

Minutes of the 4th Meeting in 2024
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 5 July 2024 (Friday)
Time: 9:30 a.m. – 12:51 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	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
<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

Ms. CHAN Sin-yee	Assistant District Social Welfare Officer (Tai Po/ North) 1 / Social Welfare Department (“SWD”)
Mr. WONG Man-yum	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”)
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / Civil Engineering and Development Department (“CEDD”)
Mr. TSUI Chun-sing	Administrative Assistant / Lands / District Lands Office, Tai Po (“TPDLO”) / Lands Department (“LandsD”)
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”)
Dr. LEUNG Kwan-wa, Maria	Chief of Service / Department of Family Medicine / New Territories East Cluster (“NTEC”)
Ms. CHENG Ka-yan, Christine	Manager (Communications and Community Relations) / Nethersole Hospital and Tai Po Hospital
Ms. LING Wai-chi	Senior Youth and Education Officer (New Territories East) / Independent Commission Against Corruption (“ICAC”)
Dr. SHARMA Geeta	Senior Medical and Health Officer (Emergency Preparedness and District Relations) 2 / Department of Health (“DH”)
Dr. KWAN Tan-sui, Daisy	Medical and Health Officer (Emergency Preparedness and District Relations) 4 / DH
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Ms. SING Hoi-shan, Wendy	Senior Executive Officer (District Council) / TPDO / HAD

Opening Remarks

The Chairman welcomed participants to the 4th meeting in 2024 of the Social Welfare, Housing and Development Planning Committee (“SHDC”).

I. Confirmation of the minutes of the 3rd meeting in 2024 of the SHDC on 10 May 2024

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 **(TPDC Paper No. SHD 22/2024)**

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 27 June and 3 July 2024 was between 229 and 285.
- (ii) The bed occupancy rate of medical wards ranged from 104% to 114%.
- (iii) The bed occupancy rate of paediatric wards ranged from 75% to 97%.
- (iv) The bed occupancy rate of orthopaedic wards ranged from 75% to 95%.
- (v) To control crowdedness and minimise infection in wards, the hospital would arrange for wards for other specialties to render assistance by receiving medical patients when the bed occupancy rate of medical wards exceeded 100%.
- (vi) The hospital would step up inspection of infrastructure facilities to prevent them from being affected by flooding, fallen trees or unstable electric power supply due to inclement weather in summer. The HA would ask arborists and colleagues to conduct regular inspections and exercises on emergency response to enhance the co-ordination and emergency response capability of staff during the inclement weather.
- (vii) The hospital would deploy additional manpower to cope with emergencies when necessary to ensure that emergency services of the hospital would not be affected.

5. Members noted that there was a drop in the bed occupancy rate of paediatric wards, and asked whether the seasonal influenza surge had passed.

6. The representative of HA responded that although the activities of seasonal influenza and COVID-19 had become relatively stable recently, members of the public should not let down their guard.

III. Improvement to the public healthcare system and its ancillary facilities in Tai Po District **(TPDC Paper Nos. SHD 23/2024 and SHD 23a/2024)**

7. The Chairman welcomed the representatives of DH to attend the meeting for this agenda item.

8. The Vice-chairman went through the captioned paper (No. SHD 23/2024).
9. Members' comments and questions were as follows:
 - (i) They opined that there was a serious shortage of service quota for dental services in Tai Po District, with only 21 quotas for the general public ("GP") session service at present, and hoped that the service quota could be resumed to 42 quotas at the pre-epidemic level.
 - (ii) They would like to learn about details of the Health Bureau ("HKB")'s enhancement of Community Care Fund ("CCF") Elderly Dental Assistance Programme services.
 - (iii) They hoped that the use and design of Ex-Jockey Club Swimming Pool Site would be discussed at the next meeting, and suggested that the building height restriction of the proposed Community Health Centre ("CHC") Building be relaxed for the provision of other facilities, such as a library and an underground car park.
 - (iv) At present, as medical services of many departments in Tai Po District had to be triaged to North District Hospital and Prince of Wales Hospital, it would be more satisfactory if equipment could be added in the district. As such, they would like to discuss the expansion of Nethersole Hospital, such as the allocation of additional funding and the scale of expansion, at the meeting.
 - (v) They suggested increasing the number of quotas for CCF and relaxing the application criteria, as well as strengthening the monitoring and following up on the utilisation of dental services under CCF.
 - (vi) They asked the HA whether there was any plan to build the third general out-patient clinic in Tai Po.
 - (vii) They suggested co-operating with healthcare institutions in the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA") to address the shortage of manpower in dental services.
 - (viii) It was suggested that the DH enhance publicity and education on dental care, as well as educate the public the importance of preventing dental diseases.
 - (ix) At present, non-profit-making organisations could only provide occasional child care service to children with hyperactivity disorder who had passed the assessment by the Child Assessment Centres ("CACs"). Given that the service quotas in CACs were inadequate, it was suggested that the service hours be extended so that families in need could receive timely assistance.
10. The representative of DH responded as follows:

- (i) To achieve the objective of early identification and timely intervention of dental diseases, the Government planned to roll out a “Community Dental Support Programme” in 2025 (see TPDC Paper No. SHD 23a/2024).
- (ii) Regarding publicity and education, the Government had all along been implementing the School Dental Care Service for primary school students, and planned to launch the Primary Dental Co-care Pilot Scheme for Adolescents in the coming year (see TPDC Paper No. SHD 23a/2024).
- (iii) The department was implementing various measures to address the manpower shortage, including year-round recruitment of dentists and recruitment of non-civil service dentists under the Post-retirement Service Contract Scheme.
- (iv) On elderly support, the Government had implemented the Outreach Dental Care Programme for the Elderly and provided services under the “Elderly Dental Assistance Programme” funded by the CCF. Elderly persons might also use Elderly Health Care Vouchers (“EHCVs”) to receive dental services in the private sector. In addition, persons with financial difficulties might also receive subsidy to cover dental treatment expenses under the Comprehensive Social Security Assistance Scheme.
- (v) Some non-governmental organisations (“NGOs”) in Tai Po District also provided dental services, including Fu Heng CHC, Yan Oi Tong Tse Ng Tsui Ha Medical Centre, Lok Sin Tong Cheng Wan Man Wai Medical Centre and Yan Chai Hospital Dental Clinic (Tai Po).
- (vi) Upon vacation of the DH’s services from Wong Siu Ching Clinic (“WSCC”), the vacated space would be reserved for the temporary relocation of clinics where works had to be carried out. The Government would examine the long-term development for the site in a timely manner and consult the District Council (“DC”) in due course.
- (vii) The HHB announced in February this year the “EHCV GBA Pilot Scheme”, under which dental services were provided by all the seven medical institutions.
- (viii) A triage system had been adopted for the child assessment service of CACs, and the actual waiting time for assessment depended on circumstances of individual cases. The department had already embarked on the setting up of two new CACs.

