

Minutes of the 9th Meeting of
the Social Welfare and Housing Committee (2024-2027) of
the Tuen Mun District Council

Date : 26 June 2025 (Thursday)

Time : 2:30 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
Mr Wan Tin-chong, MH	TMDC Member
Mr HO Jun-hang, Benton	TMDC Member
Mr LAM Tik-fai	TMDC Member
Ms Chan Mang-yi, Vincci	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

Absent

Mr TSANG Hin-hong, MH	TMDC Member
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By Invitation

Mr TANG Pak-ye, Kelvin	Chief Structural Engineer 4, Housing Department
Ms NG Ching-mui, Mabel	Senior Architect T301, Housing Department
Mr HO Kwan-hor, Howard	Senior Structural Engineer 5, Housing Department
Ms KHOO Mong-lee, Jennifer	Senior Structural Engineer 17, Housing Department
Mr WONG Pak-ho, Matthew	Planning Officer/27, Housing Department
Ms SIU-wai, Evelyn	Civil Engineer 27, Housing Department

Mr CHEUNG Ho-pak, Neville	Engineer/43 (West), Civil Engineering and Development Department
Mr CHOI Tin-chi	Building Services Engineer/Yuen Long 1, Housing Department
Ms TSANG Yin-ling	Social Work Officer 2 (Planning & Coordinating), Social Welfare Department
Ms LEE Yuen-sum, Joyce	Director, Hong Kong Children & Youth Services
Ms SHIU Suk-kam, Piano	Superintendent, Joyful Garden, Hong Kong Children & Youth Services
Mr TSANG Hiu-hung	Service Manager, Joyful Garden, Hong Kong Children & Youth Services

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	Police Community Relations Officer (Temp), Tuen Mun District, Hong Kong Police Force
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	Assistant District Social Welfare Officer (Tuen Mun)2, Social Welfare Department

I. Opening Remarks

The Chairman welcomed all present to the 9th 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 Mr TSANG Hin-hong. Mr TSANG Hin-hong sought the SWHC's approval for his absence, as he needed to attend the funeral of his direct relative and could not attend the meeting. As Members had no comments, the SWHC approved Mr TSANG Hin-hong's application for absence from this meeting.

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 8th meeting of the SWHC (2024-2027) confirmed.

IV. Discussion Items

(A) Public Housing Development at Hung Shui Kiu/Ha Tsuen New Development Area (SWHC Paper No. 15/2025)

5. The Chairman welcomed Mr Kelvin TANG, Chief Structural Engineer 4, Ms Mabel NG, Senior Architect T301, Mr Howard HO, Senior Structural Engineer 5, Ms Jennifer KHOO, Senior Structural Engineer 17, Mr Matthew WONG, Planning Officer/27, and Ms Evelyn SIU, Civil Engineer 27 of the Housing Department (HD); and Mr Neville CHEUNG, Engineer/43 (West) of the Civil Engineering and Development Department (CEDD) to the meeting.

6. Mr Kelvin TANG of the HD introduced the public housing development at Hung Shui Kiu/Ha Tsuen New Development Area (NDA) through PowerPoint slides. The NDA would implement nine public housing projects with a total area of 18.66 hectares, providing 24 500 housing units for about 63 600 residents. The construction was expected to commence in the third quarter of 2027 and to complete in phases between

2032/32 and 2032/33. The Tuen Mun District had three proposed public housing sites, one of which spanned the Tuen Mun and Yuen Long Districts. This development project was close to Light Rail Hung Shui Kiu Stop, Chung Uk Tsuen Stop and Nai Wai Stop. Furthermore, the proposed Hung Shui Kiu Station of the Tuen Ma Line and the Smart and Green Mass Transit System (SGMTS) (Phase 1) in the vicinity were expected to be completed by 2030 and 2031 respectively.

