

Minutes of the 6th Meeting in 2025
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 7 November 2025 (Friday)
Time: 9:30 a.m. – 12:29 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. CHEUNG Chi-hing	Administrative Assistant / Lands / District Lands Office, Tai Po (“TPDLO”) / Lands Department
Ms. LEE Che-ying	Engineer / New Territories East (Distribution 4) / Water Supplies Department (“WSD”)
Dr. WONG Yip-chau	Deputy Hospital Chief Executive / Tai Po Hospital (“TPH”)
Dr. LEUNG Shuk-yan	Consultant / Department of Family Medicine / New Territories East Cluster
Ms. CHENG Ka-yan, Christine	Manager (Communications and Community Relations) / Alice Ho Miu Ling Nethersole Hospital (“Nethersole Hospital”) and TPH
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”)
Mr. WONG Pak-ki	Senior Environmental Protection Officer (Regional North)1 / Environmental Protection Department (“EPD”)
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 6th meeting in 2025 of the Social Welfare, Housing and Development Planning Committee (“SHDC”).

I. Confirmation of the minutes of the 5th meeting in 2025 of the SHDC on 9 October 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 (“A&E”) Department of Nethersole Hospital every day between 30 October and 5 November 2025 was between 222 and 287.
- (ii) The bed occupancy rate of medical wards ranged from 98% to 111%.
- (iii) The bed occupancy rate of paediatric wards ranged from 78% to 95%.
- (iv) The bed occupancy rate of orthopaedic wards ranged from 76% to 92%.
- (v) Members of the public were urged to participate in the “World Diabetes Day 2025 Carnival: Healthy Way to Quality Living, do Sugar Control and Weight Loss together” to be held at the assembly hall of Tai Po Old Market Public School on 22 November.
- (vi) Members of the public were encouraged to download the mobile application “HA Go” to assist patients in managing out-patient appointments, making payments, accessing medication information and medical records. The HA had been launching publicity in Tai Po between October and November, including collaborating with the Care Teams to set up “HA Go” promotional booths and stalls, etc.

5. Members’ questions and comments were as follows:

- (i) They hoped that the HA would explain the details of the Public Healthcare Fees and Charges Reform to be implemented next year and ways to apply for medical fee waivers (“MFWs”).
- (ii) Should the HA have promotional materials regarding MFW application, Members could assist in distributing them.
- (iii) It was hoped that there would be an increase in quota for persons under 65 years of age to book appointments through a telephone appointment service (“TAS”) for their follow-up consultations.
- (iv) They asked whether the hospitals would increase manpower or implement new measures in the coming year to cope with healthcare needs.

- (v) They hoped that “HA Go” would be widely used in the community. Care Teams could assist the elderly in downloading the application and teach them how to make appointments.
- (vi) They suggested that the HA step up communication with the SWD to clearly indicate when to apply for MFWs.
- (vii) It was hoped that the HA would review the policy on mortuary service charges that took effect from next year.
- (viii) They enquired about the daily out-patient service quotas and the respective quotas allocated for elderly and non-elderly persons.

6. The representative of HA responded as follows:

- (i) The HA had enhanced the MFW mechanism, and the number of eligible beneficiaries projected to rise to 1.4 million. Eligible persons with follow-up appointments in January or February 2026 could submit required documentation to apply for enhanced MFWs starting in November this year. Those who were unable to provide complete documentation immediately due to urgent treatment could apply for conditional waivers during the transition period (from January to March 2026). Upon approval, they could receive treatment service first and were required to submit missing documents within three months to officially apply for MFWs. There was no need for holders of current MFW certificates to reapply until their certificates expired. Those with a partial MFW certificate who qualified for full waivers under the new criteria, starting from next year, could declare no significant change in financial status at Medical Social Services Units three months before the appointment date or within three months after hospitalisation in order to obtain a full MFW certificate. The validity would be the same as the original certificate’s expiry date without requiring reassessment.
- (ii) Members of the public might visit the HA website for details of fee and charge adjustments. Besides, starting in November, the HA had established dedicated teams to process and triage MFW applications.
- (iii) The HA would continue to collaborate with Care Teams to promote “HA Go”.
- (iv) The HA had taken note of Members’ views regarding mortuary service charges and would relay them to the departments concerned.
- (v) The TAS for Family Medicine Clinics (“FMCs”) would identify elderly patients based on the identity card number and year of birth entered by the patient in order to search for available appointment slots in the appropriate category.
- (vi) The HA had recently launched the “Family Medicine Out-patient (“FMOP”) Priority Groups Pilot Scheme” to further strengthen the public FMOP services and to address

