

(Translation)

Minutes of the 6<sup>th</sup> Meeting of Tsuen Wan District Council (3/16-17)

Date: 27 September 2016

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

The Hon CHAN Han-pan, Ben, JP

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

Mr TAM Hoi-pong

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 CHAN Shiu-man, Simon Senior Executive Officer (District Management), 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 LAM Shu-wing, Vincent Acting District Commander (Tsuen Wan), Hong Kong Police Force

Ms LAU Chui-ying, Bo Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force

Mr WONG Kwok-chun, Alex	District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Mr LO Kam-lun, Alan	District Lands Officer (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr TSE Hing-chit	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr YUEN Hong-shing, Honson	Chief Transport Officer/NT South West, Transport Department
Mr WONG Hon-kit	Chief Manager/Management (Wong Tai Sin, Tsing Yi, Tsuen Wan and Islands), Housing Department
Ms KHATTAK Nasreen	District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department
Mr LAM Lap-tak, Daniel	Chief Engineer/NTW 2 (New Territories West), Civil Engineering and Development Department
Mr CHAN Ming-cheong, Horman	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

For discussion of item 3:

Dr Patrick WONG	Assistant Hospital Chief Executive cum Head of Out-Patient Department Services, Yan Chai Hospital
Dr YIU Yuk-kwan	Chief of Service, Family Medicine and Primary Health Care Department, Kowloon West Cluster
Ms Peggy CHENG	Nurse Consultant (Gerontology), Yan Chai Hospital

For discussion of item 4:

Mr TSANG Lap-kei, Freddie	Senior Engineer/2 (NTW), Civil Engineering and Development Department
Mr LEUNG Hon-wan	Senior Engineer 5/Tuen Mun Road, Highways Department

For discussion of item 5:

Dr Patrick WONG	Assistant Hospital Chief Executive cum Head of Out-Patient Department Services, Yan Chai Hospital
Dr YIU Yuk-kwan	Chief of Service, Family Medicine and Primary Health Care Department, Kowloon West Cluster
Ms Peggy CHENG	Nurse Consultant (Gerontology), Yan Chai Hospital

For discussion of item 6:

Ms WONG Yan-yau	Senior Building Surveyor/ D5, Buildings Department
Mr CHING Po-tim	Senior Building Surveyor/ Fire Safety 6, Buildings

	Department
Mr WONG Ka-wing	New Territories South Divisional Commander, Fire Services Department
Mr WONG Hau-on	Acting Senior Divisional Officer (Support), Fire Services Department
Mr FOK Siu-pong	Acting Divisional Officer (Support), Fire Services Department
Mr CHEUNG Ngao-tin	Station Commander Tsuen Wan Fire Station, Fire Services Department

For discussion of item 7:

Ms WONG Yan-yan	Senior Building Surveyor/ D5, Buildings Department
Mr CHING Po-tim	Senior Building Surveyor/ Fire Safety 6, Buildings Department
Mr WONG Ka-wing	New Territories South Divisional Commander, Fire Services Department
Mr WONG Hau-on	Acting Senior Divisional Officer (Support), Fire Services Department
Mr FOK Siu-pong	Acting Divisional Officer (Support), Fire Services Department
Mr CHEUNG Ngao-tin	Station Commander Tsuen Wan Fire Station, Fire Services Department
Mr CHENG Yuen-hung	Acting Senior Divisional Occupational Safety Officer, Labour Department

Action

I Opening remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 6th meeting of Tsuen Wan District Council (TWDC) and introduced Mr LAM Shu-wing, Vincent, Acting District Commander (Tsuen Wan) (Atg. DC(TW)), Hong Kong Police Force (HKPF), who attended this meeting on behalf of Mr KWOK Ho-yee, Anthony, District Commander (Tsuen Wan), HKPF.

2. The Chairman reminded Members of 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 29 November 2016 and the deadline for submission of paper was 14 November 2016. 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 3 minutes.

3. The Chairman stated that agenda item 5 would be discussed shortly after the discussion of agenda item 3 because the representatives from Yan Chai Hospital

(YCH) would be responsible for introduction of item 3 – Briefing on Work Plan of the Yan Chai Hospital and giving response to item 5 – “Strongly Request to Enhance Healthcare Services”.

