

(Translation)

Minutes of the 11th Meeting of Tsuen Wan District Council (2/17-18)

Date: 25 July 2017

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr CHUNG Wai-ping, SBS, MH (Chairman)

Mr WONG Wai-kit (Vice Chairman)

Mr MAN Yu-ming, MH

The Hon TIEN Puk-sun, Michael, BBS, JP

Mr KOO Yeung-pong, MH

Mr NG Hin-lung, Norris

Mr LI Hung-por

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

Mr LAM Faat-kang, MH

Mr CHAN Chun-chung, Jones

Mr CHAN Sung-ip, MH

Mr CHAN Yuen-sum, Sumly

Mr WONG Ka-wa

Mr KOT Siu-yuen

Mr CHOW Ping-tim

Mr CHENG Chit-pun

Mr LO Siu-kit, MH

Mr TAM Hoi-pong

Absent:

The Hon CHAN Han-pan, Ben, JP

In Attendance:

Miss YIP Kam-ching, Jenny, JP	District Officer (Tsuen Wan), Tsuen Wan District Office
Mr CHONG Kong-sang, Patrick	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr HUEN Yeuk-hon, John	Senior Liaison Officer (1), Tsuen Wan District Office
Ms LEE Lai-kiu, Winnie	Senior Liaison Officer (2), Tsuen Wan District Office
Mr CHAN Lok-wing	District Commander (Tsuen Wan), Hong Kong Police Force
Ms LAU Chui-ying, Bo	Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force

Ms LUI Ka-wing	District Social Welfare Officer (Tsuen Wan/Kwai Tsing) (Acting), Social Welfare Department
Miss LO Pui-yiu, Sapphire	District Lands Officer (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr TSANG Chiu-mun	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (Acting), Lands Department
Mr MOK Ying-kit, Kenneth	Chief Transport Officer/NT South West, Transport Department
Mr WONG Hon-kit	Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan), Housing Department
Ms KHATTAK Nasreen	District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department
Mr LAM Chi-keung, Desmond	Chief Engineer/NTW 2 (New Territories West), Civil Engineering and Development Department
Mr CHENG Kwok-kuen, Chris	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Miss LAM Siu-yung, Daisy (Secretary)	Senior Executive Officer (District Council), Tsuen Wan District Office
Mr LAU Shun-tak, Donald	Executive Officer I (District Council), Tsuen Wan District Office
<u>For discussion of item 3:</u>	
Mr YING Yiu-hong, Stanley, JP	Permanent Secretary for Transport & Housing (Housing), Transport and Housing Bureau/Director of Housing, Housing Department
Ms LO Wing-ye, Alice	Head (Central Support Unit), Housing Department
<u>For discussion of item 4:</u>	
Ms LAU Yiu-yan, Joyce	Chief Engineer/Special Projects, Civil Engineering and Development Department
Mr PANG Siu-tuen, Walter	Engineer 12 (Special Duties Division), Civil Engineering and Development Department
<u>For discussion of item 6:</u>	
Mr LEUNG Hon-wan	Senior Engineer/Mong Kok Footbridge, Highways Department
Mr KAN Pui-leung	Senior Engineer/Tsuen Wan, Transport Department
Mr LEE Chee-kwan	Senior Environmental Protection Officer (Assessment & Noise)3, Environmental Protection Department

For discussion of item 7:

Mr WONG Wa-kei	Senior Engineer/New Territories 2, Highways Department
Ms YIU Po-fung	Engineer/New Territories 2-4, Highways Department
Mr KAN Pui-leung	Senior Engineer/Tsuen Wan, Transport Department

For discussion of item 8:

Mr CHAN Kai-lam, Allan	Senior Property Service Manager (Wong Tai Sin, Tsing Yi & Tsuen Wan), Housing Department
Mr SZETO Wai-tun	Engineer/NTW (Distribution 1), Water Supplies Department

Action I Opening Remarks and Introduction

The Chairman welcomed Mr YING Yiu-hong, Stanley, Permanent Secretary for Transport & Housing (Housing) (PST&H(H)), Transport and Housing Bureau (THB)/Director of Housing (DH), Housing Department (HD) as well as the Members and representatives from the government departments to the 11th meeting of Tsuen Wan District Council (TWDC). In addition, he congratulated Mr LO Siu-kit for being awarded the Medal of Honour and introduced:

- (1) Miss LO Pui-yiu, Sapphire who replaced Mr LO Kam-lun, Alan, to assume the post of District Lands Officer (District Lands Office, Tsuen Wan and Kwai Tsing) (DLO(DLO, TW&KwT)), Lands Department (LandsD);
- (2) Mr TSANG Chiu-mun, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (Acting) (AA/Lands(DLO)(Atg.)), LandsD, who attended this meeting on behalf of Mr TSE Hing-chit; and
- (3) Ms LUI Ka-wing, District Social Welfare Officer (Tsuen Wan/Kwai Tsing) (Acting) (DSWO(TW/KwT)(Atg.)), Social Welfare Department (SWD), who attended this meeting on behalf of Mr WONG Kwok-chun, Alex.

Besides, Members were informed that the Hon CHAN Han-pan, Ben was absent with apologies.

2. The Chairman reminded Members that in accordance with sections 17(1) and 27 of the Tsuen Wan District Council Standing Orders (the Standing Orders) that any Member who wished to move a motion or ask any question at a meeting of the Council was required to give the Secretary a notice in writing ten clear working days before the meeting. Thus, he reminded Members that the date of the next meeting was 26 September 2017 and the deadline for submission of paper was 11 September 2017. The Chairman asked Members to speak as concise as possible because there were many items on the agenda. In addition, according to section 28 of the Standing Orders, unless otherwise agreed by the Chairman, Members could speak and make supplementary remarks once for each agenda item at the meeting and each Member could speak up to three minutes.

3. The Chairman added that the role of the District Council (DC) was to advise the Government on improving people's livelihood. In this connection, it was not appropriate for the TWDC to make judgments or draw conclusions on the subject matters which were not directly related to the people's well-being and the provision and use of public facilities and services in Tsuen Wan district. He asked Members to pay attention to this before they submitted the paper. Moreover, the Chairman reminded that the persons observing the meeting in the public gallery should keep quiet and refrain from speaking. According to section 15(2) of the Standing Orders, if a person attending or observing a meeting of the Council acted in such a way as to disrupt the orderly conduct of business of the meeting, the Chairman might issue warnings to the person. The Chairman might order the person to leave the place of the meeting if the person persisted with such acts despite warnings.

II Item 1: Confirmation of Minutes of the 10th Meeting held on 23.5.2017

4. The Chairman said that the Secretariat had not received any proposed amendments to the minutes before this meeting. The minutes were confirmed without amendment.

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

5. The Chairman said that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Visit of Director of Housing to Tsuen Wan District Council

6. The Chairman welcomed Mr YING Yiu-hong, Stanley, PST&H(H), THB/DH, HD visited the TWDC. The other representatives from the HD attending the meeting were:

- (1) Ms LO Wing-yee, Alice, H(CSU); and
- (2) Mr WONG Hon-kit, CM/M(WT&T).

7. The PST&H(H), THB/DH, HD introduced the details of the Government's work on housing, including the Long Term Housing Strategy (LTHS), better use of public housing resources and ancillary facilities as well as the quality of drinking water in Sheung Chui Court as follows:

- (1) given the housing problem in Hong Kong, the Government announced the LTHS in 2014. Under the "supply-led" and "flexible" principles, the long-term housing demand projection would be updated annually in order to set for a ten-year rolling housing supply target to reflect the changes of actual circumstances of our society, local finance and population status. According to the latest projection of the LTHS updated in December 2016, the housing supply target from 2017/18 to 2026/27 was approximately 460 000 units. The ratio of provision of public and private housing maintained 6:4, i.e. there were 280 000 public rental

housing units, including 200 000 public housing units and 80 000 subsidised sale flats. Regarding the private market, the Government implemented a series of demand-side management measures to accord priority to the home ownership for self-use needs of Hong Kong permanent residents and maintained stability in the housing market. Meanwhile, the Government was committed to the increase of land supply in order to solve the housing problem. As the important partner of public housing supply, besides the Hong Kong Housing Society, the Hong Kong Housing Authority (HKHA) had all along been committed to the increase of public housing supply. In addition, the Government was going to make a further injection to the Housing Reserve with a view to supporting the development of public housing;

- (2) not only did the HKHA carry out the actions against the abuse of public housing resources, it also conducted reviews on the better use of the existing public housing resources from time to time, so as to make the more focused efforts to the allocation of public housing resources to the people who had the more pressing housing needs and to ensure the fairness of the policies. In this regard, the Subsidised Housing Committee of the HKHA conducted a review on the respective policies from the end of 2016 to early 2017, including the endorsement of the revised “Well-off Tenants Policies” (WOTP) which would be implemented starting from the declaration cycle in October 2017. Other enhancement measures on better use of public housing resources mainly included the frozen period introduced for the existing public housing households as well as the implementation of “Territory-wide Overcrowding Relief Exercise” and “Living Space Improvement Transfer Scheme” in one-go for rationalisation of the arrangements of the priorities for public housing demand, with a view to expediting the allocation of public housing flats to the people waiting in the queue;
- (3) the HKHA would utilise the land and provide residential flats as soon as possible. Under the practicable circumstances, the HKHA would meet the Government’s requests, respective planning standards and views from districts, by providing non-residential facilities such as markets, retail shops, district councillors’ offices and social welfare facilities for individual projects; and
- (4) following the incident of excessive lead content in drinking water, the HKHA had all along been reporting the work progress to the general public in a liberal and transparent manner. After mid-2016, the HKHA had started to arrange for the replacement of drinking water pipes at public places in the affected housing estates. In July 2017, a media reported that it had taken four samples (two at the kitchen and the other two at the toilet) at a unit of Sheung Chui Court. Of the four samples, two were taken using the “first draw” method and were found to have

lead content exceeding the World Health Organization (WHO)'s limit of 10 microgram/litre. The other two samples were taken after flushing the water for five minutes and lead was not detected. Having consulted the Water Supplies Department (WSD), the materials and fittings used for the installation of inside service of Sheung Chui Court were compliant with the relevant statutory and administrative requirements and had been approved by the Water Authority (WA). Since the incident of excessive lead content in drinking water in 2015, both the HKHA and WA had strengthened monitoring of the building materials, including those used for inside service, through a series of enhanced measures. Copper pipes in Sheung Chui Court were joined by soldering using lead-free solder wire. After satisfying that the water sampling tests and lead content inspection for the solder joints conducted upon completion of installation of Sheung Chui Court's inside service, the WA issued a completion certificate to approve water supply to the development in March 2017. With respect to the two suspicious exceedance samples, the WSD advised that during fabrication of new metal pipes and fittings, there would be minute amount of metal residue on their surface, which would be leached into water easily. Such leached materials would accumulate after a prolonged stagnation of water. Under normal circumstances, these minute amount of residual metals would be washed away very quickly, and the leaching rate of the metal in the water pipes would be reduced to a very low level. Hence, the WSD had always encouraged consumers to run the water taps for some time if the water supply system had not been used for a long period of time. Having consulted the WA and sought the consent of the owner of the unit concerned at Sheung Chui Court, the HKHA flushed the water pipes of the unit concerned thoroughly. Use of water was then suspended until a water sample was taken for testing the following day. The lead content of the water sample was within the WHO's limit, which showed that the pipes in the unit had been thoroughly flushed. The WSD had issued a memorandum in mid-June 2017 to request the contractor and plumbers to go through the flushing procedure for all newly-built inside service in the units before use, with a view to expediting the reduction of the leaching rate of the metal in the newly-built inside service. The HKHA and WSD issued the above press release last Friday for public's information.

(Note: Mr TAM Hoi-pong and Ms LAM, Lam Nixie joined the meeting at 2:44 p.m. and 2:45 p.m. respectively.)

8. Mr LI Hung-por said that in the past, the Government was trying to be committed to its pledge that the public housing applicants could move into public housing after queuing for three years. Currently, however, the waiting time was

longer than three years. He thus enquired whether the waiting time would become much longer than three years. Besides, he understood that the Government had difficulties in identification of land and he pointed out that there were divergent views from the general public on the development of country parks, reclamation and “in-fill needle-type” housing developments. He wished to know whether the Government had difficulties in taking forward the housing policies due to restrictions and oppositions; and whether breakthrough solutions would be drawn up for solving the housing problem. He opined that the WOTP, which was on track, should be implemented persistently but a balance should also be struck during its implementation. He also doubted why some public housing tenants with private properties could evade the means test. He hoped that the HD would pay more attention to this in allocation of the already insufficient public housing resources to the people in the more pressing needs.

9. Mr CHAN Yuen-sum, Sumly raised objection to the implementation of the new WOTP by the HD. He said that the previous WOTP were on a dual track approach. The public housing households were defined as the well-off tenants when both their income and assets were found exceeding the ceilings. At present, however, they were defined as the well-off tenants when their income or assets were found exceeding the ceiling. Hence, some households would transfer their assets and the younger residents earning higher income could be requested to move out of the flats. As a result, the children of the family could not live together with their parents due to the policy. As such, the original purpose of Harmonious Families Priority Scheme could no longer be served and the new policies did not help expedite the waiting time for public housing. He thought that the HD had never conducted a detailed consultation for the new WOTP, so he hoped that the HD would start over the consultation. Besides, he expressed dissatisfaction at the very long waiting time for public housing. The actual time for the public housing applicants to move into the public housing was even much longer than that undertaken by the HD. He hoped that the HD would study more proposals for the increase of land supply, including the use of brownfield sites; otherwise social stability could not be maintained. Many public housing residents were not satisfied with the Living Space Improvement Transfer Scheme because they were still not transferred after making applications years ago. He opined that there was a great demand for this Scheme but only minimal supply of flats was available. The pressure of public housing was not relieved. He pointed out that there was “one estate, two systems” because some public housing estates were under the management of the HD and management company respectively. The use of resources was ineffective in attaining synergy. The HD and management company just followed its own way in housing management. So, he hoped that the HD would consider “one estate, one system”. He further pointed out that the fresh and flush water supply for some public housing estates were always suspended. This issue would be discussed under agenda item 8. When the large-scale annual examination on electricity was carried out for the public

housing estates, the power supply for the whole public housing estate would be suspended, including that for all elevators. He thus enquired the HD on how to respond to the emergencies and hoped that the HD would seriously review the relevant problems.

