

(Translation)

Minutes of the 11<sup>th</sup> Meeting of  
Community Building, Planning and Development Committee (3/17-18)

Date: 12 September 2017 (Tuesday)

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Members

Mr LAM Faat-kang, MH (Chairman)  
Mr CHAN Chun-chung, Jones (Vice Chairman)  
Mr MAN Yu-ming, MH  
Mr KOO Yeung-pong, MH  
Ms LAM Yuen-pun, Phyllis  
Ms LAM, Lam Nixie  
Mr CHAN Sung-ip, MH  
Mr WONG Ka-wa  
Mr WONG Wai-kit  
Mr KOT Siu-yuen  
Mr CHOW Ping-tim  
Mr CHENG Chit-pun  
Mr LO Siu-kit, MH  
Mr TAM Hoi-pong

Co-opted Member

Mr HOU An-che

Government Representatives

Mr KWONG Wang-ngai, Walter	Senior Town Planner/Tsuen Wan, Planning Department
Ms TSE Pui-lam, Rosa	Town Planner/Tsuen Wan 2, Planning Department
Mr TSE Hing-chit	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr LI Pui-sang	Contract Project Coordinator/2 (NTW), Civil Engineering and Development Department
Mr LEE Shing-fai, Henry	Executive Officer (Development), Tsuen Wan District Office

Tsuen Wan District Council Secretariat Representatives

Miss LAM Siu-yung, Daisy	Senior Executive Officer (District Council), Tsuen Wan District Office
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Miss CHAN Hiu-yuen (Secretary)

Executive Assistant (District Council) 4,  
Tsuen Wan District Office

Attendance by Invitation:

For discussion of item 2

Mr KUK Chun-ming, Albert

Senior Building Surveyor/D5-3 (Acting),  
Building Department

Mr TSE Kai-lun, Alan

Building Surveyor/Mandatory Building  
Inspection 2-D5, Food and Environmental  
Hygiene Department

Mr WONG Kee-kiu

Station Commander Tsuen Wan Fire  
Station, Fire Services Department

Mrs FOK CHEUNG Ngai-ching, Teresa

Valuation Surveyor (Site Utilisation) 12,  
Government Property Agency

Ms LUI Ka-wing

Assistant District Social Welfare Officer  
(Tsuen Wan/Kwai Tsing) 3, Social Welfare  
Department

For discussion of item 4

Mr WU Wai-hung

Assistant Divisional Officer (Building  
Improvement) 2, Fire Services Department

Mr LAI Kin-man

Senior Station Officer, Fire Services  
Department

Mr YAU Tse-wai

Senior Station Officer, Fire Services  
Department

The Meeting

I Opening remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 11<sup>th</sup> meeting of the Community Building, Planning and Development Committee (CBPDC) and introduced Miss CHAN Hiu-yuen, who replaced Mr Nelson LEE to assume the post of Secretary for the CBPDC.

2. The Chairman reminded Members that according to section 15(3) of the Tsuen Wan District Council Standing Orders (the “Standing Orders”), “in the course of a meeting of the Council, all persons attending or sitting in on the meeting at the place of the meeting shall switch off all devices which may emit sound and shall not use any telecommunications devices for conversation” in order to ensure the smooth progress of the meeting. He further reminded Members of section 28 of the Standing Orders that unless otherwise agreed by the Chairman, a Member might speak and make supplementary remarks once for each agenda item at the meeting. Each Member could speak up to three minutes each time.