11. The Chairman added that the HHB was unable to attend the meeting. He suggested that the Secretariat obtain information papers from the relevant departments for circulation by Members, and upon receipt of Members’ questions and views on the Ex-Jockey Club Swimming Pool Site and District Health Centre (“DHC”), the department should relay them to the HHB for reference.

12. Members’ comments and questions were as follows:

- (i) They expressed once again their concerns over the Ex-Jockey Club Swimming Pool

Site and would like to know about the progress and facilities of the proposed CHC Building, the responsible department, the commencement date of the construction works, and whether the funding had been secured. Members hoped that HHB representatives would attend the next SHDC meeting and provide relevant papers. As the site in question also involved the relocation of WSCC, its progress would affect the improvement and upgrading of other medical facilities.

- (ii) They asked about the broad and general directions for the works project of Tai Po Jockey Club General Out-patient Clinic (“Jockey Club Clinic”) and whether a cover would be provided for the waiting area.
- (iii) They asked the department to supplement the list of NGOs providing services in Tai Po District under the “Community Dental Support Programme” for Members’ reference after the meeting.
- (iv) As they had learnt that the department planned to provide at least twice the service quota for dental services at GP sessions, it was hoped that the department would first consider resuming the service capacity to 42 quotas at the pre-epidemic level and then doubling the service quota on this basis.
- (v) Noting that an online disc distribution and registration system for GP sessions was planned to be rolled out, they asked whether additional resources would be made available for the registration of the elderly. They suggested that more publicity and support be provided in its implementation and a small number of disc quotas should be reserved for the queuing public.
- (vi) They asked in which districts the two proposed CACs would be located. If no additional CAC would be provided in Tai Po District, they asked whether consideration would be given to using the existing DHC as a pilot site to invite doctors to assess school children on a regular basis and explore the demand for such service in Tai Po District.
- (vii) The space vacated by the relocation of some of the services at WSCC to the CHC Building at the Ex-Jockey Club Swimming Pool Site would be reserved for use by clinics requiring temporary relocation. They asked whether the medical facilities to be proceeded with for redevelopment or upgrading were within Tai Po District.
- (viii) Some elders had reflected that the dental services provided by the private sector were far from satisfactory and so the department should step up monitoring of the service quality of its partners.
- (ix) They suggested that more channels be provided for the elderly to obtain information on the partnering GBA medical institutions.
- (x) They suggested that some of the services at WSCC be relocated to Central Government-Aided Emergency Hospital so as to vacate the site for other medical purposes.

13. The representative of DH responded as follows:

- (i) Details of the “Community Dental Support Programme” would be supplemented after the meeting.

(Post-meeting note: The DH added that the Government was studying the details of Community Dental Support Programme (including the NGOs providing services in Tai Po District) and would announce the details of the scheme in due course.)

- (ii) She noted Members’ views on the online disc distribution, details of which were yet to be announced.
- (iii) The proposed CACs would be situated in Siu Sai Wan and Tseung Kwan O respectively. At present, there was manpower shortage in CACs and the department would continue to recruit suitable doctors and clinical psychologists.
- (iv) Eligible elderly persons could choose to use EHCVs to pay for the relevant services provided by nine GBA medical institutions in future. The Government would also arrange for the University of Hong Kong-Shenzhen Hospital to share with all pilot medical institutions its experience and practical arrangements on the use of EHCVs in a bid to ensure smooth operation in future.
- (v) The proposed CHC Building at the Ex-Jockey Club Swimming Pool Site at On Pong Road would include a Tai Po DHC, a CHC, a Maternal and Child Health Centre, an Elderly Health Centre, a Government Dental Clinic and a District Library. The relevant works departments had recently completed the technical feasibility study. The HHB, together with the relevant departments, planned to report to the DC this year on the latest progress of the construction of the CHC Building, with a view to seeking funding approval from the Legislative Council and taking forward the project as soon as possible.

14. The representative of SWD responded as follows:

- (i) The department had all along been concerning about and providing support to pre-school children with special needs. The Pilot Project on Tier 1 Support Services in Kindergartens/Kindergarten-cum-Child Care Centres (“Tier 1 Pilot Project”), which had been implemented in August 2020, provided early intervention services for some children awaiting assessment by CACs, or assessed by CACs to have borderline developmental problems. In view of the satisfactory results, the Government regularised the Tier 1 Pilot Project in September 2023 and extended them to cover nearly 900 pre-primary institutions. The Tier 1 Pilot Project would also be integrated with On-site Pre-school Rehabilitation Services, which supported pre-school children with mild disabilities, to offer comprehensive and appropriate

assistance to pre-school children with different levels of special needs, their teachers and parents through interdisciplinary service teams under a school-based and integrated approach.

- (ii) If Members came across cases where children were in urgent need of support services and had not yet been on the waiting list for assessment / been assessed by CACs, they were welcome to contact her after the meeting so as to understand the case needs and provide appropriate support.

15. Members' comments were as follows:

- (i) It was suggested that the SWD apply for in-situ construction of a welfare facility centre, such as a Neighbourhood Elderly Centre and/or Day Child Care Centre, upon relocation of some of the services at WSCC.
- (ii) It was suggested that the DH be invited to continue to attend the SHDC meetings.

16. The Chairman asked the Secretariat to invite the DH to attend the next meeting to explain in detail the original site arrangements for WSCC upon relocation of some of its services, and asked the department to make timely announcement of the latest progress in respect of the waiting area of the Jockey Club Clinic. He hoped that the HHB would attend the next meeting and provide relevant papers on the Ex-Jockey Club Swimming Pool Site for circulation by Members.

(Post-meeting note: The response of DH was at Annex I.)

IV. Social Welfare Department – Report on the data on major social services in Tai Po District
(TPDC Paper No. SHD 24/2024)

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

18. Members did not raise any comments or questions.

V. Social Welfare Department and Independent Commission Against Corruption – Report on the response to community activities held between May and June 2024 in Tai Po
(TPDC Paper No. SHD 25/2024)

19. The representatives of SWD and ICAC asked Members to take note of the captioned paper.

20. Members supported the activities held by the ICAC, and hoped that it would send activity information to Members' ward offices by mail for display and publicity in future.

21. The representative of ICAC responded that the Commission would disseminate information via e-mail or through the Secretariat from time to time, and would be willing to send publicity materials to DC Members by mail.

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

(TPDC Paper No. SHD 26/2024)

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

23. Members did not raise any comments or questions.

VII. 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 27/2024)

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

25. A Member said that if the TPDLO had encountered any difficulties when handling cases, it could seek the co-ordination of village heads, DC Members or Rural Committees so as to expedite the processing of cases.

26. The representative of TPDLO thanked Member for the views.

VIII. 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 28/2024)

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

28. Members' comments and questions were as follows:

- (i) They said that DC Members and village heads could serve as a bridge between the department and residents to enhance communication between the two parties.
- (ii) They pointed out that the Government should enhance the responsibility and monitoring of private developers in the management of public places when granting rural land at present. It was suggested that the department impose conditions on

the granting of planning applications, such as requiring developers or contractors to make improvements in case of flooding or soft ground in the vicinity as a result of the works carried out during construction.