10. Mr MAN Yu-ming stated that a few district councillors of public housing areas had presented the submissions to the DH. The submissions were about the implementation of the new WOTP in October 2017 and details of reviews and discussions in some 20 public housing union assemblies which were held in different public housing estates. They found that in HD's reply, the new WOTP had been stipulated since 2014 and the consultation work for these policies had been conducted. However, members of the public were not well informed of the details of the new WOTP and there were substantial changes from the dual track approach to single track approach. He was of the view that the public housing residents worried because they were unable to get prepared due to the insufficient publicity work on the new policies. He supported the policy on the better use of housing resources and opined that it was not right to abuse the public housing resources. Yet, a full consultation and publicity work should be carried out before the implementation of new policies. Hence, he hoped that the HD would shelve the said policies and conduct a full consultation for the said policies. He pointed out that Tsuen Wan was not seriously affected by the incident of excessive lead content in drinking water. He appreciated the HD for the new solutions for the newly-built public housing estates. There were a number of public housing estates with the problem of excessive lead content in drinking water and the replacement of water pipes for these estates was underway. Nevertheless, he thought that the contractor should be held responsible for making compensations for the affected public housing residents as soon as possible in order to soothe them. He also hoped that the DH would actively consider the above suggestions.

11. Mr TAM Hoi-pong said he thought that the land allotment and population policy gave rise to the existing housing problem in Hong Kong. He was concerned about the further increase of density of aprons and runways in Kai Tak. He also noted that public housing would be built on three pieces of land amongst all by the HD. Given that there was only one Home Ownership Scheme (HOS) building in Kai Tak, he enquired whether part of the land in Kai Tak would be reserved for construction of HOS buildings, besides the construction of public and private housing. He opined that the Government of the current term had reached the only new breakthrough for the housing policy by implementing the "Starter Homes" Scheme. He hoped that the HD and the Government would study if the dichotomy on housing apportionment adopted in the past was conducive to building more progressive ladders for construction of more "Starter Homes" and HOS housing in Kai Tak. He further pointed out that in the past, the prices of private properties in Kai Tak were high and there was a problem of insufficient land supply.

12. The Chairman stated that Kai Tak was not situated at Tsuen Wan district. He asked Mr TAM Hoi-pong to express his views on the housing estates in Tsuen Wan district.

13. Mr TAM Hoi-pong opined that land allotment closely correlated with the housing problem. According to the DH, the housing problem was mainly caused by the undersupply. He did not fully agree because the Government should face up to the housing needs triggered by the increase of the number of branch families. He was of the view that Hong Kong's population policy was the source of the housing problem. Hence, he hoped that the HD and other government departments would set up a specialist team to review the problems concerned and study the corresponding proposals on shortage in land supply as well as the impact on local housing needs brought by the increase on foreign population. This approach should be adopted for a true exploration of housing problem in Hong Kong. Otherwise, the increase on population would never be coped with by construction of houses through the Government's efforts in identification of land and development of country parks.

14. Mr CHAN Chun-chung, Jones said he hoped that the ratio of public housing should be increased after the grassroots' housing needs were taken into consideration when the HD conducted a review on the ratio of public and private housing in future. He agreed that undersupply was the source of the housing problem. But he believed that there was an even more serious shortage of supply in public housing, compared to that of private housing. He learnt that a frozen period of one year would be imposed on the application for the other public housing flat, if all family members, including the applicant of another public housing flat, were currently living in the same public housing flat. He had reservation over such an arrangement. He opined that family harmony would not be achieved if the children of the family lived separately from their parents after getting married. He also learnt that the housing problem could not be solved genuinely when a party of the couples, who both possessed the public housing tenancies, could only move into the public housing flat of the other party after getting married. He further pointed out that the new residents of Sheung Chui Court became worried after they learnt about the problem of excessive lead content in drinking water. They hoped that the HD would make arrangements for water tests, flexible procedures on return of flats from the public housing residents who moved in Sheung Chui Court and serious follow-ups on the irregularities of construction works of Sheung Chui Court, so that the residents were assured for a safe place to live.

15. Ms LAM Yuen-pun, Phyllis stated that her constituency area was an area consisted of private buildings, but she still received some cases of striving for public housing applications occasionally and some unfair phenomena were found. For example, a young woman living with her kid remarried an elderly public housing tenant. Later, when the couple divorced, the public housing tenancy of the flat

would mostly be granted to the party with kid, even though the kid and the elderly male tenant were not consanguineous. Another example was that a woman gave birth to a child after she married an elderly public housing tenant. Later, the couple divorced due to various reasons and the woman obtained the public housing tenancy. She added that in general, the judge would decide the apportionment of properties for divorce cases based on the couple's years of marriage, so she thought that a re-assessment should be made for allocation of public housing flats. She thought that the elderly tenants of the above cases were unfortunate and it showed from the above cases that the marriage never out of love and commitment was catalysed. Worst of all, this would lead to family violence at the end of the day. She learnt that the waiting time of some public housing applicants was very long. If the parents of the applicants waiting in the queue were public housing tenants, the applicants waiting in the queue could make application for moving into their parents' public housing flat when their parents were alive; however, they would be required to move out of the flat soon after their parents passed away. She opined that this type of cases should be vetted by the HD for detecting any violation of eligibility rules before they were requested to move out of the public housing flat.

16. Mr WONG Ka-wa said he learnt from the mass media that some 20 public housing estates would be redeveloped by the HD, making the public housing residents worry about the housing arrangements after the redevelopment. He hoped that the Government of the new term would provide a timetable for redevelopment of public housing estates. Besides, he thought that at present, there was a shortage in public housing supply which could hardly meet the target of a personal space of at least 7 m². He also enquired the reasons for imposing a frozen period of one year on the public housing applicants who were currently the public housing residents. He also pointed out that many public housing residents made applications for another public housing flat because they gave birth to children after getting married, resulting in multiple families living in the same single public housing flat. He hoped that the HD would consider if the measure was fair to them. He stated that Lei Muk Shue Estate had been redeveloped in the past and the planning of footbridge and roof cover was included in its redevelopment. He hoped that the HD would also make planning for the carpark currently with only one exit in Lei Muk Shue Estate in order to solve the problem of traffic congestion.

17. Mr NG Hin-lung, Norris said he believed that the HOS had brought the hope for possession of property of many Hong Kong people. Nowadays, the design of the new HOS housing was similar to that of the public housing. He pointed out that the layout plans of public housing and HOS housing were basically identical. The design of public housing in the New Territories East and the New Territories West were homogeneous. The cityscape had become indistinguishable. He enquired if the HOS housing would be provided with more facilities on design, compared to the public housing. On that front, reference could be drawn from the initiatives

promoted by the Buildings Department, including provision of a balcony for drying clothes and effective use of natural light for indoor by creation of larger windows, etc. He pointed out that an analogy of the prices of flour and bread was commonly described in the news reports. According to the Government, however, there was no correlation between the flour and the bread. Currently, the selling price of the HOS housing was set at 70% of the market price. He thought that the newly-built HOS housing was constructed according to the public housing standards, but its selling price was still set at 70% of the market price. As such, the actual value gained by the buyers might not necessarily be comparable to their pecuniary payment. He thus enquired whether the current housing market would be further distorted if the said price mechanism for the sale of the HOS housing was continuously to be adopted. He opined that the Government could consider the price mechanism on the sale of the HOS housing on the basis of its quality. Hence, members of the public who wished to purchase properties would no longer bear the unnecessary burden due to the rocketing prices of the properties.

18. Mr KOO Yeung-pong said many members of the public made enquiries to him on how the vacant flats in public housing were handled. He thus enquired whether a considerable amount of flats was reserved for accommodation of the victims of emergencies or natural disasters under the HD's policy. He thought that the longer the waiting time for the public housing, the greater the impact brought to our society. Also, he pointed out that the "subdivided flats" was a social problem. Many old flats in his constituency area were converted into the "subdivided flats" for letting out to the public housing applicants waiting in the queue. In early 2017, a deadly fire accident unfortunately took place in the "subdivided flats". Hence, he was of the view that shortening the waiting time for public housing was greatly conducive to solving the social problem of "subdivided flats".

19. Ms LAM, Lam Nixie said there was no public housing in her constituency area. But she wished to make enquiries on whether the number of public housing applicants had increased in recent years; and the differences of the age groups and categories of the applicants when compared to those in the past. She did not know much about the current public housing policy. The HD, however, could identify the reasons for the increase of public housing applicants according to the current figures, trends and situations from an upper level, and solve the problems concerned at source through inter-departmental efforts. She opined that it was too slow to solve the problem after mishap happened. Given that it took time for construction of houses and stipulation of policies and approval from the Legislative Council (LegCo) should also be sought, she hoped that the HD would conduct in-depth studies according to the existing figures and work in collaboration with other departments after making anticipation of future conditions. She thought that the Government should be accountable for taking preventive measures to launch the housing plan, study the phenomenon related to housing and stipulate corresponding extensive policies in

order to solve the current problem. Otherwise, it was a waste of time without achieving desired outcome.

20. Mr KOT Siu-yuen said he supported the WOTP but hoped that the implementation of the policies would be suspended. He opined that the new WOTP might not be conducive to vacating the public housing flats. He added that in a number of residents' forums, the residents were generally of the view that the new WOTP were not clear and that the single track approach would lead to the removal from the public housing flats of the children of the family who were well supported by themselves financially. Indirectly, the housing estates would become aging. In addition, he enquired whether the HD would tighten the policy on under-occupation household; and about the details of tightening measures, say, the provision of removal allowances for the households so as to vacate more public housing flats. He stated that illegal gambling in housing estates was a serious problem and hoped that the HD would provide the proposals on solving the problem. Besides, Fuk Loi Estate was an aging public housing estate that 40% of the residents were the elderly people who were currently exposed to the unsafe iron window in their flats. He hoped that the HD would implement the policy on safety enhancement of the old housing estates.

21. Mr LAM Faat-kang stated that his constituency area was also comprised of private housing estates. He also received cases of requests for HD's assistance frequently. At present, there was a great housing demand in our society. The Government had been actively looking for solutions of increasing the supply, such as identification of land for construction of public housing, in order to expedite the time for applicants to move into the public housing flats. However, he thought that the housing problem was indeed a deep-rooted paradoxical issue. He learnt that the number of "well-off tenants" had amounted to a considerable ratio of the overall number of public housing residents. He suggested that the HD should offer initiatives on interest discount for the "well-off tenants" in purchasing private properties, with a view to vacating their public housing flats for allocation to the people in genuine need.

22. The Vice Chairman said he hoped that the HD would assist in handling the problem of Sheung Chui Court. He pointed out that Sheung Chui Court was the first HOS housing estate filled with in-take of residents following the incident of excessive lead content in drinking water. The residents were under the shadow of the incident. The relevant figures also showed that the lead content in drinking water of Sheung Chui Court exceeded the standards. Although the HD had handled the problem, he still hoped that the HD would start over the comprehensive water tests to assure Sheung Chui Court a safe place for the residents to live. Besides, it was very common that the residents of the new housing estates requested for remedial works. He hoped that the HD would cater for the needs of the residents who moved in new houses as far as possible by solving the problem of remedial works.

23. The PST&H(H), THB/DH, HD responded as follows:
- (1) although the HD was not responsible for the population and land policy, the HD would relay Members' views to the departments concerned for reference. The HD was also not mainly responsible for dealing with illegal gambling in public places, but the HD would follow up on the problem with the Police and departments concerned;
 - (2) every year, the HD would report to the HKHA on the statistical analysis on the public housing applicants which were uploaded to the HD's webpage for public's information. Overall speaking, there were relatively great changes on the data on public housing applicants in recent years. The number of public housing application increased by about 20% in 2011-12 and there were various changes in subsequent years. Hence, it was relatively difficult to summarise the reasons for the sudden increase of the number of public housing applicants. Moreover, according to the HD's detailed statistical analysis on the overall status of the applicants, the academic qualifications of the public housing applicants became higher and there was a trend of public housing application at a younger age in recent years. Also, the number of one-person household and two-person families applications was increasing. In 2007, the HKHA had endorsed the policy in relation to the concept of harmonious families that the family members were encouraged to live together with the elderly and higher processing priority was accorded to the public housing applications from the families with the elderly. The rate of downward adjustment of the average head count of family household of the public rental housing of the HKHA was higher than that of the average head count of family household across the territory. As the categories of public housing applicants were ever-changing in the past, the HD was unable to anticipate the status of future public housing applications in accordance with the existing data;
 - (3) under the specific assumptions, the net increase of 460 000 units in the public housing demand from 2017/18 to 2026/27 and determination of respective quantity of public and private housing were derived in the LTHS according to the professional methodology;
 - (4) the HKHA's target on allocation of public housing was that the general applicants would be given the first public rental housing offer in about three years on average. The HKHA would give the public housing applicants three public rental housing offers. If the applicant accepted the first public rental housing offer, the time for the allocation of the public housing flat would be the time for the applicant to move into the public housing flat; or if the applicant did not accept the first public rental housing offer, the applicant's waiting time for moving into the public housing flat would be much longer. In the past few years, the

- time for the allocation of the first public rental housing offer for the applicants had been extending. At present, it took about 4.6 years. The HKHA would continue to strive to achieve the target of the first public rental housing offer for the applicants in three years on average;
- (5) on stipulation of the WOTP, the HKHA, having taken a full consideration of the views from various stakeholders in public consultations and discussions during the past few years, as well as weighing the more pressing need for living in the public housing from the public housing tenants possessing private properties or about 150 000 public housing applicants at present, finally devised the single track approach in order to ensure that the more focused efforts were made to the allocation of public housing resources to those in the more pressing housing need. The revised WOTP would be implemented starting from the declaration cycle in October 2017. The public housing tenants possessing private properties should remove from their public housing flats. There were dedicated staff of the HD for handling the cases of abuse of public housing resources and there were methods in place for examining the abuse of public housing resources, including the confirmation of the tenants' states of residency by checking over the consumption of water and electricity in their flats. Members could notify the HD if any tenancy abuse cases were found, so that the HD would carry out the follow-up work;
- (6) given the precious public housing resources, the HD had all along been committed to ensuring the optimal use of public housing resources. However, there were some units pending for renovation or re-allocation in the process of turnover of the public housing units. Currently, the average vacancy rate of public housing units remained lower than 1.5%. The HD had also stipulated that the average time for renovation of a vacant public housing unit was 11 weeks in general, so as to ensure the low vacancy rate of public housing units after removal of tenants. In 2016, it took about ten weeks for re-allocation of this type of units;
- (7) in 2012, the Government set up the Long Term Housing Strategy Steering Committee (LTHS Steering Committee) and conducted the public consultation. The issue and framework of public housing development were highlighted in the LTHS which was released in December 2014. Redevelopment might increase public housing supply over the long term. In the short run, however, the number of public housing flats available for allocation to the public housing applicants would immediately drop due to the reservation of the public housing units for rehousing the tenants affected by the redevelopment. Besides, it took time to realise the additional flat supply through redevelopment. Often, the additional flats would be provided only towards the latter, if not the last, phase of the redevelopment. Therefore, the redevelopment of old public housing

estates was only a supplementary option for the increase of public housing supply. Given the current strong demand for public housing, it was undesirable to carry out any massive redevelopment programme which would result in freezing up a large number of public housing units that might otherwise be allocated to households in need. In accordance with its four basic principles of the redevelopment policy, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment, the HKHA would consider the redevelopment of individual estates. Hence, massive redevelopment programme would not be carried out for the time being and there was no timetable for massive redevelopment programme. If a public housing estate was redeveloped, the residents would usually be given a notice period of at least 30 months by the HD. Thus, the residents should be free from worries. The HD would also carry out the necessary improvement works by provision of facilities including the elevators, barrier-free access and roof covers for walkways for the old public housing estates which would not be redeveloped, in order to ensure that these public housing estates were safe and livable. Before the stipulation of the LTHS, the list of 22 public housing estates was proposed by the HD only for the purpose of studying their potential for redevelopment. It did not mean that these 22 public housing estates had to be redeveloped;

