

Minutes of the 4th Meeting in 2025
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 11 July 2025 (Friday)
Time: 9:30 a.m. – 12:39 p.m.
Venue: Conference Room, Tai Po District Council (“TPDC”)

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
<u>Chairman</u>		
Mr. LO Hiu-fung, MH	Beginning of the meeting	End of the meeting
<u>Vice-chairman</u>		
Mr. WU Cheuk-him	Beginning of the meeting	End of the meeting
<u>Members</u>		
Mr. YU Chi-wing, MH	Beginning of the meeting	End of the meeting
Mr. LEE Man-kit	Beginning of the meeting	End of the meeting
Mr. LI Wah-kwong, Rex, MH	Beginning of the meeting	End of the meeting
Mr. LEE Hon-cheung	Beginning of the meeting	End of the meeting
Mr. LAM Yick-kuen, MH	Beginning of the meeting	End of the meeting
Mr. MUI Siu-fung	Beginning of the meeting	End of the meeting
Mr. MUI Ching-hung, MH	Beginning of the meeting	End of the meeting
Mr. CHAN Cho-leung, MH, JP	Beginning of the meeting	End of the meeting
Mr. CHAN Yung-wa	Beginning of the meeting	End of the meeting
Ms. CHAN Kin-kwan	Beginning of the meeting	End of the meeting
Mr. CHAN Siu-kuen, MH, JP	Beginning of the meeting	End of the meeting
Mr. MAK Shing-ho, Gary	Beginning of the meeting	End of the meeting
Mr. WAN Koon-kau	Beginning of the meeting	End of the meeting
Mr. WONG Wai-tung	Beginning of the meeting	End of the meeting
Ms. WONG Pik-kiu, SBS, MH, JP	Beginning of the meeting	End of the meeting
Ms. LOK Siu-luen	Beginning of the meeting	End of the meeting
Ms. LAU Shui-ping, Daisy	Beginning of the meeting	End of the meeting
Ms. WONG Yan-yan, Jannie	Beginning of the meeting	End of the meeting
<u>Secretary</u>		
Miss FUNG Yu-kwan, Connie	Beginning of the meeting	End of the meeting
Executive Officer (District Council) 3 / Tai Po District Office (“TPDO”) / Home Affairs Department (“HAD”)		

In Attendance

Mr. WONG Chi-chung, Isaac	Assistant District Social Welfare Officer (Tai Po / North) 1 / Social Welfare Department (“SWD”)
Mr. WONG Man-yum, MH	Senior Housing Manager / Tai Po, North & Shatin 3 / Housing Department (“HD”)
Mr. LAU Ka-wing, Kevin	Senior Town Planner / Tai Po 1 / Planning Department (“PlanD”)
Mr. WONG Po-kit, Jeffrey	Senior Town Planner / Tai Po 2 / PlanD
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / Civil Engineering and Development Department (“CEDD”)
Mr. YEUNG Chun-yue	Administrative Assistant / Lands (Atg.) / District Lands Office, Tai Po (“TPDLO”) / Lands Department
Ms. LEE Che-ying	Engineer / New Territories East (Distribution 4) / Water Supplies Department (“WSD”)
Dr. SIN Ngai-chuen	Hospital Chief Executive / Alice Ho Miu Ling Nethersole Hospital (“Nethersole Hospital”) and Tai Po Hospital
Dr. LEUNG Kwan-wa, Maria	Chief of Service / Department of Family Medicine / New Territories East Cluster
Ms. CHENG Ka-yan, Christine	Manager (Communications and Community Relations) / Nethersole Hospital and Tai Po Hospital
Miss LEUNG Yik-hang, Joyce	Youth and Education Officer (New Territories East) / Independent Commission Against Corruption (“ICAC”)
Mr. NG Man-kam, Keith	Structural Engineer / C2-3 / Buildings Department (“BD”)
Ms. LAU Oi-sze, Alice, MH	Chief Executive / Lok Sin Tong Benevolent Society Kowloon (“Lok Sin Tong”)
Mr. YUEN Ho-ching, William	Pharmacist in-charge / PHARM+ Lok Sin Tong Community Pharmacy
Ms. KONG Mo-yan	Superintendent (Atg.) / Lok Sin Tong Chu Ting Cheong Home for the Aged
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Ms. HUEN Lai-yan, Sara	Senior Executive Officer (District Council) / TPDO / HAD

Opening Remarks

The Chairman welcomed participants to the 4th meeting in 2025 of the Social Welfare, Housing and Development Planning Committee (“SHDC”).

