

Minutes of the 7th Meeting of
the Social Welfare and Housing Committee (2024-2027) of
the Tuen Mun District Council

Date : 27 February 2025 (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 HO Jun-hang, Benton	TMDC Member
Mr LAM Tik-fai	TMDC Member
Ms Chan Mang-yi, Vincici	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
Ms TSE Yuk-ling	TMDC Member
Mr KWONG Man-tik	TMDC Member
Mr CHUNG Kin-fung	TMDC Member
Mr TSOI Ping-lap	Co-opted Member
Mr CHEUNG Kin-sun Jackson	Co-opted Member
Miss WONG Wing-tsin (Secretary)	Executive Officer (District Council)1, Tuen Mun District Office, Home Affairs Department

By Invitation

Mr KWOK Kwan-lim	Assistant Housing Manager/Tenancy (Yuen Long)62
Ms TSANG Yin-ling	Social Work Officer (Tuen Mun) 2 (Planning & Coordinating), Social Welfare Department
Mr TSOI Chi-ho	Neighbourhood Police Co-ordinator, Police Community Relations Office, Tuen Mun District, Hong Kong Police Force

In Attendance

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 (Tuen Mun) 3, Education Bureau
Ms YEUN Wai-yee, Sandy	Assistant Police Community Relations Office, Tuen Mun District (Youth Engagement), Hong Kong Police Force
Ms LO Kit-man	Senior Housing Manager/Tuen Mun & Yuen Long 1, Housing Department
Mr LI Mun-tong	Housing Manager/Tuen Mun 2, Housing Department
Mr KWOK Yu-yuen	Assistant Housing Manager/Sam Shing 2, 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 7th meeting of the the Social Welfare and Housing Committee (2024-2027) (SWHC).

II. Absence from Meeting

2. The Secretary reported that no applications for leave of absence from Members were received.

III. Confirmation of Minutes of the Last Meeting

3. No Member proposed amendments to the minutes of the last meeting; therefore, the Chairman declared the minutes of the 6th meeting of the SWHC (2024-2027) confirmed.

IV. Discussion Items

(A) Suggestion to Enhance Child-minding Support Services in Tuen Mun District (SWHC Paper No. 1/2025) (Written Response from the Social Welfare Department)

4. The Chairman welcomed Ms TSANG Yin-ling, Social Work Officer (Tuen Mun) 2 (Planning & Coordinating) of the Social Welfare Department (SWD) to the meeting.

5. The Chairman and Members provided various comments and enquiries on the topic, summarised as follows:

- (i) Members enquired about the details of the phased extension of the School-based After School Care Service Scheme in the Tuen Mun District;
- (ii) Members suggested allowing more primary schools in the Tuen Mun District to participate in the School-based After School Care Service Scheme and extending the service to junior secondary students;
- (iii) Members enquired about the reasons for the relatively low average utilisation rate of child care services, given the significant demand for child-minding services among many families in the Tuen Mun District, and suggested optimising the services in light of those reasons;

- (iv) Members enquired whether the SWD had planned to set up a one-stop family and women information platform to facilitate child-minding service matching;
- (v) Members suggested enhancing learning support for students under the School-based After School Care Service Scheme as well as emotional support for students and parents;
- (vi) Members enquired about the latest data on the utilisation rate of child care services, and hoped to know whether the child-minding services currently available in the Tuen Mun District could meet local demand;
- (vii) Members enquired about the emergency notification mechanism for contacting parents in case of unforeseen circumstances during the provision of childcare services;
- (viii) Members suggested exploring the implementation of the School-based After School Care Service Scheme on a cross-school basis;
- (ix) Members enquired about the reasons for the under-utilisation of resources for child care services. To appropriately allocate resources for utilisation, Members suggested that the SWD strengthen liaison with schools, review the utilisation rates of individual schools, and conduct surveys on the demand for child care services in various schools and districts. Besides, schools should be encouraged to actively participate in the School-based After School Care Service Scheme; and
- (x) The Chairman enquired about the handling of suspected child abuse cases occurred during the provision of child care services.