- (iii) It was hoped that the department would provide a development blueprint for public housing in Tai Po District in the next five years for Members' reference.
- (iv) It was hoped that the department would communicate more with the SWD in the planning of land use for the provision of additional community welfare facilities.
- (v) They thanked the department for providing detailed planning information in the paper, and asked about the Land Sharing Pilot Scheme ("LSPS") at Lo Fai Road.
- (vi) In view of the gradual increase in population in the area of Pak Shek Kok, it was hoped that the department would plan for the provision of public facilities in the community of Pak Shek Kok as soon as possible.
- (vii) It was suggested that the department relax the applications for the use of rural land as parking lots so as to address the problem of insufficient parking spaces in Tai Po District.
- (viii) It was hoped that the department would expedite the processing of the application in respect of Ha Wong Yi Au, Tai Po (Application No. A/TP/692), communicate and reach a consensus with the Tai Po Rural Committee, thereby expediting the process of the application.
- (ix) Given the acute shortage of parking spaces in Tai Po District, they asked whether the department could resume vacant government lands ("GLs") in the district for use as parking lots. In addition, many large vehicles parked alongside Ting Kok Road and Chung Nga Road during night time. They asked whether the vacant site at Tai Po Industrial Estate could be utilised for temporary parking of large vehicles.

29. The representative of PlanD responded as follows:

- (i) Under the existing mechanism, government departments or non-profit-making organisations could apply for use of some vacant GLs or school premises available as community facilities, details of which could be found on the list for public inspection.
- (ii) He added that WSCC fell within a "Government, Institution or Community" zone and no application to the Town Planning Board ("TPB") was required for use as medical facilities or social welfare facilities ("SWFs"). The building height restrictions for that zone was three storeys as imposed on the Outline Zoning Plan, and any redevelopment exceeding three storeys would require an application to the TPB.
- (iii) Details of the LSPS at Lo Fai Road would be supplemented after the meeting.

- (iv) Sites in the area of Pak Shek Kok had been reserved for open space and it depended on how the Leisure and Cultural Services Department would take forward the project. In addition, the Government had commissioned the MTR Corporation Limited to undertake a study on the development of Pak Shek Kok Station and its periphery, and suitable community facilities would be provided to serve the local residents.
- (v) It was the usual practice of the department to consult the SWD as to which facilities met the demand of the district in the course of site planning. The department would maintain close communication with the SWD.
- (vi) The department would process the applications for the use of rural land as parking lots on a case-by-case basis and would show leniency as far as practicable in processing them should they be technically feasible and not subject to other risks (such as slopes).
- (vii) If there were vacant GLs available, the relevant departments might approach the LandsD to allocate sites for government or community facilities on a short-term or long-term basis as necessary.
- (viii) Most of the sites in Tai Po Industrial Estate (currently Tai Po INNOPARK) were private lots, while most of the other government sites were on short term tenancies. If necessary, the Government would certainly allocate vacant sites under the mechanism.

(Post-meeting note: Regarding the enquiries in paragraph 28(iii) and (v), please refer to Annex II for the relevant information provided by the PlanD on 5 August 2024.)

30. The Chairman suggested that the SWD consider applying for the site of WSCC for use as SWFs. He asked whether additional SWFs in public housing developments (“PHDs”) were provided in response to local needs or in accordance with planning development requirements, and whether it would be more ideal to co-locate SWFs in the same area.

31. The representative of PlanD responded that the department would consult the SWD on the types of SWFs to be provided in PHDs. In addition, about five per cent of the total domestic gross floor area had to be set aside in PHD projects for the provision of SWFs under the existing policy.

32. Members’ comments and questions were as follows:

- (i) Given the current scattered locations of SWFs in Tai Po District, they hoped that the department would take the initiative to plan for suitable sites upon receipt of land applications submitted by the SWD in future.

- (ii) As three to four elderly related services were tentatively proposed in the PHD at To Yuen Tung on Ma Wo Road, they asked the department to reserve sufficient parking spaces for the Day Care Centre to provide transport services for the elderly.
- (iii) The site of ex-CCC Kei Ching Primary School (“Kei Ching Primary School”) was allocated for use as facilities for the elderly but had yet to be commissioned. They would like to know about the current situation.

33. The representative of PlanD responded as follows:

- (i) He noted Members’ views on public housing facilities and believed that the HD would discuss in detail with the SWD the facilities suitable to be provided during the design stage.
- (ii) Details of the site of Kei Ching Primary School would be supplemented after the meeting.

(Post-meeting note: In consultation with the SWD, the PlanD replied as follows: Kei Ching Primary School located in Fu Shin Estate would be converted into an Integrated Social Welfare Complex, with the relevant works expected to commence at the end of 2025 for completion in the third quarter of 2027.)

34. The Chairman suggested that consideration be given to providing child care centres or small group homes and reserving space for dry and wet markets when planning for PHD at To Yuen Tung on Ma Wo Road.

35. A Member asked the CEDD to relay to the contractor the flooding problem at Cheung Muk Tau Village. The Member had visited the site on 7 May and found that the department had removed the stormwater with pumps temporarily without comprehensive drainage measures.

IX. 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 29/2024)

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

37. Members’ comments and questions were as follows:

- (i) They thanked and commended the department for the arrangements made in regard to the intake of flats in Fu Tip Estate (Phase 2).

- (ii) Some households had reflected that the lifts in three of the blocks in Fu Tip Estate worked in such a way that they could stop at every floor, making it impossible for tenants on lower floors to take the lifts during peak hours. The department was asked to help improve the situation.
- (iii) They asked about the date of commissioning of Fu Tip Shopping Centre and the second car park as well as the preliminary balloting timetable for the monthly parking spaces of the car park.
- (iv) As there was no taxi stand in Fu Tip Estate, it was suggested that upon relocation of green minibus (“GMB”) stand of route 24 to the bus terminus, the original site of the GMB stand could be used as a taxi stand.
- (v) They suggested that the primary school site at Chung Nga Road West be converted to SWFs and a car park under the “single site, multiple use” model.
- (vi) They were very concerned about objects being thrown from height and suggested installing additional close-circuit televisions (“CCTVs”) in Fu Tip Estate and raising the fines. The captioned paper showed that no tenants in Fu Shin Estate nor Tai Wo Estate had been allotted penalty points for throwing objects from height and littering. They would like to know the reasons for not being able to identify the tenants concerned.
- (vii) It was suggested that the department identify sites for the public to park their vehicles under the “single site, multiple use” model (for example, the open space next to community halls or near parks) so as to rectify the problem of illegal parking.
- (viii) They asked the department to expedite the installation of food waste recycling machines (“FWRMs”) in housing estates, and expressed satisfaction with the cleansing of FWRMs by the current property management companies (“PMCs”).
- (ix) As the intake of flats in Fu Tip Estate had led to a substantial increase in construction waste, they asked the department to ensure that refuse collection vehicles (“RCVs”) would remove the waste regularly so as to improve environmental hygiene.
- (x) As wild pigs were more active and out at night, they suggested that co-operation with the Agriculture, Fisheries and Conservation Department (“AFCD”) be strengthened.
- (xi) There were illicit cigarette peddling activities in Tai Yuen Estate, Fu Heng Estate and Fu Shin Estate. They hoped that the department would enhance security in these estates by not letting outsiders in to distribute illicit cigarette advertisements, and suggested that co-operation with the Hong Kong Customs and Excise Department (“C&ED”) be strengthened.
- (xii) In view of the aged housing estates in Tai Po District, with the equipment and ancillary facilities in the estates had fallen into battered condition, they asked whether there would be any redevelopment plans in this regard.

