

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
Mr CHEUNG Wai-wah	Assistant Police Community Relations Officer, Tuen Mun District, 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) (New Territories West), 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 8th meeting of the the Social Welfare and Housing Committee (2024-2027) (SWHC).

II. Absence from Meeting

2. The Chairman stated that the Secretariat received a leave of absence application from co-opted member Mr TSOI Ping-lap. Mr TSOI Ping-lap sought the SWHC's approval for his absence, as he was required to leave Hong Kong to lead a youth exchange programme and could not attend the meeting. Under Order 64(1) of the Tuen Mun District Council Standing Orders, Mr TSOI Ping-lap's stated reason for absence was not listed as a reasonable reason, and thus, the SWHC did not approve his request.

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

III. Confirmation of Minutes of the Last Meeting

4. No Member proposed amendments to the minutes of the last meeting; therefore, the Chairman declared the minutes of the 7th meeting of the SWHC (2024-2027) confirmed.

IV. Discussion Items

(A) Introduction to the Housing Department's Artificial Intelligence Application – Surveillance System for Prevention of Falling Objects from Height

(SWHC Paper No. 8/2025)

(B) Enquiry about the Application of Mobile Cameras with Artificial Intelligence Technology in Public Housing Estates

(SWHC Paper No. 9/2025)

(Written Response from the Housing Department)

5. The Chairman welcomed Mr CHOI Tin-chi, Building Services Engineer/Yuen Long 1, of the Housing Department (HD), to the meeting. Noting the related content of discussion items (A) and (B), the Chairman announced that they would be discussed together.

6. Mr CHOI Tin-chi of the HD presented the use of artificial intelligence (AI) to

tackle the issue of throwing objects from height. He explained that the Department introduced the Marking Scheme for Estate Management Enforcement (the “Marking Scheme”) in 2003, which operated under two enforcement mechanisms: allotment of penalty points after a warning with no improvement, and immediate point allotment for violations, with throwing objects from height under the latter. Previously, evidence collection for throwing objects from height required staff to spend significant time reviewing closed-circuit television footage. The newly implemented AI Surveillance System for Prevention of Falling Objects from Height (the “Surveillance System”) employed AI technology to analyse footage, trace the trajectory of falling objects with lines, and pinpoint the source of the incident, significantly improving the efficiency of evidence collection and estate management operations.

7. The Chairman, also the first proposer of the paper, noted that AI enhanced the Department’s efficiency in managing estate affairs. She enquired which estates in the Tuen Mun District had adopted the Surveillance System, as well as the number of cases of throwing objects from height successfully identified and the system’s overall effectiveness.

8. The Chairman and Members raised various opinions and enquiries on the discussion items, summarised as follows:

- (i) Members enquired whether, under the enforcement of the Marking Scheme, the HD allotted penalty points to the involved tenant regardless of whether the offender committed a misdeed in the tenant’s unit;
- (ii) Members enquired about the camera resolution of the Surveillance System and privacy concerns related to video footage, including its purpose and access rights. They suggested adopting monitoring technology used for detecting elderly falls, which could identify moving objects under low resolution;
- (iii) Members enquired about the installation locations of the Surveillance System and the timeline for its widespread implementation;
- (iv) Members enquired about the number of successful point allotment cases in the Tuen Mun District with the aid of the Surveillance System and the challenges faced in prosecution;
- (v) Members enquired about the dispute resolution process for the Surveillance System footage and whether the HD would consider discretionary handling of cases, such as those involving offenders with health issues, instead of immediate point allotment;