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

- (i) During the 2024/25 school year, the School-based After School Care Service Scheme extended to over 120 primary schools in the 18 districts across Hong Kong. The Government would encourage more schools to participate in the 2025/26 school year, without capping the number of service places. The Department noted the suggestion of extending the service to junior secondary students. Currently, school social workers and Integrated Children and Youth Services Centres in the district provided services to secondary students;
- (ii) Regarding child care services, most kindergarten-cum-child care centres offered occasional child care service, for which families in need could apply directly to relevant service providers. The Department and other service providers would continue promotion efforts by producing publicity materials and disseminating the

service information through online platforms and street booths;

- (iii) “Family and Women Portal” was established by the Home and Youth Affairs Bureau, and the SWD could assist in promotion as needed;
- (iv) Regarding homework guidance services, apart from the School-based After School Care Service Scheme subvented by the SWD, services provided by non-governmental organisations (NGOs) also generally included homework guidance elements. Moreover, the Partnership Fund for the Disadvantaged of the SWD provided school-based services, which welcomed applications from NGOs for matching with schools to promote students’ whole-person development and offer homework guidance;
- (v) Regarding mental health of students and parents, most kindergartens currently had social work service for pre-primary institutions, rendering counselling and support to children and parents from needy families. Additionally, the Tuen Mun District Social Welfare Office of the SWD, through its Co-ordinating Committee on Family and Child Welfare Services, coordinated with district NGOs and the Department’s service units to host parental seminars and workshops at kindergartens annually, offering relevant support to parents;
- (vi) As for unleashing female labour force, various child care services, including the Neighbourhood Support Child Care Project, were available in the Tuen Mun District. On publicity, the Department enhanced local residents’ awareness of different child care services through diversified promotion channels;
- (vii) The Government had all along encouraged primary schools to participate in the School-based After School Care Service Scheme, and some schools might already be operating similar services on their own. The Department was committed to further extending the service to more primary schools;
- (viii) The figures of child care services were calculated from the beginning of each financial year, with data provided by NGOs, hence the time lag;
- (ix) Since September 2024, the SWD had increased the service places for the Neighbourhood Support Child Care Project across the territory. An additional service team was deployed in districts with higher demand, including the Tuen Mun District, where the relevant service was currently operated by Tuen Mun District Women’s Association and Yan Oi Tong. As of September 2024, the Neighbourhood Support Child Care Project in the Tuen Mun District had served about 370 children;

- (x) The After School Care Programme was a centre-based service that allowed primary students in need to receive after-school care from service operators, and it also provided escort service for children with special needs. On the other hand, the School-based After School Care Service Scheme allowed students to receive operators' services in their own primary schools. There were eight participating schools in the Tuen Mun District, providing nearly 400 service places in total. The Department did not maintain data on the service utilisation rate of the School-based After School Care Service Scheme;
- (xi) Social workers followed up on all cases involving child care services operated by NGOs. If children were found to have special emotional or behavioural needs, social workers would proactively follow up with parents and contact the relevant Integrated Family Service Centres for handling serious cases;
- (xii) The SWD noted the suggestions of enhancing service promotion and exploring cross-school care; and
- (xiii) Regarding the handling of suspected child abuse cases, the Government had enacted the Mandatory Reporting of Child Abuse Ordinance, which would come into effect in early 2026. At the current stage, social welfare professionals listed as mandated reporters would undergo various training programmes to familiarise themselves with the procedures relating to child protection and reporting. It was believed that timely and appropriate follow-up actions would be taken in case of suspected child abuse incidents.

(B) Enquiry about the Construction Progress of Moon Tin Estate and Related Community Facilities
(SWHC Paper No. 2/2025)
(Written Response from the Housing Department)
(Written Response from the Hospital Authority)

7. The Chairman welcomed Mr KWOK Kwan-lim, Assistant Housing Manager/Tenancy (Yuen Long 6)2 of the Housing Department (HD) to the meeting.

8. The first proposer of the paper suggested that all departments initiate preparatory work before the completion of Moon Tin Estate, so as to expedite the construction of various community service facilities. She also enquired about the advance allocation arrangement for Moon Tin Estate, and expressed concern over the preparation of a residential care home for the elderly (RCHE) providing 100 places. Moreover, she suggested that the HD and the Transport Department (TD) study the installation of railings at the roundabout at the entrance of Moon Tin Estate.