7. Members raised various opinions and enquiries on the discussion item, summarised as follows:

- (i) Members expressed support for the public housing development project with the aim of relieving the housing supply problem, but they also stressed the need for an overall development of supporting facilities, in particular transport planning;
- (ii) Members enquired about the transport arrangements for Tuen Mun's NDA, such as details about the SGMTS, rail network and bus routes;
- (iii) Members suggested improving local and external traffic to facilitate cross-district commuting. They were concerned whether the carrying capacity of MTR trains could meet the needs of residents commuting to work in other districts, and recommended conducting a study with the Mass Transit Railway Company Limited on increasing train frequencies and train compartments for the Tuen Ma Line and the Light Rail;
- (iv) Members enquired about the exact completion date and details of infrastructure facilities and road construction projects. They were concerned that population growth would exacerbate traffic congestions on Tuen Mun Road, Wong Chu Road and Yuen Long Highway, and recommended that the Transport Department (TD) conduct evaluations on transport condition and road planning;
- (v) Members suggested inviting the Development Bureau and other relevant departments to arrange briefings to explain the overall planning of the NDA, so that Members could gain a more comprehensive understanding on the development details;
- (vi) Members enquired about the planning of community facilities in the NDA, including education, social welfare and medical facilities;
- (vii) Members called for appropriate planning of the NDA to cater for local employment;

- (viii) Members were concerned about the service capacity of Tuen Mun Hospital and asked for the completion date of the new hospital at Hung Shui Kiu, expecting that ongoing population growth in New Territories Northwest would increase medical service needs;
- (ix) Members proposed that consideration should be given to discussing the NDA's overall planning in the TMDC meeting;
- (x) Members enquired about the administrative district and planning of Site 4-24, which was situated between Tuen Mun and Yuen Long; and
- (xi) Members enquired about the community facilities in the NDA for meeting future population growth in the Tuen Mun District, and urged for enhanced inter-departmental coordination and early planning before resident intake.

8. The Chairman stated that the NDA's overall planning involved multiple departments and proposed inviting them to arrange meetings to provide a comprehensive explanation. To meet residents' needs, she advised the HD to plan suitable social welfare facilities based on factors such as types of public housing, age groups of residents and size of households. She also asked for the number of parking spaces in public housing estates, and urged preventing illegal parking and traffic congestion as a result of insufficient parking spaces.

9. Mr Kelvin TANG of the HD gave a consolidated response as follows:

- (i) The administrative district of Site 4-24 would be further clarified by relevant departments later;
- (ii) Located close to the Shenzhen Bay Port, the NDA would be connected with Qianhai via the planned Hong Kong-Shenzhen Western Rail Link and, through closer cooperation with Qianhai, be transformed into a new hub for finance, professional service, logistics collaboration and modern service industry. The NDA, with an anticipated population of 230 000, would provide 150 000 job opportunities by zoning land for different uses to meet local and nearby residents' demand for local employment;
- (iii) The CEDD had conducted studies on the NDA's transport network. The original transport network in the vicinity would undergo improvement works, such as widening Yuen Long Highway, in addition to the MTR Hung Shui Kiu Station project and the SGMST (Phase 1) that was expected to complete by 2031. Regarding external traffic, future transport projects

included Tuen Mun Bypass, Route 11, Tsing Yi-Lantau Link, Hong Kong Island West-Northeast Lantau Link and so on;

- (iv) Regarding community facilities, all public housing areas in the Tuen Mun District would provide social welfare facilities such as day care centres, hostels for severely mentally handicapped persons, district support centres for persons with disabilities, neighbourhood elderly centres and child care centres. Separately, each public housing estate had more than 30 hourly parking spaces and nearby livelihood facilities including government buildings, post offices, sports amenities, schools and wet markets. Community facilities like hospitals, clinics, libraries and community halls would also be available in the NDA, which could meet its future development needs;
- (v) The HD would maintain good communication with the Social Welfare Department (SWD) so that after the completion of public housing projects in the NDA, social welfare facilities in the housing estates would provide comprehensive services to residents as early as possible; and
- (vi) The TD had evaluated the transport network around the NDA, and the HD would liaise closely with the TD to ensure that the public housing projects would provide sufficient transport facilities to meet residents' commuting needs.

10. Mr Neville CHEUNG of the CEDD said that based on the Traffic and Transport Impact Assessment conducted under the Hung Shui Kiu New Development Area Planning and Engineering Study and the traffic review during the detailed design stage, the traffic and transport impact due to the second phase development of the NDA would be acceptable. He added that the second phase development of the NDA would have three major public transport interchanges, of which two were newly-built, believing that they would provide cross-boundary and local public transport services that were more efficient, convenient and comfortable. The Department noted Members' opinions and would give further elaboration together with other relevant departments in due course.

