

Minutes of the 4th Meeting in 2025 of Tai Po District Council

Date: 8 July 2025 (Tuesday)

Time: 9:33 a.m. – 12:50 p.m.

Venue: Conference Room, Tai Po District Council

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
<u>Chairman</u>		
Ms. CHAN Hau-man, Eunice, JP	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
Ms. LEE Sai-yin, Jeanne, BBS, JP	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. LI Yiu-ban, BBS, MH, JP	Beginning of the meeting	End of the meeting
Mr. LAM Yick-kuen, MH	Beginning of the meeting	End of the meeting
Mr. WU Cheuk-him	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 Tsz-kin	Beginning of the meeting	End of the meeting
Mr. CHAN Cho-leung, MH, JP	Beginning of the meeting	End of the meeting
Ms. CHAN Kin-kwan	Beginning of the meeting	End of the meeting
Mr. CHAN Yung-wa	Beginning of the meeting	End of the meeting
Mr. CHAN Siu-kuen, MH, JP	Beginning of the meeting	End of the meeting
Mr. CHAN Pok-chi, 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
Mr. LO Hiu-fung, MH	Beginning of the meeting	End of the meeting
<u>Secretary</u>		
Ms. HUEN Lai-yan, Sara	Beginning of the meeting	End of the meeting
Senior Executive Officer (District Council) / Tai Po District Office (“TPDO”) / Home Affairs Department (“HAD”)		

In Attendance

Mr. LAI Ho-fai, Edmund	Deputy District Commander (Tai Po) / Hong Kong Police Force (“HKPF”)
Mr. LEE Chun-kit	Assistant Police Community Relations Officer (Tai Po) / HKPF
Ms. FUNG Man-yu, May	District Social Welfare Officer (Tai Po / North) / Social Welfare Department (“SWD”)
Ms. TAM Kit-ling, Joanne	Assistant District Social Welfare Officer (Tai Po / North) 2 / SWD
Mr. FUNG Hon-wa, Harris	District Leisure Manager (Tai Po) / Leisure and Cultural Services Department (“LCSD”)
Ms. WONG Yee-fang, Eva	Chief Transport Officer / New Territories East / Transport Department (“TD”)
Mr. LAU Ka-wing, Kevin	Senior Town Planner / Tai Po 1 / Planning Department (“PlanD”)
Ms. CHENG Nga-see, Ellen	Chief Engineer / N3 / Civil Engineering and Development Department (“CEDD”)
Mr. LIU Sin-hing, George	District Lands Officer / TP (District Land Office, Tai Po (“TPDLO”)) / Lands Department (“LandsD”)
Mr. YEUNG Chun-yue	Administrative Assistant / Lands (Atg.) / TPDLO / LandsD
Miss LEE Pui-sze, Charmaine, JP	Permanent Secretary for Housing / Director of Housing / Housing Department (“HD”)
Ms. SZETO Hau-yan, Esther	Chief Manager / Management (TNS) / HD
Mr. SUN Chung-leung	Senior Maintenance Engineer / North East / Highways Department (“HyD”)
Mr. MOK Ka-hong	Chief Technical Officer / Tai Po / HyD
Mr. YUNG Sze-wei	Maintenance Inspector of Works / Tai Po / HyD
Mr. MA Hing-sum, Patrick	District Environmental Hygiene Superintendent (Tai Po) / Food and Environmental Hygiene Department (“FEHD”)
Ms FAN Wing-man	Senior Health Inspector (Cleansing & Pest Control) Tai Po 2 / FEHD
Ms. SIOW Ying-hung, Bonnie	Chief School Development Officer (Tai Po) / Education Bureau (“EDB”)
Mr. FUNG Chi-wai, Jamie	Regional Officer / New Territories / Independent Commission Against Corruption (“ICAC”)
Ms. Joyce LEUNG	Community Relations Officer / ICAC
Mr. KWOK Chun-chai, Johnny	Assistant District Officer (Tai Po) / HAD
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Ms. WONG Sze-man, Queenie	Senior Liaison Officer (2) / TPDO / HAD
Miss CHAN Sui-king, Madeline	Senior Executive Officer (District Management) / TPDO / HAD
Mr. CHOW Tsz-yan, Daniel	Executive Officer I (District Council) / TPDO / HAD

The Chairman welcomed District Council Members (“Members”) and representatives of government departments to the fourth meeting of the 7th Tai Po District Council (“TPDC”) in

2025, and made the following report:

- (i) Miss LEE Pui-sze, Charmaine, Permanent Secretary for Housing and Director of Housing (“PSH&DoH”), and Ms. SZETO Hau-yan, Esther, Chief Manager / Management (TNS) of HD, were welcome to the meeting.
- (ii) During his inspection visit to Hong Kong at the end of June, Director XIA Baolong met with representatives of DC Members, Care Teams, Area Committees, District Fight Crime Committees and District Fire Safety Committees (collectively referred to as the “Three Committees”). Director XIA was well aware of and expressed profound appreciation for their collective efforts in district governance. He affirmed and commended the entire district governance team (including DCs, Care Teams and “Three Committees”) and improvised a poem for DCs which read: “千頭萬緒區議會，胸有大愛善良心，事無巨細皆為大，做好每件只為民” (Amid the countless duties of the day, the District Councils serve with compassion’s ray. No task too great, no detail too small, every effort is made for the good of all.) The SAR Government was deeply moved by Director XIA’s recognition of our work efforts at the district-level, and hoped that all Members would work even harder to put the expectations and spirit embodied in Director XIA’s poem into concrete action, continue to work hard to serve the public so as to increase their sense of well-being and fulfilment, and not let down Director XIA’s encouragement and the trust placed in them by the community.

I. Confirmation of the minutes of the 3rd meeting in 2025 of TPDC on 6 May 2025

3. Neither had the Secretariat received any proposed amendments before the meeting, nor had any participants put forward amendments at the meeting. The minutes of the captioned meeting were confirmed without amendment.

II. Meeting of the Permanent Secretary for Housing/Director of Housing with TPDC Members

4. The Chairman once again welcomed Miss LEE Pui-sze, Charmaine, PSH/DoH, and Ms. SZETO Hau-yan, Esther, Chief Manager / Management (TNS), to the meeting to exchange views and discuss housing matters with TPDC Members.

5. Miss LEE Pui-sze, Charmaine, PSH&DoH, briefed on the major housing initiatives as follows:

- (i) Housing was a livelihood issue that the current-term Government attached great

importance to. Both the Housing Bureau (“HB”) and HD were committed to enhancing quantity, speed, efficiency and quality of all housing initiatives, thereby enabling the public to secure safe accommodation.