II Item 1: Confirmation of Minutes of the Meeting held on 11.7.2017

3. The minutes of the previous meeting were unanimously confirmed by Members without amendment.

III Item 2: Matters Arising from the Minutes of the Previous Meeting

(A) Paragraphs 25 to 42 of the Minutes of the Meeting held on 11 July 2017: Request for the departments concerned to seriously follow up matters concerning the operation of a vehicle repair centre at the basement of Kong Nam Industrial Building, Nos 603-609, Castle Peak Road, Tsuen Wan

4. The Chairman welcomed the representatives from the government departments who specially joined the meeting, including:

- (1) Mr KWONG Wang-ngai Walter, Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan) of the Planning Department (PD);
- (2) Ms TSE Pui-lam Rosa, Town Planner/Tsuen Wan 2 (Town Plnr/Tsuen Wan 2) of the PD;
- (3) Mr WONG Kee-kiu, Station Commander Tsuen Wan Fire Station of the Fire Services Department (FSD);
- (4) Mr KUK Chun-ming, Albert, Senior Building Surveyor/D5-3 (Acting) (Sr Bldg Surveyor/D5-3 (Atg.)) of the Buildings Department (BD); and
- (5) Mr TSE Kai-lun, Alan, Building Surveyor/Mandatory Building Inspection 2-D5 (Bldg Surveyor/MBI2-D5) of the BD.

Mr TSE Hing-Chit, Administrative Assistant/Lands, District Lands Office (Tsuen Wan and Kwai Tsing) (AA/Lands (DLO, TW and KwT)) of the District Lands Office (DLO), would respond to Members' enquiries on behalf of the DLO. The Electrical and Mechanical Services Department had submitted a written reply on the matter prior to the meeting and the written replies of the PD, Transport Department (TD) and Hong Kong Police Force (HKPF) were tabled at the meeting for Members' perusal.

5. Sr Town Plnr/Tsuen Wan of the PD said that planning permission from the Town Planning Board (TPB) was required prior to the operation of a vehicle repair centre on the lot concerned as mentioned at the previous meeting. According to the records of the PD, valid planning permission for the use was still pending. As for enforcement against unauthorised land utilisation, the BD, Lands Department (Lands D) and other licensing authorities mainly undertook such work in the zones in urban districts and the new towns.

6. AA/Lands (DLO, TW and KwT) of the DLO said that according to the result of investigation by the DLO, it was suspected that the premises was concurrently used as office and customer service centre apart from serving as a vehicle repair workshop. This might be in contravention with relevant terms of the land lease. The DLO was considering taking lease enforcement actions against the premises.

(Note: Mr CHOW Ping-tim and Mr TAM Hoi-pong joined the meeting at 2:40 p.m.)

7. Station Commander Tsuen Wan Fire Station of the FSD said staff were sent by the FSD to inspect the premises. It was found that the vehicles parking at the spaces concerned did not obstruct the passage of emergency vehicles.

8. Bldg Surveyor/MBI2-D5 of the BD said that the BD had instructed a consultancy company to send staff to inspect the premises concerned. It was found that the opening-direction of a door would cause obstruction to the fire escape route. The BD would issue advisory letters and orders to the owner of the property concerned to rectify that situation. The BD had not found anything else that required rectification.

9. Mr WONG Wai-kit said that he expected the DLO and BD to continue to follow up this matter and timely report to the CBPDC. Besides, he thanked the HKPF for making efforts on this matter. He hoped that the Police would continue to provide assistance and strengthen law enforcement actions against traffic obstruction and other offences.

10. The Chairman said that, although the operation concerned did not violate the Fire Services Ordinance, the PD had clearly pointed out that the use of the premises had not been approved. The DLO had pointed out that the use of the premises violated the land lease terms. The BD had also pointed out that there were problems with the opening/closing direction of a door there. He opined that the departments concerned should continue to communicate with the district councillor of the constituency concerned and follow up on the matter, and report on the latest developments at the next CBPDC meeting.