38. The representative of HD responded as follows:

- (i) The department would contact engineers for re-examining the operation mechanism of the lifts, and address the issue of the lifts stopping at every floor.

(Post-meeting note: In designing lifts for domestic blocks in PHD, the Hong Kong Housing Authority (“HKHA”) adhered to relevant standards and took into account various factors including building height, the number of occupants, and other parameters to determine the appropriate number of lifts, rated load, and speed needed to provide suitable lift services for occupants in PHD. The lift system of Fu Tip Estate was also designed in accordance with the relevant standards. As each block of the estate had distinct design building height and number of occupants, lift configurations might vary accordingly so as to meet the design requirements, and so far, no relevant complaint had been received from tenants in this regard.)

- (ii) There were two car parks in Fu Tip Estate (Phase 2), and one of them was already in use, while the balloting for the other one would take place in late August. The completion date of the works at the shopping centre would be around late August and Members would be informed of it by then.
- (iii) He noted Members’ views on the use of the original site of GMB stand of route 24 as a taxi stand upon its relocation to the bus terminus, and the TD would co-ordinate with the HD.
- (iv) He noted Members’ views on the primary school site at Chung Nga Road West and in-house architects would relay the views to the PlanD or LandsD.
- (v) The department would install CCTVs at black spots of falling objects from height and enhance enforcement by rapid tracking of the time period, location and situation of incidents of falling objects from height through a software.
- (vi) As Fu Shin Estate was a Tenants Purchase Scheme (“TPS”) estate, the Marking Scheme for Estate Management Enforcement in Public Housing Estates (“Marking Scheme”) was not applicable to the common areas of TPS estates. The department was studying the feasibility of extending the scope of the Marking Scheme, and would consider collaborating with management committees to execute the Marking Scheme upon receipt of reports. Members would be informed of any further information.

(Post-meeting note: The HKHA’s Subsidised Housing Committee (“SHC”) endorsed on 19 July the implementation of measures to enhance the Marking Scheme by adding three new misdeed items and widening the scope of two misdeed items. With a view to rendering assistance to the Owners’ Corporations (“OCs”) of TPS estates in their daily management and meeting the residents’ aspiration for a decent living environment, the SHC also endorsed the application of all misdeed

items under the Marking Scheme to public rental housing (“PRH”) tenants in TPS estates. The enhanced measures would take effect in the fourth quarter of 2024.)

- (vii) The department would try to identify sites that could be used under the “single site, multiple use” model to alleviate the problem of illegal parking.
- (viii) The department would request the Environmental Protection Department (“EPD”) to install food waste smart recycling bins (“FWSRBs”) in every blocks as far as practicable, and also step up publicity on the use of FWSRBs to encourage recycling and keep the surrounding area clean.

(Post-meeting note: The EPD launched the “food waste collection trial scheme in PRH estates” in October 2022 and completed installation of over 700 FWSRBs in 213 PRH estates (a total of approximately 1 500 blocks) in Hong Kong by late June this year. It would gradually increase the number of FWSRBs in PRH estates, with the goal of achieving “one FWSRB per PRH block” within two years.)

- (ix) Regarding the hygiene problem arising from the intake of flats in Fu Tip Estate, apart from the regular collection of refuse by RCVs, the department had allocated funding to PMCs to arrange for the removal of accumulated refuse or waste and deployed additional staff for inspection and cleansing.

(Post-meeting note: The PMCs had deployed additional manpower and grab lorries to remove all types of rubbish and during the peak period, where 20 skips of packaging / construction waste had to be removed daily. According to the latest situation, the current amount of construction waste had been reduced compared to the peak period, but the PMCs would still closely monitor the situation and increase the frequency of waste removal in light of the actual situation if necessary.)

- (x) The department had asked security guards to inspect the fences in the vicinity of the estates and repair any damage immediately, and maintain liaison with the AFCD on wild pig sightings.
- (xi) The department would ask security guards to stop non-residents from entering the estates to distribute illicit cigarette advertisements and closely work with the C&ED to combat illicit cigarette activities.

(Post-meeting note: The Tobacco and Alcohol Control Office (“TACO”) of DH, the Police, C&ED and HD had established a co-operation mechanism. When any smoking product leaflet distribution was detected at PRH estates, the housing estate staff would immediately contact the Police for assistance and subsequently referred the case to TACO for further investigation.)

- (xii) The department would regularly review the conditions of estates in Tai Po District, and inform Members should there be any maintenance or redevelopment plans.

39. Members' comments and questions were as follows:

- (i) The noise problem arising from loading and unloading of goods at Tai Wo Market in the small hours was serious and had caused nuisance to the kaifongs. Members hoped that the department would convene a meeting with stakeholders, such as the landlords of the market and shopping centre, to resolve the problem.
- (ii) Drawing on the experience of the fresh water mains burst at Po Nga Court last week, they asked the department to consolidate the areas within TPS estates that were under the purview of HD to avoid recurrence of delayed maintenance. Members also asked whether the department had conducted regular inspections of the ageing of water mains, and suggested that the department strengthen communication with the WSD.
- (iii) It was suggested that the department assist in following up on the water leaks in TPS estates, say, by issuing lawyer's letters to the relevant landlords or tenants.
- (iv) It was suggested that when reporting vacant PRH units, the department should categorise and list out either the units in question were vacant because of moving out, death of tenants or recovery of units due to tenancy abuses.
- (v) They suggested that the department collaborate with the District Services & Community Care Teams ("CTs") of the district and Members' ward offices to assist the public in completing the application forms for PRH units.
- (vi) They asked whether the department would let out the recovered Mutual Aid Committee ("MAC") offices in PRH estates or provide them for use by GREEN@COMMUNITY.
- (vii) They asked whether tenants had to obtain consent from the property management offices for installing CCTV on their front doors.
- (viii) Given the vast space beneath the footbridge piers near the bus stop of route K18 in Kwong Fuk Estate, they asked whether the department could return the site to the PlanD for incorporating it into public facility site so that the TD could widen the carriageway and reprovision the bus stop, thereby rectifying the traffic problem.
- (ix) They commended the current PMCs for their proper management of estates and enforcement of law.
- (x) On 25 June, urgent repair and replacement of water mains were required to be carried out at Plover Cove Road near Kwong Chi House. However, the contractor and the project team had not informed Members of the relevant arrangements in advance for co-ordination, thereby causing inconvenience to the residents, teachers and students in the vicinity.