- (ii) Regarding public housing, the current-term Government had substantially increased the supply of public housing since taking office. The total public housing supply in the coming five years (2025-26 to 2029-30) was projected to reach 197 000 units, of which 30 000 would be Light Public Housing (“LPH”) units, and 167 000 units were Public Rental Housing (“PRH”) and Subsidised Sale Flats (such as Green Form Subsidised Home Ownership Scheme (“GSH”) and Home Ownership Scheme (“HOS”)), which was about 85 per cent higher than that of the first five-year period since the current-term Government took office (2022-23 to 2026-27). The average waiting time for PRH had also progressively decreased, dropping from the peak of 6.1 years at the end of March 2022 to 5.3 years at the end of March this year. It was believed that with the gradual completion of various PRH and LPH projects, the Composite Waiting Time for Subsidised Rental Housing (“CWT”) would gradually decline, progressing towards the target of gradually reducing it to 4.5 years by 2026-27, i.e. before the end of the current-term Government.
- (iii) Long-term initiatives were required for increasing the supply of public housing. To help those on the waiting list for public housing to be allocated housing as soon as possible, the HB had introduced two groundbreaking measures at this stage, namely the Transitional Housing (“TH”) projects and LPH, which provided short-term accommodation for those living in substandard housing such as “subdivided units” (“SDUs”). The number of SUD households in Tai Po District was lower than that in areas such as Sham Shui Po, Kowloon City and Yau Tsim Mong, standing at around 3 000 households. Regarding transitional housing, the Government had secured provision of 21 000 TH units, exceeding the original target of 20 000 units. Approximately 18 400 units were currently in service, including “Lok Sin Village” and “Good House” in Tai Po. The Government would progressively release the remaining 2 700 TH units this year and next year. Another measure was LPH proposed by the Chief Executive, with the Government aiming to construct approximately 30 000 units by 2027-28. Among the 13 planned LPH projects to be built, the two projects located at Yau Pok Road in Yuen Long and Choi Hing Road in Ngau Tau Kok had either been occupied or were in the process of being occupied. The occupancy rates of both projects were very satisfactory, with the LPH project at Yau Pok Road in Yuen Long reaching 100 per cent occupancy. In summary, a total of 9 500 LPH units would be completed within this year, with the remaining projects currently under construction. It was anticipated that approximately 30 000 units would be supplied as scheduled by 2027-28.

- (iv) As a key measure to phase out substandard SDUs, the Government had proposed the Basic Housing Unit (“BHU”) regulatory regime and had consulted stakeholders on the relevant proposal. The Basic Housing Units Bill would also be introduced to the Legislative Council (“LegCo”) tomorrow. Should the Bill be passed within the current legislative session, we anticipated that the BHU regulatory regime could be implemented in March next year. Following the passage of the Bill, the HB would arrange a series of publicity and education activities to ensure owners and residents of SDUs understood their responsibilities and the requirements under the BHU regulatory regime. She hoped that Members would assist in publicising this initiative within the district by then.
- (v) To optimise the use of existing public housing resources, the department had been committed to combating tenancy abuses through publicity campaigns, surveillance and investigation operations. From the commencement of the current-term Government till the end of May this year, the HD had recovered more than 8 700 units due to breaches of tenancy agreements, all of which were now available for allocation to those on the waiting list. The HD launched the Report Public Housing Abuse Award Scheme (“the Award”) on 15 January 2025. By the end of March, 3 900 reports had been received, of which 1 700 opted to participate in the Award. After screening, 700 reported cases were deemed for further investigation, and the HD had even issued the Notice-to-Quit (“NTQ”) to some of the households concerned and successfully recovered the units in question. Moreover, the Housing (Amendment) Ordinance 2025, targeting serious tenancy abuse cases (including subletting or using flats for commercial purposes), had been passed by the LegCo to enhance deterrence against tenancy abuse. The said Ordinance would formally come into effect on 31 March next year.
- (vi) There were four PRH estates, four Tenants Purchase Scheme (“TPS”) estates, three Private Sector Participation Scheme courts and nine HOS courts in Tai Po District, providing accommodation for over 180 000 residents. Over the next five years (2025-26 to 2029-30), two public housing developments would be completed in the district, located at Chung Nga Road West and Cheung Muk Tau Site 1 respectively, providing a total of approximately 3 000 units.
- (vii) Regarding estate management, the department attached great importance to improving estate environment and enhancing residents’ quality of life. In addition to the existing comprehensive maintenance programme and routine household repair services, the department would launch the “HAPPY Family · Colourful and Fun Estate Project” (“HAPPY Family Project”) at Tai Yuen Estate this year, which involved carrying out façade beautification and minor improvement works thereat. The works would commence in phases in the second half of this year, aiming to provide residents in Tai Yuen Estate with a more comfortable living environment. Furthermore, the department would

progressively introduce innovative technologies across PRH estates to implement smart estate management to enhance estate security and expedite maintenance and repair services, with the hope of enhancing estate residents' sense of well-being, security and fulfilment.

6. Mr. YU Chi-wing said that many people had not declared ownership of properties in the Mainland when apply for public housing. He opined that since Hong Kong had now established communication channels with the Mainland, greater publicity efforts should be inserted to encourage applicants to make voluntary declarations. Moreover, the Estate Agents Authority (“EAA”) had a diverse membership from various sectors, but only five representatives from the real estate agents trade. The remaining members were mostly from the legal profession and might not have a clear understanding of the real estate sector. He hoped that more representatives from the real estate agents trade could be included within EAA.

7. Mr. LI Wah-kwong, Rex, said that the majority of PRH tenants found it hard to afford the high property prices in the private sector. He suggested the re-launch of TPS to enable some financially capable PRH tenants to purchase their flats, thereby enhancing their quality of life and providing them with a stable living. He also suggested extending the alienation restriction period for such flats with reference to past cases.

8. Mr. MUI Siu-fung said that, taking into account the requirements as specified in the Fire Safety (Buildings) Ordinance (“FS(B)O”) (Cap. 572), the louvres facing the communal corridor in some PRH units had to be enclosed with fire-resistant materials. In older PRH blocks, apart from balconies, the louvres facing the communal corridor were the only windows in the units. Some residents were concerned that the ventilation and lighting would be affected following the enclosure. He suggested that the department consider using fire-resistant glass for the enclosure works to maintain the light transmission rate. In addition, some tenants had enclosed the louvres on their own. In such case, he asked whether the department would require the tenants concerned to bear the costs of the enclosure works. He would like to know when the louvre enclosure works would commence at Tai Yuen Estate and Kwong Fuk Estate.

9. Mr. LEE Man-kit's comments and questions were as follows:

- (i) Since Fu Tip Estate was a PRH estate under the Modified Advance Allocation Scheme, shops within Fu Tip Shopping Centre had been slow to move in or open for business, thereby affecting the daily lives of residents. He asked whether the department would consider requiring the shops to commence business within a specified period after leasing, particularly for facilities such as market and supermarket. Moreover, as some residents had suggested installing seating with backrests within the estate, he hoped that the department would progressively improve the estate facilities.