II Item 1: Confirmation of Minutes of the 5th Meeting held on 26.7.2016

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

(A) Paragraphs 52-78 of the Minutes of the Meeting held on 26 July 2016: Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/B

5. The Chairman stated that Members had discussed the above issue at the TWDC meeting held on 26 July 2016. The PowerPoint document presented at the above meeting was submitted by the Planning Department (PD) on 27 July 2016 and had been distributed to Members for perusal.

IV Item 3: Briefing on Work Plan of the Yan Chai Hospital

6. The Chairman said that YCH would introduce its annual work plan to Members every year. The representatives from the YCH attending the meeting were:

- (1) Dr Patrick WONG, Assistant Hospital Chief Executive cum Head of Out-Patient Department Services (AHCE cum Head of OPDS);
- (2) Dr YIU Yuk-kwan, Chief of Service, Family Medicine and Primary Health Care Department, Kowloon West Cluster (CoS, FMPHCD, KWC); and
- (3) Ms Peggy CHENG, Nurse Consultant (Gerontology) (NC(G)).

(Note: Mr LI Hung-por and Mr TAM Hoi-pong joined the meeting at 2:38 p.m. and 2:41 p.m. respectively.)

7. AHCE cum Head of OPDS of the YCH introduced the way forward and work plan of the Kowloon West Cluster in 2016/17 as well as the latest situations of YCH, including the daytime elderly hospital, age-friendly wards, endoscopy service centre, integrated services for diabetes/endocrinology and renal units, various construction projects, hospital accreditation programme, safety management and quality of patients’ food service and community health education.

8. NC(G) of the YCH added that the Geriatric Day Rehabilitation Centre had been moved to the 7/F of Block C. It was officially named as So Chan Wai-hang Geriatric Day Rehabilitation Centre which was commissioned on 11 July 2016. She also introduced the enhanced service environment of the rehabilitation centre, its quality and professional services as well as the group activities of fun enhancement for the rehabilitation treatment.

9. Mr CHAN Yuen-sum, Sumly said that he was delighted to see the expansion of the YCH. He pointed out that this was a fruitful outcome from the fund-raising

activities assisted by the localities for more than ten years and the generous donations from the kind hearted people. He hoped that the YCH would fully utilise all the spaces, passageways and facilities after expansion. He stated that when he was on the way to the church, he saw that there were still a lot of fences in Kwan Mun Hau Street. He hoped that the YCH would provide additional passageways for public access. Besides, one of the way forward of the YCH was to enhance the partnership between the patients and community. Hence, the localities would greatly assist in the fund-raising activities for the YCH every year. However, he regretted that he had recently received comments from the general public and the localities about an advertisement which showed favouritism for a particular candidate/political party and was hanged on the external wall of the YCH. It was probably because the YCH was lack of sensitivity for the publicity or simply aimed at getting more income. He hoped that the YCH would make improvement for it, so that the general public would not be given an impression that the YCH took an one-sided political stance.

10. Mr LI Hung-por was pleased to note that the YCH had a new development in the following year. He was concerned about the problem arising from shortage and wastage of doctors. For instance, the services were only provided by the doctors with less experience after the more experienced doctors left the hospital. It was doubted whether the quality of doctor's work and healthcare services would be affected. He wished to know if the hospital had given adequate support or supervision to the newly-recruited doctors, so as to see whether the overall quality of the doctors would be affected.

11. Mr LAM faat-kang was happy to note that the hardware of the YCH was greatly improved. He pointed out that individuals of the society cared about different aspects of the software, such as the wastage rate of doctors and nurses which would directly affect the quality of healthcare services. He said that the demand for the hospital services was on the surge due to the ageing population. He opined that the overall environment and personal remuneration in Hong Kong were good, so he did not understand why there was a problem of high wastage rate of the healthcare personnel. He also wished to know more about the relevant experience drawn by the parties concerned to explore this problem and the management level should be reported in order to seek the solutions to the problem. In addition, he enquired about the details of a higher ratio of healthcare incidents in the YCH, compared to other hospitals. At last, he was delighted to see that the elderly services was enhanced. He stated that he had all along been keen on taking part in the activities concerning elderly services, including the local fund-raising and charity activities. He also thought that the YCH had done a great job on this aspect. Hence, the community of the Tsuen Wan district always showed support to the YCH and he hoped that the YCH would keep up its hard work.