the needs of underprivileged groups in seeking consultation. Eligible persons might register with “eHealth” to make priority bookings for FMOP episodic consultations.

- (vii) FMCs would reserve a certain proportion of quotas for episodic diseases for the elderly and priority groups in a progressive manner, and would closely monitor the utilisation of these reserved quotas, as well as adjust the quota allocation for individual FMCs based on service need and feedback.

7. Members’ questions and comments were as follows:

- (i) They hoped that priority referrals would be made for residents who had newly moved into Fu Tip Estate in Tai Po District to hospitals in Tai Po for follow-up consultations.
- (ii) They were concerned that the future increase in A&E charges as well as the insufficient clinic quotas would lead to elderly persons unable to seek medical consultations. It was hoped that quotas for out-patient services would be increased.
- (iii) They requested the government departments to consider extending the use of Health Care Vouchers (“HCVs”) to community pharmacies (“CPs”).

8. The representative of HA responded as follows:

- (i) Members of the public had to visit the hospital’s specialist out-patient clinics where they wished to seek medical consultations in person to complete the appointment procedures. For FMCs, priority groups could register at a DHC Express to secure a place more readily. Staff would also assist chronic patients with medication collection at clinics as far as possible.
- (ii) The HA would make every effort to ensure that priority groups could successfully make appointments for out-patient services.
- (iii) Currently, the service capacity of FMCs in Tai Po District was already saturated. The spatial constraints at the two FMCs in the district made it difficult for them to further expand their existing services. As such, an increase in FMOP service quotas could only be possible upon completion of the proposed new building in the district. The Primary Healthcare Commission would also endeavour to secure an increase in manpower in the next year or two.
- (iv) The CPs were not within the purview of HA.

9. The Vice-chairman would like to know more about the information on MFW application. While he understood that CPs were not within the purview of HA, he hoped that relevant departments would study the suggestion of extending the use of HCVs to CPs. For primary

healthcare, he hoped that the design proposal for the community health centre building in Tai Po would be completed as soon as possible for discussions at TPDC meetings.

III. Enquiry on the improvement proposal for the outdoor waiting area at Tai Po Jockey Club Clinic

(TPDC Paper Nos. SHD 49/2025 and SHD 49a/2025)

10. The Vice-chairman went through Paper No. SHD 49/2025.
11. The representative of HA went through Paper No. SHD 49a/2025.
12. The Vice-chairman hoped that the improvement proposal for the outdoor waiting area at Tai Po Jockey Club Clinic would be completed as soon as possible.

IV. Enquiry on the utilisation of day respite service for the elderly in Tai Po District

(TPDC Paper Nos. SHD 50/2025 and SHD 50a/2025)

13. A Member went through Paper No. SHD 50/2025.
14. The representative of SWD went through Paper No. SHD 50a/2025.
15. Members' questions and comments were as follows:
 - (i) They were concerned about the insufficient supply of day respite service ("DRS") for the elderly in the future, and suggested that the department undertake long-term planning to increase DRS places. The PlanD should also incorporate relevant social welfare facilities when planning for Tai Po in future.
 - (ii) Noting that the attendance of DRS for the elderly in Tai Po District in the first quarter of 2025-26 was lower than that in the preceding two years, they asked whether the demand for DRS in Tai Po District had decreased. While Members had received quite a number of enquiries from residents concerning DRS applications, the figures showed a downward trend. They were keen to confirm the actual situation of DRS.
16. The representative of SWD responded as follows:
 - (i) As a new day care centre for the elderly ("DCCE") would be established at the site of ex-CCC Kei Ching Primary School in Fu Shin Estate, it was expected that the quotas for DRS for the elderly would increase.