(B) Paragraphs 43 to 56 of the Minutes of the Meeting held on 11 July 2017: Request for the Government to study the feasibility of the development of the site of the former Tsuen Wan Magistrates' Courts

11. The Chairman welcomed the representatives from the government departments who specially joined the meeting, including:

- (1) Mr KWONG Wang-ngai, Walter, Sr Town Plnr/Tsuen Wan of the PD;
- (2) Ms TSE Pui-lam, Rosa, Town Plnr/Tsuen Wan 2 of the PD;
- (3) Mr LEE Shing-fai, Henry, Executive Officer (Development) (EO(Dev)) of the Tsuen Wan District Office (TWDO);
- (4) Mrs FOK CHEUNG Ngai-ching Teresa, Valuation Surveyor (Site Utilisation) 12 of the Government Property Agency (GPA); and
- (5) Ms LUI Ka-wing, Assistant District Welfare Officer (Tsuen Wan/Kwai Tsing) 3 (Asst Dist Social Welfare Offr (TW/KwT)3) of the Social Welfare Department (SWD).

Mr TSE Hing-Chit, AA/Lands (DLO, Tsuen Wan and Kwai Tsing)) of the DLO, would respond to Members' enquiries on behalf of the DLO. The GPA had submitted a written reply on the matter prior to the meeting and the written replies of the PD, TD and Leisure

and Cultural Services Department (LCSD) were tabled at the meeting for Members' perusal.

12. Sr Town Plnr/Tsuen Wan of the PD said that the site of the former Tsuen Wan Magistrates' Courts was now zoned as a "Government, Institution or Community" (GIC) site. The building height was four storeys and the planning intention was to develop GIC facilities at the site to tie in with the needs of Tsuen Wan district and Hong Kong. The PD had consulted various departments on the future development of the site. The initial plan was to reserve the site for the SWD to accommodate social welfare facilities. The Department of Health (DH) also planned to provide medical facilities on the site. The TD suggested that a public carpark should be provided on the site. The PD wished to solicit Members' views on the above-mentioned suggestions.

(Note: Mr KOO Yeung-pong and Mr CHENG Chit-pun joined the meeting at 2:47 p.m.)

13. AA/Lands (DLO, TW and KwT) of the DLO said that the DLO had nothing to add at the moment.

14. Valuation Surveyor (Site Utilisation) 12 of the GPA said the GPA had nothing to add at the moment.

15. Asst Dist Social Welfare Offr (TW/KwT)<sup>3</sup> of the SWD said that the SWD had nothing to add at the moment.

16. EO(Dev) of the TWDO said that, at present, the TWDO did not have any plans for provision of facilities at the site.

17. The views, enquiries and suggestions of the Members were summarised as follows:

- (1) he did not object to the site zoned for the development of Tsuen Wan district. He opined that the residents of Tsuen Wan district had a keen demand for social welfare and medical facilities (Mr LO Siu-kit);
- (2) he opined that the building height of four storeys was a synonym of waste. The site was surrounded by buildings and did not have any sea view. He hoped that there would be a better design and suggested that the new building should have more than four storeys so that different departments could be accommodated (Mr LO Siu-kit);
- (3) he pointed out that the residents of Tsuen Wan district had a very great demand for carpark facilities. After the demolition of the Tsuen Wan Transport Complex in Tsuen Wan West, the number of parking spaces in the district was decreased by 500. He opined that it was opportune to remedy the loss (Mr LO Siu-kit);
- (4) she opined that the original intention of the DC Members who submitted the discussion paper was to make good use of the only site available for

- development at the Tsuen Wan town centre. She also enquired about the procedure for revising the building height (Ms LAM, Lam Nixie);
- (5) she learnt that both the DH and TD intended to use the new building. She enquired whether a complex-type building could be built so that different departments could be accommodated (Ms LAM, Lam Nixie);
  - (6) a new building of more than four storeys had been previously suggested. He enquired whether the number of floors and building height were restricted due to the plot ratio (Mr KOO Yeung-pong);
  - (7) he enquired whether the LCSD had been consulted on this matter. He also suggested that a large dancing room or a venue for dancers' trainings and rehearsals should be provided at the site (Mr KOO Yeung-pong);
  - (8) he enquired about the timetable for the development of the site concerned. He suggested that the former law courts building should firstly be demolished to vacant the site for a temporary carpark (Mr KOO Yeung-pong);
  - (9) the Chairman of Tsuen Wan District Council (TWDC) had suggested previously that the TWDC be relocated to the new building (Mr KOO Yeung-pong);
  - (10) he was pleased that the PD had been close to public sentiment when following up the matter. He enquired whether the PD would consult the TWDC on this agenda item so that all the TWDC Members could discuss the matter (Mr WONG Ka-wa); and
  - (11) he suggested that the building height should be over four storeys and that child care facilities should be provided. He also hoped that the better options would be figured out when the matter was discussed by all the TWDC Members and when more information was collected (Mr WONG Ka-wa).

18. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) the height restriction of four storeys for the building reflected the height of the existing law courts building. The PD understood the keen demand of the residents of Tsuen Wan district for community facilities. All relevant factors, including land uses, urban design, ventilation and building heights of the nearby buildings, would be taken into account by the Government in consideration of the feasibility of relaxing the height restriction of the site. Future development of the site was being discussed by various departments and the PD would relay Members' views on the building height to the departments concerned;
- (2) according to the current proposal, the site could be developed into a complex-type building by the departments concerned in order to accommodate various community facilities provided and managed by different departments. Therefore, if the departments concerned agreed to do so when it was technically feasible, the community facilities of different departments could co-exist on the site; and

- (3) the PD had consulted the LCSD on future plans for the site. According to the LCSD, the LCSD did not have any plans for provision of any facilities on the site for the time being.

19. EO(Dev) of the TWDO said that the TWDO did not have any plans for provision of facilities on the site. However, the TWDO would consider Members' views.

20. The Chairman said that he would decide whether this item under matters arising from the minutes of the previous meeting was to be discussed continuously at the next CBPDC meeting after considering Members' views. If Members needed to put forward other discussion items, they could submit papers to other relevant Committees.

21. The views, enquiries and suggestions of the Members were summarised as follows:

- (1) he suggested that a complex-type building with at least nine storeys be built on the lot. It could be developed together with Sha Tsui Road Playground. He suggested that a roof cover should be provided for Sha Tsui Road Playground to create a covered space for activities and a roof-top podium could also be provided additionally (Mr CHOW Ping-tim);
- (2) he suggested that the Food and Environmental Hygiene Department (FEHD) should relocate some of the stalls in Yeung Uk Road Market in order to vacate part of the market to improve its current overcrowding condition. He suggested that the new building should be developed into a more advanced supermarket-style indoor market (Mr CHOW Ping-tim);
- (3) , he suggested that the SWD should take into account the current population and family changes in Hong Kong and provide support to the working parents who left their young children to the care of elders who were inexperienced in child care. He suggested that the SWD should consider providing child care facilities in the new building (Mr CHOW Ping-tim);
- (4) he opined that the facilities of Tsuen Wan Town Hall were worn and torn. The utilisation rate of the exhibition hall was low and the quality of the exhibitions was not high. He suggested that the LCSD should relocate the exhibition hall to the new building and convert it into a multi-purpose activity room to vacate the original part for expansion of the cultural activities hall (Mr CHOW Ping-tim);
- (5) he opined that various departments should be more positive and proactive. The PD could adopt forward-looking and holistic strategies in their planning, instead of waiting passively for other departments to put forward development plans (Mr CHOW Ping-tim);
- (6) they did not agree that the TWDC be relocated (Mr CHOW Ping-tim and Mr TAM Hoi-pong);
- (7) he thought that Customs Headquarters Building in North Point should not be drawn as a reference for the design of the new building. He suggested that