- (vi) Members suggested the HD allocate more resources long-term to install the Surveillance System in fixed positions to enhance deterrence and enforcement effectiveness;
- (vii) Members suggested leveraging AI for real-time notifications to the HD upon detecting objects being thrown from height, improving staff efficiency in evidence collection and case handling;
- (viii) Members suggested deploying covert cameras for the Surveillance System with flexible positioning and broadcasting system footage in public housing estates to strengthen deterrence against throwing objects from height;
- (ix) Members enquired whether the Surveillance System could monitor other misdeeds within an estate, such as the issue of dripping air conditioner, and whether it could accurately filter the footage recording misdeeds to enhance staff efficiency in handling cases. They also suggested applying AI Surveillance System in additional areas to optimise estate management;
- (x) Members suggested the HD analyse patterns of misdeeds in estates and collaborate with the Food and Environmental Hygiene Department to coordinate enforcement actions;
- (xi) Members enquired about the installation costs of the Surveillance System and suggested exploring wireless 5G technology to optimise its performance;
- (xii) Members enquired about factors affecting the Surveillance System's detection capabilities, such as weather, object size and colour;
- (xiii) Members suggested enhancing education and promotional efforts, including distributing promotional leaflets to residents by Members;
- (xiv) Members noted the HD's use of advanced technologies in estate management, and enquired whether various AI technologies could be integrated to promote smart estate management;
- (xv) Members suggested extending AI applications to other departments to improve enforcement efficiency;
- (xvi) Members enquired about the principles for deploying the 27 Mobile Surveillance Systems in the Tuen Mun District and suggested extending coverage to every public housing estate building;

- (xvii) Members enquired whether the Surveillance System would be applied to estates under Tenants Purchase Scheme (TPS) and suggested the HD promote this technology to private housing estates for improved property management;
- (xviii) Members suggested referencing patrol robots under the smart estate management project by adding a voice function to the Surveillance System for broadcasting immediate warning to residents throwing objects from height; and
- (xix) Members enquired about comparative estate management data before and after the Surveillance System's implementation to evaluate the effectiveness of AI applications.

9. The Chairman noted that the Secretary for Housing had previously visited Yan Tin Estate to showcase a range of smart management systems. She hoped that the HD would share further details on AI management projects at the next meeting. In addition, she proposed that the HD broadcast promotional videos through electronic information boards and display screens in the lobbies of buildings.

10. Mr CHOI Tin-chi of the HD gave a consolidated response as follows:

- (i) To safeguard residents' privacy, the Surveillance System's cameras had a resolution of approximately 3 to 4 million pixels, with footage accessible only to designated HD personnel. The HD considered camera installation angles and coverage to minimise impact on residents;
- (ii) Footage clarity depended on camera position, angle, and the colour of objects and buildings. Current technology did not support detection of a dripping air conditioner;
- (iii) Tuen Mun District's public housing estates had 27 Mobile Surveillance Systems, deployed by the HD's Special Squads at black spots. Each system, costing approximately \$20,000 to 30,000, supported four cameras;
- (iv) Since May 2023, the HD had utilised AI to address the issue of throwing objects from height. Over 30 reports had been received in the Tuen Mun District's public housing estates, with six incidents of objects falling from height detected post-installation, resulting in one successful penalty point allotment. Prosecution was challenging in some cases, as incidents might occur in buildings' public areas;
- (v) The HD planned to introduce a new wireless surveillance system by year-end to monitor throwing objects from height and other misdeeds, such as illegal parking, feeding wild pigeons, and illegal gambling;

- (vi) Limited by power connections and data transmission, the Surveillance Systems were primarily installed in discreet locations like lamp posts and rooftops, with camera position adjusted as needed; and
- (vii) The HD would actively consider Members' suggestion to allocate more resources for fixed Surveillance Systems.

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

- (i) An appeal mechanism existed for penalty point allotment cases. Residents contesting a penalty or presenting mitigating factors might appeal, with cases reviewed by the responsible Housing Manager. If disputes persisted, the case would be referred to higher-rank HD personnel for review, with final decision being made by the Chief Managers/Management;
- (ii) Under the Marking Scheme, if a misdeed occurred within a unit, the HD had the authority to allot penalty points to the tenant;
- (iii) The HD acknowledged Members' suggestions for enhanced promotional efforts; and
- (iv) Regarding resources allocations, the HD would deploy more Surveillance Systems in estates with severe problem of throwing objects from height, depending on specific conditions of the estates.

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

- (i) The HD had promoted the Surveillance System through various channels such as newspapers, social media, and television. If other departments were interested in purchasing the system, they could enquire with the HD for supplier information. Residents could also learn about point allotment cases and the operation of the Marking Scheme through daily communication with other residents;
- (ii) Public areas of the estates under the TPS were managed by the Owners' Corporation, so the HD would not consider installing Surveillance Systems in those areas. In addition, the promotion of the Surveillance System to private housing estates was not within the purview of the HD; and
- (iii) The HD would thoroughly consider Members' opinions and provide relevant enforcement data to Members via the Secretariat after the meeting.