- (ii) Since respite service might be occasionally needed due to various factors, it was difficult to estimate the utilisation of DRS for the elderly. Currently, the attendance in the first quarter was lower than the average of the previous two years. The department would continue to observe the situation in subsequent quarters.
- (iii) Vacancies for DRS could be checked via online system. Elderly persons in need and their carers might apply directly to the centres / units / care homes providing DRS for the elderly, or through referrals from Integrated Family Service Centres (“IFSCs”), Medical Social Services Units or elderly service units (e.g. District Elderly Community Centres and Neighbourhood Elderly Centres). For further details, enquiries could be made to social workers or organisations. If there were available quotas, arrangements could be made on the same day, and reservations in advance could also be made.
- (iv) There were a total of 12 service points in Tai Po District, providing 27 DRS places.
- (v) Members’ assistance in answering public enquiries regarding DRS for the elderly was appreciated. Additionally, he added that the service hours were approximately 8 a.m. to 6 p.m. in general, allowing for flexible use without being limited to four-hour or whole-day services.

V. Enquiry on the conversion of ex-CCC Kei Ching Primary School
(TPDC Paper Nos. SHD 51/2025 and SHD 51a/2025)

17. A Member went through Paper No. SHD 51/2025.

18. The representative of SWD went through Paper No. SHD 51a/2025.

19. Members’ questions and comments were as follows:

- (i) They opined that the department should expedite the conversion of ex-CCC Kei Ching Primary School into an integrated social services complex for early completion. They hoped that the department would clarify whether a home for the aged and a DCCE would be established, as well as the residential and day care places in this regard.
- (ii) It was anticipated that upon completion of the social services complex, there would be more frequent entry and exit of vehicles and ambulances. They suggested that the department collaborate with the Transport Department to conduct a site visit to study the opening up of a new road behind Shin King House as an entrance/exit for vehicles and ambulances.

- (iii) Although the works project had been delayed, they hoped that it would proceed smoothly according to the current schedule, and asked the department to maintain contact and communication.
- (iv) They enquired about the number of floors in the complex and proposed facilities therein. They also asked whether services other than those for the elderly would be provided, whether these services would be operated by the department or outsourced to non-profit organisations, and whether the tender exercise for the operator would be conducted concurrently during the construction period.

20. The representative of SWD responded as follows:

- (i) He thanked Members for their assistance over the years in securing the conversion of ex-CCC Kei Ching Primary School for social welfare purposes.
- (ii) The ground floor of the complex would accommodate a residential care home for the elderly with approximately 130 residential places, including a DCCE with around 60 places, as well as a hostel for severely mentally handicapped persons cum day activity centre with around 60 places.
- (iii) Given the convenient location of Fu Shin Estate, the elderly in need in Tai Po District could access residential and day care services nearby in the future.
- (iv) The department's headquarters would be responsible for the tender exercise, and a new residential care home was generally operated through a tendering approach.
- (v) Tenders would be invited as early as possible, with the hope of expediting the commencement of services.

VI. Strengthening Publicity on the “Well-off Tenants Policies” and enhancement of the declaration arrangements

(TPDC Paper No. SHD 52/2025)

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

22. Members' questions and comments were as follows:

- (i) It was suggested that the declaration cycle of Declaration Form on Occupancy Status (“DFOS”) be changed from once every two years to every four years.
- (ii) They asked whether a statutory declaration form could be provided for the tenant to sign to declare that a household member was uncontactable, thereby allowing name deletion from the DFOS directly.