- green building features should be added to attain platinum energy saving level (Mr TAM Hoi-pong);
- (8) he did not object to a slight increase on the building height and number of floors. However, local ventilation must be considered because ventilation at the site was already affected by the surrounding new residential properties. He suggested that the design of the new building should be subject to the ventilation and air-circulation assessments (Mr TAM Hoi-pong);
  - (9) he suggested that an underground carpark should be built under the new building. He suggested that a design competition and communities consultation should be held in order to solicit more views broadly (Mr TAM Hoi-pong);
  - (10) he suggested that some space should be reserved in the new building for Tsuen Wan Magistrates' Courts which were the first local law courts over the territory for conservation purpose (Mr TAM Hoi-pong);
  - (11) he opined that the development and use of the site had not been confirmed yet. It might take many years from discussions at the moment to funding approval. It was opportune for the departments concerned to gauge Members' views at the present stage. He opined that Members could enthusiastically express their views and suggest facilities to be provided in the new building by different departments (Mr WONG Wai-kit);
  - (12) he opined that Tsuen Wan community demanded for social welfare facilities, a carpark and medical facilities. However, he could not accept the reply of the LCSD that it was unwilling to provide additional facilities. He requested the LCSD to provide facilities at the site (Mr WONG Wai-kit); and
  - (13) he opined that Tsuen Wan Magistrates' Courts Building would not be demolished before its new uses were confirmed. He suggested that the short-term uses should be planned while facilities in the building were in sound condition, so that the resources were in optimal use. He also enquired what arrangements could be made for short-term uses of the site (Mr WONG Wai-kit).

(Note: Mr CHAN Chun-chung, Jones and Mr CHOW Ping-tim joined and left the meeting at 3:05 p.m. respectively.)

22. Sr Town Plnr/Tsuen Wan of the PD said that at this early stage of planning for the future development of the site, the responsibility of the PD was to review the land use of the site taking into account the views of the CBPDC. The PD would relay the views of the CBPDC on the detailed design and construction of facilities in the future to the departments concerned. The PD believed that the departments concerned would seek the TWDC's views again when the development plan had been confirmed and when necessary.

23. Valuation Surveyor (Site Utilisation) 12 of the GPA said that the site of the former Tsuen Wan Magistrates' Courts, including the building, was provided for the use of the Judiciary in the form of permanent government land allocation. The law courts were relocated to West Kowloon Law Courts Building at the end of the last year and the Judiciary intended to return the site for other uses. Before the site was reallocated for the use of other departments, the property concerned would be used temporarily by the Judiciary and the LCSD.

24. Mr WONG Wai-kit enquired about the temporary uses of the site by the LCSD.

25. Valuation Surveyor (Site Utilisation) 12 of the GPA said that the GPA had enquired the Judiciary about the current use of the site and received a reply from the Judiciary as mentioned above. The GPA did not learn from the LCSD about its actual use of the site in detail.

26. AA/Lands (DLO, TW and KwT) of the DLO stated that the site of the former Tsuen Wan Magistrates' Courts was now held by the Judiciary for the purpose of records storage.

27. The Chairman said that the GPA did not grasp any information about the condition of the property concerned in full and the use of the site by the LCSD. As the LCSD did not send any representative to join the meeting, the CBPDC would invite the LCSD to send representatives to join the next CBPDC meeting and enquire the LCSD about its use of the site as well as the reasons for nil participation in the future development of the site which was currently used by the LCSD temporarily. Besides, the Chairman opined that views of the Members concerned on the design of the new building could serve as reference for a detailed discussion at later stages.

28. Valuation Surveyor (Site Utilisation) 12 of the GPA said that the site and the building of the former Tsuen Wan Magistrates' Courts were provided for the use of the Judiciary in the form of permanent government land allocation. According to the existing policy, the allocated department (namely the Judiciary) should be committed to making good use of the property concerned whenever feasible. When the property was unoccupied, the property and the site concerned should be continuously managed by the allocated department. Therefore, after the cessation of the temporary use, the Judiciary/the land-allocation department would still be responsible for managing and making arrangements for the building. The GPA had not received enquiries about the site from the Judiciary or any land allocated department.