11. Ms KO Man-lai of the SWD noted Members' opinions and would relay them to the SWD headquarters.

12. Mr MA Man-piu of the Education Bureau (EDB) noted Members' opinions and would relay them to the Bureau.

13. Mr Henry LAU of the Tuen Mun District Office (TMDO) noted Members' opinions.

**(B) Introduction to the Housing Department's Smart Estate Management
(SWHC Paper No. 16/2025)**

14. The Chairman welcomed Mr CHOI Tin-chi, Building Services Engineer/Yuen Long 1 of the HD to the meeting.

15. Mr CHOI Tin-chi of the HD introduced the Department's smart estate management system and drone applications, citing Yan Tin Estate as a pilot estate. He explained that collecting data on various circumstances in the estate through Internet of Things sensors could expedite the maintenance of public facilities, enhancing management efficiency and service quality. The system incorporated multiple functions and applications including vehicle obstruction detection, disabled parking space monitoring, machine room door monitoring, sewer water level monitoring, back alley monitoring, market air duct monitoring, recycling bin volume monitoring, smart fall-detection in accessible toilets and roof irrigation monitoring. Moreover, since 2023, the HD introduced the use of drones for outdoor inspection, with artificial intelligence analysis of inspection data and generation of report. This effectively enhanced the accuracy and safety of facade and drainage inspections, as well as assisted departmental staff in formulating repair solutions. To protect residents' privacy, the drones were equipped with a face-blurring function. As for indoor inspection, drones with light detection and ranging were used for inspection of lift shafts to aid repairs and maintenance.

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

- (i) Members worried that persons with ill-intentions might commit illegal activities by using private drones in disguise of official drones. They asked how to differentiate official drones with the other ones and what were the safety protection measures;
- (ii) Members requested the HD to notify residents in advance of drone use to prevent misunderstandings;
- (iii) Members enquired whether the smart estate management system would be piloted in old housing estates in the future, and whether the hardware and software facilities in those estates could support smart estate management applications;
- (iv) Members suggested expanding smart management to more housing estates and making reference to Hangzhou's smart community system that used

cloud data to monitor the community, reduce demand for property management manpower and increase overall management quality;

- (v) Members enquired about the criteria of selecting pilot estates;
- (vi) Members proposed that to expedite the introduction of smart management measures to every housing estate, the HD should prioritise the implementation of simple smart management measures according to different needs of the estates. Members also recommended adjustments to estate management strategies based on the currently available smart data of Yan Tin Estate, such as adjusting the threshold of recycling bin sensors for cleaning the bin, so as to enhance management quality;
- (vii) Members were concerned about the response time and related support after monitoring and patrol alarms were set off;
- (viii) Members recommended that the report on progress and effectiveness of smart estate management be published in phases before 2026 to enhance transparency;
- (ix) Members were concerned about the manpower source for handling the smart system, and enquired whether staff training was provided by the HD or the contractor. Members also suggested that the HD strengthen staff training in light of new technology applications;
- (x) Members enquired whether drone inspection of lift shaft had been implemented in the Tuen Mun District's housing estates, and whether smart robots were used to monitor smoking problems in housing estates;
- (xi) Members suggested making the most of smart technologies to solve long-standing management issues, such as monitoring building entrances, throwing objects from height, littering, smoking and illegal gambling; and
- (xii) Members suggested installing closed circuit televisions (CCTVs) with sensors at back alleys and other public places to enhance surveillance efficiency while respecting privacy.

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

- (i) The estate office would issue a notification to inform residents 14 days before drone operation, and would cordon off the drone's take-off point in strict compliance with operating protocols. Drones were employed in new

housing estates and the old ones such as Tai Hing Estate and Yau Oi Estate in Tuen Mun to conduct facade inspection. In early 2025, the Department also completed the trial of lift shaft inspection by drones, which would be implemented in future lift modernisation works;

- (ii) Frontline staff had begun using basic items of smart estate management such as “Mobile Application System for Daily Patrol” and “Digital Log-books”. Implementing such items required a balance of manpower and financial resources, and a comprehensive departmental review would be conducted in 2026. In terms of equipment, considering the cost of setting up base stations, the Department was studying alternative equipment for optimal solution;
- (iii) All staff operating the smart system, such as frontline security personnel, were required to undergo training, which would be provided by the HD’s contractor regardless of whether the frontline staff were employed by the contractor or the HD.
- (iv) Smart robots were currently used in three housing estates and would be included in future estate management contracts. It was expected that more robots would be used in estate management;
- (v) Regarding the response time to alarms, different applications had different response times. For example, in the case of machine room door monitoring, personnel were dispatched immediately to respond to alarms during non-office hours;
- (vi) The Department would keep looking for smart solutions to tackle estate management issues. Wireless sensors would be first installed at black spots of misdeeds in housing estates to determine the necessity of adding CCTVs for enhanced surveillance efficiency; and
- (vii) Among the ten pilot estates for smart management, six had completed the installation of the system, with the rest expected to complete before 2026. The needs of individual estates had to be taken into account in implementing smart initiatives, and the Department would provide update on the implementation situation in due course.