- (iii) The DFOS should clearly clarify the definition of domestic property in Hong Kong. Due to the omission of declaration of a minimal shares of Tso/Tong land with insignificant value in the DROS, some indigenous inhabitants were deemed as deliberately withholding the information and their public rental housing (“PRH”) flats were then recovered. The department should take note of such cases and handle with leniency.
- (iv) Currently, some elderly persons might relocate to flats of suitable size and receive rent exemption after surrendering their PRH flats. It was suggested that similarly eligible individuals be granted priority rights to purchase PRH flats for sale and be allowed to select larger flats.
- (v) They asked whether ownership of domestic property in the Chinese Mainland had to be declared, and whether they would be treated as well-off tenants after declaration.
- (vi) They suggested broadcasting recorded messages or announcements in the lobby to remind residents of declaration deadline.

23. The representative of HD responded as follows:

- (i) He clarified that PRH tenants and all household members would be required to make declarations to the Hong Kong Housing Authority (“HKHA”) every two years on their occupancy status and whether they own any domestic property in Hong Kong after admission to PRH via “Declaration Form on Occupancy Status and Particulars of Domestic Property Ownership in Hong Kong”. PRH households should make declaration to the HKHA after having acquired a domestic property in Hong Kong (within one month of entering into any agreement, including preliminary agreements). Should any household member become uncontactable (e.g. due to imprisonment, hospitalisation), the department would verify with relevant departments such as the Correctional Services Department or HA. The department would also issue letters to the missing household member under the “Turn Up Notice” mechanism, requiring him/her to contact the department within one month. Failure to show up might result in name deletion.
- (ii) Residents might transfer their share of Tso/Tong land through a solicitor so that they would no longer possess ownership of domestic property in Hong Kong. The department might at its discretion grant time for processing.
- (iii) An eligible household whose household members were all aged 70 or above could enjoy a rent-free option upon transfer to a PRH flat of suitable size under the application for Full Rent Exemption Scheme for Elderly Households (“FRESEH”).
- (iv) Property ownership in the Chinese Mainland had to be declared. The department might write to the authority in the Chinese Mainland to verify the valuation and

calculate whether the household in question had exceeded the asset limit.

- (v) Consideration would be given to broadcasting announcements or recorded messages in the lobby to remind elderly residents to submit declaration forms. If residents failed to do so, the department staff would also remind them.

24. Members' questions and comments were as follows:

- (i) They asked whether a relocation allowance would be provided for rehousing under FRESEH, and also whether the SWD could assist elders with mobility difficulties with relocation.
- (ii) They hoped to clarify on the method for calculating the asset value of properties in the Chinese Mainland, properties inherited from ancestors, and jointly-owned properties.
- (iii) They asked whether properties in the Chinese Mainland were solely calculated based on their asset value regardless of whether they were owner-occupied or not, and whether tenants remained unaffected by the Well-off Tenants Policies ("WTP") as long as the total value did not exceed the WTP limit.

25. The representative of HD responded as follows:

- (i) The FRESEH would provide a one-off Domestic Removal Allowance, and the department would make its best effort to allocate flats within the original estate or nearby estates.
- (ii) There were no requirements in WTP that prohibited ownership of domestic property in the Chinese Mainland. However, households were required to declare the asset value and rental income (if any) of such properties.
- (iii) Even a tenant holding only a small share of Tso/Tong land was still subject to the WTP.

VII. Request for additional ATM services at Fu Tip Estate, Tai Po

(TPDC Paper Nos. SHD 53/2025 and SHD 53a/2025)

26. A Member went through Paper No. SHD 53/2025.

27. The representative of HD went through Paper No. SHD 53a/2025.

28. Members' questions and comments were as follows:

- (i) They opined that if additional ATMs also belonged to banks using the UnionPay system, they would be of little significance to residents.
- (ii) They asked when the tender exercise would commence.

29. The representative of HD responded as follows:

- (i) Efforts would be made to avoid monopolistic situation as far as possible.
- (ii) It was anticipated that the tender exercise for ATMs would commence before the end of this year.