- (ii) He suggested that the department first check the eligibility of applicants upon receipt of their applications for public housing, such as whether they had properties in the Mainland, so as to avoid situations where applicants having waited for several years and then discovered that they were ineligible before being allocated a unit.
10. Mr. WONG Wai-tung said that most residents of TPS estates perceived the HD as one of the stakeholders in the estates. While he understood that the incorporated owners' ("IOs") had to shoulder management responsibilities, he still hoped that the HD would enhance anti-mosquito and anti-rodent efforts within TPS estates, allocate additional resources to address problem black spots therein, and enhance residents' sense of well-being.
11. Mr. CHAN Pok-chi's comments and questions were as follows:
- (i) He suggested that recreation and leisure facilities within the estate be replaced on a regular basis.
 - (ii) He suggested that the computer generated renderings of "Lok Sin Village" on HB website be updated with actual photos.
 - (iii) He asked about the occupancy rates of the two TH projects within the district. He pointed out that it was indeed a desirable thing for "Lok Sin Village" to be designated as a "smoke-free community", but some residents had resorted to smoking in nearby areas outside the village, thus causing conflicts with other residents in the area. He suggested providing clear guidelines to frontline staff and maintaining communication with residents. He hoped that the department would draw on experience to continue making improvements.
12. Ms. LOK Siu-luen stated that regarding ancillary facilities for public housing, insufficient parking spaces had given rise to the problem of illegal parking. She suggested that the department consider constructing more smart car parks to save space.
13. Ms. LEE Sai-yin, Jeanne was pleased to learn that the department would launch the HAppy Family Project at Tai Yuen Estate. She said that following a Member's feedback at the meeting in May on uneven floor tiles at Tai Yuen Estate, the department had promptly followed up with repairs. She hoped that the HD would strengthen communication with Link Asset Management Limited to improve the areas within Tai Yuen Estate that needed repairs.
14. Mr. WU Cheuk-him's comments and questions were as follows:
- (i) A non-governmental organisation ("NGO") earlier surveyed elderly residents in Tai Yuen Estate about their views on facilities within the estate. Some residents

suggested adding covers to the play equipment therein to enable all-weather use by the residents. He also suggested adding more barrier-free ramps in the estate to facilitate the elderly and wheelchair users.

- (ii) The low occupancy rate of “Good House” was mainly due to inadequate transport and the minibus operator had indicated that no additional vehicles would be deployed. He asked the bureau whether more resources would be committed to improving ancillary transport facilities for this TH project so as to attract more people to move in.
- (iii) The ancillary facilities of the Land Sharing Pilot Scheme (“LSPS”) development at Lo Fai Road and Ting Kok Road, Tai Po, were inadequate. He suggested constructing public housing elsewhere within Tai Po District instead.
- (iv) The public housing development at Chung Nga Road West, Tai Po, would construct a public housing domestic block as Fu Tip Estate (Phase 3). Given the inadequate ancillary community facilities at Fu Tip Estate, residents had to go to Fu Heng Estate for use of the community hall and children and youth services centre. He suggested that the site earmarked for a primary school in Fu Tip Estate be converted to social welfare purpose, with the construction of a community complex to enhance ancillary facilities therein.
- (v) Two of the domestic blocks in the public housing developments at Cheung Muk Tau were located relatively far from facilities such as the shopping centre and parking facilities, about ten minutes’ walk away. He would like to know whether there was room for adjustment.

15. Mr. CHAN Yung-wa said that Fu Shin Estate was a TPS estate with uneven surfaces on some public roads, resulting in falls and injuries. The public toilet facilities in the estate had not been repaired in a timely manner. He hoped that the department could provide support to the IOs to expedite repairs so that residents could have a sense of well-being and fulfillment.

16. Mr. MAK Shing-ho, Gary said that Tai Wo Estate was a TPS estate, with over 85 per cent of its units sold and was also facing the problem of aging facilities. Although the HD delegated maintenance and repair tasks to the IOs or management office, ordinary owners and the IOs might not have the capacity to maintain the estate in good condition. Furthermore, Tai Wo Estate encompassed extensive public spaces, including, inter alia, MTR Tai Wo Station, with a large number of people using the various facilities within the estate, resulting in greater wear and tear on these facilities than in other estates. He asked whether the department could provide funding for Tai Wo Estate to carry out maintenance projects or offer advice to the IOs on estate management. Given that Tai Wo Estate was a “one estate, two systems” estate with both owners and tenants residing therein, the implementation of the Marking Scheme for Estate Management Enforcement presented certain difficulties. He suggested that the department enhance exchange

of views and collaboration with the IOs of the TPS estate.

17. Mr. LO Hiu-fung's comments and questions were as follows:

- (i) He asked about the progress of the Pak Shek Kok development project. Recent news report indicated that the housing development at Pak Shek Kok would primarily comprise private housing units. He would like to know about the ratio of public to private housing units. Residents in the area were highly concerned about the housing development project and the progress of Pak Shek Kok Station of MTR East Rail Line. Should the department proceed with the housing development at Pak Shek Kok, additional ancillary facilities in the surrounding community would have to be provided.
- (ii) To his understanding, the target of the Government was to increase the population of the Northern Metropolis ("NM") by 180 000 by 2031. The first batch of estates available for intake of flats, namely "古雋邨" and "鳳凰嶺邨" in Chinese, was expected to provide approximately 15 000 units and accommodate 50 000 residents in 2026-27. He asked whether these housing projects fell within the ten-year housing supply target of 308 000 units set by the Long Term Housing Strategy Steering Committee. He pointed out that the overall population in the area from Wan Tau Tong to San Fu had increased significantly by 38 per cent over the past five years, but there had been no corresponding increase in ancillary facilities in the community. He was of the view that that scattered housing development projects should be put on hold to focus resources from various departments and prioritise the development of NM. He also suggested improving community facility planning to ensure that the significant increase in resident population would not strain existing community resources.
- (iii) The site formation works at To Yuen Tung costed a substantial amount of \$306 million to provide approximately 6 000 units. This compared with other housing developments during the same period, such as the Chai Wan project, which would deliver around 7 000 units at a land formation cost of only \$103 million, demonstrating the lower cost-effectiveness of the Tao Yuen Tung project. Should housing developments in NM meet the housing demand arising from population growth, it was proposed that the land use at Tao Yuen Tung could be flexibly changed to community facilities, thereby enhancing the sense of well-being and fulfilment among residents in the area.

18. Ms. WONG Pik-kiu's comments and questions were as follows:

- (i) She declared herself as a member of the Appeal Panel (Housing) as well as a member of the New Territories Association of Societies (Community Services)

Foundation.