I. Confirmation of the minutes of the 3rd meeting in 2025 of the SHDC on 9 May 2025

2. No proposed amendments to the minutes had been received by the Secretariat prior to the meeting. The Chairman asked Members whether they had any proposed amendments.
3. No Members had put forward any proposed amendments, and the captioned minutes were confirmed.

II. Hospital Authority – Report on the provision of medical services in Tai Po District

4. The representative of Hospital Authority (“HA”) reported on the provision of medical services by HA in Tai Po District, details of which were as follows:
 - (i) The number of people served by Accident and Emergency Department of Nethersole Hospital every day between 3 July and 9 July 2025 was between 187 and 249.
 - (ii) The bed occupancy rate of medical wards ranged from 100% to 112%.
 - (iii) The bed occupancy rate of paediatric wards ranged from 51% to 84%.
 - (iv) The bed occupancy rate of orthopaedic wards ranged from 73% to 81%.
 - (v) The Cataract Surgery Centre of Nethersole Hospital was opened in June, adopting a high-flow cataract surgery mode to streamline surgical procedures and shorten the patients’ length of stay, which had benefitted more than 600 patients. It was hoped that all hospital clusters would increase the number of sessions of high-flow cataract surgery to serve more cataract patients.
5. Members’ questions and comments were as follows:
 - (i) They were pleased to learn of the breakthrough in cataract surgery, and expressed heartfelt gratitude to the healthcare team for their dedicated efforts.
 - (ii) They were concerned about whether expenditure control and budget cuts by the Government would affect the service quality of the hospital.
 - (iii) They hoped that the high-flow mode for cataract surgery could be applied to other surgeries or administrative procedures, and suggested that a high-flow centre for knee joint replacement surgery be established to shorten the waiting time.
 - (iv) They reflected that it was difficult to make telephone booking of follow-up medical appointments, especially for those under 65 years of age, and hoped to take the matter upward to address the issue.

- (v) They would like to learn about the latest progress of the construction of cover in the waiting area of Tai Po Jockey Club General Out-patient Clinic (“Jockey Club GOPC”).
- (vi) They appealed for support for the fund-raising event of Nethersole Hospital to serve the community with concerted efforts.
- (vii) They asked whether the Cataract Surgery Centre of Nethersole Hospital had equipment for fundus examination to detect macular degeneration.
- (viii) Apart from optimising the procedures, they suggested stepping up publicity on early prevention and treatment of diseases, as well as collaborating with the District Health Centre Express (“DHC Express”) in Fu Shin Estate.
- (ix) It was inconvenient for the elderly to seek medical consultation across districts, and they hoped that the HA would actively increase the number of waiting quotas.

6. The representative of HA responded as follows:

- (i) There were already dedicated centres for joint replacement, with “JR Care” mobile application to assist patients with pre-operative preparation and post-operative care. Cataract surgery was usually performed under local anaesthesia, requiring no involvement from an anaesthetist, and thus could save time.
- (ii) The time needed for cataract surgery was only slightly more than 10 minutes to half an hour, with a two-hour stay in hospital for observation.
- (iii) He extended gratitude to Members for their support of the 135th anniversary district fundraising event, and looked forward to even greater support of the 140th anniversary event in 2027.
- (iv) Regarding the general out-patient service booking, chronic disease patients would have their next follow-up appointment assigned by clinics according to their clinical needs after each consultation and did not need to make separate appointment. For patients with episodic diseases, consultation time slots in the next 24 hours were available for booking through the General Out-patient Clinic (“GOPC”) telephone appointment service or “Book GOPC” function in the HA’s one-stop mobile application “HA Go”. Moreover, the HA had optimised booking procedures for carers. Currently, carers only needed to login their personal accounts and select patients under “Who I Care” function in “HA Go” (who must be linked before booking) to make appointment for their parents or children. The HA would also continue to pay close attention to the need for general out-patient service in the district, consistently review and launch improvement measures, as well as thoroughly consider various types of feasible plans to enhance the booking service.

- (v) The HA was studying the improvement plan for the waiting area in Jockey Club GOPC, including the provision of a cover and additional service area, in order to align with the long-term service planning of Tai Po District Community Health Centre. The latest progress would be reported in due course.