VIII. Consultation on the planning and community ancillary facilities for Pak Shek Kok Station
(TPDC Paper Nos. SHD 54/2025 and SHD 54a/2025)

30. A Member went through Paper No. SHD 54/2025.

31. Please refer to Paper No. SHD 54a/2025 for the written response from the Development Bureau.

32. Members' questions and comments were as follows:

- (i) In addition to the railway station, other ancillary facilities such as housing, social and healthcare facilities, etc., were necessary in the planning of Pak Shek Kok, and they hoped to know more about its planning progress.
- (ii) The DC had yet to have an opportunity for a face-to-face exchange of views with the bureau and departments on the Pak Shek Kok development plan. They reiterated their hope that departments would consider comments from the DC before introducing any plans.
- (iii) They asked whether the matter would be listed under Matters Arising for further discussion.

33. The Chairman wished to know the reasons for the bureau's absence from this meeting, and that it would send representatives to attend the next meeting. If the bureau was still unable to attend, consideration might be given to listing the matter under Matters Arising for discussion.

IX. Matters arising from minutes of the 5th meeting of SHDC on 9 October 2025 – Concerns over the repair and maintenance service of food waste processors in the public housing estates in Tai Po

(TPDC Paper Nos. SHD 41/2025, SHD 41a/2025 and SHD 41b/2025)

34. The representative of EPD briefed on the food waste recycling process and the policy for applying for smart food waste bins (“SFWBs”). For details, please refer to the minutes of the 5th meeting.

35. Members’ questions and comments were as follows:

- (i) They asked what difficulties the department had encountered in the promotion of environmental protection and food waste recycling.
- (ii) There was a shortage of SFWBs, with residents from elsewhere went to PRH estates to use SFWBs. They requested the department to enhance services.
- (iii) The food waste recycling process relied on cleansing workers, but they might not work full-time, and property management companies and owners’ corporations might not take the initiative to supervise the process either. They suggested introducing more smart measures.
- (iv) It was hoped that public awareness of environmental protection would be enhanced continuously through publicity and education efforts.
- (v) They suggested seeking suitable spots in public facilities, such as outside Fu Heng Sports Centre, Fu Shin Sports Centre, Tai Wo Sports Centre and community halls (“CHs”), etc., for the addition of SFWBs.
- (vi) They asked how many SFWBs there were in Tai Po District at present, which housing courts were in the process of application, as well as why housing estates or courts where SFWBs had yet to be installed were unable to apply for SFWBs or refused to have them installed.
- (vii) The GREEN\$ Electronic Participation Incentive Scheme of GREEN@COMMUNITY had seen a continued increase in number of participants, and they suggested that the level of difficulty for gift redemption be moderately increased as appropriate.

36. The representative of EPD responded as follows:

- (i) The biggest challenges lay in the location of food waste collection points, how to encourage active public participation in food waste recycling, as well as to encourage the public to be food wise.

- (ii) Contractors were responsible for food waste recycling, which took place daily. Cleansing workers were responsible for inner bin replacement, most of whom worked full-time, and were reminded to replace the inner bins via a mobile application.

(Post-meeting note: EPD contractors were responsible for food waste recycling, whereas the management offices of housing courts/housing estates were responsible for the replacement of inner bins fully loaded with food waste inside the food waste smart recycling bins (“FWSRBs”). FWSRBs were equipped with built-in “fill level” and “weight” sensors. In case the inner bin was almost full, the system would automatically send a phone message (WhatsApp) notifying the management/cleansing team of the housing estate to remind the cleansing staff to replace the inner bin in advance. Should residents subsequently observe any FWSRBs in the estate that were fully loaded or encounter other related environmental hygiene problems, they might report directly to the management office of the housing court/housing estate to facilitate expeditious handling.)

- (iii) The department would look into increasing the capacity of inner bins of FWSRBs or other enhancement options.
- (iv) Consideration might be given to installing additional FWSRBs in CHs or other public facilities, but he was concerned that it might cause hygiene or odour problems.
- (v) At present, 21 FWSRBs had been installed at four PRH estates in Tai Po District, namely: 6 at Tai Yuen Estate, 8 at Kwong Fuk Estate, 2 at Po Heung Estate and 5 at Fu Tip Estate. Kwong Fuk Estate and Po Heung Estate had already achieved the goal of providing “one FWSRB per PRH block”.

(Post-meeting note: Tai Yuen Estate was expected to install an additional FWSRB within this year.)