**(C) Overview of Residential Child Care Centres in Tuen Mun District
(SWHC Paper No. 17/2025)**

18. The Chairman welcomed Ms Joyce LEE, Director of Hong Kong Children &

Youth Services (HKCYS); Ms Piano SHIU, Superintendent, Mr TSANG Hiu-hung, Service Manager, of Joyful Garden, HKCYS; and Ms TSANG Yin-ling, Social Work Officer 2 (Planning & Coordinating) of the SWD to the meeting.

19. Ms KO Man-lai of the SWD said that the SWD had previously conducted a district consultation on the establishment of a residential child care centre (RCCC) and gained support from the TMDC. The RCCC, which was run by the HKCYS, commenced operation on 28 March 2025.

20. Ms Joyce LEE of the HKCYS introduced that the RCCC, named “Joyful Garden”, placed emphasis on infection control and privacy of service targets and therefore did not arrange visits. Instead, videos would be presented to Members to showcase the environment and facilities of the RCCC.

21. Ms Piano SHIU of the HKCYS briefly introduced the RCCC’s services to Members through videos and PowerPoint slides (see [Annex](#)).

22. Members raised various opinions and enquiries on the discussion item, summarised as follows:

- (i) Members enquired about the manpower and recruitment of the RCCC;
- (ii) Members enquired about the highest occupancy rate of the RCCC and the number of infants and children aged under three receiving the service. They also asked what was the current rate of placement occupancy and whether the demand could be sufficiently met;
- (iii) Members enquired about the arrangements for admitted children who were not picked up and the follow-up support for families of children discharged from the RCCC;
- (iv) Members enquired about the handling procedure for cases where children stayed for half a year but their family situations had not improved. They also expressed concern over the placement arrangement and follow-up service for children whose placement period ended;
- (v) Members enquired about the other referral services and queuing mechanism when the RCCC’s places were fully taken up;
- (vi) Members enquired about the case referral procedures, and suggested making publicity efforts and referrals through District Council members and Care Teams to avoid delaying emergency cases;

- (vii) Members enquired about the time needed for vetting cases of children with a complicated family background, the vetting criteria for emergency service places, and the response mechanism for incoming emergency cases at night;
- (viii) Members enquired about the evaluation criteria for determining immediate admission to the RCCC upon receipt of child abuse reports;
- (ix) Members enquired whether Tuen Mun residents enjoy priority in using the service;
- (x) Members enquired about the categories of RCCC volunteers and the ways of participation;
- (xi) Citing public concerns over child abuse in recent years, Members suggested that the RCCC protect young children through strict supervision and enhance staff training on psychological competency and mental health;
- (xii) Members recommended pay rises to attract and retain suitable staff; and
- (xiii) Members suggested strengthening emergency response capacity by the use of technologies and artificial intelligence in monitoring the status of children.

23. Ms KO Man-lai of the SWD said that Joyful Garden was established with the aim of responding to the territory-wide shortage of emergency service places for children. After Joyful Garden commenced operation, there were three non-governmental organisations across Hong Kong providing short-term emergency placement services for children and, with the overall service places increased by 42%, catering for service needs following the implementation of the Mandatory Reporting of Child Abuse Ordinance next January. Currently, the RCCC's rate of placement occupancy had not yet peaked. For emergency cases, she advised District Council members and the Care Teams to contact the district's integrated family service centres or social workers in the young children's kindergartens during daytime, and the police, the SWD hotline or nearby hospitals for assistance at night. Despite the limited length of stay in Joyful Garden, families of the cases were followed up by social workers, who assisted in referring young children to suitable support services. Regarding supervision and staff training measures, the SWD, starting from December 2023, implemented the Registration Scheme of Superintendents for subsidised residential child care service, requiring superintendents of residential care services units to complete six hours of child protection related training programmes upon assuming office and receive professional training. The SWD's Tuen Mun District Social

Welfare Office also provided regular trainings to share knowledge on child protection and invite participation of workers from non-profit-making organisations in the district.