III. Briefing on the Lok Sin Tong Cheng Wan Man Wai Medical Centre and PHARM + Lok Sin Tong Community Pharmacy

7. The representative of Lok Sin Tong briefed on the community services provided by Lok Sin Tong, which mainly covered elderly care, medical services and social housing, including Lok Sin Tong Chu Ting Cheong Home for the Aged (Day Care Centre), Lok Sin Tong Cheng Wan Man Wai Medical Centre, PHARM+ Lok Sin Tong Community Pharmacy and Lok Sin Village Transitional Housing Project.

8. Members' comments were as follows:

- (i) They appreciated Lok Sin Tong for providing dispensing and consultation services for mild and chronic disease patients, but opined that the number of beneficiaries would be limited because Health Care Vouchers ("HCVs") could not be used in the community pharmacy. It was hoped that the government departments would consider extending the usage scope of HCVs.
- (ii) They thanked Lok Sin Tong for providing dental services, and expressed their willingness as TPDC Members to assist the organisation in striving for more resources to optimise dental services.
- (iii) They were aware that Lok Sin Tong intended to collaborate with the Chinese University of Hong Kong to provide transitional housing for students who were unable to reside in hostels due to financial difficulties. Members also suggested considering collaboration with the Education University of Hong Kong which was geographically proximate.
- (iv) They suggested that the government departments gain deeper understanding of difficulties in promoting primary healthcare in Tai Po District and seek to relax restrictions or strengthen collaboration with non-profit-making organisations ("NGOs").

9. The representative of Lok Sin Tong responded as follows:

- (i) It was agreed that primary healthcare had to be actively promoted. HCVs were currently not applicable to the community pharmacy, and it was hoped that Members would help strive for this.

- (ii) Lok Sin Tong had established a flagship dental clinic in Yau Tsim Mong District, with dental hygienists conducting preliminary checks. It was hoped that such mode would be extended to Tai Po.
- (iii) It was opined that Tai Po District had its unique urban-rural mode and could explore ways to promote primary healthcare on a district basis.
- (iv) The community pharmacy endeavoured to provide affordable medications to the public, for example, generic drugs were prescribed to reduce cost, thereby alleviating the financial burden on the public.
- (v) Lok Sin Tong collaborated closely with Tai Po DHC Express to promote Chronic Disease Co-Care Scheme. It was hoped that more services would be provided in the future such as offering influenza vaccination or setting up drug collection points, to actively complement the primary healthcare development.

IV. Proposed incorporation of public parking space design in the planning of the community health centre building at On Pong Road

(TPDC Paper Nos. SHD 28/2025 and SHD 28a/2025)

- 10. The Chairman went through Paper No. SHD 28/2025.
- 11. The written reply from the Health Bureau (“HHB”) was at Paper No. SHD 28a/2025.
- 12. Members’ questions and comments were as follows:
 - (i) They asked whether the construction of additional public parking spaces (PSs) at the community health centre building (“CHC Building”) would be implemented; if so, whether the construction of CHC Building would be delayed as a result.
 - (ii) They asked whether a new round of district consultation for the 7th term TPDC would be launched to optimise the design plan.
 - (iii) They earnestly hoped that the CHC Building would provide additional public PSs to meet parking needs.
 - (iv) They asked the department to provide the preliminary design drawing and planning process of the CHC Building as soon as possible for the TPDC to discuss the specific proposal. Given the prolonged lack of progress on the project, the department should be invited to the meeting to explain the progress.
 - (v) If an underground carpark could not be constructed due to cost constraints, they suggested studying the relocation of the library to a higher floor in order to free up the underground for the carpark. However, Members reiterated that the need for

primary healthcare was more important and did not wish to delay the construction progress of the Building due to funding issue or discussion.

- (vi) They hoped that the CHC Building could be completed and put into service as soon as possible to strengthen primary healthcare in Tai Po District.

13. The Chairman hoped to learn about the reason for the HHB not attending the meeting and asked the Secretariat to collect and convey opinions to the bureau, especially the opinion to actively study the provision of additional PSs. Some Members opined that if PSs could not be added, the bureau should clearly report on the construction timetable and floor plans of the CHC Building.