12. Ms LAM Yuen-pun, Phyllis appreciated the YCH for its efforts made in various aspects, including strengthening public understanding of health literacy. She was concerned about the problem of manpower shortage and staff wastage. She always acknowledged from the general public that if it was a public holiday or the

doctor was on leave when having treatments in the YCH, their family members would have to wait for a couple of days before they visited the doctors again to understand more about the conditions of their family members. Undoubtedly, this would make them feel worrisome. She stated that people would get sick any time. Thus, she asked what measures for facilitating the patients to seek medical consultation were adopted by the YCH if the patients had special needs during holidays or nighttime, so that they did not have to wait for making medical appointment after the holidays. She added that although nurturing the newly-recruited staff was one of the important ways to address the manpower shortage problem, to retain the existing staff was also essential. She said that she sought medical consultation at a public hospital at night earlier. She found that her hand was stained with some blood after a doctor gave intravenous infusion for her. She believed that it was a blunder caused by the doctor who did not gain much experience shortly after being recruited. In short, the general public started to become aware that the public hospitals were the places for doctors' internship. They worried that medical blunders would occur in the treatments provided by the doctors who were less experienced. Therefore, she hoped that the YCH would make attempt to address the problem of staff wastage.

13. AHCE cum Head of OPDS of the YCH responded as follows:
- (1) the YCH was very concerned about the passageways because the patients were currently required to enter Block C through the rear door and that was unsatisfactory. However, the project for the passageways could only be proceeded after approval was obtained from the government departments concerned such as the Fire Services Department (FSD) and Architectural Services Department (Arch SD). According to the staff responsible for taking up the project, the project which was expected to be completed in October 2016 would bring convenience to the general public and they were very sorry for the delay of the project;
  - (2) the YCH had never conducted any promotion for the person concerned. Should the advertisement for the election was displayed at the Multi-Services Complex, the Complex was not within the boundary of the YCH. It was under the management of the Board of Directors of the YCH. He stated that the Hospital Authority (HA) adopted political neutrality and any promotion for an individual person within the boundary of public hospitals would not be allowed;
  - (3) the wastage rate of YCH staff, including the two grades of doctors and nurses, had all along been lower than the median of the HA. During the current year, the wastage rates of doctors and nurses of the YCH were 5% and 4% respectively;
  - (4) the YCH would provide orientation training for the newly-recruited staff to get familiarised of the operation of the YCH. The medical graduates of Hong Kong would join the hospitals over the territory at the end of July or so every year. It was hoped that they would be given time for studying and practising. He thanked Members for relaying the problems to him;

- (5) over the past two years, several Consultants of the YCH had retired. After they retired, the YCH had already re-employed them for two years through the short-term re-hire scheme of the HA. Several senior Consultants of the YCH were also willing to continue to provide services through the scheme. This all depended on the good partnership maintained between the YCH and its staff; and
- (6) regarding the problem of medical consultation sought by the general public during the long holidays, the YCH had committed to ensuring that no patient would be deprived of medical services because of any individual doctors' resumption of duty only after the holidays. Under certain circumstances, it was considered by the doctors that the optimal treatment protocol could only be devised after special examinations were conducted for some patients. As these special examinations did not operate around-the-clock, patients would probably be arranged for treatments after the holidays. As for responding to the urgent conditions such as appendicitis, the computed tomography service and operation theatre operated for 24 hours a day and the anesthesiologist and senior surgeon also provided 24-hour standby service. He guaranteed that the patients would be timely treated in the YCH.

14. Mr MAN Yu-ming thanked the YCH for provision of applaudable services for the residents in the district. He also appreciated and commended the YCH for its participation of community services. He hoped that the representatives from the YCH would answer the following four questions. First, the service quota of the Geriatric Day Rehabilitation Centre had already been doubled from 20 patients to 40 patients. He considered that as Tsuen Wan was a relatively ageing community, 40 quotas were still not enough. Hence, he wished to know if the YCH had any plan for further expansion of the services of the Geriatric Day Rehabilitation Centre in future. Second, he pointed out that the YCH provided both Chinese and Western medical services. The Chinese medical services, which were developed in recent years, were effective for the elderly. He noted that a patient of rheumatoid arthritis underwent the Chinese and Western medical treatments from the YCH simultaneously. However, the patient got different answers during the check-ups conducted by various Western medical practitioners of the YCH for the question he raised on whether he should undergo the Chinese and Western medical treatments from the YCH simultaneously. As a result, the patient was left unsure of what to do. Hence, he hoped that the medical practitioners should be aware of their speech when answering questions from the general public, so that the image of the hospital and patients' confidence in the hospital would not be affected. Third, he enquired whether the YCH made any special arrangements for the shift patterns of pregnant nurses. Fourth, he hoped that the YCH would enhance the liaison with the districts. He said that the district councillors provided services such as medical talks, blood pressure measurements and body checks for the general public. If the YCH could arrange professional healthcare personnel or nurses to conduct briefings, training and exchange sessions for the volunteers of the said services provided by the district councillors, the volunteers would become more confident to serve the public.