29. AA/Lands (DLO, TW and KwT) of the DLO said that the site was still held by the Judiciary.

30. The views, enquiries and suggestions of the Members were summarised as follows:
- (1) he suggested that Members' enquiries on this agenda item should be consolidated and a letter of request for explanation and follow-up should be sent to the LCSD and other departments (Mr WONG Ka-wa);
  - (2) he suggested that the PD should submit a discussion paper on this agenda item to the TWDC for consultation. He pointed out that the relocation of the former Tsuen Wan Magistrates' Courts had already been informed some time ago and the Members mistakenly believed that the site could be released for development soon. In fact, this was not true (Mr WONG Ka-wa);
  - (3) he opined that it would take time to construct the new building. Therefore, the procedures concerned should start as soon as possible, so that the residents of Tsuen Wan district could be benefited earlier (Mr WONG Ka-wa);
  - (4) she enquired whether the Judiciary would, in response to the views of TWDC, give up its control on the former Tsuen Wan Magistrates' Courts and act in concert with departments concerned regarding the future development of the site (Ms LAM, Lam Nixie);
  - (5) she learnt that several departments, including the TD and DH, were interested in the development of the site. She enquired how they should be coordinated to take forward a development plan. For example, different departments might work out their own plans; the PD might collect the intention of various departments and carry out the follow-up work; or the Members might try to find out the intention of various departments and submit a discussion paper (Ms LAM, Lam Nixie);
  - (6) the Judiciary had been allocated the site of the former Tsuen Wan Magistrates' Courts for its permanent use. He enquired about the procedure on re-allocation of the site for the use of other departments and how long this would take (Mr Hau Yan-che);
  - (7) he enquired whether the Lands D could take the land back for development (Mr CHAN Sung-ip);
  - (8) he opined that the Judiciary would return the site if the departments were willing to take over it (Mr LO Siu-kit);
  - (9) he opined that the administrative costs would be increased when too many departments were involved in the development of the site. Therefore, he suggested that there should not be too many departments participating in the development of the site, so that achievements could be made earlier (Mr LO Siu-kit);
  - (10) he suggested that departments intending to participate in the development should send representatives to attend the next CBPDC meeting to spell out the services they planned to provide in the new building in detail. They should also discuss relaxing the height restriction of the new building with the PD (Mr LO Siu-kit);
  - (11) he enquired which department would take the lead in the development. He said that three departments had indicated interest in participating in the

development of the site since the agenda item was proposed for discussion (up to this Meeting). The services to be provided by them would be able to meet the needs of the residents of Tsuen Wan district and the use of the site was fit for the purpose. It could be seen that a progress had been made for the discussion (Mr WONG Wai-kit);

- (12) he opined that this matter could continuously be discussed under the matters arising from the minutes of the previous meeting so that the Members could grasp more information (Mr WONG Wai-kit);
- (13) he opined that the Judiciary was not reluctant to return the site. At this stage, however, the site was not taken over by any department (Mr MAN Yu-ming);
- (14) he opined that the role of coordination was to be taken up. Therefore, he suggested that a (non-standing) coordinating group should be set up to discuss this matter with the departments concerned (Mr MAN Yu-ming);
- (15) he pointed out that the site was located in the Tsuen Wan town centre. It was an important and valuable land resource. It would be pitiful if its development and use were hampered by hand-over problems (Mr MAN Yu-ming); and
- (16) she suggested that the SWD should provide additional crèches for babies and toddlers aged zero to two years old (Ms LAM Yuen-pun, Phyllis).

31. Sr Town Plnr/Tsuen Wan of the PD said that the role of the PD was to review the future land use of the site. The site of the former Tsuen Wan Magistrates' Courts was currently a GIC zone. Therefore, submission of applications to the TPB was not required for the above-mentioned suggestions of the use of the site by the SWD, DH and TD. However, submission of application or revision of the layout plan to the TPB was required for the proposal on an increase of the building height to more than four storeys. He stressed that the departments concerned were communicating with each other frequently. The PD would also relay the views gauged at this CBPDC meeting to the departments. The development of the site was at its early stage and it took time for discussion and coordination among various departments. Hence, a detailed plan for the future development of the site upon confirmation might not be available within a short time. He believed that when the use of the site was confirmed and when necessary, the departments concerned would submit papers to the TWDC again for further discussion.