- (ii) The TH projects and LPH policy had been highly successful. She had visited the LPH project at Yau Pok Road in Yuen Long, as well as the TH projects at Pok Oi Kong Ha Wai Village (Phase 1&2) and The NAScenT. All these projects were located near West Rail Kam Sheung Road Station and had been well received with good public acceptance. Currently, the occupancy rate of “Good House” in Tai Po was only about 30 per cent. She suggested that, when selecting operating organisations in future, the department consider choosing organisations that were familiar with the local area or had a strong local network, as this would be helpful in increasing the occupancy rate.
- (iii) The department had been combatting tenancy abuse with unprecedented force. If PRH units were used for illegal purposes, they should be recovered. However, some residents had reflected that the father, now 92 years old, of a PRH tenant inadvertently provided incorrect information when applying for public housing. Now that the said old man was residing in a residential care home for the elderly and the department was seeking to recover the PRH unit on the grounds of a false statement. There were also other cases where PRH units currently occupied by younger family members had been recovered due to mistakes made by the elders in the family. She suggested that the department check whether there were any negligence or false statements in the applicants’ submissions when allocation of PRH units was made.
- (iv) Tai Yuen Estate had stood for 44 years since its occupation in 1981. Even with façade beautification, its internal building structures would not be improved. Under housing policy, estates reaching 50 years of age should already be included on the redevelopment waiting list. She suggested that the public housing development project at Chung Nga Road West be retained as a relocation resource for the redevelopment of Tai Yuen Estate.
- (v) Residents of Fu Tip Estate highly appreciated the HD policies and were contented with their lives. She suggested introducing service centres operated by clansmen associations within the estate.

19. Mr. LAM Yick-kuen’s comments were as follows:

- (i) He suggested that the HD might draw upon Mainland practices by establishing communal spaces within PRH estates to facilities community activities.
- (ii) As the majority of TH projects were situated in rural areas, he suggested that the department consider the needs of rural residents when providing ancillary facilities.
- (iii) He agreed to formulating a long-term development plan for Tai Yuen Estate so that residents would be rehoused in the same locality. Regarding short-term

measures, Tai Po distinctive features could be incorporated when upgrading the facilities of the estate. He also suggested incorporating the distinct elements of Tai Po into future public housing projects.

20. In response to Members' comments and questions, Miss Charmaine LEE, PSH&DoH, gave a consolidated response as follows:

- (i) Currently, PRH tenants were required to declare to the Hong Kong Housing Authority ("HA") every two years on whether they had any domestic property ownership in Hong Kong and had retained regular residence in the PRH units concerned to ensure resources were appropriately utilised. PRH tenants who had resided in PRH for 10 years or more were required to declare biennially their family income and assets. Households whose family income and assets exceeded the prevailing PRH limits would be required to pay 2.5 to 4.5 times the rent under the Well-off Tenants Policies ("WTP"). The essence of WTP was to allow and encourage tenants to accumulate wealth during their first ten years of occupancy. However, should they already own another residential property in Hong Kong, they were required to move out of the unit in question. The HD had introduced various measures to rationalise existing policies. Previously, PRH tenants were required to submit joint declarations, such as a family of four would have the head of household to sign on behalf of the entire family to make the declaration. However, in reality, the situation might not be so ideal. For instance, some tenants had poor family relationships and were not clear about their respective asset situations. Consequently, the HD announced in March this year that it would rationalise the policy, changing from joint declaration to individual declaration, such that each occupant within a unit would now have to make their own declaration. The advantage was that all occupants bore individual responsibility for declarations. Once they were found to be ineligible, the department would issue the NTQ. For those who made false declarations, their household registration would be removed and they would be barred from re-applying for PRH within the next five years. Other tenants in the same unit would also be required to move out, but they would not be barred from re-applying for PRH within the next five years. Should individuals who had made false declarations succeed in removing their household registration prior to the issuance of NTQ by the department, other occupants would not be required to move out. She hoped that Members would assist in encouraging members of the public to make truthful declarations, including declarations of property assets held in the Mainland. In exceptional circumstances, such as the disappearance of cohabiting family members, evidence had to be provided before discretionary consideration might be given.

- (ii) Regarding TPS estates, the HD had 39 TPS estates under its management, of which 16 per cent (approximately 30 000 units) remained unsold. The department would give prudent consideration to the proposal for relaunching the TPS. Currently, PRH tenants might purchase more affordable flats through the GSH as a stepping stone for upward mobility. When each phase of HOS and GSH flats was put up for sale, the department would simultaneously offer recovered TPS flats for purchase by tenants.
- (iii) Mosquito and rodent control as well as maintenance work within TPS estates shall be the responsibility of the IOs, while the HD would be responsible for the portion borne by tenants. The HD might enhance experience sharing with relevant IOs, such as the use of technology to address the problem of throwing objects from height.
- (iv) Regarding transitional housing, the occupancy rate of “Lok Sin Village” in Tai Po was about 75 per cent, while the occupancy rate of “Good House” was about 25 per cent as it only commenced intake of flats late last year. The HB would study various improvement measures, such as the suggestion put forward by Members earlier to improve ancillary transport facilities. Furthermore, the bureau had confidence in the NGOs operating TH projects, and hoped that the public would offer their encouragement.
- (v) The HD would progressively commence various enhancement works at Tai Yuen Estate from the end of this year, with some projects incorporating Tai Po’s distinctive features. The department had taken note of Members’ views, including better use of public spaces, the provision of additional covers and seating, etc., and would implement them where practicable. Departmental staff would continue to maintain close communication with Members. The scale of the redevelopment project was large and required careful consideration. The HA was currently implementing over ten redevelopment projects, including, inter alia, Wah Fu Estate, Choi Hung Estate, Ma Tau Wai Estate and Wai Wan Estate. Tai Yuen Estate had a history spanning over 40 years. The department would ensure its structural safety and would consider reviewing the priority of redevelopment projects in a prudent and orderly manner.
- (vi) EAA, being a statutory body, had taken note of Members’ suggestion to increase the proportion of representatives from the real estate agents trade and would consider reviewing the matter.
- (vii) The department had enclosed the louvres facing the communal corridor in some PRH units in accordance with the provisions of the FS(B)O (Cap. 572), and understood that residents might be concerned about the impact on ventilation and living environment. However, as the units in the estates concerned all had balconies, the enclosure would not affect the ventilation of the units. The

enclosure works would be completed outside the units and residents did not even have to be present in their units during the works, which would not cause them any disturbance. Prior to commencement of the works, the relevant estate offices would inform residents of the timetable for the works.