15. Mr WONG Ka-wa stated that he had been longed for the redevelopment plan of the YCH for years. He expected that the redeveloped complex of the YCH would provide more spaces for the public. In fact, the spaces were not that much available from the redeveloped YCH. He enquired why the 10/F of the complex was created for staff office of the YCH. He wished to know where the staff office would be accommodated when the staff were unable to return to the 10/F if any incident happened in the YCH. He also wished to know if there were any other venues for office work, apart from the complex of the YCH. He opined that the skeleton staff could still work and make decisions where any incident happened in the YCH by separation of the hospital and the office. Besides, he pointed out that hospital staff and patients would suffer from cross-infection if they used the same single lift, even though the users of the higher floors, lower floors and cargo lift had already been separated by the YCH. Moreover, he pointed out that the location of the entrance/exit of Block C was not satisfactory. He expected that a new entrance/exit would be provided for public access after the project was completed. He said that the YCH could contact the district councillors for seeking possible assistance at the district level. At last, he stated that although a number of services were enhanced for the complex and the doctors, nurses and other staff worked very hard, the new complex would probably not be able to meet the demand because the population in Tsuen Wan was on the increase and the YCH did not only provide services for Tsuen Wan district but also some residents from Tuen Mun district. Hence, he hoped that the YCH would be further expanded.

16. Ms LAM, Lam Nixie pointed out that the YCH had evidently achieved pleasing results. Currently, the YCH was organising the fund-raising activities. She hoped that the YCH would enhance the cooperation with the district councillors. She appreciated that the Orthopaedics of the YCH was renowned for its services and many patients were waiting for the treatments. She hoped that the YCH would keep up its hard work. To address the problem of ageing population of Tsuen Wan district, which was the first satellite town in Hong Kong, most of the senior residents in the district would not move away from the district. Hence, she hoped that the Orthopaedics of the YCH would strive to provide more quotas for the residents in Tsuen Wan. Moreover, she noted from the consultative meeting of the HA held in the previous week that the public hospitals in several districts performed unsatisfactorily in coping with the healthcare needs brought by the future population and that Tsuen Wan was in the priority list of third or fourth round, not in the priority list of first round. She pointed out that although the problem was to be handled at the HA's level, the District Council (DC) was happy to cooperate with the YCH in future when necessary, so that the YCH would provide more services for the members of the public.

17. Mr LO Siu-kit said that the YCH was situated in his constituency. He learnt that the existing redevelopment proposal for the YCH was drawn up after many rounds of coordination work. He also noted that the YCH had made a lot of efforts on its redevelopment. He expressed gratitude to the YCH for attaining accreditation

under the Hospital Accreditation last year. Besides, he noted that the YCH staff had cautiously considered and proactively implemented the views given by the DC. It was applaudable that prizes were awarded for several items under the Hospital Accreditation. He hoped that both the hardware and software of the YCH would be much better in future. He was a member of a management committee concerned and learnt that shortage of healthcare personnel was a territory-wide problem. Several hospitals were currently under construction in Hong Kong. The healthcare personnel would probably be headhunted from the existing hospitals in future. He was grateful to the hospital management of the YCH for trying hard to maintain the team spirit of the YCH. It was hoped that the staff would stay and serve in the YCH, say, two retired Nursing Officers still assisted in the elderly services for the YCH on a voluntary basis.

18. Mr KOT Siu-yuen stated that all along, the YCH had been serving the residents in Tsuen Wan district with its motto of "Serving the community in the Spirit of Benevolence". He appreciated that the YCH not only provided healthcare services, but also participated in community services. He said that there were relatively large number of elderly residents in Fuk Loi Estate, who constantly relayed to him that the waiting time for the healthcare services of the YCH was very long. He hoped that the YCH would enhance the healthcare services in Tsuen Wan district.