- (8) in 2015-16, there were discussions of the excessive lead content in drinking water in our society. The Government was often pressed for giving explanation to and making compensation for the affected residents. At that time, the HD had explained in detail that the HD would request the contractor concerned to fulfill their obligations. The contractor should also take up the replacement of water pipes, provision of water filters for affected residents and payment for water bills for affected residents. The HD had also requested the contractor to duly settle the claims for compensation due to the excessive lead content in drinking water from individual residents; and
- (9) the HD noted Members' views on Sheung Chui Court. The HD had looked into the matters with the WSD and learnt that this problem was not only found in public housing or HOS housing, but also in other premises. The WSD advised the residents who moved into the newly-built units to run the water taps for a period of time, so that the leached residues in the newly-installed water pipes could be washed away by frequent flow of tap water. The flushed water could be stored and used for other non-drinking or non-cooking purposes. The same procedures could also be adopted after the house renovation for washing away the metal residues in the water pipes. It was hoped that the above

information would be disseminated to the residents through Members in order to put their mind at ease.

24. Mr CHAN Yuen-sum, Sumly was of the view that it was not possible for the applicants to move into the public housing in 4.6 years. Only the minority of the applicants were able to move into the public housing in 4.6 years and the majority of the applicants were unable to move into the public housing after waiting for six to seven years. He hoped that the HD would conduct a review on this seriously. Besides, he stated that the roof covers for the walkways in Lei Muk Shue Estate were insufficient. He hoped that the HD would provide additional roof covers for the walkways in Lei Muk Shue Estate. He agreed that the population policy was an important topic as indicated by the Members. The supply would no longer meet the demand if continued efforts were made to building houses only without solving the population problem. Hence, the bureaux concerned should discuss it in detail. He pointed out that the rents of the properties and sub-contracted markets under Link were soaring. As a result, the goods sold in those properties and markets became expensive. Hence, he hoped that the HD would fully support the policy on bazaar by allowing the residents to organise bazaars in the designated areas in public housing estates for the sale of daily necessities at a lower price, so that the operators could also earn a living.

25. Mr TAM Hoi-pong said he elaborated the figures from the scientific point of view in order to tell the HD about the attitude of the general public to the housing problem. The major reason for meeting obstacles by the Government in identification of land was that the general public was not sure if they were finally benefitted. Hence, he suggested that the Government should rule out the the factors such as property speculation and foreign population when estimation on housing demand was made. He also opined that the general public would find the Government's identification of land more acceptable if they were well informed of the matter. Yet, as the said factors could never be ruled out in reality and the general public worried that the Hong Kong people finally would not be benefitted from the land identified by the Government, there were conflicts on the housing problem in our society.

26. Mr WONG Ka-wa stated that the public housing tenants with income exceeding the ceiling who did not possess other properties were defined as the well-off tenants and were requested to move out of their public housing flats under the new WOTP. However, as the property prices were soaring, they did not have sufficient money for buying properties. Hence, he hoped that the HD would consider their situations. He pointed out that the air-conditioners should be installed inside the old public housing flats. Many new public housing residents opted to install the air-conditioners outside their flats without checking over the structure of their flats. According to the HD's policy earlier, all air-conditioners should be

installed inside the flats. He would not raise objection to this policy due to safety concerns. But he hoped that the HD would study the replacement of iron windows with aluminium windows for the old public housing flats, so that the air-conditioners could be installed outside the flats to minimise the effect of the hot air emission from the air-conditioners into the flats.

27. Ms LAM Yuen-pun, Phyllis stated that the family harmony was promulgated in the existing policy, given that the elderly of the family should be the public housing tenant and that those who lived together with the elderly should be the public housing tenants or public housing applicants. Due to the fact that the waiting time for public housing was long, those who lived together with the elderly would directly make application for addition of family members in the public housing flat rented by the elderly out of urgencies. She thought that the implementation of Harmonious Families Priority Scheme could be expedited and the number of public housing applicants would be reduced through this type of application, although the HD would impose restriction on these applicants who would be forbidden from making applications for transfer to a bigger public housing flat for some years. According to the existing policy, however, those who lived together with the elderly should move out of the public housing flat after the elderly passed away. Thus, she enquired whether the HD would conduct the means tests for the applicants who lived together with the elderly when they made applications for addition of family members in the public housing flat rented by the elderly, so that the application for another public housing flat from these applicants would not be affected after these applicants moved into the flat rented by the elderly. In addition, she learnt that a family of five members, whom did not make any extra requests to the HD, was still unable to move into the public housing flat after waiting for eight to nine years. She thought that it was unreasonable. Thus, she doubted if it was due to the fact that they did not submit any petitions to the HD. She also enquired the number of public housing applicants who had submitted petitions to the HD. Also, she suggested that the well-off tenants should be punished by increasing the rents of their flats or by requesting them to pay a rent which was slightly higher than that of the market value, without asking them to move out of their flats.

28. Mr MAN Yu-ming stated that according to a professor, it was proposed by a councillor that the well-off tenants were not required to move out of the public housing flats by increase of rents on separate floors of the public housing. He also shared a Member's view that it was unreasonable to find the public housing and HOS housing of the same design. It was a waste of resources. He questioned if it was due to the HD's quest for the excellence prize. He hoped that the HD would follow up on it. Besides, some new public housing residents would arrange renovation work for their flats and abandoned some of the original fittings in their flats. This was not environmentally friendly and caused wastes. Hence, he thought that consideration should be taken according to the actual circumstances and that some

fittings should be simplified. Also, the design of the public housing and HOS housing should be different. He was of the view that the property prices surged following the market trend. Thus, the selling price of the HOS housing set at 70% of the market price would attract criticism. It was also foreseeable that the price of a HOS housing flat rose to \$10,000 per square foot. As a result, he hoped that the HD would adopt the corresponding measures.

29. Mr NG Hin-lung, Norris enquired the HD about the differences between the public housing and HOS housing; and the direction of design for these two types of housing. He opined that the standard for the construction of public housing should be elementary, standardised, rapid and effective. The building materials of private properties were more luxurious and the standard for the HOS housing should be laid between the private properties and public housing. He requested the HD to respond to his question.

30. Mr CHAN Chun-chung, Jones stated that there was a serious problem of illegal parking in some of the public housing estates, including those in his constituency area. The problem was under control after the HD did a lot of hard work in issuing summons. He pointed out that it was difficult to solve certain awful problems in public housing estates, such as the hygienic problem caused by the non-tenants who entered the housing estates with their dogs. He suggested that the HD could consider solving this problem by issuance of summons upon drawing on experience from the way of handling illegal parking. Besides, Cheung Shan Estate was an old housing estate which was commissioned for almost 40 years. Some of its facilities had become obsolete. Although he learnt that the HD had allocated substantial resources for different projects, he still hoped that the HD would allocate even more resources for improvement works, such as provision of roof covers for the facilities on the roads. As there was a growing number of Indonesian and Pakistani tenants in some of the public housing estates, he hoped that the HD would provide the religious facilities for the Indonesian and Pakistani as appropriate and that the old and new tenants would respect each other, no matter what their occupation or nationality were. In addition, he hoped that the HD would suspend the implementation of the new WOTP, so that the residents could have time to handle the matters according to individual circumstances.

31. The PST&H(H), THB/DH, HD responded as follows:

- (1) on policy level, the LTHS Steering Committee, after taking the design of public housing and HOS housing into consideration and drawing on experiences gained in the past, had developed a concept of inter-changeability under the “supply-led” and “flexible” principles; therefore, the interchangeability of newly-built HOS housing and public housing of similar design could be maintained if needed in future. The only difference between the two was the elimination of district facilities

in HOS housing development, such as slopes and community facilities, with a view to lessening the burden of management and repairs of the owners of private properties. Besides, one of the advantages of the sale of HOS housing in an “unmodified flat” status was the lower selling price therefrom. The buyers of HOS housing would pay less for the HOS flats of no furniture with provision of minimal additional facilities;

- (2) currently, the newly-built public housing and HOS housing were equipped with the primary facilities for kitchen and washroom only, including the door for washroom, door for kitchen, adjustable panels for kitchen and zinc basins. The HD noted that the full set of facilities might not be used by all the residents. Upon review, the HD decided that the primary facilities would still be provided for public housing and HOS housing in spite of abandonment of these facilities by a minority of residents, after taking into account the fact that the majority of residents (80% to 90%) had used these facilities;
- (3) the waiting time of 4.6 years was a figure on average. In fact, some people waiting in the queue had received the first public rental housing offer in less than 4.6 years, but some people waiting in the queue had received the offer in more than 4.6 years. The waiting time of the applicants would be further extended due to different circumstances. For example, the applicants failed to meet the requirement of at least half of the family members included in the application form had been living in Hong Kong for seven years; the number of family members exceeded the number of family members in allocation standard of the newly-built public housing; or the applicants made request on allocation of public housing flat in urban districts or extended urban districts. The HD hoped that more houses would be built in order to shorten the waiting time;
- (4) the HD would handle the proposals on bazaars according to the Government’s initiatives. Should there be any proposal on bazaars from any district, the HD would handle it subject to the support from the respective district as well as the actual circumstances of and physical spaces in the public housing estates;
- (5) there were divergent views on the revision of the WOTP. The HKHA had taken a full consideration of the views from various stakeholders when stipulating the Policies. Having regarded to the current undersupply of public housing, the public housing should be duly allocated to the applicants in the more pressing housing needs. The HD would consider making adjustments according to the experiences gained after the actual implementation of the Policies starting from October 2017. Moreover, the residents receiving the notice of removal would have a grace period of 12 months to make necessary arrangements. In addition, the HD had established the appeal mechanism to ensure that the

cases would be handled in a fair and just manner. The HD would pay close attention to the progress of the implementation of the Policies; and
(6) not only was the public housing undersupply, but also the non-residential facilities, such as the social welfare facilities, were inadequate to cope with the needs mainly because there were insufficient physical spaces. Hence, it was really difficult to identify any spaces for provision of religious facilities for the Indonesians and Pakistani in public housing development.

32. The Chairman thanked the PST&H(H), THB/DH, HD for visiting the TWDC and giving response to Members' enquiries. As the housing problem was one of the crucial topics in Hong Kong, he hoped that the HD would take Members' views into consideration and spare no efforts in coping with the public needs for housing. He pointed out that some of the minor housing issues could be solved by Members at the district level. The HD was requested to provide assistance for Members to solve such problems.

V Item 4: Sustainable Lantau Blueprint
(TWDC Paper No. 35/17-18)

33. The Chairman stated that the Civil Engineering and Development Department (CEDD) had submitted the paper to brief Members on the Sustainable Lantau Blueprint, which provided reference for guiding and implementing the development and conservation initiatives in Lantau. The representatives from the CEDD attending the meeting were Ms LAU Yiu-yan, Joyce, Chief Engineer/Special Projects (CE/SP) and Mr PANG Siu-tuen, Walter, Engineer 12 (Special Duties Division).

34. CE/SP of the CEDD introduced the paper.

35. Mr CHAN Sung-ip said that the reclamation site in Sunny Bay was mainly used for tourism development and construction of a venue for international and local competitions. As Hong Kong had co-hosted the Olympic Equestrian Event in 2008, he suggested that an equestrian school and a venue for riding competitions which met international standard could be built at the said reclamation site. Given that many riding competitions were held in Hong Kong recently, he hoped that the Government would consider developing a venue which met international standard for staging riding competitions, so that the residents in Tsuen Wan district would benefit from it.

36. Mr TAM Hoi-pong stated that the officials for the green matters were not among the department representatives who attended the meeting to give a brief on the Sustainable Lantau Blueprint. He added that the future development of Lantau was already determined, following the Government's application of staff establishment to the LegCo. Also, he pointed out that 70% to 80% of the establishment were the staff

from the works departments and that the original concept of “Development in the North; Conservation for the South” in Lantau was not taken into account. Hence, he hoped that the number of staff responsible for the green work would account for 50% of the establishment. Moreover, it was learnt that Sunny Bay, which had beautiful coastlines, used to be a transit point for the logging industry in the past. He opined that the reclamation area at present was too close to the existing wooden poles in the sea at Sunny Bay. He suggested that the Government should minimize the reclamation area and devote more efforts to the conservation work in Southwest Lantau, in order to attract visitors for sightseeing. Furthermore, he hoped that the Government would cease Siu Ho Wan reclamation works because the Brothers Marine Park was located in the vicinity of the reclamation area at Siu Ho Wan.

37. Mr WONG Ka-wa said he was worried about the traffic issues. He opined that the Government should not only attach importance to the railway-based development direction, but also study the traffic control for a large number of vehicles reaching different places on Lantau and make arrangement for the relevant ancillary transport facilities as early as possible.

38. The Vice Chairman said he was aware that Sunny Bay had a clear defined role for leisure and entertainment for public enjoyment in future development. He pointed out that the TWDC had given views on the paper prepared by the Lantau Development Advisory Committee (LanDAC) earlier. It was hoped that all Hong Kong citizens could enjoy the leisure and entertainment facilities which would be actually implemented in future. Moreover, he opined that the planning of Route 11 was of prime importance to the future development of Lantau as well as the transport link between Tsuen Wan district and Lantau. He hoped that the relevant departments would timely introduce the respective plans to the TWDC for soliciting Members’ views and implement the plans as soon as possible.