32. EO(Dev) of the TWDO said that the development projects of the Government would in general be spearheaded by the user departments with development plans.

33. Asst Dist Social Welfare Offr (TW/KwT)3 of the SWD said that the SWD would work with the PD and make concerted efforts with other departments concerned to study the shares to be taken by different departments in the development of the site and coordinate the arrangements.

34. The Chairman said that he understood Members were concerned about district affairs. The site of the former Tsuen Wan Magistrates' Courts should be developed subject to the

needs of Tsuen Wan district. He pointed out that the main role of the PD was to gauge Members' views and aspirations and the departments concerned provided corresponding responses and took follow-up actions. He opined that Members would tender forward-looking proposals addressing the actual local needs after discussions. He also agreed to the Members' suggestion that a market should be provided in the new building and opined that the FEHD could be invited to send representatives to attend the next CBPDC meeting to explore the feasibility of the suggestion concerned. The CBPDC could consider setting up a working group in the future to follow up this matter in detail.

IV Item 3: Planning Applications (as at 1 September 2017)

(CBPDC Paper No. 11/17-18)

35. Sr Town Plnr/Tsuen Wan of the PD introduced the paper and invited Members to note the supplementary paper on planning applications as at 8 September 2017 which was tabled by the PD.

V Item 4: Introduction of the Fire Safety (Buildings) Ordinance, Chapter 572 of laws of Hong Kong

(CBPDC Paper No. 12/17-18)

36. The Chairman welcomed the representatives from the FSD who specially joined the meeting, including:

- (1) Mr WU Wai-hung, Assistant Divisional Officer (Building Improvement) 2 of the FSD;
- (2) Mr LAI Kin-man, Senior Station Officer (Sr Station Offr) of the FSD; and
- (3) Mr YAU Tse-wai, Sr Station Offr of the FSD.

(Note: Mr WONG Ka-wai and Mr KOT Siu-yuen left the meeting at 3:35 p.m.)

37. The representatives of the FSD introduced the paper.

38. The views, enquiries and suggestions of the Members were summarised as follows:

- (1) he commended the FSD for making the breakthrough of reducing the capacity of fire services water tanks from 9 000 litres to 500 litres. He hoped that the FSD would lessen the impact on the residents without compromising the fire safety (Mr LO Siu-kit);
- (2) he enquired about the designs and installation locations of fire services water tanks. He opined that the works costs would be effectively reduced by simpler requirements (Mr LO Siu-kit);
- (3) he suggested that a discretion should be exercised when dealing with single block buildings which failed to comply with the provisions of the Ordinance due to the difficulty in coordinating all the owners (Mr LO Siu-kit);
- (4) if technical problems such as water pressure and backflow of drinking water flow-back could be dealt with, he suggested that the FSD should consider relaxing more requirements under the provisions of the Ordinance and make

amendments to them accordingly, including relaxing the restriction on the number of storeys from three (or less) to six (or less), to reduce work costs and maintenance costs (Mr LO Siu-kit);