14. Members' questions and comments were as follows:

- (i) They agreed to secure PSs for the CHC Building and asked the department to report on the progress at the next meeting.
- (ii) They suggested making good use of the space in the CHC Building by considering the development of the vacant land next to the main block, and hoped that the bureau would provide the latest design for the TPDC to assess and discuss improvement proposals.
- (iii) They enquired about the reason for the HHB's absence and invited the bureau to the meeting again.
- (iv) They suggested establishing a counterpart unit or assigning responsible personnel for the CHC Building Project to centrally collect opinions from relevant stakeholders.

15. The Chairman concluded that the CHC Building was located in a prime area of the city centre, which could originally provide over 200 PSs. The government departments should adhere to the principle of "single site, multiple use" and give full consideration to the supply and demand of PSs. He asked the Secretariat to relay this message to the relevant departments and invite them to attend the next meeting.

(Post-meeting note: The HHB would report on the progress of the study on the provision of additional PSs at the proposed CHC Building at On Pong Road, Tai Po at the TPDC meeting on 22 September 2025, and would also consult the TPDC on the planning scheme for the proposed CHC Building.)

V. Suggestion to the Housing Department for stepping up the repair and maintenance of lifts at housing estates in Tai Po District

(TPDC Paper Nos. SHD 29/2025 and SHD 29a/2025)

16. A Member went through Paper No. SHD 29/2025.
17. The representative of HD went through Paper No. SHD 29a/2025.
18. Members' questions and comments were as follows:
 - (i) Regarding the problem of "floor-skipping" by the lift on the 32nd floor of Shin Nga House, during the incident, the lift should have been shut down with maintenance personnel being sent for repair. It was suspected that negligence of the management office or security personnel led to the absence of record. They hoped that the department could give a clear account of the whole situation.
 - (ii) They were concerned about the ageing of lift facilities in Tenants Purchase Scheme estates ("TPS estates") (e.g. Fu Shin Estate, Tai Wo Estate and Fu Heng Estate). The department should strengthen monitoring to ensure safety. It was suggested that the department provide examination and repair guidelines for incorporated owners ("IOs") or lift companies.
 - (iii) The data showed a low failure rate but did not reflect the actual situation. They asked the department to pay attention to the repair and maintenance of lifts.
 - (iv) They pointed out that TPS estates could contact the Electrical and Mechanical Services Department ("EMSD") for assistance in lift inspection. If an equipment fault was found, the EMSD would notify management companies or IOs for follow-up.
19. The representative of HD responded as follows:
 - (i) Fu Shin Estate was a TPS estate and the IOs was responsible for its daily management. The department would ask the IOs to confirm the record and conduct a detailed investigation, and would report the situation to Members after the meeting.
(Post-meeting note: Fu Shin Estate was a TPS estate under the Hong Kong Housing Authority ("HKHA"). The daily management matters of that estate were executed by the IOs in accordance with the Building Management Ordinance and under the power conferred by the Deed of Mutual Covenant. The management mode was identical to that of general private properties. Currently, the property management company appointed by the IOs was responsible for the management of common areas and facilities, including the maintenance and repair works of lifts in the estate. All along, the representatives of HKHA had provided professional advice on daily management matters at management committee meetings to assist the IOs in supervising the registered lift contractor to formulate repair and maintenance plans according to statutory requirements as well as handle emergency incidents, so as to ensure the normal operation of lifts. Since lift-related records were held by the

property management company appointed by the IOs, upon confirmation with the property manager of that property management company, a meeting was scheduled to be held in the morning of 14 August 2025, with the representatives of the IOs, HD, Otis and relevant Members as attendees to understand the situation of the incident.)

- (ii) He noted Members' concern over the lift safety in housing estates and would closely monitor the situation.

20. Members' questions and comments were as follows:

- (i) It was suggested that Members, the Chairman of the IOs of Fu Shin Estate and management company personnel conduct a site inspection of the lifts at Shin Nga House and discuss follow-up measures.
- (ii) They asked the HD to reflect the lift problem at the general meetings of the IOs of TPS estates, and urged the management companies or the IOs to optimise the estate management work.