- (viii) The facilities at Fu Tip Shopping Centre might have been less than satisfactory previously. Having inspected the estate earlier, she considered that the current situation had improved significantly, with many shops now in operation and the remaining shops set to open in due course. To her understanding, the terms of the tenancy stipulated that commercial tenants were required to commence business operations within a specified period after the tenancy took effect, thereby providing service to residents.
- (ix) Regarding parking spaces, the department consulted with the TD on each project to review planning and seek its advice. Regarding the suggestion to construct smart car parks, consideration had to be given to the construction costs. Hopefully, as technology matured and production capacity increased in future, construction costs might likely be reduced, thereby creating more room to explore the feasibility of constructing smart car parks. Moreover, the construction of multi-storey car parks would have impact on building foundations, necessitating consideration of construction costs. The department had heard the feedback from the district on parking space supply, and hoped that improvement could be made progressively in this regard. Concurrently, efforts would be made to increase parking spaces within existing estates.
- (x) NM had a relatively flat terrain, and a significant proportion of the public housing supply target of 308 000 units over the next decade would be constructed in this region, including more than 60 000 units in the next five years. The department would, where feasible, actively work in line with the development of NM by the Government.
- (xi) Since the construction of housing required preparatory work over a considerable period of time, she hoped Members would understand that it might not be possible to halt the public housing development at To Yuen Tung, Tai Po. In taking forward each public housing project, the department would endeavour to align each of them with the needs of the community.
- (xii) LSPS was a pilot scheme of the Development Bureau (“DEVB”). It was noted that some Members had previously expressed their views on the project. The applicant of the project, namely the private developer concerned, would take into account various aspects when conducting technical studies. The DEVB would relay Members’ comments for the applicant’s consideration and follow-up.
- (xiii) Regarding the news report on Pak Shek Kok mentioned by a Member, which was not released by the HB/HD, she would first need to ascertain the accuracy of the

report before responding.

(Post-meeting note: In its reply in the paper to the Traffic and Transport Committee (“TTC”) of TPDC in January this year regarding the development of Pak Shek Kok, the DEVB stated that the proposed development originally included both public and private housing. However, after review, the Government considered that Pak Shek Kok was more suitable for private housing development. Furthermore, the Government had secured sufficient land to meet the public housing supply target of 308 000 PRH units over the next decade (i.e. 2025-26 to 2034-35). As such, the Government currently had a preference for private housing development, with the overall development plan and scale of supporting infrastructure to be adjusted accordingly.)

- (xiv) The site at Chung Nga Road West was small and currently permitted the construction of only one domestic block. When constructing various facilities, the department had to adhere to the population demand ratio stipulated in the Hong Kong Planning Standards and Guidelines (“HKPSG”) as planning standard. There was no planning to add a community hall or youth service centre for the time being. When carrying out the planning, the department would review facility requirements in consultation with relevant departments. Regarding changes to the use of primary school site, consultation with the EDB was required.

21. The Chairman thanked PSH&DoH and HD staff for attending the meeting to engage in thorough view-exchange and discussion with Members, providing detailed responses to the comments and questions raised. Members all fully acknowledged the work of HB and HD, and would continue to follow up on the details of various projects in the district with the HD at the DC level.

III. Food and Environmental Hygiene Department – Public Health and Municipal Services (Amendment) Ordinance 2025
(TPDC Paper No. 18/2025)

22. Mr. MA Hing-sum, Patrick, of FEHD briefed on the captioned paper.

23. Ms. FAN Wing-man of FEHD briefed on the contents of the captioned paper pertaining to the amendments to the existing Ordinance. She also said that publicity work would be conducted in the district prior to these legislative amendments taking effect, and hoped that Members would actively offer assistance in this regard.

24. Mr. WU Cheuk-him enquired about the response period for a Notice of Elimination of Vermin (“Vermin Notice”). Besides, quite a number of shops found it difficult to arrange staff

to receive goods in the early hours and thus needed to place goods outside the shops temporarily until business hours. Following amendments to the Ordinance, the department could remove goods without prior notice, which raised concerns among some shop operators about operational difficulties. He hoped that the department would clearly explain the handling procedures in such circumstances.

25. Mr. CHAN Pok-chi asked that following the commencement of the Amendment Ordinance, if there was water dripping problem from an air conditioner in a SDU while the landlord was continuously absent from Hong Kong, how the department would handle it and the time needed. Furthermore, he asked how the department would handle situations where promotional materials such as pull-up banners or banners if there was no contact information, and how it would enhance deterrent effect of the Ordinance.

26. Mr. YU Chi-wing commended the FEHD for actively following up on the ad-hoc cleanliness issues in the district.

27. Mr. Patrick MA of FEHD's response to the questions raised by Members were as follows:

- (i) When a property management company or IOs received a Vermin Notice, the time limit for cleansing the premises concerned and taking necessary steps to eradicate and remove rodent infestation was generally 14 days. Should the responsible person of the relevant premises need more time to address the issue, a request could be made to the department and the department would give due consideration to the matter.
- (ii) The department understood the operation mode of shop operators who usually placed goods outside their shops from the small hours to early morning. The department would exercise discretion as much as possible. If strong complaints were received or it caused dissatisfaction among nearby residents, the department would discuss appropriate handling approach with shop operators.
- (iii) If there was water dripping from an air conditioner, the user of the air conditioner had to bear legal responsibility. Even if the landlord was absent from Hong Kong, when the air conditioner in the flat was found dripping, the department would issue a relevant notice to the occupant.

28. The Chairman thanked the FEHD for attending the meeting to brief Members on the upcoming Amendment Ordinance. The department had just invited Members to assist in the publicity work to be conducted in the district, and the Secretariat would arrange the invitations by then. Members were encouraged to participate actively.

IV. Social Welfare Department Tai Po & North District Annual Work Plan 2025-2026
(TPDC Paper No. 19/2025)

29. Ms. FUNG Man-yu, May, of SWD briefed on the captioned paper.
30. Mr. LEE Hon-cheung said that while the Government was facing a fiscal deficit, the spending on social welfare would be tighter in the coming fiscal year. He hoped that the SWD could provide early information on projects that needed to stop adding service quotas or facilities due to funding cuts, so that Members could liaise with Care Teams and other organisations to provide resources and collaborate with the department to cover the funding gap.
31. Mr. WU Cheuk-him asked the department to provide Members with more carer resource map leaflets printed for the district for distribution. Moreover, the SWD mainly held events at its venues in Tai Po South and Tai Po North, which were relatively distant for the public to go to, resulting in low participation. He suggested that the department hold events at Care Teams' venues in PRH estates so as to better integrate SWD services into the community.
32. Ms. LOK Siu-luen enquired about the number of carers and support carers in the district, as well as the number among them who had been contacted by the department. She believed that the project should be sustainable. Apart from posting information via notice boards and publicity materials, the department could regularly provide latest information to Members' ward offices to enable Members to provide assistance in a more effective manner or facilitate referrals.
33. The Chairman welcomed the SWD to make good use of the District Council platform by providing service information to Members via the Secretariat or regular meetings to facilitate the dissemination of information to the community.
34. Ms. Jeanne LEE asked how to seek assistance from the department for persons with mental health needs in the community.
35. Mr. CHAN Yung-wa said that Members also faced great pressure when offering support to carers in the community, and suggested that the department provide training for Members to support carers.
36. Mr. LEE Man-kit said that Fu Tip Estate was a newly built PRH estate equipped with a service centre for the elderly. There were many young families residing in the estate, creating a need for child care services and play equipment, and the nearest children and youth service centre was located in Fu Heng Estate. He asked whether the SWD would contact NGOs in the district to provide more social welfare services for the newly built PRH estate and offer support to carers to alleviate their stress.