- (vi) The Pilot Scheme on FWSRBs in Private Housing Estates launched by the Environmental Campaign Committee had received a total of ten applications from Tai Po District (namely: Ming Nga Court, Fu Heng Estate, Elegance Garden, Serenity Park I, Chung Nga Court, Mayfair By The Sea I and II, Tai Po Centre, Yee Nga Court, Centra Horizon II and Fu Shin Estate). Applications from Ming Nga Court, Fu Heng Estate, Elegance Garden and Serenity Park I had been approved, while the remaining six applications were still under review. The department would continue to promote the scheme.

37. Members’ questions and comments were as follows:

- (i) Some members of the public had opined that the capacity of FWSRB and its inner bin was small, frequently overflowing. The department should review and increase the number of inner bins as appropriate.

- (ii) FWSRBs required cleansing workers to wipe the top part of FWSRBs and cleanse the surrounding area, otherwise hygiene problems were likely to arise. They asked whether the cleansing should be undertaken by the EPD or its contractors.
- (iii) The provision of additional FWSRBs outside CHs was not recommended, as it would be difficult to proceed with subsequent follow-up measures.
- (iv) The EPD should establish a marking mechanism for food waste recycling contractors, and issue demerit points for instances such as failure to collect fully loaded bins and persistent unanswered hotline calls for a long period of time, etc. The frequency of collection should also be increased.
- (v) The department might consider promoting food waste disposers. If these could not be supported by the sewerage system, the department should consider upgrading the system.
- (vi) It was suggested that there be discussion with relevant departments on new housing courts, housing estates, hotels and shopping malls, etc., in the design phase in the future, to reserve space for food waste recycling.
- (vii) Incentive measures could be added to encourage members of the public to recycle food waste.
- (viii) They hoped that the department would provide data on the actual amount of food waste collected daily by FWSRBs, the estimated capacity, as well as usage rate, etc., to determine whether to increase the frequency of collection or to step up publicity efforts.

38. The representative of EPD responded as follows:

- (i) Communication with the contractor would be enhanced to ensure thorough cleansing of FWSRBs and their surrounding area.
- (ii) The department would consider the scored points and performance of the contractor during contract renewal.
- (iii) He noted the comments on food waste disposers. At present, the designed capacity of FWSRBs could meet the needs of most housing courts.
- (iv) Food waste was collected daily by the contractor. The department would monitor the usage of FWSRBs and continue to encourage members of the public to recycle food waste.
- (v) The department emphasised that waste reduction at source was of utmost importance.
- (vi) At present, of the 21 FWSRBs installed by the department in Tai Po District, the average amount of food waste collected daily was around 2.6 tonnes. Detailed data would have to be sought from the relevant sections.

39. The representative of HD responded as follows:

- (i) The department would continue to work closely with the EPD so as to do a good job in food waste recycling.
- (ii) The department would focus on monitoring the service contractor, ensuring that there was immediate follow-up when bins were fully loaded, and maintaining the cleanliness of environment in the vicinity of FWSRBs.

40. The Chairman hoped that the EPD would provide data on food waste collection, as well as report on the progress of applications from housing courts for FWSRBs. Such information should be submitted to the Secretariat after the meeting for circulation and Members' reference.

(Post-meeting note: The amount of food waste collected from PRH estates and private residential buildings over the past three months was tabulated as follows:

	Number of participating housing estates/housing courts	Number of FWSRBs	Amount of food waste collected		
			August	September	October
PRH Estates	4	21	75 tonnes	72 tonnes	82 tonnes
Private residences	13*	26	19 tonnes	19 tonnes	22 tonnes

* A total of 12 private housing estates and villages in Tai Po District (including Hong Lok Yuen, Ming Nga Court, The Regent, Tung Tsz Villa, Fortune Garden, Beverly Hill, Villa Lucca, Wong Yue Tan Village, Lo Tsz Tin Village, Tung Tsz Village, Chan Uk Village and Ha Tei Ha Village) used FWSRBs for food waste collection. Additionally, one housing estate (Providence Bay) used pedal-operated food waste recycling bins for food waste collection.