40. The representative of HD responded as follows:

- (i) The department was willing to convene a meeting to discuss the noise problem arising from the loading and unloading of goods at Tai Wo Market.

(Post-meeting note: The Tai Wo Estate Tenants Service Management Office under the HD had not received any complaint about the noise problem arising from the loading and unloading of goods at Tai Wo Market in the small hours recently. If a complaint was received, the department would write to the Link Asset Management Limited Real Estate Investment Trust (“Link REIT”) again to request follow up action.)

- (ii) The areas within TPS estates that were under the purview of HD would be consolidated after the meeting for circulation by Members or PMCs, so as to facilitate follow-up on similar incidents in future. The department took incidents of sudden bursting of water mains or power outage seriously and would immediately deploy staff to carry out emergency repairs.

(Post-meeting note: Please refer to the layout plans of Wan Tau Tong Estate, Tai Wo Estate, Fu Heng Estate and Fu Shin Estate attached at Annex III.)

- (iii) As the management responsibility of TPS estates rested with PMCs appointed by OCs, lawyer’s letters on water leaks should be sent by PMCs. The department had noted the problem and would refer some of the cases to the Joint Office for Investigation of Water Seepage Complaints in a timely manner.
- (iv) Data on recovery of PRH units due to tenancy abuses would be included in the report for the next meeting for Members’ reference.
- (v) The department was willing to collaborate with CTs and Members’ ward offices to educate the public on how to fill in the application forms for PRH units.
- (vi) The MAC office recovered in Kwong Fuk Estate should have been fully let out for use by CTs, details of which could be further explored after the meeting.
- (vii) It was the department’s policy that residents were not allowed to install CCTVs in public places, but no application was required in principle for the installation of CCTVs in the area of their residence.

(Post-meeting note: The HD did not allow PRH tenants to install video cameras in areas outside their front doors (such as corridors and staircases). It would issue warning letters to non-compliant tenants and advise them to remove the relevant installations. If the installation of video cameras caused nuisance to other tenants, the department would take further actions. In principle, there was no need for PRH tenants to apply to the HD for the installation of mini camcorders in their units if such installations did not involve any structural alterations or sanitary fitments of the units.)

- (viii) The use of the space beneath the footbridge piers near the bus stop of route K18 would be carefully studied and reported to Members after the meeting.

(Post-meeting note: The site in the vicinity of the bus stop of route K18 was within the public place of the estate and the shopping centre area of Link REIT, which were owned by different stakeholders.)

- (ix) He would encourage PMCs to maintain their service quality.

41. The representative of WSD responded as follows:

- (i) Regarding the leakage of private underground fresh water mains at Po Nga Court, the department had provided immediate technical support, and had also reminded the HD afterwards to carry out regular maintenance work for the inside services and formulate a contingency plan in case of emergencies, with a view to arranging for emergency temporary fresh water supply for the affected residents as soon as possible.

(Post-meeting note: The supplementary information provided by the WSD was at Annex IV.)

- (ii) The department was implementing a “risk-based asset management programme for water mains” to reduce the risks of water main bursts or leaks. The emergency repair and water mains replacement works at Plover Cove Road near Kwong Chi House were expected to be completed in July this year. During the works, the in-house project team would maintain close liaison with DC Members to minimise the inconvenience caused by the works to nearby residents and schools.

(Post-meeting note: The supplementary information provided by the WSD was at Annex IV.)

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

(TPDC Paper No. SHD 30/2024)

42. The Chairman asked Members to take note of the captioned paper.

XI. Any other business

43. Members did not raise other comments or questions.

XII. Date of next meeting

44. The next meeting was scheduled to be held at 9:30 a.m. on 6 September 2024 (Friday).

45. There being no other business, the meeting was adjourned at 12:51 p.m.

Tai Po District Council Secretariat
August 2024

大埔區議會社會福利、房屋及發展規劃委員會

討論事項 – 「優化大埔賽馬會普通科門診診所等候區的最新進展」及
「王少清診所搬遷後的原有用地安排」

衛生署的回覆

有關題述討論事宜，衛生署謹覆如下。

優化大埔賽馬會普通科門診診所等候區的最新進展

衛生署一直就優化大埔賽馬會普通科門診診所等候設施的事宜與醫院管理局（醫管局）保持溝通，並於 7 月 16 日收到醫管局的回覆，表示正評估於大埔賽馬會診所的主要出入口（亦即大埔賽馬會普通科門診診所的正門）建造有蓋區域的可行性，當中涉及對樹木、通風及病人流動等因素的影響。當收到醫管局提交的工程資料後，本署會積極與相關工程部門及服務單位跟進，並盡快與醫管局商討以落實其工程安排。

王少清診所搬遷後的原有用地安排

為提供更有效率和適切的服務，和讓市民可以在一個舒適的環境接受服務和治療，衛生署正計劃分階段為一些日漸老化的診所進行翻新及改善工程。為使工程得以順利推展，並讓有關診所的服務於工程期間得以維持，衛生署需要預留地方臨時調遷需要翻新的診所。

當衛生署位於王少清診所的設施（包括衛生署政府牙科診所、母嬰健康院及長者健康中心）重置到前安邦路賽馬會泳池用地擬建大樓後，騰出的空間可按需要為當區或其他區分將進行翻新工程的衛生署診所作臨時遷置之用。至於該診所的長遠規劃，政府會適時再作審視。

衛生署

2024 年 8 月

大埔區未來五年涉及公營房屋計劃的資料

1. 土地共享先導計劃申請

此項計劃由發展局轄下的土地共享辦事處統籌，有關計劃的資料及申請摘要請參閱以下連結。(土地共享先導計劃網頁：

https://www.devb.gov.hk/tc/issues_in_focus/land_sharing_pilot_scheme/index.html)

申請編號	位置	摘要
LSPS/001	新界大埔露輝路及汀角路	https://www.devb.gov.hk/filemanager/en/content_1154/LSPS_001_Gist.pdf
LSPS/003	新界大埔社山路及林錦公路	https://www.devb.gov.hk/filemanager/tc/content_1154/LSPS_003_Gist.pdf
LSPS/004	新界大埔林村田禾路及社山路以南	https://www.devb.gov.hk/filemanager/tc/content_1154/LSPS_004_Gist.pdf

2. 馬窩路桃源洞、頌雅路西及樟木頭 1 及 2 號地盤公營房屋發展

請參閱 2024 年 5 月 10 日社會福利、房屋及發展規劃委員會會議記錄附件四，由房屋署提供的補充資料。

(https://www.districtcouncils.gov.hk/tp/doc/2024_2027/tc/committee_meetings_minutes/SHDC/SHD_M3_20240510TC.pdf)