39. Mr LO Siu-kit stated that there was no major breakthrough in the paper. He did not raise objection to the extensive change of land use but was worried about the traffic issues. He pointed out that currently, there was a lack of the route between the Hong Kong International Airport (HKIA) and Kowloon among the strategic transport corridors and the reclamation works at Kau Yi Chau had not commenced yet. In view of the heavy traffic of Airport Road during peak hours nowadays and the anticipated increase of vehicular flow after the three-runway system at the HKIA and reclamation works around the airport were completed one after the other, he hoped that the Government would carry out the design for ancillary transport facilities for the route from the HKIA to Kowloon as early as possible.

(Note: Mr LAM Faat-kang left the meeting at 4:25 p.m.)

40. CE/SP of the CEDD responded as follows:
- (1) the Government attached great importance to addressing the traffic problem of Lantau. The THB and departments concerned were currently planning to take forward the Strategic Studies on Railways and Major Roads beyond 2030, which examined the transport needs of the whole territory beyond 2031 and studied the necessary strategic transport infrastructure network. Amongst all, Lantau was covered in this study. Also, the CEDD would initiate the traffic and transport survey on the internal and external transport system of Lantau to examine the internal and external transport connectivity of Lantau, and take forward the external transport link of Lantau according to the timetable. This survey would be conducted as soon as possible;
 - (2) the CEDD would relay Members' views on Route 11 to the Highways Department (HyD), so that the HyD would timely introduce the details of Route 11 to the TWDC;
 - (3) in the public engagement activities for Lantau development held during January and April 2016, the CEDD received views from many green groups that the Government should preserve Lantau as far as possible. Moreover, a total of 14 recreational proposals were set out in the report of the LanDAC. In response to the commonly shared views on some of these proposals which brought a great impact to the environment, the CEDD made revision to minimise the number of recreational development projects which were inessential or had the major impact on the environment. The sustainable leisure and recreational projects would only be taken forward in ecologically low sensitive areas by the CEDD;
 - (4) the CEDD noted Members' views on the reclamation areas in Sunny Bay. The CEDD would carefully review the reclamation areas in Sunny Bay after obtaining funding for a study, including the exploration of the feasibility of slimming the scale of reclamation to reserve more natural ecological environment. In addition, the CEDD would maintain on-going discussions with the green groups and the parties concerned for sorting out the additional elements for ecological protection on the design; and
 - (5) the Government hoped that Sunny Bay would be developed into a site for staging large-scale competitions. Also, a feasibility study on provision of a venue in Sunny Bay for equestrian competitions would be conducted in the detailed planning stage.

41. Mr NG Hin-lung, Norris stated that he was concerned about Route 11 of the plan because his constituency area was located in Tsing Lung Tau. He pointed out that currently, the residents in Tsing Lung Tau had to face the problem of traffic congestion at Tuen Mun Road and Ting Kau Bridge every day. The residents wished

to know whether traffic congestion could be alleviated by Route 11. After learning that the departments concerned would conduct a feasibility study on Route 11, he had checked over the information about the ex-Route 10. He noted from the connection design for Lantau of Route 10 that a westbound direction to Lantau was mapped out. He thus raised an enquiry on the destinations of Route 11 and hoped that the departments concerned would provide further information to the TWDC.

42. Mr TAM Hoi-pong said that currently, the visitors of Sunny Bay or the Hong Kong Disneyland (the Disneyland) could park their vehicles at the two temporary carparks next to Sunny Bay MTR Station, which were comparable in size to a soccer pitch. As the number of vehicles being parked at these carparks varied from time to time, he enquired whether the site was fully utilised at the moment and suggested that the carparks could be converted into a multi-storey carpark in order to vacate part of the site for development. He opined that in the current planning, reclamation was conducted just for the sake of it without any specific purpose. He had just learnt that the Mass Transit Railway Corporation Limited (MTRCL) planned to undertake the property development of 108 buildings on the top of Siu Ho Wan Depot and hoped that the departments concerned would confirm whether the news was true. He pointed out that needless to say, a greater pressure on the railway system would be generated due to the in-take of the residential buildings as well as the reclamation works for development in the future. The ecology of the Brothers Marine Park would also be affected. Hence, he hoped that the Government would consider shelving Siu Ho Wan reclamation works.

43. Mr CHENG Chit-pun said it was mentioned in the paper that Northeast Lantau would be developed into a node for leisure, tourism and entertainment. Also, a Member had proposed earlier that a carpark should be built at Sunny Bay. He suggested that the Government could draw reference from the car-racing venues in Japan. Apart from the internal and external ancillary facilities, the facilities such as hotel, restaurant, tourism site, hot spring and training ground would be provided at the car-racing venue, which was an attraction suitable for tourists and local families. They could also visit the Disneyland nearby, so that synergy could be achieved for the entire industry. He added that following the FIFA World Cup and the Olympic Games, car-racing ranked the third major sports event in the world. The only thing was there were not many channels of car-racing for the general public in Hong Kong. Currently, a Formula 1 racing competition was viewed by 300 million spectators around the world and attracted hundreds of thousands of attendance. It could be seen that car-racing was not an event for the few. He pointed out that besides meeting the car-racing enthusiasts' expectations, the construction of a car-racing venue would be beneficial to the development of cycling in Hong Kong. He learnt from a coach of the Hong Kong Cycling Team that the training on cycling could only be conducted in the Hong Kong Velodrome in Tseung Kwan O for the time being because there was no outdoor training ground for cycling in Hong Kong. The Hong Kong Cycling

Team would probably conduct trainings on cycling at the newly-built car-racing venue. Furthermore, he opined that currently, road closure might be required when the large-scale distance run competitions were held. If a major venue was provided for the distance run participants, road closure would not be required anymore. He hoped that the Government would take further consideration of construction of a car-racing venue.

44. CE/SP of the CEDD responded as follows:

- (1) the CEDD would cater for the needs of members of the public when planning and designing the leisure and recreational projects in Lantau;
- (2) the creation of the connection between the South of Route 11 and Lantau Link as well as other main strategic routes facilitating the vehicles heading to and from the urban areas via Tsing Yi or Tsuen Wan would be taken into consideration in the feasibility study on Route 11. The concept of further connection between Route 11 and East Lantau Metropolis as well as the Hong Kong Island as shown in the Sustainable Lantau Blueprint would be taken into consideration in the Strategic Studies on Railways and Major Roads beyond 2030, subject to the final proposals in the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030, which was a study undertaken by the Planning Department currently;
- (3) the CEDD would review the feasibility of construction of a multi-storey carpark in Sunny Bay in relevant planning and projects;
- (4) the CEDD noted Members' views on Siu Ho Wan reclamation project which was a long-term development project under the Sustainable Lantau Blueprint and further discussion with the Development Bureau would be arranged; and
- (5) the CEDD was aware of the MTRCL's development plan on the top of Siu Ho Wan Depot but did not have the information on the number of buildings in the plan.

45. The Chairman said that an outline of the concept of development was currently mapped out in the Sustainable Lantau Blueprint. He thanked the representatives from the CEDD for attending the meeting to introduce the paper and collect Members' views. He added that the TWDC supported the proposal on the development of Sunny Bay in principle and hoped that the CEDD would incorporate Members' views into the surveys and studies for further consideration.

VI Item 5: Strongly Request the Government to Extend the Coverage of the New Policy on Travelling Allowance Brought by the MTR Dividends to Benefit the Passengers of Non-franchised Buses and Green Minibuses in Various Districts when Taking into Account Using the Dividends of 4 billion from the MTR to Subsidize Long Haul Transport Fares Every Year

(TWDC Paper No. 36/17-18)

46. The Chairman stated that Mr CHOW Ping-tim submitted the paper. The representative from the Transport Department (TD) responsible for giving response was Mr MOK Ying-kit, Kenneth, Chief Transport Officer/NT South West (CTO/NTSW). Besides, the written replies of the THB, Financial Services and the Treasury Bureau and MTRCL were tabled at the meeting.

47. Mr CHOW Ping-tim introduced the paper.

48. Mr LI Hung-por supported the proposal. He opined that the long haul non-franchised bus routes such as NR317 and NR312 in Tsuen Wan district would also be benefitted if the Government spent \$4 billion in subsidising the long haul transport fares.

49. The Vice Chairman supported the proposal. He hoped that the Government would consider the incorporation of the long haul and short haul non-franchised bus services into the scope of subsidisation.

50. Mr NG Hin-lung, Norris said that the grass-roots employees would be benefitted from the use of public money in subsidising the long haul public transport including the MTR and the burden of transport fares of the financially disadvantaged residents who had to reach the workplaces far away would be lessened. He opined that it was not difficult to release subsidies; yet it was not easy to secure provision for doing so. Thus, he suggested that the annual dividends of \$4 billion from the MTRCL should be injected into an infrastructure fund, with a view to developing the public railway network for the benefits of the general public on the whole.

51. Mr CHAN Sung-ip supported the proposal. He stated that the MTRCL was directly benefitted from many non-franchised bus services for the residents who patronised the services to and from the housing estates and MTR stations. Hence, he hoped that the non-franchised buses over the territory would be benefitted from the dividends of the MTRCL in return.

52. Mr MAN Yu-ming supported the proposal. He said that the proposal was found coinciding with the agenda item of "Requesting the MTR to Provide Interchange Discounts for the Green Minibuses of Tsuen Wan District" as discussed at the meeting of the Traffic and Transport Committee (T&TC) earlier, and that more specifically, other means of transport were included in the proposal. He pointed out

that the dividends from the MTRCL were a huge sum of \$4 billion, so he agreed with the proposal raised by the Member, i.e. the MTRCL should effectively use the dividends from the perspective of sustainable development. This would not only enable the continuous development of the railway network, but also benefit the grassroots.

53. Mr CHENG Chit-pun agreed with the proposal. He learnt that many companies offering non-franchised bus services to housing estates encountered difficulties in operation and managed to survive by maintaining their operation with the considerable sum of subsidies from the housing estates. Certain remote areas became inconvenient due to the lack of non-franchised bus services. Yet, the bus companies such as the Kowloon Motor Bus Company (1933) Limited and Citybus Limited failed to provide the whole-day bus services to the residents; only the non-franchised bus companies would provide bus services during a particular period of time to cater for the needs of the residents living in remote areas. However, the Government currently did not provide any subsidies for the non-franchised bus services. He pointed out that the Government held a stake of over 70% in the MTRCL and received dividends of about \$4 billion annually. He appreciated that the Government planned to use the dividends to subsidise the means of non-railway transport. Following the operation of the newly-built railways, the market share of railway would be increased and so did the pressure on the operation of other means of public transport. Hence, he suggested that the Government should set up a dedicated authority for non-railway mass carriers to study the use of the dividends in subsidising other means of public transport and provide assistance for the transport companies of revenue deficit providing transport services for the dwellers in remote areas to continue its operation.

54. CTO/NTSW of the TD responded as follows:

- (1) he was assigned by the THB to attend the meeting for collection of Members' views. He would relay Members' views to the THB; and
- (2) the Government would actively follow up the Chief Executive's Policy Agenda on the study of making use of the annual dividends the Government collected from the MTRCL in relieving the grassroots' burden of the expenditures on long haul transport.

55. The Chairman stated that as 18 DCs held different views, it would be fairly difficult to work on it together with the other 17 district fellowship in taking forward the proposal. If Members unanimously agreed on the proposal, the TWDC would request the THB to consider Members' views in writing.

56. Mr CHOW Ping-tim suggested that the copy of the letter from the TWDC to the THB could be distributed to the relevant committees of the other 17 DCs for their information. Also, he pointed out that the bureaux made applications for

Government's allocation of resources according to their respective plans and the applications should be vetted and approved by the LegCo. As such, the handling process might be different from that of distribution of dividends. He said that the independent development of railway was a long-term strategic plan and the use of resources would be settled by other source of capital. Hence, he opined that Member's proposal on injecting the dividends into the fund might be infeasible.

57. Mr NG Hin-lung, Norris said that the LegCo initially provided funding support for the construction of the Guangzhou-Shenzhen-Hong Kong Express Rail Link and the Government later used the special dividends to cover the cost overrun. He believed that his proposal on infrastructure fund might be feasible if the Government was dedicated to running the fund. He hoped that the TWDC would convey his proposal to the THB as well.

58. The Chairman stated that the TWDC would request the THB to take the subject matter into consideration in writing. He added that as the additional administrative expenses would be incurred by establishment of the fund, the dividends distributed by the MTRCL would not be fully utilised. Thus, he hoped that the Government would correspondingly subsidise the non-franchised buses and other means of transport on a regular basis if the subsidy plan by using the dividends from the MTRCL would be regularised. The THB could also consider the proposal on the establishment of the fund. Otherwise, the benefit for the general public would be greatly diminished.

(Post-meeting note: The Secretariat had conveyed Members' views to the THB in writing on 25 August 2017.)

VII Item 6: Request to Partly Reactivate the Expansion of Tsuen Wan Road in order to Relieve the Traffic Congestion in Tsuen Wan District and Solve the Traffic Noise Nuisance Problem for the Residents along Tsuen Wan Road
(TWDC Paper No. 37/17-18)

59. The Chairman stated that the Hon CHAN Han-pan, Ben and Ms LAM, Lam Nixie submitted the paper. The representatives from the departments responsible for giving response were:

- (1) Mr LEUNG Hon-wan, Senior Engineer/Mong Kok Footbridge (SE/MKF), HyD;
- (2) Mr KAN Pui-leung, Senior Engineer/Tsuen Wan (SE/TW), TD;
- (3) Mr LEE Chee-kwan, Senior Environmental Protection Officer (Assessment & Noise)³ (SEPO(A&N)³), Environmental Protection Department (EPD); and
- (4) Mr LAM Chi-keung, Desmond, Chief Engineer/NTW 2 (New Territories West) (CE/NTW2(NTW)), CEDD.

Besides, the written replies of the TD and CEDD were tabled at the meeting.

60. Ms LAM, Lam Nixie introduced the paper.

61. SE/MKF of the HyD said that the implementation of the captioned project would very much depend on the increase of the traffic flow. The HyD had initiated the consultancy survey on Tsuen Wan Road and associated junctions in the third quarter of 2016, with a view to making a review and forecast on the traffic flow within the scope of district under the survey. Currently, the data analysis and stipulation of proposals were underway. Also, the relevant departments were currently giving advice on the data for the HyD. The HyD expected that the data analysis would be completed in the fourth quarter of 2017 for reference purpose in taking forward the 743TH - Tsuen Wan Bypass, widening of Tsuen Wan Road between Tsuen Tsing Interchange and Kwai Tsing Interchange and associated junction improvement works (the 743TH project).