The Pilot Scheme on FWSRBs in Private Housing Estates had currently received applications from ten eligible private housing estates in Tai Po District, with four applications approved to date (namely Ming Nga Court, Fu Heng Estate, Elegance Garden and Serenity Park I). Smart food waste recycling had commenced at Ming Nga Court, while the remaining three private housing estates were making preparations for the installation of FWSRBs. Furthermore, six applications (namely Chung Nga Court, Mayfair By The Sea I and II, Tai Po Centre, Yee Nga Court, Centra Horizon II and Fu Shin Estate) were under review.

X. Social Welfare Department – Report on the data on major social services in Tai Po District
(TPDC Paper No. SHD 55/2025)

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

42. Members' questions and comments were as follows:

- (i) There was a street sleeper defecated and urinated anywhere next to the former Tai Po Luk Heung San Tsuen Public School, thus adversely affecting environmental hygiene. They hoped that the SWD would actively intervene to provide appropriate assistance to the said street sleeper.
- (ii) It was suggested that regular annual visits be conducted to singleton and doubleton elderly households, as well as those receiving social assistance and families with disabilities. In addition, a family in Kwong Fuk Estate whose daughter with intellectual disability was unable to get vaccinated as she did not carry her identity card. It was hoped that the SWD and the Department of Health would step up outreach vaccination services as well as cooperate with Care Teams to expand service coverage.

43. The representative of SWD responded as follows:

- (i) Upon receipt of reports, the IFSC had sent a social worker to reach out to the street sleeper and briefed him on assistance such as temporary accommodation, rental housing or the Comprehensive Social Security Assistance (“CSSA”). The case social worker from the Street Sleeper Outreaching Team of the Salvation Army would continue to follow up on the street sleeper at Luk Heung.
- (ii) If street sleepers persistently defecated and urinated at their street sleeping points for a long period of time or if their belongings obstructed passageways, the department would notify relevant departments such as the FEHD, the Police or HAD for action, including washing and clearing the scene or advising them to leave, and carrying out joint operations when necessary.
- (iii) The SWD would continue its collaboration with the HD. This time, the HD had provided a list of cases requiring greater care (singleton/doubleton elderly), which the SWD then distributed to Care Teams for home visits. He was thankful to Tai Po Care Teams for providing elderly in need with assistance in service referral and installation of emergency alarm system.
- (iv) A new function had been added to the HA system that would inform the SWD when carers were hospitalised, and would refer the cases to carer support hotlines for follow-up.

- (v) In the future, consideration would be given to identifying more cases in need of care through the CSSA database.
- (vi) He asked Members to provide information on the case of the household with an intellectually disabled member in Kwong Fuk Estate after the meeting for the department to study and follow up.
(Post-meeting note: The department had liaised with the Care Team, which would reach out to and visit the said family. Should there be welfare needs, the case would be referred to social service units for follow-up.)

XI. Social Welfare Department and Independent Commission Against Corruption – Report on the response to community activities held between September and October 2025 in Tai Po
(TPDC Paper No. SHD 56/2025)

- 44. The representatives of SWD and ICAC went through the captioned paper.
- 45. Members did not raise any comments or questions.

XII. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of Government lands
(TPDC Paper No. SHD 57/2025)

- 46. The representative of TPDLO went through the captioned paper.
- 47. Members did not raise any comments or questions.

XIII. 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 58/2025)

- 48. The representative of TPDLO went through the captioned paper.
- 49. The Chairman thanked the office for its assistance in handling cases.

XIV. 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 59/2025)

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

51. The representative of PlanD supplemented that regarding the proposed housing developments at Lo Fai Road and Ting Kok Road, Tai Po, the Town Planning Board (“TPB”) had requested the applicant under the Land Sharing Pilot Scheme (“LSPS”) to carry out a review within a reasonable period of about three months to examine the entrance/exit arrangements for the proposed public housing developments. The applicant and the Land Sharing Office were expected to consult the TPDC and report the review results early next year.

