHC Paper No. 14/2024)
(Written Reply from Education Bureau)
(Written Reply from Social Welfare Department)

23. The Chairman welcomed Mr TSEA Yiu-kwan, Rudolf, Assistant District Social Welfare Officer (Tuen Mun) 1, and Ms CHU Suk-kei, Social Work Officer (Planning/Coordination) (Tuen Mun) 1, of the SWD to the meeting.

24. The first proposer of the paper stated that in recent years, there were many tragedies caused by the emotional stress on the students in Hong Kong. The proposer expressed concerns about the mental health issue of the students in Hong Kong, and hoped that the Education Bureau (EDB), the SWD, the Health Bureau and the DH would provide appropriate support to the students in need.

25. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (i) Members were concerned about the deterioration of the mental health issue of students in recent years, and asked the SWD whether social workers were provided with professional trainings which were targeted at and relevant to the needs of students for mental health nowadays;
- (ii) Members stated that the mental health seminars held by the EDB could help teachers identify the mental health issue of students, but only 46 teachers in the Tuen Mun District participated in the seminars, so Members suggested that the Department should improve the participation of teachers. In addition, Members enquired the SWD about the number of on-site seminars and sharing sessions scheduled to be held in schools in 2024-25 and the expected number of participants;
- (iii) Members enquired about the support provided for those with mental health needs and the relevant measures to promote positive psychoeducation, as well as the implementation and sustainability of such programmes in the Tuen Mun District, and Members asked the DH to provide the abovementioned information;

[Post-meeting note: The DH disseminated the abovementioned information to each Member on 9 August 2024 via the Secretariat.]

- (iv) Members asked whether the EDB had provided appropriate trainings on mental health support for teachers of specific roles, such as teachers of the guidance and discipline unit;
- (v) Members stated that peer support was particularly important to the mental health of students, and suggested that the relevant education efforts should be strengthened and promoted;
- (vi) Members suggested that more resources should be allocated to the counselling industry, and more permanent positions of school-based counsellors should be added to specifically follow up on the cases of mental health issues in schools;
- (vii) Members enquired about the number of cases requesting for assistance from each integrated community centre for mental wellness, the number of handled cases of request for assistance, the age groups of those requesting for assistance and other information which could reflect the mental health profile of students in the district;
- (viii) Members enquired about the supporting measures to the mental health of carers and suggested the SWD and the EDB should set up one single platform to deliver the information about mental health for parents;

- (ix) Members were concerned about how to enhance the stress tolerance and social skills of students, and suggested that students should be encouraged to increase participation in community services, such as visits to the disadvantaged, in order to cultivate the spirit of contribution to the society;
- (x) Members suggested to provide the youth with stress release channels, such as hotlines and social platforms, as immediately available channels for expressing their emotions and talking to others;
- (xi) Members stated that recently there was an increasing trend of student suicide or occurrence of emotional problems, and many of the youngsters suffered from emotional distress caused by cyberbullying, so Members enquired about the number of schools in the Tuen Mun District which had received the services from the off-campus support network team and the arrangements of applications for the above programme; and
- (xii) Members suggested that the cooperation and exchange between schools and the medical sector should be strengthened, including the utilisation of Siu Lam Hospital, Mind Space and other resources, in order to improve the knowledge of the education sector and students on mental health.

26. Mr MA Man-piu of the EDB gave a consolidated response as follows:

- (i) Regarding the trainings for teachers, the School Leadership and Professional Development Section established by the Bureau was responsible for coordinating the professional development of teachers. Members and teachers could check the training information via the Training Calendar System on the website of the EDB. Regarding the participation of seminars, teachers from 21 schools attended a seminar jointly held earlier by the Tuen Mun District School Development Section and the Tuen Mun District Secondary School Heads Association, representing half of the secondary schools in the Tuen Mun District. The Bureau would continue to encourage schools to participate in such kind of seminars. In this regard, attending teachers could also share the relevant information with other school staff through the Teachers' Development Day;
- (ii) Regarding the concerns about peer relationship and parent education, the Bureau previously co-held the Caring School Award Scheme and also introduced the 4Rs Mental Health Charter this year. The participating schools would respond to the measures and campaigns of the EDB aiming at promoting mental health, which covered the mental health and positive thinking of students, parents and teachers, in order to provide assistance to schools in taking care of the needs of students for mental health in an all-round manner; and
- (iii) Regarding the cooperation projects with the SWD, the Bureau strived to provide mental health support to schools and students through cross-departmental cooperation. The Tuen Mun District School Development Section previously joined hands with the Tuen Mun District Social Welfare Office under the SWD to invite psychologists to launch on-site seminars for schools, such as the on-site seminar titled "To Myself in the New School Year".