62. Mr LO Siu-kit stated that the project of Tsuen Wan Road had been discussed at different meetings over the years. He pointed out that development along the sea coast of Tsuen Wan Road had been in progress and until then, many buildings were completed. In early years, the department concerned had prepared the layout plans which showed that the noise barriers and three roads providing direct access to the town centre of Tsuen Wan would be constructed. As such, it was not necessary for the vehicles to and from Tsuen Wan to go past the two major roundabouts. However, several years ago, there were some problems with the project and subsequently, the department concerned considered that the number of vehicles would drop. Yet, he noted that the number of vehicles had exceeded that of the existing forecast and even reached the level of original forecast after the TD conducted the survey on vehicular throughput at his request last year. He hoped that the government departments would stop making excuses to suspend the 743TH project. He opined that there was a major breakthrough in the 743TH project that the vehicles at Tai Chung Road Roundabout and Texaco Road Roundabout in Tsuen Wan district could be diverted by the three slip roads. After the TWDC made efforts in striving for proceeding the project, the HyD and consultancy company were currently working on the survey report. He would not expect too much from the survey report and it was believed that the construction works would only be patchy fixes because proposals such as slight conversion for the two roundabouts as well as the road diversions for the junction at Yeung Uk Road were nothing more than corny and prosaic initiatives. Hence, he hoped that the HyD would take practical actions for implementation of the captioned project and conduct the short-term work amongst the long-medium-short term work after the CEDD handed over the captioned project to the HyD. He pointed out that residents were going to move into the newly-built housing estates very soon. He thought that work should be done as soon as possible even though such work were patchy fixes in order to prevent the serious problems in the long run.

63. Ms LAM Yuen-pun, Phyllis supported the reactivation of the 743TH project. She said the overall economy was affected by the industrial sites in the vicinity of the construction site of the 743TH project. She not only time and again received the complaints on traffic congestion problem around Sha Tsui Road from the residents of Allway Gardens regularly, but also the complaints from the people of the industrial estate. She pointed out that the efficacy of daily traffic to and from Allway Gardens was affected by traffic congestions. Hence, she was of the view that the project could not be postponed ever again and hoped that the project would be reactivated as soon as possible.

64. Mr KOO Yeung-pong stated that residents had started to move into City Point and the residents would also gradually move into the properties on the top of the West Rail Station in his constituency area. He learnt from the Environment Bureau (ENB) that the construction of City Point was approved after particular requirements were fulfilled in the first place; on the other hand, Clague Garden Estate was completed almost 30 years ago. Besides, the noise barriers were to be constructed near Riviera Gardens only after the expansion of Tsing Yi North Bridge. He thus enquired whether the road should be expanded in the first place for construction of noise barriers. He noted that the tests on City Point would be carried out by the ENB. He thus enquired whether the ENB could also carry out the tests for Clague Garden Estate for public's information. In addition, he enquired whether the 743TH project would be partly or fully reactivated and opined that the residents' views should be sought again if the project was to be fully activated.

65. Mr CHOW Ping-tim said that the widening of Tsuen Wan Road was nearly implemented in early years. However, the whole project was shelved due to something wrong with the section in Clague Garden. He opined that the pre-condition for reactivation of the project was to successfully get rid of the problem of viaduct pier in Clague Garden; otherwise, the project would never be implemented. He added that as Tsuen Wan Park was also included in the project and the existing works for the walkway had to be suspended. He thought that the implementation of the 743TH project was affected by a number of factors and that the project would be taken forward successfully by a new approach, i.e. to carry out the widening works out of the disputable road section. He opined that there were respective forethoughts and demands from various stakeholders. He also understood about the difficulties in the project. However, the problem would never be solved if the viaduct pier was not constructed in Clague Garden. Therefore, he suggested that the widening works was to be implemented by taking account of skipping Clague Garden. This was still good for Tsuen Wan because at least, the improvement works for Ma Tau Pa Road, Texaco Roundabout and Kwai Fong Roundabout as mentioned by a Member could be carried out. He pointed out that there was serious traffic congestion problem at Kwai Fong Roundabout. If the road expansion was not carried out, improvements could

not be made for several junctions. It would be most desirable if the project was commenced at Tai Chung Road, but he believed that the residents of Clague Garden would not agree to this proposal.

66. Mr CHAN Chun-chung, Jones supported the 743TH project. As a passenger, he worried that there would be traffic problems after the completion of the new properties because currently, there were traffic congestions at the locations concerned. He learnt that the project was hindered in many ways but he hoped that the Government would reactivate the 743TH project as soon as possible. Otherwise, it would be more difficult to solve the problems thereafter.

67. Mr WONG Ka-wa said in the Mainland, the citizens would be arranged to move into a place after the traffic was duly settled. In Hong Kong, however, things happened in reverse. He added that according to the information on the Internet, the motorists generally would not head for two districts, i.e. Tsuen Wan district and Tai Po district, because there were traffic congestions in both of the main routes and subsidiary streets. Thus, he was of the view that the problem concerned did not only occur in Tsuen Wan Road. Currently, the HyD was preparing the survey report. He hoped that the HyD would draw reference from the documents in early years as mentioned by Members in order to implement the whole project for making improvement to the overall traffic condition of Tsuen Wan.

68. The Chairman enquired the HyD and CEDD on the feasibility of partly reactivation of the 743TH project.

69. CE/NTW2(NTW) of the CEDD stated that the 743TH project was handed over to the HyD after discussion by the two departments. He was of the view that the HyD was in a position of giving explanation to Members on the timetable and the approach of actual implementation of the project concerned.

70. SE/MKF of the HyD responded as follows:

- (1) in the third quarter of 2016, the HyD engaged a consultant to conduct a study on Tsuen Wan Road and associated junctions, including the analysis on the traffic data of this part of the road and a forecast on the traffic data of the road in the future;
- (2) the HyD would make preparation for the arrangement of taking forward the project and report to the DC only after the forecast on traffic data above was completed in the fourth quarter of 2017;
- (3) the HyD noted that Members were concerned about the completion of the housing estates along the coast gradually. The HyD would prepare the data forecast by taking account of the completion of the new housing estates;

- (4) besides the proposal on the arrangement of taking forward the 743TH project, the HyD's consultant also made proposal on the traffic improvement works for the three junctions in Tsuen Wan district and DC's views on these proposals had been sought earlier. The HyD would continue to proceed with the planning and design of the traffic improvement works; and
- (5) the HyD could only lay down the need for traffic and make proposal on taking forward the 743TH project but could not explore the feasibility of partly reactivation of the project in the fourth quarter of 2017.

71. The Chairman stated that the paper under this agenda item was about the discussion of reactivation of the 743TH project and the feasibility of carrying out part of the project and construction of noise barriers. The improvement works for the three junctions should be discussed under the T&TC. He requested the HyD to report the findings of the above survey report and the feasibility of reactivation of the 743TH project to Members at the TWDC meeting in November 2017.

72. Ms LAM, Lam Nixie said that there were two focuses in the paper. First, the widening works in early years was fully shelved due to some problems. It was a pity that such a decision was made, given the current situation of property developments and traffic conditions in Tsuen Wan. She pointed out that amongst the three roundabouts, the traffic snarl-ups had gradually occurred at Tai Chung Roundabout which was previously not in heavy traffic during the past three years. Besides, the vehicular flow from the individual new housing estate usually heading for the road further down had caused traffic congestion at Texaco Road Roundabout. The proposals submitted by the departments concerned earlier consisted of the slight improvement measures for the medium term, but she thought that the problem could not be solved by these proposals effectively. She had doubts about the effectiveness on the improvement of the current traffic conditions plus relieving the newly increased vehicular flow in the future by addition of only one driving lane. Moreover, the second focus in the paper was whether the departments could accord priority to handling the less disputable road sections. She hoped that the HyD would conduct the related surveys and submit papers and report to the TWDC at its meeting in November 2017. Otherwise, it would be a waste of time further if the HyD started to study on according priority to handling the less disputable road sections when papers were submitted in November 2017. She stated that after the completion of the new housing estates, not only did the problem of noise nuisance affect City Point, but also the housing estates in the vicinity. Hence, she hoped that the departments would conduct more studies and look for the solutions after taking consideration flexibly, instead of making postponement time and again; otherwise, Members had to bear a great pressure for this matter.

(Note: The Hon TIEN Puk-sun, Michael joined the meeting at 5:30 p.m.)

73. Mr WONG Ka-wa hoped that the HyD would firstly report to the T&TC at its meeting in September 2017 and then to the TWDC at its meeting in September 2017.

74. SE/MKF of the HyD said as the HyD expected that the survey report could only be completed in the fourth quarter of 2017, the HyD could not give any report in September 2017.

75. The Chairman asked Members to focus on the discussion of the 743TH project and the topics discussed by the T&TC should not necessarily be highlighted.

76. Mr LO Siu-kit stated that the HyD engaged the consultant in July 2016 for a contract term of one year. The consultancy report should have been completed in July 2017. He thus enquired the HyD on the reasons for submission of report in November 2017 instead of soon after the consultant had completed its work in July 2017. He also hoped that the HyD would submit paper to Members for raising questions and enquiries before the consultant completed the contract. Besides, in his impression, the HyD had undertaken to report the consultancy report to the TWDC in September 2017. He thus enquired why it was postponed to November 2017.

77. The Chairman stated that objectively speaking, the consultant company had completed its work in July 2017 and the HyD should be able to submit the report to the TWDC in two months thereafter, i.e. September 2017. Yet, according to the HyD, the report could not be submitted to the TWDC in September 2017. Hence, he requested the HyD to submit the report to the TWDC in November 2017. He added that he believed that the new housing estates at Tsuen Wan Road filled with the in-take of residents would very likely be affected by the noise nuisance. Hence, he wished to find out the feasibility of partly reactivation of the 743TH project as soon as possible; and enquired the EPD on the options for addressing the problem of noise nuisances.

78. SE/MKF of the HyD reiterated that the HyD expected that a report would be made to the TWDC in the fourth quarter of 2017.

79. SEPO(A&N)3 of the EPD responded as follows:

- (1) the 743TH project should be carried out according to the Environmental Impact Assessment Ordinance (Chapter 499), including the requirement on installation of sufficient mitigating facilities at Tsuen Wan Bypass for the environmental problem; and
- (2) the noise mitigating measures which minimised the impact of existing noise nuisance from Tsuen Wan Road brought to the residence had been incorporated into the design of City Point and several housing estates in its vicinity.

80. The Chairman stated that double-layer glass windows were adopted in the design of City Point for minimising the impact of noise nuisance from Tsuen Wan Road brought to the residents, who certainly would not be affected by the noise nuisance of Tsuen Wan Road. However, there was a lack of noise mitigation facilities in the old premises such as Clague Garden upon their completion. The noise level of these premises would expectedly exceed the standard. He thus enquired how the complaints on noise nuisance would be handled in future. Moreover, he also enquired whether the EPD, HyD and TD would handle the respective work only after the survey report was completed. He requested the HyD to submit the survey report and relevant documents to the TWDC in the fourth quarter of 2017 and hoped that the departments concerned would work together well to handle the problems concerned.

81. As the Chairman was required to take up other urgent matters, the meeting would be temporarily chaired by the Vice Chairman.

VIII Item 7: Request for Provision of an Escalator at Exit A4 of Tsuen Wan MTR Station As Soon As Possible

(TWDC Paper No. 38/17-18)

82. The Acting Chairman stated that the Hon TIEN Puk-sun, Michael and Mr CHENG Chit-pun submitted the paper. The representatives from the departments responsible for giving response were:

- (1) Mr WONG Wa-kei, Senior Engineer/New Territories 2 (SE/NT2), HyD;
- (2) Ms YIU Po-fung, Engineer/New Territories 2-4 (E/NT2-4), HyD;
- (3) Mr KAN Pui-leung, SE/TW, TD;
- (4) Miss LO Pui-yiu, Sapphire, DLO(DLO,TW&KwT), LandsD;
- (5) Mr TSANG Chiu-mun, AA/Lands(DLO)(Atg.), Lands D; and
- (6) Mr LAM Chi-keung, Desmond, CE/NTW2(NTW), CEDD.

Besides, the written replies of the CEDD and MTRCL were tabled at the meeting.

83. Mr CHENG Chit-pun introduced the paper.

84. The Hon TIEN Puk-sun, Michael thanked the Chairman for his proposal on the provision of an escalator at Exit A4 of Tsuen Wan MTR Station (the Exit A4 escalator project). He stated that the Exit A4 escalator project ranked the third in the Tsuen Wan District Signature Project Scheme several years ago. At that time, the funding was used up during the implementation of the project ranked the first in the Tsuen Wan District Signature Project Scheme. Besides, in taking forward the Exit A4 escalator project, there were considerable difficulties arising from the original design of construction of an escalator next to the existing staircase at Exit A4 and the request to the MTRCL to make a concession of land and an undertaking of the repair works for the escalator. Also, the area of Tsuen Wan MTR Station would become

smaller after the Exit A4 escalator project was completed, and at that time, the estimated project cost was about \$50 million to \$60 million. Hence, at that time, he thought that this project was unlikely to be implemented. Later, the Chairman advised that this project would probably be implemented if it was revised to a works programme of construction cost of \$30 million or below. Therefore, he started to study the proposal concerned, and the revised proposal on construction of a one-way upward escalator which was closer to the bus station outside Exit A4 of Tsuen Wan MTR Station without making relocation of the existing escalator for the persons with disabilities was hereby put forth after further discussion and study with the TD and HyD. He pointed out that the existing staircase ranked the third among the staircases of heavy pedestrian flow in Hong Kong. According to the TD, the Exit A4 escalator project deserved for implementation. According to the HyD, it would be easier to take forward the project of construction cost of \$30 million or below and the HyD would undertake the repair and replacement work for the proposed escalator in future. Also, the area managed by the MTRCL was not involved in the revised proposal. He opined that the Exit A4 escalator project would bring benefits to the public. He wished to seek Members' support and positive feedbacks from the TD and HyD for the revised proposal. He said that the LegCo's approval for the revised proposal was not required. He also hoped that the departments concerned would provide the timetable for the Exit A4 escalator project.