13. The Chairman requested the HD to actively consider Members' opinions.

[Post-meeting note: The HD provided supplementary information, indicating that point allotment cases for throwing objects from height from 2021 to 2024 were 35, 34, 34, and 25, respectively.]

V. Items for Information

(A) Report by the Buildings Department (SWHC Paper No. 10/2025)

14. Members noted the captioned report.

(B) Report by the Housing Department (SWHC Paper No. 11/2025)

15. Members noted the captioned report.

16. The Chairman and Members raised various opinions and enquiries on the discussion items, summarised as follows:

- (i) Members suggested that the HD enhance coordination with the property management company to address the illegal parking issue in Leung King Estate;
- (ii) Members expressed concern over road control matters, noting that the Office of the Ombudsman had previously provided recommendations for improving the HD's handling of illegal parking in public housing estates;
- (iii) Members enquired whether impounding illegally parked vehicles and issuing fixed penalty notices must be executed simultaneously, and the criteria for initiating enforcement actions;
- (iv) Members proposed that the HD collaborate with other estate stakeholders, such as shopping malls and schools, to tackle illegal parking;
- (v) Members raised concern about the feeding of wild pigeons in Fu Tai Estate and enquired about related prosecution statistics;
- (vi) Members asked about the HD's statistical standards for recording enquiry and complaint case numbers;
- (vii) Members noted occasional illegal gambling activities in Tai Hing Estate, with the

Police having conducted operations to curb such activities, suggesting that reported figures might not reflect the actual situation. In such regard, they enquired about the methodology for the statistics;

- (viii) Members noted that the Wild Animals Protection (Amendment) Ordinance 2024 took effect on 1 August 2024, and enquired about the HD's prosecution efforts regarding feeding wild pigeons;
- (ix) Members enquired about the HD's statistical data on reports of public housing abuse;
- (x) Members highlighted the high number of rental-related enquiries or complaints in Yan Tin Estate, and enquired about the reasons and whether any rent arrears were involved; and
- (xi) Members suggested that the HD review the data sources for estate affairs statistical report to better reflect the daily numbers of reported cases and enquiries.

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

- (i) Regarding specific estate management issues, such as road control in Leung King Estate and feeding wild pigeons in Fu Tai Estate, the HD would relay Members' concerns to the respective estate management offices;
- (ii) For road control enforcement, only legally authorised personnel (e.g., HD staff) might issue fixed penalty notices for illegal parking, while outsourced contractors and security guards were permitted to impound illegally parked vehicles; and
- (iii) The HD would work with other stakeholders to address illegal parking, tailored to the specific circumstances of each estate.

18. Ms LO Kit-man of the HD noted that for estates with significant illegal parking issues, such as Yau Oi Estate, the HD had collaborated with relevant stakeholders and conducted joint operations with the Police to intensify efforts against illegal parking.

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

- (i) The enquiry and complaint figures in Annex 3 of the estate affairs statistical report were primarily derived from residents' phone enquiries or cases referred via the 1823 hotline;
- (ii) Reports of public housing abuse submitted through 1823 were reflected in the

public housing abuse section of the report;

- (iii) Members might provide feedback on wild pigeon feeding black spots after the meeting or directly report to responsible estate management offices; and
- (iv) The HD lacked detailed data on rental enquiry cases for Yan Tin Estate listed in Annex 3. Typically, such cases involved matters like adding residents to or removing residents from tenancy, as well as tenancy transfers.

20. Mr CHEUNG Wai-wah of the Hong Kong Police Force (HKPF) stated that the Police had previously addressed illegal gambling cases in Tai Hing Estate. Supplementary information on efforts to combat illegal parking and gambling would be provided after the meeting.