27. Ms Jessica KO of the SWD gave a consolidated response as follows:

- (i) Regarding the trainings for social workers, apart from the undergraduate trainings on social work which was necessary for social workers, the SWD and non-profit

organisations in the community also provided on-the-job professional trainings on emerging social issues and the problems of students' mental health necessary for social workers;

- (ii) At the community level, by coordinating the cooperation with district health centres, a series of workshops related to mental health of the youth were held by specialist doctors for social workers, youth workers and teachers. Through knowledge exchange and case supervision, the capability of the frontline social workers for management of students' emotions and responding to crises were enhanced, and the collaboration among cross-sector personnel was facilitated;
- (iii) Regarding the coverage of the seminars for mental health, with the coordination by the Tuen Mun Local Committee on Services for Young People, the Department would organise on-site seminars for schools this year with psychologists as the keynote speaker, in order to help the students enhance their emotion management skills. It was planned that the relevant seminars would be first introduced to junior high school students;
- (iv) Regarding supports to carers, the SWD held talks and sharing sessions on mental health for parents, which included mind refreshment with music, sharing from psychologists and celebrities as well as their exchanges of ideas with parents and the youth, and all of these activities drew positive feedback. In addition, the Integrated Children and Youth Services Centres (ICYSCs) and the Integrated Family Service Centres also provided services for parents to enhance the handling of children's emotional well-being.
- (v) Regarding support from peers, the SWD would despatch letters to secondary schools in the district later this month to invite the schools to participate in the Quality Mental Health Campus Project jointly held by the Jockey Club and the Mental Health Association of Hong Kong. The project provided the students, parents and school staff with trainings for mental health first aid, and would also train up students to act as mental health ambassadors, with an aim to establish more supporting networks in the schools for students for early treatment and prevention of the issues arising from mental health; and
- (vi) For enhancement of stress tolerance of students, the parties which provided regular services with the subsidises from the SWD, such as the ICYSCs, had been holding various campaigns in the district from time to time in order to enhance the stress tolerance of the youth. In addition, with the subsidies from the SWD, the Hong Kong Federation of Youth Groups had set up a hotline service called "Youthline", by which the youth could make phone calls to talk when necessary. The number of the hotline was 2777 8899. The SWD also provided non-governmental organisations with subsidies, which enable the organisations to set up online support services for the youth, thereby actively getting in touch with and connecting to the youth on online platforms, while providing professional intervention services.

(B) Enquiry about the Implementation of Support Services for Carers in the Tuen Mun District
(SWHC Paper No. 15/2024)
(Written Reply from the Social Welfare Department)

28. The Chairman, who was also the proposer of the paper, enquired the SWD about the latest arrangements of the social welfare facilities to be put in place in Leung King Estate.

29. Mr Rudolf TSEA of the SWD stated that the welfare facilities converted from the campus of the former Kei Leung Primary School in Leung King Estate, Tuen Mun (the “Conversion Project”) would be commissioned between the end of 2024 and the beginning of 2025, and there was no update for the time being.

[Post-meeting note: The SWD provided supplementary information after the meeting and stated that the welfare facilities of the Conversion Project included a residential care home for the elderly, a supported hostel for the mentally/physically handicapped, and an integrated vocational rehabilitation services centre and the reprovisioning of “The Club”, an integrated community centre for mental wellness in Tuen Mun under the Hong Kong Sheng Kung Hui.]

30. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (i) Members enquired how to enhance the cooperation in the district in order to promote the support services for carers in the district in addition to proactive cooperation with support centres for carers in the district for promoting support services;
- (ii) Members suggested that more support centres for carers should be established in the Tuen Mun District and the currently vacant governmental premises should be utilised for social welfare purposes;
- (iii) Members suggested that the SWD should study the establishment of support centres for carers initiated by the Department with subsidies from the government with reference to the experience of the Hong Kong Jockey Club in operating support centres for carers; and
- (iv) Members stated that as of 31 May 2024, the number of utilisation of the Designated Hotline for Carer Support of the Tuen Mun District only accounted for approximately 1% of the total number of Hong Kong. In this regard, Members enquired about the utilisation volume of the Tuen Mun District as compared with other districts, the reasons for the low utilisation volume and how to enhance the promotion of the hotline.