37. Ms. WONG Pik-kiu's questions were as follows:

- (i) The department, in conjunction with Care Teams, would progressively roll out telephone calling services to families in need. However, since many members of the public refused to answer calls made from mobile phones with pre-paid SIM cards, she suggested that the department consider changing to use fixed line telephones to make such calls.
- (ii) Some discharged inmates who had served his sentence of imprisonment found their bank accounts frozen and could not retrieve wages earned during imprisonment. They were unable to find jobs temporarily upon release, and were ineligible to apply for the Comprehensive Social Security Assistance ("CSSA") Scheme due to the lack of address proofs. She suggested providing support to them through TH projects operated by SideBySide. Additionally, she hoped that the department would propose support measures for families of persons in custody in future work plans.
- (iii) She asked how, if existing PRH tenants needed to move into residential care facilities temporarily, the tenants concerned or their families could retain the tenancy of the PRH units.

38. Ms. May FUNG of SWD thanked Members for their opinions and support for the Tai Po & North District Social Welfare Office ("DSWO"). Regarding Members' opinions and questions, she responded collectively as follows:

- (i) The department said that even in the face of fiscal constraints, it did not wish to cut social welfare services and would endeavour to make the best use of resources. In service planning and implementation, the department would review how to provide more appropriate services through service integration as well as cross-sectoral and cross-service collaborations. For example, the department would strengthen collaboration with Care Teams, Members or other district groups to make good use of the venues they provided. The department would consider holding talks and group activities at more diverse locations (e.g. community halls, function rooms in TH projects and venues at elderly/youth and integrated family service units) to bring convenience to service targets. The department would also encourage relevant persons-in-charge to strengthen collaboration with different district groups and jointly organise diversified activities (e.g. talks and support trainings on mental health and carers' needs) so as to reach more diverse service groups.
- (ii) The number of carers would change depending on circumstances, such as a person would become a carer due to sudden hospitalisation of his/her family member, so the department was unable to accurately count the number of carers. In order to

provide precise and effective carer support services, the department currently offered services such as Designated Hotline for Carer Support and community respite services to allow carers to receive assistance as soon as possible when needed. The SWD's Care the Carers Campaign had entered its third year, and the department aimed to provide sustainable support to carers. The theme of this year was to continue to strengthen the building of a carer-friendly community, so that community members would become more sensitive to carers' needs and extend their helping hands in a timely manner. The DSWO would produce publicity materials for the Care the Carers Campaign, which would then be distributed to Members' ward offices and Care Teams.

- (iii) For persons with mental health needs, some of them might be receiving medical assistance, and healthcare personnel or social workers would pay attention to whether they had taken medications regularly or there were changes in their condition. Those who needed assistance could seek help from Integrated Family Service Centres or Integrated Community Centres for Mental Wellness ("ICCMWs"). The ICCMW in Tai Po District was located at Kwong Fuk Estate and was operated by the Mental Health Association of Hong Kong. As it took time to build relationships and trust when assisting persons with mental health needs, Members could discuss with SWD staff or social workers on how to encourage those in need to accept services.
- (iv) The welfare facilities in Fu Tip Estate included child care centres, day care centres for the elderly and residential care homes for the elderly ("RCHEs"). A Neighbourhood Elderly Centre would also be established in the future to provide assistance to residents in need. Regarding children and youth services, according to the HKPSG, there should be one Integrated Children and Youth Services Centre ("ICYSC") for every 12 000 youth population aged between 6 and 24. With approximately 40 000 youth population aged between 6 and 24 in Tai Po District, there were currently seven ICYSCs in the district, which were adequate to meet the district needs. The Jockey Club Tai Po North ICYSC under the Neighbourhood Advice-Action Council, located in Fu Heng Estate, would pay more attention to the children and youth needs in Fu Tip Estate when organising activities. Moreover, the ICYSCs in the district would actively organise activities in collaborate with the primary school in Fu Tip Estate to facilitate participation by parents and students. The Hong Kong Children and Youth Services, located in Fu Heng Estate, had also established a District Youth Outreaching Social Work Team ("DYOSWT"). Should Members notice that there were more young people hanging around and gathering in any location, or heightened attention was needed, they could inform the department or the DYOSWT for follow-up.
- (v) During imprisonment, persons in custody might discuss with Rehabilitation Officers in correctional institution their post-release welfare arrangements, such as

accommodation and short-term living subsidies after discharge. If there were any other social needs concerning their families, referrals could be made or they could directly seek assistance from social workers at relevant units.

- (vi) Regarding the retention of tenancies of PRH units, there were occasionally members of the public who needed to delete their names from the PRH tenancies as they planned for long-term residence in RCHEs. If these individuals wished to return to public housing due to failure in adapting to life in RCHEs, they might apply to the HD for a Letter of Assurance before deleting their names from the PRH tenancies to ensure that, after moving out of RCHEs while still eligible for PRH applications, they would be allocated another PRH units.

39. Mr. MUI Siu-fung said that, to his understanding, different organisations would be responsible for meal delivery services in different areas. He hoped that the department could provide relevant information to facilitate Members in assisting the public with applications for meal delivery services.

40. Ms. May FUNG of SWD said that information on meal delivery services would be provided to Members via the Secretariat.

(Post-meeting note: The Secretariat forwarded the service scopes and relevant information of organisations providing meal delivery services to Members via email on 6 August.)

V. **Independent Commission Against Corruption Regional Office (New Territories East) Work Strategy 2025/26**

(TPDC Paper No. 20/2025)

41. Mr. FUNG Chi-wai, Jamie, of ICAC went through the captioned paper.

42. Ms. WONG Pik-kiu said that the ICAC would, as always, present to Members the Elections (Corrupt and Illegal Conduct) Ordinance (“ECICO”) in detail prior to elections, and the impression of the Commission as an upholder of fairness and impartiality in elections was deeply rooted in the minds of the public. As the ICAC would not verify the complainant’s information for complaints received and would file a case for each complaint, whereas the party complained against had to spend a lot of time to undergo investigation after the close of the election. Under the improved electoral system, with a reduction in election-related complaints, she asked whether the Commission would consider reviewing the complaint mechanism to lessen the binding on candidates, thereby further realising democracy. In addition, with the election period approaching, she asked whether the ICAC would step up publicity efforts to encourage members of the public to vote, so as to boost the voter turnout rate.