VI. Suggestion for enhancing ancillary facilities in Fu Tip Estate and providing additional social service units for the youth

(TPDC Paper No. SHD 30/2025, SHD 30a/2025, SHD 31/2025 and SHD 31a/2025)

21. A Member went through Paper No. SHD 30/2025.

22. The representative of HD went through Paper No. SHD 30a/2025.

23. Members' questions and comments were as follows:

- (i) They were concerned about the progress of defect rectification in Fu Tip Estate, as the operational issues of Aggressive Construction Company Limited had led to a delay. They asked whether the HD could arrange for other contractors or use other methods for repairs.
- (ii) Residents needed to go to designated convenience stores for paying water and electricity bills. However, there were no such convenience stores in Fu Tip Estate, which was rather inconvenient.
- (iii) As the kindergarten would soon be in operation, it was urged to install a kerb along the road as soon as possible to ensure safety.
- (iv) There was insufficient information about the location of food waste bins. It was suggested placing clear signage in the plaza to show the location of food waste bins.

- (v) Some shops in the shopping centre were used as warehouses, failing to fulfil their business purposes as promised in the bidding, which was unsatisfactory. They enquired about the current operational status and the department's follow-up progress.
- (vi) With the increasing number of Mainland immigrants, it was suggested that public rental housing ("PRH") estates provide units for clansmen associations to establish service points so as to enhance community connection and address residents' affairs. It was also suggested that the SWD consider support for clansmen associations when extending services in the future.
- (vii) Some residents had reflected that there were loose manhole covers at the road section between the carpark entrance and electric vehicle chargers, which caused noise nuisance when vehicles passed by. It was hoped that the repair work of manhole covers would be completed as soon as possible.

24. The representative of HD responded as follows:

- (i) The department would explore the feasibility of introducing other convenience stores to Fu Tip Estate to facilitate residents in bill payment.
- (ii) The suggestions regarding the kerb and food waste bins had been noted and would be followed up after the meeting.

(Post-meeting note: The estate office of Fu Tip Estate had, in conjunction with the construction contractor, followed up on the provision of kerb at the traffic lane in the estate near the kindergarten. Moreover, the location map of food waste bins had been displayed in a conspicuous place at the plaza in Fu Tip Estate for residents' reference.)
- (iii) It was noted that some shops did not operate according to tenancy agreements. Warning letters had been issued following confirmation during inspection. The department would continue monitoring and consider terminating the tenancies if the situation failed to improve.
- (iv) There were currently many defect rectification issues in Fu Tip Estate. The department had arranged for alternative contractors for backup support with an aim to minimising the impacts on residents.
- (v) There were non-domestic units in the estate for the use of social welfare service providers. The department would actively collaborate if they were recommended by the SWD.
- (vi) The problem of loose manhole covers had been noted, and efforts would be made to actively expedite the repair work.

25. A Member went through Paper No. SHD 31/2025.
26. The representative of SWD went through Paper No. SHD 31a/2025.
27. Members' questions and comments were as follows:
- (i) It was asked whether the department would consider providing an additional Integrated Family Service Centre ("IFSC").
 - (ii) It was suggested that the reserved land for primary school at Chung Nga Road West be converted into a social service building, and it was asked which department should be approached for land use change. Moreover, the principle of "single site, multiple use" should be followed to provide a carpark at that site to cope with the illegal parking problem at Chung Nga Road.
 - (iii) It was asked whether the Hong Kong Children and Youth Services in Fu Heng Estate could restructure or expand its service targets to meet the needs of young families in Fu Tip Estate.
 - (iv) It was suggested that residents of Fu Tip Estate make good use of youth services in Tai Wo Estate, and asked if schools in Fu Heng Estate could provide venues for NGOs to conduct social welfare services.
 - (v) It was suggested that NGOs be invited to provide dedicated youth services for Fu Tip Estate (Phase 2) and promote publicity in the estate. Members observed young children lingering in parks and considered that this would pose potential dangers.
 - (vi) It was emphasised that youth services required community participation.
 - (vii) Members pointed out that the department should not rely on schools to provide additional youth psychological health services. It was suggested that the department plan carefully to enhance relevant support measures.
 - (viii) It was suggested that new social welfare units be included in the site planning of Chung Nga Road West and be operated by NGOs to meet the needs of Fu Tip Estate. It was also hoped that the government departments would reserve space for social welfare facilities in the planning of new housing estates.
28. The representative of SWD responded as follows:
- (i) There were currently seven Integrated Children and Youth Services Centres in Tai Po District to serve children and youth in the entire district. The department would continue to pay attention to the needs of children and youth in Fu Tip Estate through the district network.