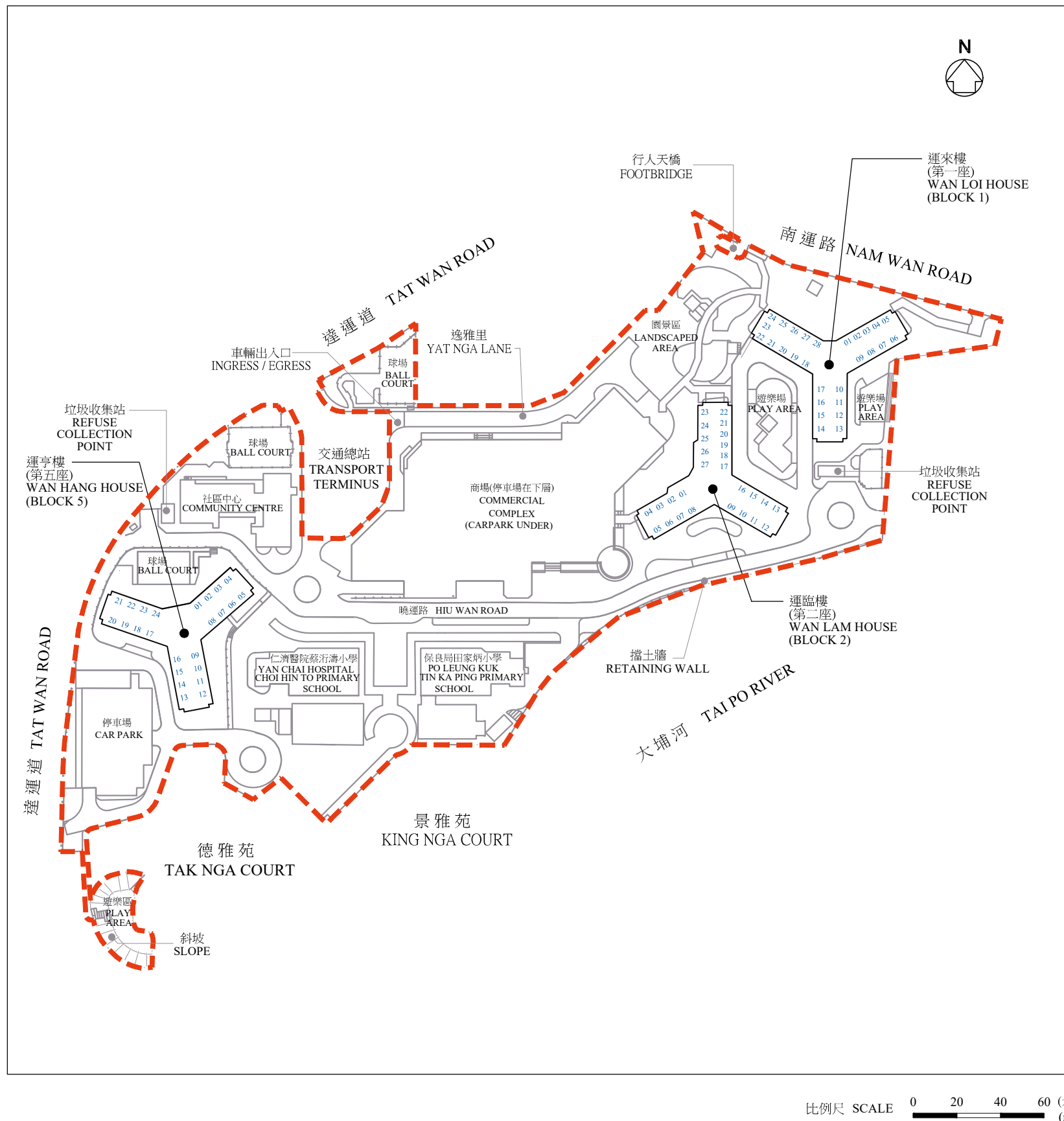
3. 過渡性房屋計劃

項目名稱	地址	計劃資料
大埔「善樓」	大埔船灣陳屋 168 號	<p>房屋局資料： https://www.hb.gov.hk/tc/policy/housing/policy/transitionalhousing/details_76.html</p> <p>營運機構資料： https://sidebyside.org.hk/zh-hant/services/community_connection/CommunityInclusionProgrammes/taipogoodhouse?back=2f29cead199b96fd698e20b991cb33c9</p>

08 屋邨的布局圖

Layout Plan of the Estate

布局圖摘錄自為出售租者置其屋計劃屋邨回收單位而於2021年9月印製的運頭塘邨售樓小冊子，只供參考。擬購買該屋邨單位人士，應實地參觀並了解該屋邨的現狀。
The layout plan is extracted from the sales pamphlet of Wan Tau Tong Estate printed in September 2021 for the sale of Recovered Flats from Estates under Tenants Purchase Scheme and is for reference only. Prospective purchasers should make on-the-spot visits for better understanding of the existing conditions of the estate.



運頭塘邨
Wan Tau Tong Estate

註：

1. 本圖參考備存於運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組的資料紀錄製作，有需要處經修正處理。
2. 本圖只用作顯示住宅樓宇在該屋邨內的位置和座向，並不旨在詳列屋邨設施、其他樓宇，以及邨內各處的目前實際情況、狀況等等。該屋邨現時的布局、設施、其他樓宇、斜坡及擋土牆等(如有)可能與本圖有所不同。
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Notes :