52. Members’ questions and comments were as follows:

- (i) They asked whether it would be the last application submitted in respect of Planning Application (No. Y/TP/40) at Fung Yuen if no new information was submitted after 5 December.
- (ii) They asked whether the LSPS would also undertake improvements to the surrounding environment and planning of ancillary amenities, etc., in addition to ingress/egress points for transport.

53. The representative of PlanD responded as follows:

- (i) The applicant withdrew its previous application (No. Y/TP/38) for the site at Fung Yuen at the end of October and submitted a new application (i.e. No. Y/TP/40) to the TPB. Compared to the previous application, the new application mainly covered the entire “Comprehensive Development Area” zone (including the existing Mont Vert and the area to the east of Fung Yuen Road), but the proposed development area was still to the west of Fung Yuen Road. Please refer to the TPB website for details on development parameters, number of units and building height, which were mostly similar to those in the previous application. The meeting was tentatively scheduled on 5 December.
- (ii) The HKHA would follow up on retail, visitor parking and transport facilities in the proposed public housing developments under the LSPS during the detailed design stage. No relevant details were available at the moment.

(Post-meeting note: The TPB received further information submitted by the applicant of No. Y/TP/40 on 28 November this year. The Secretary of TPB would process the information in accordance with Planning Guidelines No. 32B, to determine whether to accept

the said further information and recalculate the statutory time limit for consideration of the application.)

XV. 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 60/2025)

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

55. A Member pointed out that a PRH unit had been splashed with red paint on multiple occasions, and hoped that the department would assist in dealing with the matter.

56. The representative of HD responded that the case would be followed up after the meeting and then reverted to the Member.

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

(TPDC Paper No. SHD 61/2025)

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

58. Members did not raise any comments or questions.

XVII. Any other business

59. Members' questions and comments were as follows:

- (i) The drainage pipes at Kwong Fuk Estate were ageing, and several units on the lower floors had recently experienced backflow. They requested the HD to clear the pipes regularly. In addition, a Member opined that if the blockage was not caused by residents on the lower floors, the HD should waive the pipe clearing charges.
- (ii) The situation of smoking in PRH estates (especially Fu Tip Estate) was serious. Some non-residents (such as decoration and transport workers) smoked on estate premises, but security guards did not dissuade them. They asked the department to communicate with management companies to step up patrols and law enforcement actions.

- (iii) There was a ramp at the exit of Po Heung Estate Carpark at ground level, which was also close to the sidewalk, thus posing a potential hazard. At present, it relied solely on a carpark attendant stationed daily at the said location to remind people to be cautious during entry and exit, and it was suggested that speed bumps be added at the carpark exit.
- (iv) Some motorists had been driving to avoid the newly installed speed bumps at Fu Tip Estate by moving in a snake pattern, and the additional dividing bollards that were later installed had hampered the entry/exit of vehicles. They reminded the department to fully consider the actual usage before undertaking improvement works.
- (v) They suggested that speed bumps be installed outside the entrance of the carpark of Kwong Fuk Estate (Kwong Wang Street and Plover Cove Road, turn left or go straight for entry).

60. The representative of HD responded as follows:

- (i) Should tenants entrust the HD to clear pipes on their behalf, the associated costs shall be borne by the tenants. However, in cases where the backflow was caused by blockage of the buildings' communal pipes, residents would normally not be charged. If there were similar cases, residents could provide the department with details for follow-up. At present, the department regularly cleared pipes in PRH estates, and would look into increasing such frequency.
- (ii) The addition of speed bumps would depend on engineering feasibility and whether they fell within the estate boundary. In addition to speed bumps, consideration might also be given to installing flashing lights next to the carpark gate to alert pedestrians.
- (iii) Regarding tobacco control, the department had set up a special team, which could increase the frequency of law enforcement and control operations at Fu Tip Estate.

XVIII. Date of next meeting

61. The next meeting was scheduled to be held at 9:30 a.m. on 9 January 2026 (Friday).

62. There being no other business, the meeting was adjourned at 12:29 p.m.