31. Mr Rudolf TSEA of the SWD gave a consolidated response as follows:

- (i) The SWD launched the “Care the Carers Campaign” with a term for three years to teach carers how to release personal physical and emotional stress, and how to improve the skills of caregiving. In this regard, the Department could also consider strengthening the cooperation with the TMDC in the future;
- (ii) The support for carers was mainly two-fold: firstly, to enable carers to understand the needs of the elderly or people with disabilities, and secondly, to mitigate the stress they faced. Currently, support services for carers were always available from support centres in various districts. The Department would also conduct the support work for carers through other channels. For example, it would launch “Support for Carers”, with an aim to provide trainings to the property management staff, and let them know how to identify and help the elderly or people with disabilities and their carers in need and introduce the appropriate resources to the staff;
- (iii) The number of peer counsellors at the Integrated Community Centres for Mental Wellness would increase. In addition, social welfare organisations were also

working closely with various institutions and bodies at the district level. For example, they cooperated with the Hong Kong Jockey Club to operate the support centres for carers, which could complement the services provided by the Government, with an aim to support the carers at different levels; and

- (iv) The variation in the volume of utilisation of the Designated Hotline for Carer Support among the 18 districts in Hong Kong was not significant. In addition, through the campaigns such as the Care the Carers Campaign, the message of caring the carers could be advocated and the channels for support to carers could be enhanced. It was believed that the volume of utilisation of the Designated Hotline for Carer Support would increase.

32. The Chairman stated that she hoped that each of the district support services for carers proposed by the SWD could be properly used, so as to let those who were in need receive the appropriate services. She suggested that the promotion of support services for carers should be done in a positive way, for fear that the carers were unwilling to seek for external support due to their worries about the negative perception to others. And she suggested that the Department should make good use of the resources of the society to respond to the actual needs of the community.

(C) Suggestion for Incorporating the Concept of “Well-Being Design” into Other Public Housing Estates in the Tuen Mun District
(SWHC Paper No. 16/2024)
(Written Reply from the Housing Department)

33. The Chairman welcomed Ms LO Kit-man, Senior Housing Manager/Tuen Mun & Yuen Long 1, and Mr KWOK Yu-yuen, Assistant Housing Manager/Sam Shing 2, of the Housing Department (HD) to the meeting.

34. The first proposer of the paper stated that the incorporation of design elements into the landscaping improvement works of public housing estates was well received by the residents in the Tuen Mun District. Therefore, she suggested the well-being design should be extended to more public housing estates in the Tuen Mun District. She enquired the HD about which housing estates in the Tuen Mun District would be included in the planning of the “Well-Being” Project (the “Project”) in the future. In addition, she stated that the external walls of the Leung King Community Centre were dilapidated, so she hoped that the concept of well-being design could also be incorporated there. She noted that a number of departments were involved in the repair and renovation works of the external works of the Leung King Community Centre, such as the ArchSD, the Electrical and Mechanical Services Department and the TMDO, so she enquired the HD and the TMDO about the division of labour among the departments.

35. Members raised various opinions regarding the issue, summarised as follows:

- (i) Members enquired about the difficulties to be encountered during the implementation of the Project;
- (ii) Members suggested that community involvement should be fostered, including enhancing communication with the residents, the assistance by Members in collecting the residents’ ideas on the design elements of the landscaping works, and engaging students and residents in the landscaping works by painting murals on external walls;
- (iii) Members suggested that the Project should incorporate elderly-friendly elements and improve various facilities in the estates;

- (iv) Members suggested that the Government should allocate more resources to the Project to expedite its expansion into more estates and facilities, such as Po Tin Estate, Tai Hing Estate and the Leung King Community Centre;
- (v) Members suggested that the Department should take into account factors other than ages in selecting target estates for the implementation of the Project, including the population in the Tuen Mun District, the ageing population and the uniqueness of estates, etc.;
- (vi) Members stated that the spalling concrete on the external wall of the Leung King Community Centre was a safety issue, considered that the entire external wall should be refurbished, and suggested that landscaping works, such as the addition of murals, should be carried out;
- (vii) Members pointed out that there was a tug of war between the works in public housing estates and private areas, and suggested the HD should step up consultation;
- (viii) Members suggested extension of the coverage of the Project to estates under the Tenants Purchase Scheme (TPS), such as Leung King Estate and Tin King Estate, and strengthening cooperation with the owners' corporations of TPS estates to enhance the sense of well-being of the residents;
- (ix) Members stated that some of the estates were TPS estates but they were over 30 to 40 years old, and most of them were elderly households which made it difficult for the tenants to carry out major maintenance on their own;
- (x) Members suggested that minor works could be first commenced in estates in need of improvement to improve their aged public facilities even if they were not included in the Project;
- (xi) Members suggested that the Department should enhance routine maintenance works and conduct regular inspections of the implementation of works;
- (xii) Members reflected that there was room for improvement in the quality of landscaping works in some estates. For example, some people reflected that the colour of the paint on the external walls of Yau Oi Estate was uneven;
- (xiii) Members suggested that some residents of On Ting Estate had previously made response to a questionnaire to the HD on the improvement of conditions of the estate, which included how to improve the table-tennis table near Ting Lung House. However, the HD subsequently indicated that the table-tennis table would be demolished. In this regard, he hoped that the HD would step up coordination with its contractors so as to respond practically to the expectations of the residents;
- (xiv) Members suggested that more plants of different colours and species should be added to the gardening works in public housing estates to enhance residents' sense of well-being; and
- (xv) Members suggested that environmental-friendly anti-mosquito materials should be used in performing the redecoration works on the external walls.