85. SE/NT2 of the HyD responded as follows:

- (1) the first proposal was discussed at the meeting of the T&TC in January 2017 and followed up by the HyD, together with the MTRCL and TD. The second proposal, i.e. the alternative proposal on backward relocation of the escalator, was put forth during the on-site inspection held in June 2017;
- (2) in the following month after the on-site inspection, the Works Section of the HyD immediately conducted a preliminary review on the feasibility of the second proposal and sought the information from the CEDD about the lift under construction, underground public utilities, enclosure wall and rain shelters of the MTRCL, etc. Also, it was preliminarily confirmed that the provision of an escalator at Exit A4 was feasible; and
- (3) if the project was established by the TD, the HyD would conduct the further assessment and design for the project and would spare no effort to implement the project.

86. E/NT2-4 of the HyD responded as follows:

- (1) the project site of the Exit A4 escalator project was very close to the MTRCL maintenance centre. In addition, the MTRCL's enclosure wall and overhead high voltage electric lines were right next to the location of proposed escalator. The two rain shelters of the MTRCL would also be demolished before the provision of the escalator;

- (2) the HyD had earlier obtained the information from the CEDD about the lift under construction and other public utilities for a study on the relocation of these facilities, including the hydrant at the location concerned; and
- (3) as the physical environment was very narrow, the HyD produced the 3D computer graphics for illustration of all the restrictions of the physical environment and a review of the sufficient space for provision of an escalator after a lift was constructed over there. According to the preliminary study of the HyD, it showed that a one-way covered escalator of 1 metre in width, 6.8 metres in vertical height and approximately 20 metres in length could be built at the location concerned.

87. SE/TW of the TD stated that the TD supported the implementation of the project as soon as possible.

88. Mr KOO Yeung-pong thanked the Member for putting forth the proposal and commended the HyD for provision of the 3D graphics. He hoped that the HyD would also submit the 3D graphics of the respective projects to the Working Group on Tsuen Wan Footbridge Network. He opined that it was still a good proposal which would facilitate the access for the general public, although only a one-way upward escalator, instead of a two-way escalator, was proposed. It was believed that the lift under construction would help solving the problem of people going downward. He hoped that the Exit A4 escalator project would be implemented as soon as possible and that the HyD would provide the timetable for the Exit A4 escalator project.

89. Mr LO Siu-kit commended the HyD and TD for their efficiency at work because in June 2017, the on-site inspection was completed and the 3D graphics as well as the feasible proposal after study were readily available for the Exit A4 escalator project after it had just been discussed at the meeting of the T&TC in January 2017. He stated that the Exit A4 escalator project had been under study for years. Members had started to conduct studies on the Exit A4 escalator project since the major works programme of Tsuen Wan district was taken forward. Now that a new breakthrough was achieved; he hoped that the Exit A4 escalator project would be implemented as soon as possible. He thought that the location of the lift under construction was very close to that of the proposed escalator. He hoped that the underground works for the lift and proposed escalator would be carried out at the same time. As such, it was not necessary to carry out the excavation works again in future and the impact brought to the residents would be minimised. He also hoped that the MTRCL would carry out the demolition works for the few rain shelters at the locations concerned as soon as possible in order to expedite the progress of the works.

90. Mr LI Hung-por thanked the Member for putting forth the proposal and the various government departments for their concerted efforts.

91. Ms LAM Yuen-pun, Phyllis thanked the Member for putting forth the proposal. She was concerned about the zone for the floor plate of the escalator and hoped that the bus stop outside Exit A4 would be relocated accordingly upon the completion of the escalator to bring benefits to the residents.

92. Ms LAM, Lam Nixie supported the proposal and hoped that the government departments would give positive feedbacks to each project. She pointed out that the layout plans of the projects submitted to the last meeting of the Working Group on Tsuen Wan Footbridge Network by the HyD were not as exquisite as those submitted for this meeting. She hoped that the HyD would handle the problems in a more proactive and fairer manner. In addition, she thought that the 3D graphics of the Exit A4 escalator project were very useful in giving an access to and learning more about the details of the project by the residents during the consultation period, with a view to fostering the communication between Members and residents. Hence, she suggested that the government departments should provide the graphics alike for the projects of initial stage in future for perusal.

93. SE/NT2 of the HyD responded as follows:

- (1) the HyD and TD would make every effort to take forward the projects;
- (2) the government departments were currently introducing the application of the Building Information Modelling (BIM). The HyD prepared for the graphics of the Exit A4 escalator project by applying the BIM for the first time. The HyD would apply the BIM to prepare for the graphics of the projects one after the other;
- (3) the first proposal would not be successfully completed under the estimated budget of \$30 million only. The HyD initially estimated that the construction cost for the second proposal was much lower than the budget for the first proposal. However, the HyD needed to take time to find out if the Exit A4 escalator project could be successfully completed by making use of the budget of \$30 million. The HyD would actively strive for the price reduction in order to take forward the project as soon as possible; and
- (4) although the actual timetable for the Exit A4 escalator project was not available for the time being, the HyD would do in utmost and work in collaboration with the CEDD and TD for the early completion of the Exit A4 escalator project.

(Note: Ms LAM, Lam Nixie left the meeting at 6:00 p.m.)

94. The Hon TIEN Puk-sun, Michael said it was believed that after introducing the application of the BIM, the HyD would submit the 3D graphics of the respective projects to the Working Group on Tsuen Wan Footbridge Network. According to the

experiences he gained from the LegCo, he learnt that the cost of the projects would increase at least by 10% a year. He thus enquired the HyD whether the construction cost of the project concerned was at the current price or at the tendered price in future; and whether the cost ceiling of the project would be adjusted on a yearly basis. He did not wish to see that the LegCo's approval was required for the project due to the excessive construction cost over the budget of \$30 million. Moreover, he hoped that the departments concerned would seize the time to take forward the Exit A4 escalator project for the purpose of provision of facility bringing benefits to the public and ensure the expected progress of the Exit A4 escalator project so as to avoid the cost overrun till completion.

95. The Acting Chairman enquired the HyD about the anticipated completion time of the Exit A4 escalator project, and whether the project would be commenced during the tenure of the current term of the DC.

96. SE/NT2 of the HyD responded as follows:

- (1) the cost ceiling of projects would not be adjusted every year, but upward adjustments for the cost ceiling had been made for a number of times in early years; and
- (2) the HyD would enhance every effort to strive for the commencement of the Exit A4 escalator project during the current term of the DC as far as possible.

(Note: Mr LI Hung-por left the meeting at 6:05 p.m.)

97. The Acting Chairman thanked the representatives from the departments for attending the meeting.

98. The Chairman resumed the chair.

IX Item 8: Request for a Comprehensive Improvement of Flush and Fresh Water Supply for Lei Muk Shue Estate
(TWDC Paper No. 39/17-18)

99. The Chairman stated that Mr CHAN Yuen-sum, Sumly submitted the paper. The representatives from the departments responsible for giving response were:

- (1) Mr CHAN Kai-lam, Allan, Senior Property Service Manager (Wong Tai Sin, Tsing Yi & Tsuen Wan) (SPSM(WT&T)), HD; and
- (2) Mr SZETO Wai-tun, Engineer/NTW (Distribution 1) (E/NTW(D1)), WSD.

100. Mr CHAN Yuen-sum, Sumly introduced the paper.

101. Mr WONG Ka-wa said he learnt that road closure would be required for the WSD's works and traffic congestion might be caused. Hence, he needed to persuade the relevant stakeholders for smooth implementation of the works. However, shortly after the works was implemented, the flush water pipes burst again and the flush water supply was suspended. He hoped that the WSD would explain the reasons for the burst of flush water pipes. He added that owing to the suspension of flush water supply, some residents had to use fresh water for flushing toilets, causing an increased burden on the water bills and a waste of precious water resources. He thus enquired the WSD whether there were any preventive measures for persistent suspension of flush water supply. Besides, he pointed out that the flush water supply for many households would be unnecessarily suspended by the HD even when only minor problems occurred. He enquired whether the HD could expedite the process of handling the minor problems, so that the occupants could save fresh water.

102. SPSM(WT&T) of the HD responded as follows:

- (1) the HD had reviewed the water supply for Lei Muk Shue Estate during the past six months. It was learnt that both fresh and flush water supply were stable and the replacement or repair of water supply components in Lei Muk Shue Estate were mostly completed within one day;
- (2) there were four leakage and burst incidents of flush water pipes in Kin Shue House in June 2017. As the weather condition was very unstable at that time and the thunderstorm warning had been issued by the Hong Kong Observatory, the contractor was unable to timely erect a scaffolding and conduct the repair works due to safety consideration. As a result, there was intermittent flush water supply for two weeks;
- (3) the HD was currently studying the practicable improvement works. The HD would inform the Estate Management Advisory Committee, Members of the constituencies concerned and the relevant stakeholders if progress was made; and
- (4) under general circumstances, the HD could contact the staff concerned promptly for erection of a scaffolding. However, due to the inclement weather, the scaffolding works would be put back.

103. E/NTW(D1) of the WSD responded as follows:

- (1) the WSD would conduct the risk assessment on the water pipes according to the years of service and conditions before making decision on duly replacement of the water pipes;
- (2) after making the assessment, the WSD took the view that there was a risk of water pipe failure at Wo Yi Hop Road and that the arrangement for repairs had already been made; and
- (3) in the past six months, the suspension of water supply was caused by three urgent repair works in Lei Muk Shue Estate. The first urgent repair works was carried out in February 2017. The suspension of water

supply by the WSD was required for creation of an outlet for the water pipes in Wo Yi Hop Road repair works. Furthermore, the defective water pipes, which were involved in the second and third urgent repair works conducted in March and July 2017, were the water pipes originally planned for fixing in the repair works of the WSD. The WSD would carry out the maintenance work for the respective water pipes according to the progress of the works.

104. Mr CHAN Yuen-sum, Sumly said he learnt that the suspension of flush and fresh water supply in Lei Muk Shue Estate was counted more than three times over the past six months. He hoped that the WSD would solve the problem for minimising the frequency and duration of suspension of fresh and flush water supply. In addition, he enquired the WSD whether the additional charges incurred from the household use of fresh water for flushing toilets during suspension of flush water supply would be deducted from the water bills. Moreover, besides Kin Shue House, there was frequent suspension of flush water supply in Chui Shue House, Lok Shue House and Wing Shue House. He hoped that the HD would review the existing water pumps for replacement and the current standards for water supply for modification. He opined that the HD could adopt the approach of fresh water supply and install independent valves for flush water supply for partial suspension of flush water supply of the respective households in case of any flush water pipe bursts in future. As such, the number of affected households, the duration of suspension of flush water supply and the impact on the occupants would be minimised.

105. The Chairman stated that the suspension of flush and fresh water supply was caused by aging of the existing water pipes. He hoped that the departments concerned would review the existing water pipes and related components according to Members' suggestions as well as replacing and repairing the problematic parts, in order to maintain the flush and fresh water supply in future.

106. E/NTW(D1) of the WSD said that he would relay Members' views to the WSD, despite the fact that there was currently no mechanism for the public to make application for deduction of additional charges incurred from the use of fresh water for flushing toilets during suspension of flush water supply.

107. SPSM(WT&T) of the HD said that the HD would inform the Estate Management Advisory Committee and Members of the constituencies concerned when improvement projects were carried out.

108. The Chairman asked the departments concerned to inform the Members of the constituencies concerned during suspension of water supply and keep up communication with them.

X Item 9: Request to Increase the Number of Government-subsidised and Privately-run Places of Residential Care Homes for the Elderly

(TWDC Paper No. 40/17-18)

109. The Chairman stated that Mr WONG Ka-wa submitted the paper. The representative from the SWD responsible for giving response was Ms LUI Ka-wing, DSWO(TW/KwT)(Atg.). Besides, the written reply of the Labour and Welfare Bureau (LWB) and SWD was tabled at the meeting.

110. Mr WONG Ka-wa introduced the paper.

111. Mr CHAN Yuen-sum, Sumly said it was a shared view that the Government was mean to the elderly in poverty, who got nowhere to settle their lives after retirement and worried about the lack of columbaria niches for storage of the cremated ashes after end of life. He hoped that the Government of the new term would make a change for this. He pointed out that according to the Government, it was always very difficult to identify suitable places for construction of residential care homes (RCHs) for the elderly; however, the residents of Lei Muk Shue Estate hoped that a RCH for the elderly would be built in the estate. Hence, he suggested that the Government should stipulate a mandatory requirement on planning for reservation of places in all public housing estates and large-scale private housing estates for construction of RCHs for the elderly or RCHs for the persons with disabilities. In addition, as the waiting time for the subsidised places of the RCHs for the elderly was very long, he hoped that the Government would vacate more places and enhance the provision for the subsidised places of the RCHs for the elderly. He further pointed out that the Government currently bought the places for the elderly from the private organisations. However, the service quality of those private organisations was not up to the standard because the Government did not spend much on the payment on those private organisations. He hoped that the Government would provide more resources in order to enhance the service quality of those private organisations. Moreover, he opined that the Government had provided resources for implementation of the infrastructure projects on one hand; meanwhile, it should also provide resources for elderly care on the other because the elderly had spared no efforts in the development of Hong Kong over the years. It was hoped that the government departments concerned would attach importance to solving the respective problems.

112. DSWO(TW/KwT)(Atg.) of the SWD responded as follows:

- (1) the Government had all along been concerned about the elder people's welfare and need for residential care service;
- (2) the SWD was concerned about the aging population and future planning of the elderly service. The policy objective was set for "ageing in place as the core, institutional care as back-up";

- (3) over the years, the Government had adopted different initiatives on increasing the number of places of the RCHs for the elderly and would actively take Members' views into account;
- (4) the Government had all along adopted the multi-pronged measures on enhancing the supply of the places of the RCHs for the elderly, including the study on reservation of places in the new development areas/sites for potential public housing development or private property development projects for construction of the new contract homes, better use of the spaces in the existing subsidised RCHs for the elderly for increase of number of places and conversion of the places of some privately-run RCHs for the elderly into the subsidised places through the "Enhanced Bought Place Scheme". The Government welcomed Members to tender more views in order to achieve the common goal of increasing the places;
- (5) as for the current status of the queue of RCH subsidised places, although the waiting time was affected by a number of factors, the SWD would face up to the needs for the respective service from the elderly and continue to monitor the waiting time for the service;
- (6) the Government would enhance the community support service, so that the elderly waiting for the RCH subsidised places could opt to live at home and aging in place; and
- (7) as for the long-term planning of the elderly services, the Elderly Services Programme Plan formulated by the Elderly Commission was put forth for discussion at the meeting of the Panel on Welfare Services of the LegCo in July 2017. It was hoped that an outline of the long-term direction of the elderly services was mapped out for our society in the programme plan. In the 2017 Policy Address, a sum of \$30 billion had been earmarked for strengthening the services for the elderly and rehabilitation of persons with disabilities. The LWB and SWD would study the initiatives for the use of the resources to enhance the quality of care and service of the RCHs.