- (ii) The social welfare services in the district were absorbed from within the existing available resources rather than relying on schools.
- (iii) Pursuant to the Hong Kong Planning Standards and Guidelines, one IFSC would be established for a population of 100 000 to 150 000 persons. Fu Tip Estate fell within the service area of Tai Po (North) IFSC, where residents in need could seek assistance.
- (iv) While it was difficult to set up additional physical units in Fu Tip Estate due to space constraints, the department would conduct study to strengthen children and youth services in Fu Tip Estate.

29. The representative of PlanD responded that he had sought information from the Education Bureau (“EDB”), which indicated that the site at Chung Nga Road West required to reserve land for school use. However, as the land was located within “Residential (Group A) 9” Zone, its permissible uses or developments were flexible. For example, the construction of social welfare or government facilities was regarded as a purpose that was always permitted, thus not requiring an application to the Town Planning Board (“TPB”). Should the land be intended for public carpark use, an application must first be submitted to the TPB. It was suggested that Members and the EDB explore the use of the land.

30. The representative of HD added that the site at Chung Nga Road West was expected to be used for PRH development.

31. A Member opined that it might not be suitable to allocate the site at Chung Nga Road West for PRH estates, and suggested using the site for supportive housing during the redevelopment of Tai Yuen Estate to facilitate rotational occupancy arrangements. It could also be considered for use as short-term youth hostels.

32. The representative of HD noted Members’ views on the site at Chung Nga Road West as well as the fact that the TPDC had conveyed their views to the Director of Housing. The department would give serious consideration to the matter and notify the result once available.

33. A Member pointed out that the site of the former Remembrance of Grace Primary School was closer to Tai Yuen Estate than Chung Nga Road West, and suggested considering the construction of PRH estates there to serve as reception or rotational flats.

VII. Social Welfare Department – Report on the data on major social services in Tai Po District (TPDC Paper No. SHD 32/2025)

34. The representative of SWD went through the captioned paper.

35. Members' questions and comments were as follows:

- (i) Residents of Fu Tip Estate had a keen demand for family support services, and the SWD was asked to provide more relevant information. In addition, some households had to apply for household splitting due to the particulars of their family, and it was suggested that the SWD provide support in this regard.
- (ii) It was hoped that the SWD and Care Teams would co-organise activities for services to reach deep into the community, and also to help the SWD free up more function room space. In addition, Care Teams could also join activities or receive training from tutors referred by the department to enhance service quality.

36. The representative of SWD responded as follows:

- (i) The department would explore more possibilities for collaboration with Care Teams, and look into arranging visits or tours to the two IFSCs in Tai Po District.
- (ii) Residents with service needs could contact Tai Po (North) IFSC. The SWD would also step up publicity efforts to facilitate residents to get to know about service channels. Meanwhile, household splitting applications were handled by the HD, and residents could also seek assistance from social workers at Tai Po (North) IFSC. The SWD had coordinated the procedures with the HD and would carry out consultation on cases in need and refer to the HD for follow-up.

37. A Member pointed out that the majority of social service units had limited activity space, and suggested that the HD consider providing activity space in the form of container rooms to increase flexibility.

VIII. Social Welfare Department and Independent Commission Against Corruption – Report on the response to community activities held between May and June 2025 in Tai Po (TPDC Paper No. SHD 33/2025)

38. The representative of SWD went through the captioned paper.

39. Members did not raise any comments or questions.

IX. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of Government lands

(TPDC Paper No. SHD 34/2025)

40. The representative of TPDLO went through the captioned paper.

41. Members' questions and comments were as follows:

- (i) The TPDLO had confirmed that there were unauthorised building works (“UBWs”) at Nam Hang, and had issued warning letters as well as imposed encumbrances. They would like to know more about the latest situation in enforcement.
- (ii) Members hoped that the Office would take action against the illegal occupation of and UBWs on Government land at Serenity Villa to resolve the flooding problem at root. It was also suggested that warnings be put up and wire fence be erected to fence off the Government land so as to deter persons who wished to occupy such land unlawfully, while blocking the flow of refuse into drains.
- (iii) They asked the Office to handle and follow up on the serious problem of illegal squatters. At present, the waiting time for PRH had been significantly reduced, and there should be room to rehouse squatter residents.