24. Ms Piano SHIU of the HKCYS gave a consolidated response as follows:

- (i) Regarding recruitment and manpower, the RCCC focused on the alignment of visions between teachers and the institution. In spite of sufficient nurses working in shifts, those of long night shifts were difficult to recruit;
- (ii) The RCCC fostered a positive team spirit, and staff members would prepare gifts, goodwill cards and records documenting growing-up memories for outgoing children;
- (iii) For children having stayed for three months, the RCCC would engage in early discussions with case social workers for follow-up arrangements. Separately, the RCCC team would provide training on care of infants for new mothers; and
- (iv) Regarding placement occupancy, currently, at most 15 young children were accommodated at the same time, with around ten on the waiting list. For cases of suspected child abuse, the children concerned would undergo medical examination at hospital before placement. Newly-admitted children would be isolated for three days, during which they were separated by screens for infection prevention and provided with one-on-one care, in order to ensure children's safety in the RCCC.

25. Mr TSANG Hiu-hung of the HKCYS said that the RCCC had a volunteer scheme that recruited volunteers to assist in daily care, such as feeding and playing. During holidays, the RCCC's staff would bring children out to learn about the Tuen Mun District, enhancing their engagement with the neighbourhood.

26. Ms Joyce LEE of the HKCYS gave a consolidated response as follows:

- (i) Suspected child abuse cases, following intervention by the hospital, the Police, the SWD and social workers of non-governmental organisations, could be referred to Joyful Garden for preliminary assessment, with placement of children arranged within eight hours at the earliest;
- (ii) Case social workers were responsible for formulating social welfare plans for each child in placement as well as assisting in family care issues and follow-up arrangements to prevent children from multiple referrals;

- (iii) The RCCC would continue to coordinate with the SWD on the waitlisting of residential care places, tying in with the distribution situation of other residential homes;
- (iv) The RCCC welcomed volunteer participation, particularly women volunteers, to ease manpower pressure and strengthen residential home monitoring. District Council members were also welcome to provide additional district resources to support Joyful Garden's work; and
- (v) The RCCC would conduct ongoing staff training and provide allowances for night-shift workers.

27. The Chairman thanked the representatives of the SWD and the HKCYS for their sharing, and hoped that all parties would maintain close communication to jointly promote child care support and social welfare work.

**(D) Proposal to Upgrade Cleaning Service Equipment for Public Housing Estates Managed by the Housing Department
(SWHC Paper No. 18/2025)
(Written response from the Housing Department)**

28. The first proper of the paper recommended that the HD study specific measures to upgrade cleaning service equipment for public housing estates under its management. Citing the Food and Environmental Hygiene Department's (FEHD) use of high pressure hot water cleaners for effective ground cleaning in On Ting Estate, he encouraged the HD to consider using such equipment in more housing estates on a rotational basis or loaning powerful cleaning equipment from the FEHD. In addition, he expressed concern over the feasibility of applying smart robots in old housing estates and wished to understand whether new technologies could be popularised in such estates.

29. Members raised various opinions and enquiries on the discussion item, summarised as follows:

- (i) Noting that currently traditional cleaning methods were more commonly used, Members suggested considering the use of machines, such as light forklift trucks transporting large-size waste containers, to improve occupational safety and work efficiency;
- (ii) Members expressed support for introducing smart and innovative technology elements into new contracts to save manpower and costs, increasing efficiency in the long term;

- (iii) Members suggested making express provisions in contracts on the standard requirements of cleaning equipment for old housing estates, in order to enhance cleaning service standard and work efficiency;
- (iv) Members were concern about the service quality assessment for contractors, recommending that contract renewals be based on the number of complaints and cleaning standards, and that the supervision mechanism be strengthened to enhance cleaning quality;
- (v) Members recommended the mandatory introduction of new technologies into the HD's tendering documents, so that the suitability of contractors would not be solely considered in terms of price; and
- (vi) Members suggested adding smart management provisions in contracts to improve cleaning service quality and alleviate manpower shortage.

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

- (i) Regarding the suggestion of using cleaning equipment on a rotational basis, the headquarters currently did not have related procurement plans. However, the suggestion would be relayed to relevant sections for consideration to enhance contracts in the future;
- (ii) The technical items in the existing tendering scoring for cleansing service contractors included innovative technology elements, encouraging contractors to introduce new technologies to enhance service quality. Separately, in assessing new tenders, the HD did not solely adopt the "lowest bid wins" principle but would also consider the scores on the "technical proposal", including innovative proposals and the contractor's performances in other housing estates;
- (iii) The Department assessed contractor performance on a quarterly basis, and the assessment report could affect contract renewal with the contractor and its bids for other service contracts; and
- (iv) With the implementation of smart estate management, the Department would formulate solutions based on the review results of the trial and the suitability for different housing estates. In addition, assessors for new tenders were the housing managers and senior housing managers of the estate concerned, ensuring that the contract and innovative proposals met actual needs.