9. Members provided various comments and enquiries on the topic, summarised as follows:

- (i) Members suggested that the HD closely monitor the contractor's work progress, enhance inter-departmental collaboration, review the issue of insufficient construction personnel on site, and expedite the intake arrangement;
- (ii) Members enquired about the HD's corresponding measures and contingency plans for delays in public works projects due to problems with contractors;
- (iii) Members enquired about the completion timeline of Moon Tin Estate and the expected date of advance allocation;
- (iv) Members expressed concern about the delay in commencing operation of various community facilities in Moon Tin Estate, and enquired about the completion progress of specific works in the estate; and
- (v) Members suggested optimising the use of Moon Tin Estate Community Health Centre project to provide additional medical and social welfare facilities. They also hoped that the methadone clinic under the Tuen Mun Clinic redevelopment plan would not be established at Moon Tin Estate.

10. Mr KWOK Kwan-lim of the HD gave a consolidated response as follows:

- (i) At the moment, there was no timetable for the advance allocation arrangement for Moon Tin Estate. The occupation permit would be issued within three months after the completion of Moon Tin Estate, and the intake formalities would then be proceeded with immediately for the allocated tenants;
- (ii) The HD would discuss with the TD about the suggestion of installing railings at the entrance of Moon Tin Estate, with a view to meeting community needs as much as possible;
- (iii) Regarding the expected completion date, the project team was reviewing the project progress. The HD had taken immediate follow-up measures, including urging the contractor to increase manpower, stepping up on-site inspections of construction sites, and convening special site meetings to review the construction process with a view to catching up with delays in the project progress. The Department had also arranged meetings between the management of the contractor and construction staff at a more senior level to urge for improvement, resolving the difficulties encountered during construction through all kinds of practical and effective means and minimising the impact of project delays; and

- (iv) The HD would continue to monitor the contractor's on-site performance, which would also be reflected in the evaluation mechanism of contractor performance.

11. Ms Jessica KO of the SWD gave a consolidated response, indicating that the SWD was preparing the 100 RCHE places in Moon Tin Estate and would continue to maintain liaison with the HD. Subject to the project progress, the SWD would, after handover inspection of the premises, commence the tendering for operation in accordance with established procedures. The RCHE could commence operation once the relevant service provider had fulfilled the licensing requirements and completed the refurbishment works. Before planning the operation of the RCHE, the service provider first needed to assess the premises. Therefore, the Department would, after the site handover inspection, promptly commence a series of tendering exercises to meet the service needs of the public.

12. The Chairman said that the public looked to the early completion of Moon Tin Estate. She requested that the HD provide supplementary information to Members regarding the current on-site manpower and cash flow of the contractor, as well as the specific timeline of the progress of the Moon Tin Estate project.

[Post-meeting note: The HD provided supplementary information after the meeting, stating that in response to the incidents of workers being owed wages in recent months, the Department had taken immediate action to urge the main contractor to proactively resolve the wage arrears. At the moment, most of the wage arrears cases had been properly resolved. The HD had urged the contractor to take proactive measures to increase manpower to recover the delay. The engineering team were reviewing the project progress and would update the completion date in due course.]

V. Items for Information

(A) Report by the Buildings Department (SWHC Paper No. 3/2025)

13. Members noted the captioned report.

(B) Report by the Housing Department (SWHC Paper No. 4/2025)