42. The representative of TPDLO responded as follows:

- (i) Regarding the cases of Nam Hang and Serenity Villa, he would seek for more information from colleagues and get back to Members after the meeting.
(Post-meeting note: The TPDLO had replied to Members after the meeting on the enforcement actions taken in relation to the two cases, i.e. the UBWs at Nam Hang and the suspected illegal occupation of Government land at Serenity Villa.)
- (ii) A surveyed squatter structure (“SS structure”) with extension, new erection, addition, change of use or alteration with materials that did not conform with the 1982 Squatter Control (“SC”) Survey Record would not be allowed. Any contravention would result in the loss of status of a SS structure and the cancellation of its SC Survey Record.

X. District Lands Office, Tai Po – Report on the progress of processing redevelopment applications of small houses and old houses in Tai Po District

(TPDC Paper No. SHD 35/2025)

43. The representative of TPDLO went through the captioned paper.

44. Members' questions and comments were as follows:

- (i) Small house cases approved and whose assignment had been executed had decreased as compared to that of last year, and it was hoped that the Office would process applications expeditiously. They asked whether it was possible to simplify the processing of non-simple applications as simple cases to enhance efficiency, and also hoped that the application procedures for small houses could be streamlined.
- (ii) The Office required some small house applicants to reserve vacant land in the periphery of the house for a public walkway, and had included this requirement in the lease. It was hoped that the Office would exercise discretion in handling cases in which private land had to be designated for a walkway.

45. The representative of TPDLO responded as follows:

- (i) He noted Members' comments on the vetting of small house applications. The time required for the vetting and execution of assignment of small houses depended on the complexity of each case.
- (ii) He would seek to know more about the specific arrangements of the requirement to reserve space for walkways in small house application cases from Members after the meeting.

XI. Planning Department – Report on the progress of processing planning applications in Tai Po District by the Town Planning Board and its Rural and New Town Planning Committee (TPDC Paper No. SHD 36/2025)

46. The representative of PlanD went through the captioned paper.

47. Members' questions and comments were as follows:

- (i) They were suspicious whether the planning application for Fung Yuen (No. Y/TP/38) was being subject to indefinite delays. Members would like to know about the relevant application procedures and pointed out that villagers of Fung Yuen Village were deeply troubled.
- (ii) They hoped that the Government would take seriously villagers' views on the planning application for Fung Yuen (No. Y/TP/38). In addition, it had been found during a previous inspection that the river channel in Fung Yuen Village had collapsed for many years but yet to be repaired, and the big rocks on the riverbed also posed safety hazards. They requested the Government to take enforcement

and prosecution actions to ensure the problem was resolved.

- (iii) They asked whether the department had a specific direction in planning to resolve the problems of difficulty in parking and illegal parking.

48. The representative of PlanD responded as follows:

- (i) As the applicant of the Fung Yuen application had submitted further information, according to the relevant TPB planning guidelines, the said information had to be published for public comment, and the statutory time limit for the TPB's consideration of the application would be automatically restarted. In addition, according to the said planning guidelines, the applicant might apply to the TPB for two further two-month deferments. This was the second application for deferment.
- (ii) The river channel issue involved private land and required action by the LandsD in accordance with the lease.
- (iii) Regarding rural parking, more applications for temporary parking lots had been approved recently, and they would be vetted based on actual circumstances and residents' needs.

49. Members' questions and comments were as follows:

- (i) They asked whether the applicant would have to apply anew to the TPB if the second application for deferment was not approved.
- (ii) A Member opined that it should be clearly defined to whom the responsibility for the river channel issue belonged, and pointed out that penalties should be clearly set out at the sale of land or approval of a lease for public space to a private developer. The department should also give definite notice should it be unable to handle the matter.
- (iii) It was opined that government departments should be responsible for the rocks that tumbled from Government land onto the riverbed. Meanwhile, the collapse of river banks was a private matter, and the department should write to or initiate prosecution against the developer if the latter failed to carry out repairs.

50. The representative of PlanD responded that the TPB approved the applicant's request for deferment on 20 June. Provided the applicant did not submit any further information involving major changes, the TPB was expected to convene a meeting within November.

51. The representative of TPDLO indicated that he would seek to know more about the situation of the case from Members before proceeding with handling the matter.