(E) Proposal to Prevent Falling Objects by Enhancing Promotion of Tenants' Responsibility to Report Maintenance Issues
(SWHC Paper No. 19/2025)
(Written response from the Housing Department)

31. The first proposer of the paper mentioned frequent occurrence of objects falling from height and even incidents where windows with frames fell onto the ground. She pointed out that in spite of regular maintenance and inspection by the HD, most households did not take the initiative to make reports, and she suggested displaying notices at conspicuous places to remind tenants of regular checks and maintenance of household items. During the Total Maintenance Scheme (TMS) or major building inspection conducted every ten years, the HD should proactively arrange home visits and inspect facilities for households that did not respond, minimising the risk of accidents.

32. A Member enquired about the contents of the TMS and the “Well • Being” project, and whether their works period would coincide.

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

- (i) He noted Members' suggestions on enhanced publicity and the HD would consider, through notice or electronic notice board, reminding tenants of the responsibility to report maintenance issues;
- (ii) When the HD conducted the TMS, works staff would proactively inspect households' premises. For households that could not be contacted after multiple home visits, their information was referred to the estate office, which would again proactively contact them for arranging inspections. If the households still could not be reached, the HD would carry out further inspection and follow-ups; and
- (iii) The “Happy Family • Colourful and Fun Estate Project” under “Well • Being” primarily provided facade beautification and/or minor improvement works for estates covered by the project, while the TMS focused on inspections and maintenance inside households' premises. In 2025-26, estates in the Tuen Mun District implementing the TMS included On Ting Estate and Shan King Estate, with other estates pending arrangement. The Project and the TMS were implemented independently and did not overlap, and the HD would ensure sufficient manpower to commence the relevant works.

V. Items for Information

**(A) Work Report by Working Group on Social Welfare and Housing
(SWHC Paper No. 20/2025)**

34. Members noted the content of the captioned report.

**(B) Report by the Buildings Department
(SWHC Paper No. 21/2025)**

35. Members noted the content of the captioned report.

**(C) Report by the Housing Department
(SWHC Paper No. 22/2025)**

36. Members noted the content of the captioned report.

**(D) 2025/26 Action Plan for Management Work of Public Rental Housing in Tuen Mun
(SWHC Paper No. 23/2025)**

37. Members noted the content of the captioned report.

38. Mr LI Mun-tong of the HD said that the HD was committed to promoting smart estate management in the current year, with Yan Tin Estate being the pilot estate for the Tuen Mun District. As for the “Happy Family • Colourful and Fun Estate Project” under “Well • Being”, the estates concerned in the Tuen Mun District were Sam Shing Estate and Yau Oi Estate. Apart from that, Siu Tsui Court, a Home Ownership Scheme (HOS) project in the Tuen Mun District, would be completed in the current year and had already commenced resident intake progressively from this April. Major maintenance items for each estate were tabulated in the paper for Members’ perusal.

39. Members raised various opinions and enquiries on the reported items, summarised as follows:

- (i) Members enquired about the progress of replacing the main contractor for the Moon Tin Estate project;
- (ii) Members enquired about the room for adjusting the management fee of Siu Tsui Court and the mechanism for determining the fee; and

- (iii) Members enquired about the details of environment improvement works for Yip Wong Estate, a housing estate with new intake.

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

- (i) Since the performance of the main contractor for the Moon Tin Estate project was far below the contract requirement, the Hong Kong Housing Authority served notice of re-entry on the main contractor according to relevant contract provisions. The Department would promptly arrange for a new contractor to take over and recover the progress delay as much as possible, so as to minimise impact. The project was expected to complete six to nine months later than the scheduled date and would be pushed to completion by the middle or the third quarter of 2026;
- (ii) The HD determined HOS court management fees on an at-cost basis to cover the operating expenses of the court; and
- (iii) Yip Wong Estate's improvement works were landscaping, which served to beautify estate environment.

41. Mr LI Mun-tong of the HD added that in order to enable tenants of Yip Wong Estate to move in ahead of schedule, certain supporting facilities were not fully completed at the time. Consequently, arrangements were made to complete the relevant landscaping works after resident intake.