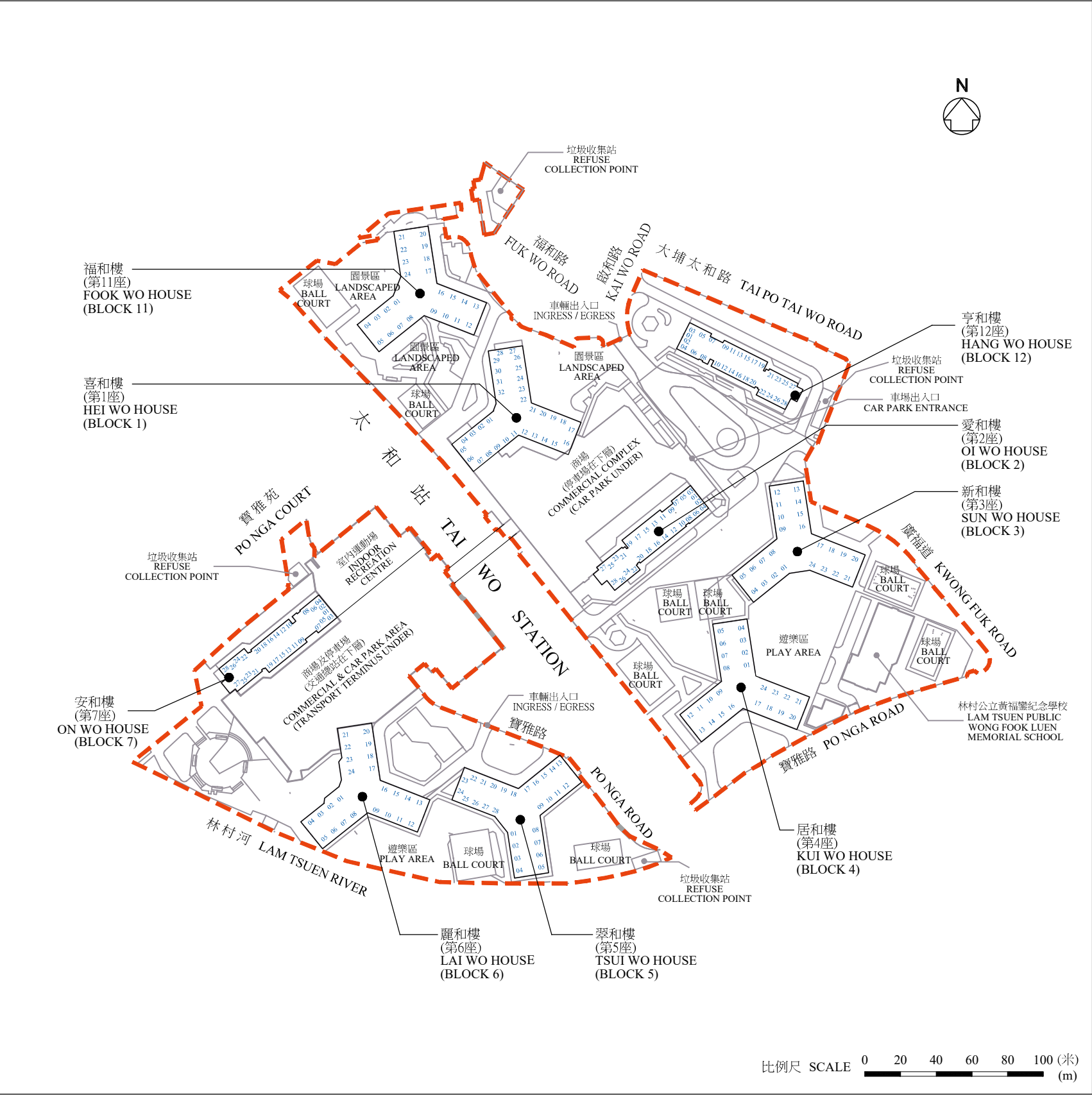
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2. This plan is for identifying the locations and orientations of residential blocks in the estate and does not aim to list out the facilities, the other buildings in the estate, and the prevailing physical state and condition etc., regarding different parts of the estate. The existing layouts, the facilities, the other buildings, the slopes, the retaining walls and etc. (if any) in the estate may differ from this plan.
3. The Arabic Numbers in blue colour represent the flat numbers on typical floors of residential blocks.
4. The HA is not responsible for the management of the common parts and facilities of the estate. No warranty whatsoever has been given or is made by the HA regarding the physical state and existing condition of the estate. Purchasers should conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities.

08 屋邨的布局圖

Layout Plan of the Estate

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The layout plan is extracted from the sales pamphlet of Tai Wo Estate printed in September 2021 for the sale of Recovered Flats from Estates under Tenants Purchase Scheme and is for reference only. Prospective purchasers should make on-the-spot visits for better understanding of the existing conditions of the estate.

- 太和邨
- Tai Wo Estate



- 註：
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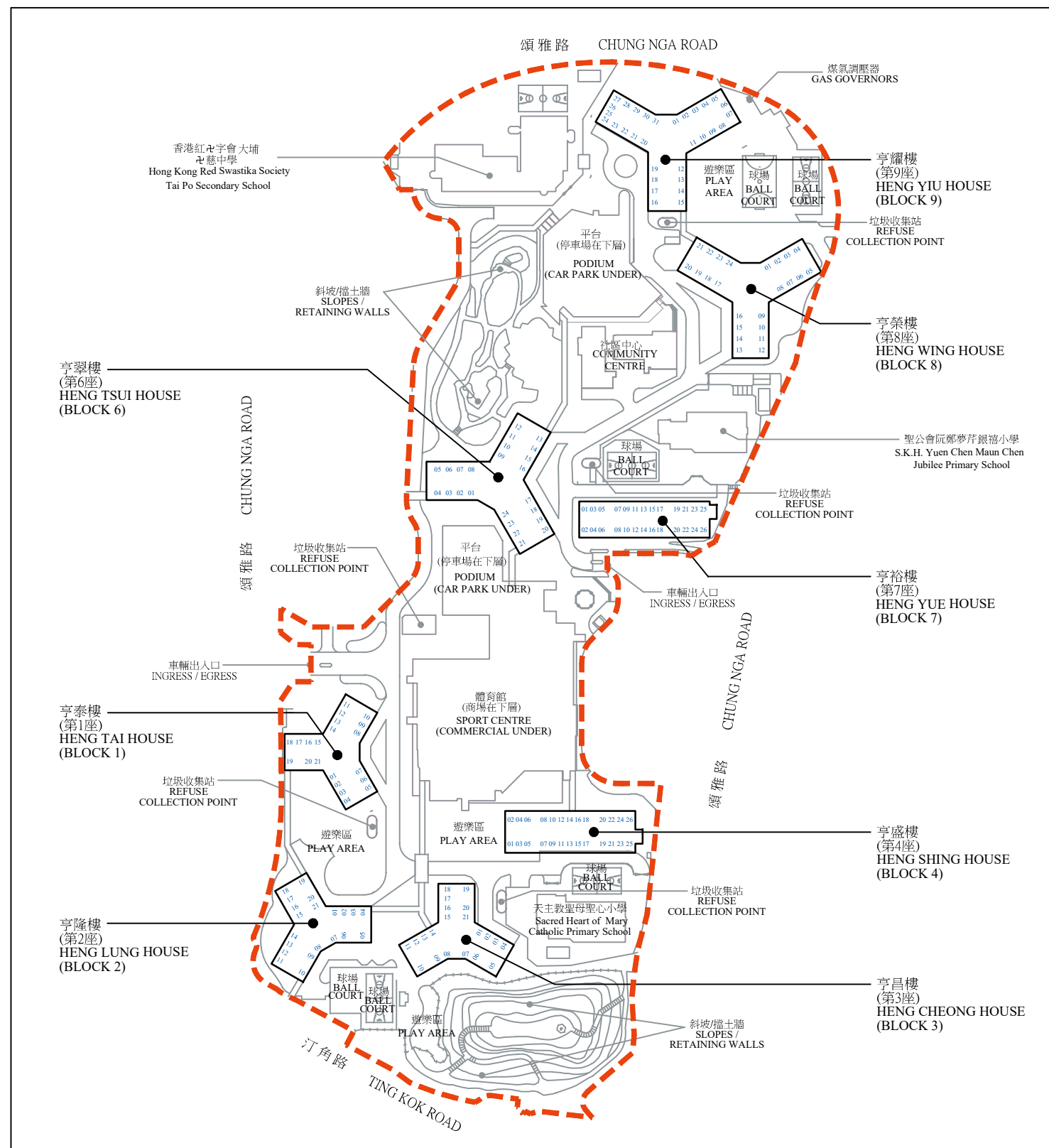
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08 屋邨的布局圖