113. Mr CHOW Ping-tim said currently, there was a shortage of the places of the RCHs for the elderly in Hong Kong. He opined that the SWD should make every effort to identify the places and locations for creating an opportunity for increasing the number of the places of the RCHs for the elderly in Tsuen Wan district. He added that it showed in annex 2 to the written reply of the LWB and SWD that a site at Wing Shun Street in Tsuen Wan was reserved for construction of a new RCH for the elderly and a RCH for the elderly cum elderly day care service unit. The RCH would be commissioned for providing service in August 2017. He hoped that the SWD would provide the detailed information and arrange a visit for Members after the RCH was in operation.

114. Mr WONG Ka-wa learnt that the SWD would cope with the problems actively. He also noted that certain places in Tsuen Wan district would be re-zoned and the type of land use of the industrial buildings would be changed via the Town Planning Board. Hence, he hoped that the SWD would relay to the departments concerned that reservation of an area of a considerable size should be made in the buildings which were to be completed in future. Also, he suggested that the Government should construct the social welfare facilities at the factory sites in order to increase the number of the places.

115. The Chairman suggested that the Government should study the conversion of the industrial buildings in Tsuen Wan district into the RCHs through revitalisation scheme of industrial buildings.

116. DSWO(TW/KwT)(Atg.) of the SWD responded as follows:

- (1) the elderly service project at Wing Shun Street would be commissioned for providing services in August 2017. A total of 116 places of the RCH for the elderly would be provided in the contract home. The SWD had reported the details of the project to the Tsuen Wan District Management Committee in December 2016;
- (2) the application procedure for the residential care service of the subsidised RCH for the elderly in Wing Shun Street was the same as that of other RCH subsidised places. The applicants, who were assessed for having a moderate or severe impairment and were suitable for receiving the residential care service of the RCH under the Standardised Care Need Assessment Mechanism for Elderly Service, could wait for a place after being listed in the Central Waiting List for Subsidised Long Term Care Services;
- (3) the SWD welcomed Members to visit the contract RCH after its operation. The relevant arrangement of the visit would be discussed with Members after the meeting; and
- (4) the Government had all along been actively identifying suitable premises or land for construction of the new contract RCHs. Apart from adopting the existing mechanism, the Government implemented the Special Scheme on Privately Owned Sites for Welfare Uses in 2013 to increase the supply of sites for the service. The Government welcomed Members and different sector to make proposals for reference. The district office of the SWD would relay Members' views to the LWB and respective service units of the headquarters of the SWD.

117. The Chairman thanked the representative from the SWD for attending the meeting. She was requested to follow up on the problems concerned with the Members after the meeting.

XI Item 10: Concessionary Fare of \$2 for the Elderly to Travel on Ma Wan Residents' Bus

(TWDC Paper No. 41/17-18)

118. The Chairman stated that Mr TAM Hoi-pong submitted the paper. The representative from the TD responsible for giving response was Mr MOK Ying-kit, Kenneth, CTO/NTSW. Besides, the written reply of the LWB was tabled at the meeting.

119. Mr TAM Hoi-pong introduced the paper.

120. Mr CHOW Ping-tim supported the proposal in the paper. He added that the policy should bring further benefits to the residents. It was hoped that the benefits would be extended from Ma Wan to the overall non-franchised bus services in Tsuen Wan. An extensive cooperation would be gained for meeting the Government's requirements.

121. CTO/NTSW of the TD responded as follows:

- (1) the LWB had indicated in its written reply that under the Government Public Transport Fare Concession Scheme for the Elderly and Eligible Persons with Disabilities (the Scheme), the Government reimbursed the participating public transport operators regularly the revenue forgone as a result of the implementation of the Scheme on an accountable and reimbursement basis. Therefore, any fare adjustments for the public transport services currently covered by the Scheme shall be regulated by the Government;
- (2) the Ma Wan residents' bus service was the non-franchised bus service and thus it was not covered by the Scheme. The Ma Wan ferry service was the franchised ferry service with fare adjustments regulated by the Government and thus it was covered by the Scheme;
- (3) the TD did not request the operators of the residents' bus service (including Ma Wan) to provide their returns;
- (4) the operation of the non-franchised bus service was regulated by Passenger Service Licence under section 27 of the Road Traffic Ordinance (Chapter 374). The bus routes, service frequency and pick-up/drop-off points should meet the TD's requirements. The bus fares of the non-franchised bus service were decided on the agreement of the operators and the representatives of the residents. The operators of the non-franchised bus service should only provide relevant documents to the TD for record after the bus fares were confirmed. Therefore, the non-franchised bus fares were not regulated by the Government under the existing legislation. The Ma Wan residents' bus service was not benefitted from the Scheme; and
- (5) the TD would relay Members' views to the LWB.

122. Mr TAM Hoi-pong felt a bit unsatisfied with the TD's reply. He stressed that the difference between the Ma Wan residents' bus service and general residents' coach service was that all members of the public were allowed to patronise the Ma Wan residents' bus service, which was not only restricted to the residents of Ma Wan and involved the public service. He hoped that the LWB would study the proposal on incorporation of Ma Wan residents' bus service into the concessionary scheme and consider the incorporation of the coach service meeting the specific requirements into the concessionary scheme.

123. Mr CHOW Ping-tim said in fact, the Ma Wan residents' bus service was greatly different from the coach service of other areas. The Ma Wan residents' bus service was operated by a sole service provider, but the coach service of other areas was provided for coping with the insufficient public bus services. Therefore, unlike the coach service of other areas, the competitive advantage in the matter of bus fares of the Ma Wan residents' bus service was virtually maintained. He opined that the TD should not give response to Member's enquiries on behalf of the LWB because the concessionary scheme was one of the LWB's policies.

124. The Chairman requested the CTO/NTSW of the TD to relay Members' views to the LWB. He stated that the LWB could give response to the DC in writing if necessary.

XII Item 11: Crime Brief for Tsuen Wan District – Comparison of Crime Statistics between May to June 2017 and May to June 2016
(TWDC Paper No. 42/17-18)

125. District Commander (Tsuen Wan) (DC(TW)) of the Hong Kong Police Force (HKPF) reported the situation of the crimes in Tsuen Wan district.

126. Ms LAM Yuen-pun, Phyllis said many residents relayed that the problem of telephone deception was serious. She enquired whether the HKPF would send SMS about the enquiry hotline 18 222 of the Anti-Deception Coordination Centre (ADCC) to the general public.

127. Mr WONG Ka-wa stated that he had also received the relevant SMS from the "HK Police". He enquired the HKPF whether the SMS was sent by individual telecommunications services providers.

128. The Chairman enquired about the details of the enquiry hotline of the ADCC.

129. DC(TW) of the HKPF responded as follows:

- (1) the 24-hour hotline 18 222 was operated by the ADCC, which was set up by the HKPF recently; and

- (2) the above hotline was only for the enquiries on the information of deception. No information on crimes would be disseminated through the hotline.

130. Mr CHAN Yuen-sum, Sumly learnt that many young people would be exploited for engaging in criminal activities in the summer holiday including delivery of drugs or contraband. This was a serious problem. The young people might be imprisoned upon conviction. He enquired whether the HKPF would carry out more publicity and educational work in Tsuen Wan district during the summer holiday, so as to alert the young people in the district.

131. DC(TW) of the HKPF responded as follows:

- (1) the HKPF had regularly carried out the relevant publicity and educational work; and
- (2) the HKPF had set up a dedicated team in Tsuen Wan district to combat youth crimes in summer. The anti-crime messages would be disseminated among the young people who were urged not to become perpetrators of crimes through the visits to the amusement game centres, Internet cafes and other places in the district where more young people lingered during July and September 2017.

XIII Item 12: Crime Brief for Ma Wan – May to June 2017
(TWDC Paper No. 43/17-18)

132. DC(TW) of the HKPF reported the situation of the crimes in Ma Wan.

XIV Item 13: Application for District Council Funds by Tsuen Wan Festival Lightings Organising Committee
(TWDC Paper No. 44/17-18)

133. The Secretary introduced the paper and stated that Mr KOO Yeung-pong was the Vice President of the Tsuen Wan Festival Lightings Organising Committee (the Committee); that Mr LO Siu-kit was the Vice Chairman of the Committee; and that Mr WONG Ka-wa, Mr CHOW Ping-tim and Mr CHENG Chit-pun were the Members of the Committee for declaration of interest of their membership of the Committee.

134. The Chairman asked Members to make declaration of other interest. The Hon TIEN Puk-sun, Michael made declaration of his sponsorship of HK\$4,000 for the 2017/18 Tsuen Wan Festival Lightings Programme.

135. The Chairman decided that the Members who had declared their membership of the Committee might speak and vote and that the Members who had declared other interest might not speak and vote but they might remain in the meeting as observers, according to section 48(11) of the Standing Orders.

136. Mr TAM Hoi-pong said that he generally supported the 2017/18 Tsuen Wan District New Year's Eve Countdown and trusted the Members of the Committee. He pointed out that under the first item of "Erection of Stage and Facilities" in the annex to the funding application document, only the total cost of HK\$950,000 was set out without a breakdown of the sub-items by unit cost and quantity. He wished to learn more about the unit costs and quantities of the sub-items before the funding application was approved.

137. The Chairman decided that Mr LO Siu-kit, who was concurrently the Vice Chairman of the Committee, gave an explanation to Members on the reasons for listing the total cost only in the funding application document.

138. Mr LO Siu-kit stated that he was the Convenor of the New Year's Eve Countdown of the Committee and had been responsible for the Countdown activities for some time. He pointed out that there were about ten sub-items under the first item of "Erection of Stage and Facilities". Based on the estimation of the total cost of HK\$950,000 for these sub-items, the Committee had made a funding application of \$712,000 to the TWDC. Besides, the Committee had made enquiries to the Independent Commission Against Corruption (ICAC) as to whether the total cost of the item could be specified in the open tender and the sub-items could be further adjusted. However, according to the ICAC, the Committee could only specify all the items for contractors to bid in the open tender. In general, the Committee would invite tenders from more than ten contractors in writing and there would be a big difference among the tender prices of the contractors. Hence, it was difficult for the Committee to make estimation on all the sub-items. If the Committee provided the estimation on the cost of the sub-items which had not been tendered in the funding application form, the reimbursement for the sub-items would not be granted in full when application for reimbursement was made in future because any change in the unit cost or quantity of some sub-items might lead to the failure to meet the ceiling of the Guidelines on Allocation of Tsuen Wan District Council Funds. Hence, the Committee did not compromise its chance of a full reimbursement by setting out the unit costs and quantities of the sub-items at the present stage. He added that the Committee would vet all the tenders after the closure of the tender exercise. Also, before making application for reimbursement in future, the Committee would prepare sufficient documents and engaged the accountant to audit the relevant documents for submission to the TWDC for approval.

139. The Chairman stated that the total cost of HK\$950,000 set out in the first item in the annex to the funding application document might not be the actual expenditure. Besides making application for District Council Funds, the Committee would seek sponsorship and donations from various parties. Hence, the actual amount of reimbursement for this item was pending for confirmation.

140. Mr TAM Hoi-pong proposed that an open ballot should be held respectively for the 2017/18 Tsuen Wan Festival Lightings Programme and the 2017/18 Tsuen Wan District New Year's Eve Countdown. Members agreed to the proposal.

141. The Chairman asked Members to vote on the funding application of the 2017/18 Tsuen Wan Festival Lightings Programme. The voting result was listed as follows:

For (7 votes in total)

The Vice Chairman, Mr MAN Yu-ming, Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, Mr CHAN Chun-chung, Jones, Mr CHAN Sung-ip and Mr KOT Siu-yuen

Against (1 vote in total)

Mr TAM Hoi-pong

Abstention (2 votes in total)

Mr NG Hin-lung, Norris and Mr CHAN Yuen-sum, Sumly

142. The Chairman announced the endorsement of the following funding application:

<u>Activity</u>	<u>Amount Approved</u> (\$)
(1) 2017/18 Tsuen Wan Festival Lightings Programme	1,100,000.00

143. The Chairman asked Members to vote on the funding application of the 2017/18 Tsuen Wan District New Year's Eve Countdown. The voting result was listed as follows:

For (8 votes in total)

The Vice Chairman, Mr MAN Yu-ming, Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, Mr CHAN Chun-chung, Jones, Mr CHAN Sung-ip, Mr CHAN Yuen-sum, Sumly and Mr KOT Siu-yuen

Against (0 vote in total)

Abstention (2 votes in total)

Mr NG Hin-lung, Norris and Mr TAM Hoi-pong

144. The Chairman announced the endorsement of the following funding application:

<u>Activity</u>	<u>Amount Approved</u> (\$)
(2) 2017/18 Tsuen Wan District New Year's Eve Countdown	712,000.00

XV Item 14: Application for District Council Funds by Tsuen Wan Preparatory Committee of National Day Celebration
(TWDC Paper No. 45/17-18)

145. The Secretary introduced the paper.

146. The Chairman asked Members to make declaration of interest. Mr LAM Faat-kang declared his Executive Chairmanship of the Tsuen Wan Preparatory Committee of National Day Celebration (the Committee). Mr KOO Yeung-pong, Mr LO Siu-kit and the Vice Chairman declared their Vice Chairmanship of the Committee. Mr MAN Yu-ming declared his appointment as the Manager of the Tsuen Wan Kwai Tsing Residents Association.

147. The Chairman decided that the Members who had declared interest might not speak and vote but they might remain in the meeting as observers, according to section 48(11) of the Standing Orders.

148. Mr TAM Hoi-pong proposed that an open ballot should be held. Members agreed to the proposal.

149. The Chairman asked Members to vote on the funding application. The voting result was listed as follows:

For (7 votes in total)

Mr MAN Yu-ming, the Hon TIEN Puk-sun, Michael, Ms LAM Yuen-pun, Phyllis, Mr CHAN Chun-chung, Jones, Mr CHAN Sung-ip, Mr KOT Siu-yuen and Mr CHENG Chit-pun

Against (1 vote in total)

Mr TAM Hoi-pong

Abstention (3 votes in total)

Mr NG Hin-lung, Norris, Mr CHAN Yuen-sum, Sumly and Mr WONG Ka-wa

150. The Chairman announced the endorsement of the following funding application:

<u>Activity</u>	<u>Amount Approved</u> (\$)
(1) Celebration of 68th Anniversary of the Founding of the People's Republic of China in Tsuen Wan	394,000.00

XVI Item 15: Application for District Council Funds by Tsuen Wan East Area Committee

(TWDC Paper No. 46/17-18)

151. The Secretary introduced the paper and stated that the Chairman, Mr MAN Yu-ming, Mr LAM Faat-kang, Mr CHAN Chun-chung, Jones, Mr CHAN Yuen-sum, Sumly and Mr WONG Ka-wa were the Members of the Tsuen Wan East Area Committee (the Committee) for declaration of interest of their membership of the Committee.