43. Mr. LEE Hon-cheung suggested conducting tour performances of the Little Coffee Bean Kids Theatre (“LCBK Theatre”) in all 18 districts of Hong Kong. In addition, he hoped to know about the number of senior secondary and tertiary students participating in the ICAC ELITE Youth Leadership Programme (“ELITE Programme”) in Tai Po District, and suggested that the Commission step up cooperation with secondary schools and tertiary institutions in the district to encourage students to join the programme.

44. Mr. YU Chi-wing suggested that buildings that were about to carry out repair be required mandatorily to attend ICAC talks, and that a reporting channel be set up for the public to report anonymously on building repair matters.

45. In connection with Members’ comments and questions, Mr. Jamie FUNG of ICAC responded as follows:

- (i) The ICAC had always encouraged the public to report corruption cases. As long as they had reasonable doubt that someone had violated the legislations enforced by the ICAC, they could lodge a complaint for the ICAC to follow up, investigate and collect evidence in accordance with established procedures. In the past, some election-related complaints were relatively trivial in nature and occurred in large numbers. Under the improved electoral system, the conduct of the last two public elections (namely the 2021 LegCo General Election and the 2023 DC Ordinary Election) had indeed become smoother. The Commission understood that election complaints might further increase the burden on Members, but after several legislative amendments, such as the addition of provisions allowing candidates to correct minor errors on their election returns, the workload and burden had already been significantly reduced.
- (ii) On participation in electoral work, various government departments had always worked closely together, performing their respective duties. The statutory duty of the ICAC was to enforce the ECICO, such that elections could be conducted in a fair and impartial manner. In the last DC General Election, the Government had mobilised various departments to assist in publicity efforts to boost voter turnout rate. At the time, the Commissioner of ICAC had also personally gone to the district to get in touch with the public, appealing them to vote to fulfil their civic responsibility.
- (iii) The LCBK Theatre introduced correct values to kindergarten pupils in an interesting way. In late April and early June, the Commission had held four public performances at the Hong Kong Cultural Centre and the ICAC Headquarters respectively, all to full houses. The Commission would review the feasibility of conducting tour performances with existing resources.
- (iv) The ELITE Programme would shortlist youths with potential to join the training

programme, thereby enhancing its effectiveness. Data on participants from institutions in Tai Po District was not at hand at the moment, and would be supplemented later.

(Post-meeting note: A total of five ICAC ELITE Youth Leaders came from secondary schools in Tai Po District in 2023 and 2024.)

- (v) The ICAC was concerned about the risks associated with building repair, and together with various government departments and regulatory authorities, had always performed their respective duties to jointly promote integrity and quality building management. The Commission would explore suggestions such as requiring mandatory participation in ICAC talks by building management organisations before carrying out repair.

46. The Chairman said that the target group of LCBK Theatre was primarily kindergartens, and suggested that the ICAC consider collaborating with Care Teams and the Tai Po School Liaison Committee to stage public performances in the district. The Secretariat could assist the Commission in liaising with relevant district organisations.

47. Mr. Jamie FUNG of ICAC said that he would relay the Chairman's suggestion to the Commission.

48. The Chairman thanked the ICAC for its presentation.

VI. Follow-up on the improvement proposal for facilities on both sides of Lam Tsuen River (TPDC Paper No. 21/2025)

49. The Secretary went through the captioned paper.

50. The Chairman thanked Members and departments for their active support contributing to the significant progress in various follow-up projects.

51. Mr. CHAN Cho-leung suggested carrying out redecoration works on the embankment to add highlights.

52. Mr. CHAN Tsz-kin suggested increasing the number of signs along the cycle track.

53. Mr. MUI Ching-hung suggested installing drinking fountains on both sides of Lam Tsuen River for joggers to rehydrate.

54. Ms. LOK Siu-luen endorsed the site for portable toilets proposed by the FEHD.

55. Mr. MUI Siu-fung considered it necessary to install additional drinking fountains, and suggested that they could be placed under bridges. In addition, he pointed out that the large pedal-operated dog excreta collection bins (“DECBS”) provided by the FEHD were unsightly, and suggested instead the provision of small stainless steel pedal-operated DECBS, which would look more pleasing.

56. Ms. CHAN Kin-kwan said that as there was a lack of drinking fountains on both sides of Lam Tsuen River, Members had suggested the provision of vending machines for selling healthy beverages during an on-site visit. In addition, a Member had suggested at the Tai Po South Area Committee the inclusion of introductions on Fu Shin Street Wet Market and Tai Wo Old Market at the heritage trail. She hoped that the Secretariat could discuss with relevant Members to incorporate such information at the trail accordingly. She also hoped to know about the work plan for the heritage trail.

57. Mr. WONG Wai-tung asked whether the HyD had confirmed the use of Test Material (II) for resurfacing the footpath section from Nam Wan Bridge to Kwong Fuk Bridge, as well as whether the same material would be used to resurface the areas where granites had been removed. He also asked whether the resurfacing works would be extended to other road sections following completion of the resurfacing works at the above section. He would like to know whether road closure was necessary while the relevant resurfacing works were underway, as well as how long the entirety of the works would take.

58. Mr. LEE Hon-cheung said that the gas lamps in Central were a popular photo-taking check-in spot among the public. He had contacted the Hong Kong and China Gas Company Limited, which expressed its willingness to install gas lamps at suitable locations in Tai Po District. He suggested that one or two gas lamps could be installed at suitable locations on both sides of Lam Tsuen River.

59. In response to Mr. LO Hiu-fung's comments on the maintenance of the “Next Station: Lam Tsuen River” rain shelter, the Chairman responded that the rain shelter fell under district minor works projects and was maintained and cleaned by the TPDO. The TPDO would follow up on the repair and cleaning items raised by Mr. LO.

(Post-meeting note: The Works Section of TPDO had completed the routine inspection, cleaning and installation maintenance work of the “Next Station: Lam Tsuen River” rain shelter in August and September respectively.)

60. Ms. WONG Pik-kiu's comments and questions were as follows:

- (i) She commended the HyD for having removed all the granites across the footpath

surface and properly rectified the uneven ground surface. Having visited the site, she was of the view that Test Material (II) was relatively anti-skid and less prone to water accumulation. She hoped that the department could expedite the footpath resurfacing works, as well as the painting of the cycle tracks, and also carry out cycle track sign installation work at the same time during the works.