- (5) he learnt that a local shopping centre with unauthorized building works had received a fire safety compliance order. However, at the same time, the department also required the residential parts of the building to take follow-up actions. He thought that this requirement was unreasonable. He had approached the department concerned and was discussing the matter with it. He suggested that the department concerned should consider the actual circumstances when issuing fire safety compliance orders (Mr LO Siu-kit);
- (6) he thanked FSD for amending the Ordinance and proactively providing assistance to the residents. He remarked that the District Office had also implemented plans to provide support to buildings in the District that needed assistance. For example, its Building Management Liaison Team would assist three-nil buildings and buildings without owners' corporations in the District to deal with the matters concerned (Mr KOO Yeung-pong);
- (7) he remarked that some single-block buildings had difficulty in forming owners' corporations to deal with the matter (Mr KOO Yeung-pong);
- (8) he had visited a Chinese medicine shop in Kowloon City to inspect an experimental project on using an improvised hose reel system. He found that the costs of the project were so high that shops might not be able to afford them. Shops or cocklofts with small areas might also not have enough space to accommodate fire hose reels. He hoped that FSD would consider the actual circumstances and provide further assistance to the shops concerned (Mr KOO Yeung-pong);
- (9) Phase 2 of Belvedere Garden had received a fire safety compliance order. After initial efforts to understand the situation, it was known that many smoke doors might need to be replaced in order to comply with the requirements of the Buildings Department. He hoped that the Department could give the residents enough time to deal with the matter (Mr WONG Wai-kit); and
- (10) In the past, old buildings or single-block buildings had often received this kind of fire safety compliance orders. When new residential estates encountered such situations the first time, they needed time and room to deal with them. Although new residential estates were in relatively better conditions, the improvement works often involve many projects and a lot of money. Therefore, he hoped that there would be enough time and support to protect the safety of the residents and reduce the costs (Mr WONG Wai-kit).

39. The Chairman remarked that the Fire Safety (Buildings) Ordinance had aroused much controversy when it was introduced. The various amendments brought into effect by the Department had been a great improvement. It was hoped that there would be more room for relaxing the stipulations in the future. He suggested that more than one shops could be allowed to share one fire services water tank. He hoped that the Department

would consider the benefits and convenience of the citizens and would ultimately achieve the objective of safety. He hoped the departments could enhance their understanding of and communication with the public and implement the Ordinance properly. As for the individual cases mentioned by Members, he suggested the Members communicate more with the departments concerned to follow up and deal with the cases after the meeting.

VI Item 5: Work progress reports of working groups under the Committee and sponsored organizations

(A) Working Group on Community Building Activities

40. The Vice Chairman reported that the Working Group would co-organize with Spores Care a Full-mark Happy Families activity from October to December. There would be four parent-child days, and a parent-child one-day trip would be organized on 10 December. The first two parent-child days would be held on 1 October and 4 October at Tsuen King Circuit Playground/Recreation Ground and Dragon Ball Square, Lei Muk Shue Estate, respectively.

(B) Working Group on Community Development and Planning

41. Mr CHENG Chit-pun reported that the Working Group was planning to jointly conduct with local organizations an opinion survey on Tsuen Wan District planning study to enhance Tsuen Wan residents' concern about the future development of Tsuen Wan District and to encourage residents to express their views.

(C) Working Group on Industrial and Commercial Development

42. The Chairman reported that the Working Group would co-organize an Industry and Commerce Seminar on 14 October with the Tsuen Wan branch of Hong Kong Industrial and Commercial Association Limited.

(D) Tsuen Wan Festival Lightings Organizing Committee ("Lightings Committee") (subsidized organization)

43. Mr LO Siu-kit reported that, on preparatory work, the Lightings Committee had sent out sponsorship-invitation letters to big organizations and community members. The Lightings Committee would continue to follow up the preparatory. It would also arrange for the production of vertical flying posters and promotional poster to be put up on pedestrian footbridges. As regards the lighting works, the working group concerned had secured a contractor. It was estimated that the National Day and festival lightings would be displayed in mid-September and early December respectively. Regarding the New Year Eve count-down activities, the working group concerned had also secured a contractor. It would continue to follow up other preparatory work.

VII Item 6: Any other business

44. Members noted the contents of the following information paper:

- (1) Financial Statement of Community Building, Planning and Development Committee as at 28 August 2017 (CBPDC Paper 13/17-18)

VIII Adjournment of Meeting

45. The Chairman reminded Members that the next Meeting would be held at 2:30 pm on 14 November (Tuesday). The deadline for submitting discussion papers was 30 October.

46. There being no other business, the Meeting was adjourned at 4:15pm.

Tsuen Wan District Council Secretariat

12 October 2017