[Post-meeting note: The Police provided supplementary information, clarifying that the HD had authority to enforce illegal parking within its jurisdiction, including issuing fixed penalty notices or impounding vehicles. The Police would rigorously address illegal parking outside bus stop areas. Regarding illegal gambling activities in Tai Hing Estate, the Police conducted four operations between March and May 2025, arresting 20 individuals. The most recent operation on 16 May 2025 resulted in 8 arrests. The Police would continue anti-illegal gambling operations in the area.]

21. The Chairman urged the HD to acknowledge Members' opinions and include more comprehensive statistical data in the report.

**(C) Report by the Tuen Mun District School Development Section of the Education Bureau
(SWHC Paper No. 12/2025)**

22. Members noted the captioned report.

23. Members raised various opinions and enquiries on the discussion items, summarised as follows:

- (i) Members noted a declining trend in both the birth rate and the number of cross-boundary students in the Tuen Mun District, expressing concern about schools facing insufficient student enrollment;
- (ii) Given Tuen Mun District's proximity to border control points, Members suggested that the Education Bureau (EDB) implement policies to boost student enrollment;
- (iii) Members anticipated a continued decline in the number of cross-boundary students

in the Tuen Mun District and recommended that the EDB plan proactively, review recent developments in the district, including the number of public housing estates to be completed, and adjust the proportion of schools accordingly; and

- (iv) Members enquired about the definition of cross-boundary students and the types of document they held.

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

- (i) The decline in the number of cross-boundary students was attributed to the “zero quota” policy and settlement of some former cross-boundary students in Hong Kong. The EDB collected annual data on cross-boundary students from school via questionnaires and would closely monitor the situation, collaborating with the education sector and stakeholders to address the declining student population;
- (ii) Cross-boundary students were defined as those who travelled daily between Hong Kong and the Mainland via various immigration control points by different means. Students who settled in Hong Kong were no longer classified as cross-boundary students; and
- (iii) Cross-boundary students were required to hold a Hong Kong Identity Card or other valid documents.

**D. Report by the Social Welfare Department
(SWHC Paper No. 13/2025)**

25. Members noted the captioned report.

**E. Report on Crime Figures in the Tuen Mun District
(SWHC Paper No. 14/2025)**

26. Members noted the captioned report.

27. Members noted that the report indicated a significant increase in fraud cases from January to February 2025 and sought clarification on the specific types of fraud contributing to this rise. In addition, Members expressed concern over the higher number of youths arrested for crimes in the Tuen Mun District in 2024 compared to 2023, questioning whether this trend was linked to the end of pandemic or youth gang issues and whether youth crime situation in Tuen Mun was more severe than in other districts.

28. Mr CHEUNG Wai-wah of the HKPF stated that supplementary information would be provided after the meeting.

29. The Chairman requested that the HKPF representative share the relevant information with Members via email after the meeting.

[Post-meeting note: The HKPF provided supplementary information, stating that, based on reported cases in the Tuen Mun Police District for 2024, the most prevalent fraud type was online shopping scams, followed by phone scams, and then investment scams, with phone scams resulting in significant financial losses. The leading phone scam category was “counterfeit customer service agents”, a trend that had persisted. Online scam accounted for 61.8% of total fraud cases. The Tuen Mun Police District encouraged Members to keep supporting the Police for intensified anti-fraud promotion. Regarding youth crime, there was no evidence suggesting that Tuen Mun’s situation was more severe than other districts.]

VI. Any Other Business and Date of Next Meeting

30. The Chairman requested the HD representatives to brief Members on the details of the estate management sharing sessions.

31. Mr LI Mun-tong of the HD stated that in order to allow more TMDC Members to participate in the estate management sharing session organised by the HD, one of the sessions originally scheduled for 15 May 2025 had been rescheduled to 13 May 2025. All TMDC Members were welcome to register for participation. The relevant information had just been distributed and would be disseminated to all Members through the Secretariat later.

32. Ms LO Kit-man of the HD stated that the two sharing sessions would focus on distinct estate management topics. Members might attend the session most relevant to their needs, and the HD welcomed participation in both sessions.

33. The Chairman encouraged Members to actively participate in the sharing sessions. There being no other business, the Chairman announced the meeting closed at 4:01 p.m. The next meeting would be held on 26 June 2025 (Thursday) at 2:30 p.m.

Tuen Mun District Council Secretariat

Date: June 2025

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