XII. Housing Department – Report on the information relating to the vacant housing units, execution of the Marking Scheme for Estate Management Enforcement, and the vacant storage rooms in the public housing estates in Tai Po District

(TPDC Paper No. SHD 37/2025)

52. The representative of HD went through the captioned paper.

53. Members did not raise any comments or questions.

XIII. Buildings Department – Report on details of work in handling illegal structures in private properties in Tai Po District

(TPDC Paper No. SHD 38/2025)

54. The representative of BD went through the captioned paper.

55. Members' comments and questions were as follows:

- (i) They asked whether the data on UBWs from the BD as set out in the paper and the data on illegal occupation of land from the TPDLO were independent of each other, and whether the UBWs handled by the BD were also illegal structures.
- (ii) It was suggested that the BD provide clear information such as the specific locations of UBWs.
- (iii) They asked whether the department could provide more information on matters arising from UBWs and illegal occupation of land at Pan Chung Village, such as the nature of investigation, whether it was a pilot scheme, and whether it would be extended to cover other villages in Tai Po District.

56. The representative of the BD responded as follows:

- (i) The reports on UBWs by the BD and TPDLO were independent of each other. The BD mainly handled UBWs within private properties, and would categorise the content of the next report in greater detail.
- (ii) Information on the investigation in Pan Chung Village was not available at the moment, and the department would provide a response after the meeting.

(Post-meeting note: On 1 April 2012, the department commenced an enhanced enforcement strategy against UBWs in New Territories Exempted Houses (commonly known as “village houses”). In respect of the large-scale operation against First Round Target UBWs in Pan Chung Village, the department had

appointed Ho Tin & Associates Consulting Engineers Limited as its term consultant to carry out enforcement actions. Staff of the consultancy would survey the village to identify and proscribe the First Round Target UBWs, including village houses of four storeys or more, enclosed rooftop UBWs covering more than half of the roofed-over area of the building concerned and unauthorised projecting structures attached to UBWs, etc.)

XIV. Any other business

57. Members' comments and questions were as follows:

(i) They were concerned about the situation of vacant PRH units in Tai Po District, and asked about the number of units available for sale and requiring urgent repairs at Fu Heng Estate. In addition, regarding the problem of sewage backflow in lower-floor units of Fu Heng Estate, they asked whether the department had any solutions.

(ii) They hoped that a uniform appearance could be maintained during the repair of external walls of Kwong Fuk Estate, so as not to affect the visual appeal.

(Post-meeting note: The matter had been referred to the relevant section of HD for follow-up, and relevant Members would be informed of any further updates in due course.)

(iii) They asked the WSD to regularly check the catchment area and relevant utilities to ensure that there was no blockage of drainage outfalls.

(iv) Earlier on, a site visit had been carried out with regard to the public housing development at To Yuen Tung, and comments had been raised. It was hoped that the CEDD would explain the progress of follow-up, in particular that of the vehicular ingress/egress points.

(Post-meeting note: The CEDD conducted a site visit to To Yuen Tung with DC Members of the district on 25 July 2025 to explain the progress of the site formation works related to the public housing development, as well as arrangements for the vehicular ingress/egress points.)

(v) They opined that the UBW problem was serious at Pan Chung Village, and there were also illegal extensions in other old-style buildings. It was hoped that the relevant departments would look into and examine these non-compliant situations.

58. The representative of HD responded that Fu Heng Estate had about 60 vacant units which were expected to be available for sale alongside with Green Form Subsidised Home Ownership Scheme flats at the end of this year. The backflow problem in lower-floor units was mainly caused by blockage of drainage pipes, and non-return valves would be installed for affected households,

while education for residents would be stepped up against disposal of miscellaneous items into pedestal toilets.

59. The representative of BD replied that he would ask relevant colleagues to get to know about the UBW problem and provide a reply after the meeting.

(Post-meeting note: The BD had learnt after the meeting that the UBWs and illegal extensions of old-style houses at Pan Chung Village referred to alterations to “squatter structures” and illegal erection of structures on land, which might fall under the purview of the LandsD. Should the BD receive a report, it would carry out investigation depending on the circumstances, follow up and/or refer the case to other relevant government departments for handling.)

XV. Date of next meeting

60. The date of the next meeting was to be confirmed.

(Post-meeting note: The next meeting was rescheduled to be held at 2:30 p.m. on 24 September 2025 (Wednesday).)

61. There being no other business, the meeting was adjourned at 12:39 p.m.

Tai Po District Council Secretariat
August 2025