- (ii) The planters at the section of cycle track where re-painting works would be taken place were overgrown with weeds, and she suggested that the HyD plant *Osmanthus* in these planters for its fragrant scent, and also to mask the strange smell emanating from Lam Tsuen River.
- (iii) She suggested removing the stone rubbish bins on both sides of Lam Tsuen River.
- (iv) On the widening of the footpath, even if the ramp could not be widened, she suggested that the planters could be removed for the construction of concrete tiered seating encased in environmentally friendly materials.
- (v) She commended the TPDO for its prompt follow-up on the addition of the wheelchair access, and greatly appreciated the use of display panels at the heritage trail to introduce the history of Tai Po. She suggested the installation of protective frames for these display panels to prevent damage and facilitate future maintenance and replacement.

61. Mr. WAN Koon-kau said that on the widening of the footpath, the department had pointed out that the ramp could not be widened due to obstruction by trees. He hoped that the department would explore alternative methods to widen the ramp without removing the trees. In addition, he commended the department for its prompt follow-up on matters relating to the addition of the wheelchair access, and thanked the LCSD for heeding Members' comments to set up Inclusive Parks for Pets on both sides of Lam Tsuen River.

62. On Members' comments and questions, Mr. SUN Chung-leung of HyD responded as follows:

- (i) Regarding the suggestion for the provision of additional cycle track signs, the department had installed two additional signs along both sides of Lam Tsuen River in late April at the request of the TD. The HyD and TD would study whether it was necessary to install other signs.
- (ii) Following the removal of granites, the department would resurface the footpath using the same material, the information of which was set out in paragraph 5 of the captioned paper. Regarding the footpath section from Nam Wan Bridge to Kwong Fuk Bridge that the HyD planned to resurface after the completion of material tests, its location plan was set out at Annex II to the captioned paper, and there were no plans to extend the scope of resurfacing. Road closure was

necessary for carrying out the resurfacing works, and temporary traffic diversion arrangements would have to be discussed in detail with the TD. To reduce impact on pedestrians, the department would arrange for the works to be carried out during night-time as far as possible.

63. In response to Members' suggestions and questions, Mr. Patrick MA of FEHD said that the FEHD currently had only one type of pedal-operated DECB (see photo at Annex X to the captioned paper), and believed that the stainless steel DECB mentioned by Members was property of a private housing estate. The design of FEHD rubbish bins and DECBs required approval from the Headquarters before tendering for production. He would relay Members' comments on the design of pedal-operated DECBs to the Headquarters. In addition, given that Members had no objection to the proposed site for portable toilets, the department would provide portable toilets at the location concerned (i.e. Pak Shing Street near lamppost N6180).

(Post-meeting note: The FEHD Headquarters had advised that a new and smaller type of pedal-operated DECB would be procured. Upon receipt, the said new pedal-operated DECBs would be placed at relevant locations along both sides of Lam Tsuen River for trial use (see photo at Annex I).

The department and Members had conducted a site visit with regard to the provision of portable toilets along Lam Tsuen River on 18 August 2025. Members deemed it not necessary to provide portable toilets at the proposed site as the said location was adjacent to a public toilet.)

64. Mr. FUNG Hon-wa, Harris, of LCSD said that with regard to a Member's suggestion to plant fragrant plants (such as Osmanthus) instead in the planters on both sides of Lam Tsuen River, the department would look into species suitable for planting, and would follow up with the relevant Member in due course. In addition, as the LCSD could only install drinking fountains within venues under its purview, the department could only consider providing drinking fountains in parks in the vicinity of both sides of the river.

65. Ms. CHENG Nga-see, Ellen, of CEDD said that, without compromising the structure and uniformity of the river bank, the department welcomed exploration of feasible beautification and renovation works.

66. The Chairman thanked the CEDD for proactively following up on the reinstatement and clearance works of the embankment, and asked the relevant Members to follow up with the department after the meeting. She asked the Secretariat and Ms. CHAN Kin-kwan to follow up on the information regarding the heritage trail. Should Members agree to the content of the heritage trail set out in the captioned paper, the Secretariat would continue to follow up with the relevant departments in such direction.

67. At the meeting, Members agreed to take the planning suggestions for Tai Ming Lane Square raised at the previous meeting, and the specific improvement proposals for facilities on both sides of Lam Tsuen River as the themes for the new round of public opinion collection. The Secretariat would follow up with Members on the arrangements for the new round of public opinion collection after the meeting.

VII. Reports of Committees and Working Group under TPDC

(TPDC Paper No. 22/2025)

District Facilities and Works Committee

68. Ms. WONG Pik-kiu reported that the third meeting in 2025 of the District Facilities and Works Committee was held on 7 May 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Food, Environment and Hygiene Committee

69. Mr. CHAN Siu-kuen reported that the third meeting in 2025 of the Food, Environment and Hygiene Committee was held on 7 May 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Community Involvement, Culture and Recreation Committee

70. Mr. CHAN Cho-leung reported that the third meeting in 2025 of the Community Involvement, Culture and Recreation Committee was held on 8 May 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Traffic and Transport Committee

71. Mr. LI Yiu-ban reported that the third meeting in 2025 of the TTC was held on 8 May 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Social Welfare, Housing and Development Planning Committee

72. Mr. LO Hiu-fung reported that the third meeting in 2025 of the Social Welfare, Housing and Development Planning Committee was held on 9 May 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Working Group on Boosting Local Economy

73. Mr. LAM Yick-kuen reported that the third meeting of the Working Group on Boosting Local Economy was held on 6 May 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

VIII. Any other business

74. Mr. LI Yiu-ban hoped that the relevant departments would attend the next meeting on matters relating to Pak Shek Kok Station of MTR East Rail Line.

75. The Chairman asked the Secretariat to follow up and hoped that the departments would attend the meeting to provide relevant information.

76. Ms. LOK Siu-luen said that the renovation of Fu Shin Community Hall (“FSCH”) had been completed, but the water seepage problem had not been resolved.

77. The Chairman said that community halls were managed by the TPDO, and she would ask the responsible officer to follow up on the situation of FSCH. She suggested that Members could reflect any problems occurring at community halls forthwith to the TPDO in the future.

(Post-meeting note: The TPDO had liaised with the relevant departments to arrange for the waterproof roofing works at FSCH, which were expected to be completed within September 2025.)

78. On behalf of the TPDO and DC, the Chairman congratulated Messrs. MUI Ching-hung and CHAN Pok-chi on their conferment of the Medal of Honour, and hoped that all DC Members would continue to remain steadfast in their duties and take people’s livelihood as the first order of business.

IX. Date of next meeting

79. The next meeting was scheduled to be held at 9:30 a.m. on 2 September 2025 (Tuesday).

(Post-meeting note: The next meeting was rescheduled to be held at 9:30 a.m. on 22 September 2025 (Monday).)

80. There being no other business, the meeting was adjourned at 12:50 p.m.

Tai Po District Council Secretariat
August 2025