**(E) Report by the Tuen Mun District School Development Section of the Education Bureau
(SWHC Paper No. 24/2025)**

42. Members noted the content of the report. Mr MA Man-piu of the Education Bureau (EDB) said that in the meeting of the SWHC on 19 December 2024, Members expressed views on the spread of “space oil drugs” to communities and schools. The Tuen Mun District School Development Section of the EDB, in collaboration with the Hong Kong Police Force (HKPF), the SWD, as well as primary and secondary school heads associations in the Tuen Mun District, co-organised “Safeguard Schools from Space Oil Drugs – Tuen Mun District Teachers’ Workshop” on 13 June 2025, which was attended by 51 schools and 179 teaching staff and guests. The Bureau would continue to hear Members’ views, and keep close contact with other government departments, schools and institutions to jointly promote the development of communities and schools.

43. The Chairman enquired about the number of schools in the Tuen Mun District that

participated in the workshop. Separately, a Members asked for the definition of cross-boundary students.

44. Mr MA Man-piu EDB said that all participant schools, including 38 secondary schools and 13 primary schools, belonged to the Tuen Mun District. Besides, statistics on cross-boundary students was collected via schools in September every year, in order to calculate the number of students travelling daily across the boundary in the Tuen Mun District. Cross-boundary students were those commuting by various modes between Hong Kong and the Mainland via various boundary control points daily. Students who moved to Hong Kong would no longer count as cross-boundary students.

**(F) Report by the Social Welfare Department
(SWHC Paper No. 25/2025)**

45. Members noted the content of the report.

46. Ms KO Man-lai of the SWD said that the 2025-26 territory-wide publicity campaign for the “Care the Carers Campaign” centred on the theme of “Fostering a Carer-Friendly Community”. The SWD would organise “Care the Carers Campaign - Carer-friendly Commendation Scheme” across Hong Kong, which included three categories, namely “touching carers”, “carer-friendly neighbours”, and “carer-friendly employers”. The scheme aimed to honour and recognise the efforts and contributions of carers, neighbours, and employers, while also raising community awareness of carers and fostering a community environment that supported carers. She urged Members to encourage members of the public in their respective community networks to self-nominate or nominate other suitable persons to participate in the scheme.

**(G) Report on Crime Figures in the Tuen Mun District
(SWHC Paper No. 26/2025)**

47. Members noted the content of the report.

48. Ms Sandy YEUN of the HKPF said that between January and May 2025, the number of deception cases in the Tuen Mun Police District rose by 6%. Despite the increase in the number of cases, the amount of loss was three times lower than that of last year. Between January and May last year, the loss arising from deception cases amounted to over \$500 million, while the figure for the same period this year was about \$160 million. She praised the TMDC Members, the Tuen Mun District Care Teams, and the Tuen Mun District Fight Crime Committee for their anti-deception publicity efforts, urging for further promotion of the “Scameter+” app and anti-deception messages.

49. Members hoped the police would continue collaboration with the TMDC, further disseminating anti-deception messages to the community.

VI. Any Other Business and Date of Next Meeting

50. Members enquired about the latest situation of the closure of Tai Pan Bread & Cakes, the number of affected employees, and the supporting measures provided by the Labour Department (LD). Members hoped that the LD's frontline staff could provide employees seeking assistance with practical information on the rights and benefits of employers and employees.

51. Ms Angel CHAN of the LD said that the Department's Labour Relations Division and Employment Services Division closely followed up on the situation. As for enquires on labour relations, the Labour Relations Division primarily assisted in claiming employee rights and calculating the amount to be claimed by affected employees who registered at the Division. Regarding employment support, the Department set up special counters at job centres across the territory to provide employment support service. The number of affected employees and other relevant figures would be provided after the meeting.

52. The Chairman requested the LD to provide updates on the situation to Members after the meeting.

[Post-meeting note: The LD emailed the figures in relation to employees of Tai Pan Bread & Cakes who sought assistance from the LD to Members via the Secretariat on 3 July 2025.]

53. There being no other business, the Chairman announced the meeting closed at 5:45 p.m. The next meeting would be held on 28 August 2025 (Thursday) at 2:30 p.m.