152. As the Chairman had made declaration of interest, the meeting would be temporarily chaired by the Vice Chairman.

153. The Acting Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

154. The Acting Chairman decided that the Members who had declared their membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

155. Members unanimously endorsed the following funding application:

<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1) Tsuen Wan East Area Committee Joyful One-Day Trip	Chinese YMCA of Hong Kong Tsuen Wan Centre	50,500.00

156. The Chairman resumed the chair.

XVII Item 16: Application for District Council Funds by Tsuen Wan Central Area Committee

(TWDC Paper No. 47/17-18)

157. The Secretary introduced the paper and stated that Mr KOO Yeung-pong, the Hon CHAN Han-pan, Ben, Mr KOT Siu-yuen, Mr CHOW Ping-tim and Mr LO Siu-kit were the Members of the Tsuen Wan Central Area Committee (the Committee) for declaration of interest of their membership of the Committee.

158. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

159. The Chairman decided that the Members who had declared their membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

160. Members unanimously endorsed the following funding applications:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Tsuen Wan Central Area Joyful Excursion 2017	Board of Directors of Yan Chai Hospital	30,500.00
(2)	Chinese Medicine Treatment for Cervical Vertebra Disorder	Board of Directors of Yan Chai Hospital	20,000.00

XVIII Item 17: Application for District Council Funds by Tsuen Wan West Area Committee

(TWDC Paper No. 48/17-18)

The Secretary introduced the paper and stated that the Vice Chairman, the Hon TIEN Puk-sun, Michael, Mr LI Hung-por, Ms LAM Yuen-pun, Phyllis and Ms LAM, Lam Nixie were the Members of the Tsuen Wan West Area Committee (the Committee) for declaration of interest of their membership of the Committee.

161. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

162. The Chairman decided that the Members who had declared their membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

163. Members unanimously endorsed the following funding application:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Tsuen Wan West Area Excursion 2017	Hong Kong Federation of Youth Groups Tsuen King Youth S.P.O.T.	50,500.00

XIX Item 18: Application for District Council Funds by Tsuen Wan Rural Area Committee

(TWDC Paper No. 49/17-18)

164. The Secretary introduced the paper and stated that Mr NG Hin-lung, Norris, Mr CHAN Sung-ip, Mr CHENG Chit-pun and Mr TAM Hoi-pong were the Members of the Tsuen Wan Rural Area Committee (the Committee) for declaration of interest of their membership of the Committee.

165. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

166. The Chairman decided that the Members who had declared their membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

167. Members unanimously endorsed the following funding application:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Tsuen Wan Rural Area Committee Joyful Day Trip	The Yuen Yuen Institute Social Service Department	50,500.00

(Note: Mr KOT Siu-yuen left the meeting at 7:21 p.m.)

XX Item 19: Application for District Council Funds by Tsuen Wan District Youth Programme Community Steering Committee

(TWDC Paper No. 50/17-18)

168. The Secretary introduced the paper and stated that Ms LAM Yuen-pun, Phyllis was the Member of the Tsuen Wan District Youth Programme Community Steering Committee (the Committee) for declaration of interest of her membership of the Committee.

169. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

170. The Chairman decided that the Member who had declared her membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

171. Mr TAM Hoi-pong said that the Outward Bound Hong Kong (OBHK) was not the only service provider of outward bound training in Hong Kong and other providers of the same service could be found on the Internet. He suggested that the applying organisation should provide the documents to prove that the OBHK was the only service provider of outward bound training to the TWDC after the meeting, or withdraw the funding application at the moment and submit the funding application again after making clarification for the issue. Besides, he opined that the participation fee of HK\$2,090 per head was too high. He had furnished the details of the two service providers of outward bound training to the Secretariat for comparison. He pointed out that the application for District Council Funds should meet the requirements of the Guidelines. Also, he opined that Members should think twice whether the funding application was to be approved based on the information currently provided.

172. Assistant District Officer (Tsuen Wan) of the Tsuen Wan District Office responded as follows:

- (1) the Committee aimed to encourage young people to unleash leadership potential, enhance self-understanding and build confidence by organising the outward bound training. Besides, the Committee attached importance to the teaching quality and safety of the outward bound training in order to ensure the rights and safety of the participants;
- (2) according to the information provided by the OBHK, founded in 1970, the OBHK was a registered charitable organisation with many years of experience in conducting outward bound training courses. The OBHK courses helped the trainees to foster self-understanding, enhance self-confidence and build team spirit, which tied in with the objective of the Outward Bound Leadership Training for the Youth proposed by the Committee. Headquartered in Tai Mong Tsai, Sai Kung, the OBHK had two training bases, namely Wong Wan Chau base and the ocean-going vessel of "Spirit of Outward Bound Hong Kong". The training facilities included kayaks, ropes course and rock wall and there were amenities managed by the OBHK for outward bound training in a safe manner. Besides, the OBHK was currently the only organisation in Hong Kong which was accredited by the Association for Experiential Education of the United States. The accreditation included the assessments on the

qualifications of the coaches and standards of the facilities, so as to assure the trainees' safety. In the forthcoming Outward Bound Leadership Training for the Youth, two coaches would be assigned for a group of every 12 participants. The coach teams were well-trained in outdoor first aid, life saving and kayak;

- (3) the details of the same outward bound training service were not set out on the websites of the two service providers of the outward bound training organisations as furnished by the Member to the Secretariat; and
- (4) given that safety was a crucial factor in outward bound training and based on the above considerations, the applying organisation considered that the OBHK was the only organisation for duly provision of the outward bound training for maintaining the quality of the course and the safety level. Besides, the Working Group on Social Experience of the Committee had agreed on the relevant arrangements at its meeting. He hoped that Members would consider whether the funding application was to be accepted.

173. The Vice Chairman would like to share his views because he had undertaken the Vice Chairman of the Committee in the past. He opined that the core issue was about the definition of the outward bound training and the level of participation fee would be subject to the contents of the two-day-one-night outward bound training. Besides, the Committee, which was comprised of the district councillors, representatives from the welfare and education sectors as well as the local personalities, had agreed on the funding application after discussion. He believed that the Committee had already taken into consideration the relevant factors before selecting the OBHK. Hence, he opined that Members should trust the Members of the Committee. Moreover, the OBHK had several years of experience in assisting in the organisation of the outward bound trainings for Tsuen Wan district. As the OBHK possessed the software and hardware of management on its own and the qualifications of its trainers and trainer-to-trainee ratio were different from those of the ordinary organisations of adventure training, it was difficult to evaluate whether the level of participation fee of the two-day-one-night outward bound training was too high by making comparison between the two. The OBHK was singled out in selection of the service provider of the outward bound training in the past because it was widely recognised and was an authoritative organisation in the industry.

174. Mr CHAN Yuen-sum, Sumly said that the OBHK was a popular option of service provider organisation of outward bound training for many firms because its training quality was substantially high. He opined that on selection of the training items, adjustments could be made according to the budget; or the training items of lower prices could be selected, with a view to expanding the quota of participants and benefitting more people.

175. Mr TAM Hoi-pong agreed with the Members' view that a balance should be struck between the cost of training items and the number of participants. He suggested that the applying organisation should provide the relevant evidence to the TWDC for vetting when it was stated in the funding application that the service provider organisation was the only service provider.

176. Mr TAM Hoi-pong proposed that an open ballot should be held. Members agreed to the proposal.

177. The Chairman asked Members to vote on the funding application. The voting result was listed as follows:

For (10 votes in total)

The Vice Chairman, Mr MAN Yu-ming, the Hon TIEN Puk-sun, Michael, Mr KOO Yeung-pong, Mr NG Hin-lung, Norris, Ms LAM Yuen-pun, Phyllis, Mr CHAN Chun-chung, Jones, Mr CHAN Sung-ip, Mr CHENG Chit-pun and Mr LO Siu-kit

Against (1 vote in total)

Mr TAM Hoi-pong

Abstention (3 votes in total)

Mr CHAN Yuen-sum, Sumly, Mr WONG Ka-wa and Mr CHOW Ping-tim

178. The Chairman announced the endorsement of the following funding application:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Outward Bound Leadership Training for the Youth in Tsuen Wan District 2017	Yan Chai Hospital Yim Tsui Yuk Shan Fuk Loi Integrated Community Development Centre	77,000.00

XXI Item 20: Application for District Council Funds by Tsuen Wan District Fire Safety Committee

(TWDC Paper No. 51/17-18)

179. The Secretary introduced the paper and stated that Mr KOO Yeung-pong, Mr LI Hung-por, Ms LAM Yuen-pun, Phyllis and Mr KOT Siu-yuen were the Members of the Tsuen Wan District Fire Safety Committee (the Committee) for declaration of interest of their membership of the Committee.

180. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

181. The Chairman decided that the Members who had declared their membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

182. Members unanimously endorsed the following funding application:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Tsuen Wan District Fire Safety Carnival	The Yuen Yuen Institute Social Service Department	147,000.00

XXII Item 21: Application for District Council Funds by Tsuen Wan District Civic Education Committee

(TWDC Paper No. 52/17-18)

183. The Secretary introduced the paper and stated that Mr CHAN Chun-chung, Jones, Mr CHAN Yuen-sum, Sumly and Mr CHENG Chit-pun were the Members of the Tsuen Wan District Civic Education Committee (the Committee) for declaration of interest of their membership of the Committee.

184. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

185. The Chairman decided that the Members who had declared their membership of the Committee might speak and vote, according to section 48(11) of the Standing Orders.

186. Members unanimously endorsed the following funding applications:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Moral Education through Board Games cum Ambassador Training Programme	Hong Kong Children & Youth Services Jockey Club Belvedere Garden Integrated Children & Youth Services Centre	62,000.00
(2)	Social Inclusion Carnival in Tsuen Wan	Chinese YMCA of Hong Kong Tsuen Wan Centre	83,000.00

XXIII Item 22: Application for District Council Funds by Tsuen Wan District Office
(TWDC Paper No. 53/17-18)

187. The Secretary introduced the paper.
188. The Chairman asked Members to make declaration of interest. No Member made declaration of interest.
189. Members unanimously endorsed the following funding applications:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Happy Learning Programme in Tsuen Wan 2017	HKSKH Lady MacLehose Centre	175,000.00
(2)	South Asian Teens Study Trip	Hong Kong Children & Youth Services Jockey Club Belvedere Garden Integrated Children & Youth Services Centre	200,000.00

XXIV Item 23: Application for Funding on Subsidy Scheme on the Promotion of Low Salt and Sugar Food Culture in the District
(TWDC Paper No. 54/17-18)

190. The Secretary introduced the paper and stated that the Vice Chairman, Mr KOO Yeung-pong, Mr LI Hung-por, Ms LAM Yuen-pun, Phyllis, Mr KOT Siu-yuen and Mr CHOW Ping-tim were the Members of the Working Group on Integrated Community Services (the Working Group) under the Social Services and Community Information Committee for declaration of interest of their membership of the Working Group.
191. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.
192. The Chairman decided that the Members who had declared their membership of the Working Group might speak and vote, according to section 48(11) of the Standing Orders.

193. Members unanimously endorsed the following funding application:

	<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> (\$)
(1)	Subsidy Scheme on the Promotion of Low Salt and Sugar Food Culture in Tsuen Wan District	Tsuen Wan District Parent Teacher Association Federation Limited	250,000.00

XXV Item 24: Information Papers

194. Members noted the contents of the following information papers:

- (1) Report of District Facilities Management Committee (TWDC Paper No. 55/17-18);
- (2) Report of Culture, Recreation and Sports Committee (TWDC Paper No. 56/17-18);
- (3) Report of Traffic and Transport Committee (TWDC Paper No. 57/17-18);
- (4) Report of Community Building, Planning and Development Committee (TWDC Paper No. 58/17-18);
- (5) Report of Social Services and Community Information Committee (TWDC Paper No. 59/17-18);
- (6) Report of Coastal Affairs Committee (TWDC Paper No. 60/17-18);
- (7) Report of Environmental and Health Affairs Committee (TWDC Paper No. 61/17-18);
- (8) Report of District Management Committee (TWDC Paper No. 62/17-18);
- (9) Report of The First Duty Visit of Tsuen Wan District Council - Zhuhai City (TWDC Paper No. 63/17-18); and
- (10) Financial Statement of Tsuen Wan District Council Funds as at 14 July 2017 (TWDC Paper No. 64/17-18).

(Note: The Hon TIEN Puk-sun, Michael left the meeting at 7:43 p.m.)

195. Mr CHOW Ping-tim stated that in the fifth line of paragraph 4 in the Report of Environmental and Health Affairs Committee, “only one or two vessels discharged cargoes at the Public Cargo Working Area daily” (卸貨區每日只有一至兩艘船隻進行卸貨) should be revised as “only one or two vessels discharged cargoes at the Public Cargo Working Area monthly” (卸貨區每月只有一至兩艘船隻進行卸貨).

(Post-meeting note: The relevant contents in the Report of Environmental and Health Affairs Committee were revised by the Secretariat after the meeting.)

196. Members unanimously accepted the Report of The First Duty Visit of Tsuen Wan District Council - Zhuhai City.

XXVI Item 25: Any Other Business

197. The Chairman stated that the Hong Kong and China Gas Company Limited (Towngas) would organise the 18 Districts Parents and Children Healthy Cooking Competition - Final (the competition) on 15 October 2017 (Sunday) for celebration of the 20th anniversary of the return of Hong Kong to China, with a view to promoting harmonious family relationship and healthy diet in the community. The Towngas hoped that the TWDC would agree to serve as a supporting organisation for the competition and endorse the application for the use of the TWDC logo on the publicity materials of the competition. Moreover, the Towngas invited the TWDC to nominate Members and their children as the representatives to participate in the competition.

198. Members unanimously agreed that the TWDC served as a supporting organisation for the competition and endorsed the application for the use of the TWDC logo from Towngas. Also, the list of Members and their children representing the TWDC in the competition would be discussed after the meeting.

199. The Chairman reminded Members that the date of the next meeting was 26 September 2017 and the deadline for submission of paper was 11 September 2017.

XXVII Adjournment of Meeting

200. There being no other business, the meeting was adjourned at 7:49 p.m.

Tsuen Wan District Council Secretariat
August 2017