36. Ms LO Kit-man of the HD gave a consolidated response as follows:

- (i) The repair works on the external walls of Leung King Community Centre were expected to commence in July this year. Parts of the external walls that posed an immediate danger of detachment had been removed. Regarding the suggestion to incorporate design elements to the external walls of Leung King Community Centre, the Department had liaised with the TMDO to understand the situation and was informed that the repair works were funded by the ArchSD. Therefore, the Department needed to discuss about the design of the external walls and the funding arrangements with the relevant department;
- (ii) The HD had set up a dedicated team for the Project and had appointed a consulting firm to carry out the design work of the Project. The consulting firm would consider various factors such as the overall environment and facilities of the housing estate, the environment of the surrounding communities and maintenance and repair records in the design, and would collect the views of residents and various stakeholders at different stages of the project design. In addition, the Department also hoped to join forces with other government departments to carry out improvement works targeting the environment of the neighbourhood around the estate;
- (iii) The Department would reflect to the dedicated team the suggestion of including Po Tin Estate in the Project;
- (iv) Regarding the suggestion of extending the Project to private areas, if the shopping centre was already divested from the housing estate, such as Yau Oi Estate and On Ting Estate, it would not prevent the Department from implementing the well-being project. However, as the common areas of TPS estates were owned by small owners, careful consideration must be given when using public funds to implement projects to ensure that public funds were used properly. Therefore, it was not appropriate to implement projects in these estates; and
- (v) Regarding concerns about the progress of the Project, the Department understood that the residents expected the Project to be implemented in more housing estates as soon as possible. She stated that other than routine maintenance, the Department's work in improving the environment of housing estates also included the allocation of funds to each housing estate every year for the implementation of minor improvement works. In addition, the Department would also arrange major maintenance plans for aged housing estates. Members could also propose suggestions for improvement of housing estates to the estate managers for timely follow-up.

37. The Chairman said that the District Facilities and Works Committee (DFWC) discussed the works on the external walls of Leung King Community Centre at its 3rd meeting on 21 May 2024. If any Members wished to learn more about the follow-up of the project, they could discuss it in the meeting of the DFWC, and the TMDO would then consult the relevant departments and arrange for referral.

**(D) Suggestion for Adding Seating in Wo Tin Estate
(SWHC Paper No. 17/2024)**

38. Members raised various opinions and enquiries regarding the issue, summarised as follows:

- (i) Members commended the HD for actively responding to the opinions of the public and Members and improving the facilities in the housing estates. Members also

requested the HD to update Members of the district on adding seats in various housing estates;

- (ii) Members suggested that the HD should submit regular reports to the SWHC on follow-up actions taken to address problems in various housing estates, and report to the SWHC on the scheduled works projects in various housing estates in a timely manner;
- (iii) Members suggested the HD give more consideration of public suggestions on housing estate improvement items. For instance, the environmental elements of the inclusive playground in Tuen Mun Park could be added to the well-being design of Yau Oi Estate; and
- (iv) Members stated that the Estate Management Advisory Committees had ceased operation. Therefore, Members suggested the HD establish a communication mechanism with Members, so that they could regularly reflect to the HD and follow up on the problems of housing estates in their service areas.

39. Mr LI Mun-tong of the HD gave a consolidated response as follows:

- (i) It was expected that three additional seats would be installed between Wo Sin House and Wo Lai House in Wo Tin Estate in the fourth quarter of this year;
- (ii) The Department welcomed Members to directly coordinate with the managers of the estate offices to establish a regular communication mechanism. Members could also learn more about the scheduled works projects in the housing estates from the estate offices; and
- (iii) The HD had a regular mechanism in place to collect public opinions, including the “E-Survey” platform that could be accessed by scanning a QR code, or submitting a paper questionnaire through the collection box at the lobby of the building to directly express opinions to the HD.

40. A Member believed that all Members could be notified that the HD was willing to establish a communication and coordination mechanism with the local stakeholders to maintain close contact on affairs of the housing estates.

41. Ms LO Kit-man of the HD agreed on the importance of strengthening communication between Members and the HD. She suggested that DC members could express their opinions directly to the managers of the housing estates and hoped that all Members could assist in encouraging the public to use the various communication channels through which the HD directly collected tenants’ opinions, including the traditional method and the electronic method such as “E-Survey”.

VI. Any Other Business and Date of Next Meeting

42. There being no other business, the Chairman announced the meeting closed at 5:19 p.m. The next meeting would be held on 29 August 2024 (Thursday) at 2:30 p.m.

Tuen Mun District Council Secretariat
Date: August 2024
File Ref: HADTMDC/13/25/SWHC/22