14. Members noted the captioned report.

15. Members provided various comments and enquiries on the topic, summarised as follows:

- (i) Members enquired that for controlling illegal parking on the roads of public housing estates, whether vehicle impoundment and penalty measures had to be enforced simultaneously;
- (ii) Members enquired whether the measures of vehicle impoundment and issuance of fixed penalty notices were only applied to vehicles that had entered the car park and parked illegally. They also enquired whether the height limit imposed at car parks under the HD met the prevailing vehicle height standard, and what was the HD's response plan;
- (iii) Members enquired when the monthly parking spaces on the upper level of the Hin Fat Estate car park would be open for public use;
- (iv) Members suggested that the HD consolidate and report the statistics for different months in the captioned report;
- (v) Members suggested that the HD strengthen enforcement and educational efforts on illegal feeding of feral pigeons, as well as enhance communication with the TMDC to follow up on the feeding black spots reported by Members;
- (vi) Members enquired about the content of the statistics on "Other Enquiries or Complaints", and suggested that the HD list out the key points of the relevant matters;
- (vii) Members said that although there was a notice at the Yau Oi Estate Sitting-out Area reminding the public not to smoke, a litter container with ashtray nearby had led people to mistakenly believe that smoking was permitted there;
- (viii) Members enquired under what circumstances the HD would issue a fixed penalty notice when conducting road control actions;
- (ix) Members said that multiple vehicles had parked near the roundabout and car park entrance at Leung Chi House, Leung King Estate for a prolonged period, causing traffic congestion. They suggested that the HD's contractor actively look into the illegal parking situation; and
- (x) Members enquired whether the HD would conduct inspections targeting illegal smoking and illegal feeding of feral pigeons in Tenants Purchase Scheme (TPS) estates.

16. Mr KWOK Yu-yuen of the HD gave a consolidated response as follows:

- (i) Vehicle impoundment and issuance of fixed penalty notices were two different road control actions;
- (ii) Sam Shing Car Park was owned and managed by Link Asset Management Limited (Link). Regarding the car park height limit, the Department currently arranged for security guards to conduct control actions on restricted roads, including instructing vehicles exceeding the height limit to leave after they were unable to enter the car park, and recommending that those vehicle owners use other parking spaces outside the estate. Appropriate enforcement actions would be taken against vehicles parked within the restricted road areas managed by the HD. Furthermore, the Department would discuss the use of parking spaces outside the car park with Link in the future to explore solutions to the problem;
- (iii) Taking Sam Shing Estate as an example, statistics on “Other Enquiries or Complaints” cases included issues relating to the management of the estate’s shopping mall and repetitive enquiries. Members who wished to enquire about the case numbers for individual estates were welcome to contact the Department;
- (iv) The Hin Fat Estate car park had been open for public use since 27 January this year; and
- (v) The Department noted the suggestions of consolidating and reporting statistics, as well as of strengthening enforcement and publicity efforts against illegal feeding of feral pigeons.

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

- (i) The situation of illegal smoking in Yau Oi Estate would be referred to the Yau Oi Estate Office for follow-up.

[Post-meeting note: The Yau Oi Estate Office had replaced the litter container.]

- (ii) The Department noted the suggestion of enhancing publicity against illegal feeding of feral pigeons, and welcomed Members to provide feral pigeon feeding black spots directly to individual housing estate offices, so that they could take corresponding enforcement actions;
- (iii) Regarding the enforcement of road control, HD staff could issue fixed penalty notices to illegally parked vehicles; security personnel might impound illegally parked vehicles during non-office hours when no HD staff were present. In addition, the Department would reflect the illegal parking situation to the Leung King Estate Office; and

- (iv) The HD conducted inspections and enforcement actions against illegal smoking and illegal feeding of feral pigeons primarily in public housing estates under its management, which did not include TPS estates.

18. Ms LO Kit-man of the HD added that the Hin Fat Estate car park had four hourly parking spaces (open-air) on the ground floor and hourly parking spaces (covered) on the first floor. Besides, monthly parking spaces had been open for public application since February.

**(C) Report by the Tuen Mun District School Development Section of the Education Bureau
(SWHC Paper No. 5/2025)**

19. Members noted the captioned report.

**(D) Report by the Social Welfare Department
(SWHC Paper No. 6/2025)**

20. Members noted the captioned report.

**(E) Report on Crime Figures in the Tuen Mun District
(SWHC Paper No. 7/2025)**

21. Members noted the captioned report.

VI. Any Other Business and Date of Next Meeting

22. There being no other business, the Chairman announced the meeting closed at 3:57 p.m. The next meeting would be held on 24 April 2025 (Thursday) at 2:30 p.m.

Tuen Mun District Council Secretariat

Date: April 2025

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