Tuen Mun District Council Secretariat

Date: August 2025

File Ref: HADTMDC/13/25/SWHC/22



香港青少年服務處
HONG KONG CHILDREN & YOUTH SERVICES



小麥田
JOYFUL GARDEN

留宿幼兒中心



緊急臨時住宿照顧服務

服務期限
一日至最多六個月臨時住宿

服務對象
有緊急住宿需要之幼兒
服務名額48位：32位(由出生至三歲以下兒童);
16位(三歲至六歲以下兒童)

服務目標
支援家庭團聚或安排後續長期照顧




小麥田：以愛護航每個幼兒

每個兒童都值得被愛和關懷。
幼兒尚未有自我保護能力，更需要社會共同守護。
我們致力為幼兒提供溫暖的臨時居所，以愛心和專業照顧每位孩子。

願景及使命

麥田裡



- 堅持以愛心和專業知識
- 時刻尊重和愛惜兒童
- 提供安全妥善的照顧
- 促進兒童身心健康發展
- 增添兒童幸福感

幸福中轉站

麥田外



- 推廣「守護兒童」的訊息
- 為兒童家人提供支援
- 培育兒童自信地迎接未來



成立背景

為配合現時社會對幼兒住宿照顧服務的需求，小麥田旨在為初生至6歲以下的幼兒，提供緊急臨時住宿照顧服務。
小麥田於2025年3月28日投入服務。
全港首間全收緊急幼兒中心



服務形式

- 24小時生活照顧
- 福利計劃及輔導
- 個別幼兒服務計劃
- 院舍外展醫生到診服務
- 社交、教育及康樂活動
- 臨床心理服務





跨專業團隊合作

 幼兒工作人員: 30人	 護士: 5	 社工: 3	 臨床心理學家: 1
 到診醫生	 牙醫	 營養師	 言語治療師
 職業治療師	 視光師		



服務進入流程



本中心接納申請的準則是一視同仁，主要考慮申請人是否符合入住條件包括適齡及其需要切合本中心所提供的服務等因素。



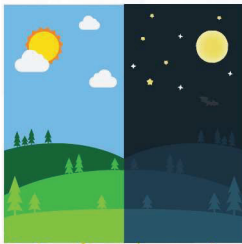
幼兒工作人員人手比例

法例要求

幼兒工作人員 幼兒
1 : 8

小麥田:

1:4 (0-2歲)
1:6 (2-3歲)
1:8 (3-6歲)



法例要求:

幼兒工作人員 幼兒
1 : 12

小麥田:

1 : 9.5



進入中心後服務



- 迎接兒童入住時
身體檢查、衛生措施
- 陪伴幼兒參觀
介紹環境及設置
- 0-6歲幼兒
規律日程活動



提升安全感

建立規律的生活習慣

促進全面發展

培養社會規範意識

促進時間管理能力



重視員工質素

專業資格

專業職系同事均持有專業資格，幼師群體大部份有學士學位。



高學歷團隊

部分同事已擁有幼稚園校長證書和教育碩士學歷。



持續進修

鼓勵同事參與外間專業課程，如藝術治療、遊戲治療等



定期考核

督導/年度評估



幼兒日程

07:15



20:15

大肌肉活動



自理學習



小肌肉活動





幼兒日程

唱遊活動



角色扮演



社交技巧



教具操練



感官訓練



園工活動



07:15

20:15



服務質素保證機制

建立保護兒童的文化

- 管理層監督
- 各專業團隊及管理層會議
- 恆常工作流程/內容督導，確保統一標準

意見收集

- 服務使用者
- 職員
- 地區人士





幼兒健康與心理照護服務

臨床心理服務

- 專業評估與治療
- 員工心理健康訓練
- 家長心理教育

院舍外展醫生 VMP到診服務

- 每月六次健康評估
- 即場治療偶發疾病
- 透過電話或視像指導醫療管理

護理服務

- 監測健康與發展
- 實施治療護理計劃
- 傳染病預防措施



服務質素保證機制

全方位鏡頭

- 設有43個鏡頭
- 將會加裝14個鏡頭

偵測功能

- 將實行AI鏡頭偵測兒童動作功能



定期監察

- 三層機制抽查CCTV記錄



退出服務

服務使用者或其監護人如欲終止小麥田服務，可向轉介社工提出退出服務要求，以便小麥田個案社工與轉介社工作出安排。





善用科技 力求創新

Ai 實景攝影機



智能家電

個人護理及個案管理電子化



智能沖奶機

AI Robot 服務



商議中

拍卡系統



人面識別



社區聯系

- 義工參與
- 地區醫生聯系
- 建立服務伙伴
- 建立社區資源



Q&A