Layout Plan of the Estate

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The layout plan is extracted from the sales pamphlet of Fu Heng Estate printed in September 2021 for the sale of Recovered Flats from Estates under Tenants Purchase Scheme and is for reference only. Prospective purchasers should make on-the-spot visits for better understanding of the existing conditions of the estate



圖例 NOTATION

 富亨邨
Fu Heng Estate

註：

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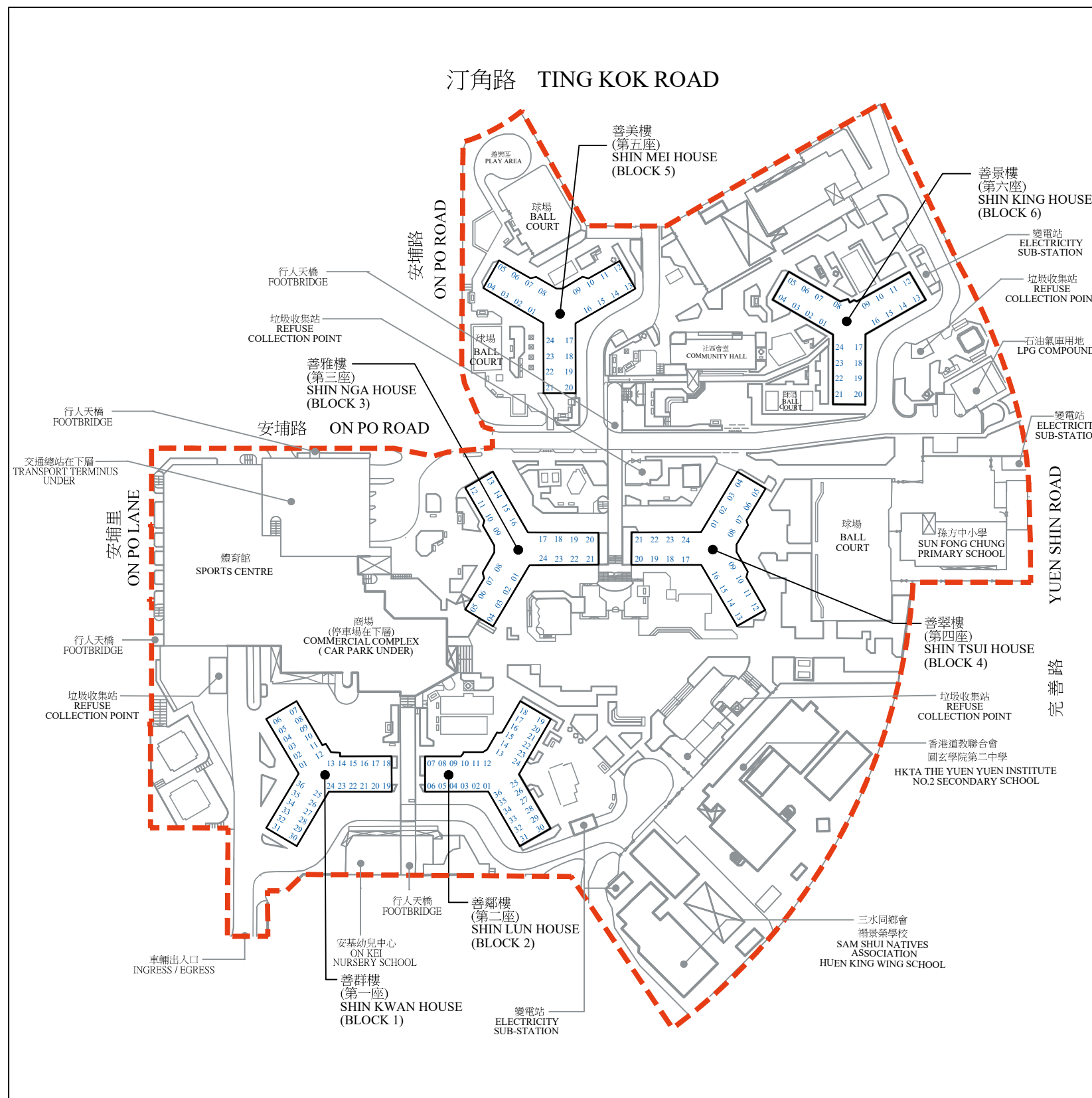
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富善邨
Fu Shin Estate

註：

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比例尺 SCALE 0 20 40 60 (米)
(m)

寶雅路地下私人食水管滲漏事件

- 2024年6月29日，寶雅路(屬房署管轄範圍的一段私家路)地下私人食水管出現滲漏。本署收到事故報告後即時派員到上址了解情況，並持續監測附近一帶政府供水系統，以確保供水穩定可靠。房署承辦商同日到場跟進，確認滲漏源於一段供水至寶雅苑的內部供水系統主水管。
- 房署承建商於晚上7時尋求本署協助關閉政府供水系統的供水閥，以便進行私人喉管緊急維修工程，本署當時立即協助關閉相關供水閥。故此，除寶雅苑外，太和邨安和樓及太和廣場的食水供應亦要暫停。
- 然而，房署或相關管理公司當時未有就是次事件安排臨時供水服務予受影響居民。
- 為此，本署人員當時立即檢視附近所有消防栓，並在最適切安全的位置安裝街喉，提供臨時供水點，以解受影響居民燃眉之急。此外，本署同時安排水車及水缸，並與關愛隊及受影響居民緊密聯絡，適切地協助居民。在本署持續監察及提供技術支援下，房署承建商及時完成緊急維修工程，而受影響地方的食水供應得以逐步恢復。
- 在上述事件後，水務署已向房署提供技術支援，並提醒房署對內部供水設施進行定期維護。另外，本署亦再次建議房署應就是次事故制訂緊急應變計劃，以盡量減低停水對居民帶來的不便。

寶湖道近廣智樓須緊急維修和更換水管

- 本署正進行“風險為本水管資產管理計劃”，以減低水管爆裂或滲漏的風險。本署顧問工程團隊於本年4月展開寶湖道近廣福邨橋下的食水及鹹水管更換工程。惟一段近廣福邨廣智樓地下的鹹水管於6月25日出現滲漏情況，本署立即進行緊急維修，工程於傍晚6時完成，廣福邨的沖廁水供應回復正常。鑑於現有地下喉管狀況未如理想，署方顧問團隊及承建商隨即推展餘下水管的更換工作，預計於本年7月完成。在工程期間，署方工程團隊與區議員保持緊密聯繫，以盡量減輕工程對附近居民及學校造成不便。