19. AHCE cum Head of OPDS of the YCH responded as follows:

- (1) regarding the Geriatric Day Rehabilitation Centre, much efforts had been made in provision of a quota of 20 since the service was provided till three years ago. Although it was still not very satisfactory to increase the quota to 40, the quota could not be further increased for the time being due to the stringent provision on healthcare funding across the territory. The YCH, however, was not satisfied with the present status. In the long run, the YCH would undertake the follow-up work if resources and space for accomodation were available, for example, the hospital was spacious enough for the elderly to do exercise and admission of more patients;
- (2) he agreed that the actual area of Block C was not too large although it became more spacious after the redevelopment. He understood that the Government's development plan should cover various aspects such as financial implications and long-term development. After all, the space of Block C was almost fully utilised for the time being. He hoped that, on the overall development of the YCH, the number of consultation rooms would be increased, but it all depended on the decision of financial policy made by the more senior staff of the YCH. He stated that the YCH would make the most out of the resources allocated;
- (3) although the redevelopment works of Block C was still underway, the YCH had already planned to review the unused plot ratio of the land in the hospital for long-term planning. This long-term planning, which was not the planning for the next five years, was to be devised after support was obtained from the HA as well as Food and Health Bureau

(FHB) upon discussion by making reference to the appropriate time of Government's hospital construction plan in ten years. He believed that the DC would assist in devising the long-term planning of the YCH and providing the guiding principle for the YCH;

- (4) the office of the Board of Directors of the YCH was located on the 10/F of Block C. The Board of Directors of the YCH was not directly linked to the healthcare services and operation of the YCH. The office for hospital administration as well as the persons-in-charge of different units and sections were accommodated at various parts of the hospital. The staff would be able to get access to their office via staircases if the lifts were out of order;
- (5) the Total Joint Replacement Centre was established in the YCH. He appreciated that the team of Orthopaedics in the YCH had achieved outstanding performance, particularly in the field of scientific research. The study on blood group typing test was a breakthrough in Hong Kong because it helped reduce patients' blood loss by 80% during surgery and lower the frequency of blood transfusion to less than 10%. On the other hand, the number of referrals from other districts was increased just because the Orthopaedics was renowned for its services. As announced by the HA after the establishment of the Total Joint Replacement Centre, the Centre would take up the cases referred by other districts, even though it was established under the YCH. Hence, when the Centre was established at the very beginning, the general waiting time was about 20 months and currently, it was prolonged to 36 months. He further said that the Total Joint Replacement Centres would gradually be established in other clusters over the territory. It was expected that some patients would still approach the Total Joint Replacement Centre of the YCH due to its fame; otherwise, patients would generally choose to receive treatments in the hospitals nearby. Therefore, he believed that the number of cases referred by other districts would be lessened accordingly, following the establishment of the Total Joint Replacement Centres in other clusters;
- (6) regarding the prolonged waiting time, he stated that the doctors of the YCH would read the referral letter of the patient carefully and accord priority to the case according to the severity and urgency of the condition as mentioned in the referral letter. For urgent cases such as suspected cancer cases, the patient would be accorded to the first priority and notified of relevant arrangements by phone in two weeks. After meeting the Nursing Officer at the YCH, a check-up in about one and a half years would be arranged for the patient. However, the doctor would subsequently read over the referral letter in one or two days. If it was determined that the condition was urgent, an earlier check-up would be arranged for the patient as soon as possible and the nurse would inform the patient of the relevant arrangements; and
- (7) the YCH would relayed Members' messages to the parties concerned. He added that the YCH would strictly follow the HA's guidelines and that

the nurses at 32-week pregnancy or above would not be arranged for on duty during night shifts.

20. The Chairman stated that the YCH, which was fully engaged with its work and services in Tsuen Wan district, had a close cooperative relationship with the district and participated in various community affairs. Currently, there was a considerably great demand on healthcare services from patients. The shortage of healthcare personnel was also expected because there were a lot of new developments on healthcare. The waiting time for the healthcare services was prolonged because of the pressing needs for healthcare facilities and increasing number of the elderly. He hoped that the YCH would explain these phenomena to the parties concerned. In addition, he hoped that the YCH and HA would monitor the quality of the doctors so as to slim the chance of medical blunders. As the YCH had been applaudable for its services for all walks of life, he hoped that the YCH would keep up its hard work and try the best to carry out its work. Moreover, he was delighted to learn that some Consultants of the YCH returned to provide services out of their sense of belongings to the YCH. This was also a blessing for the residents in Tsuen Wan. At last, he hoped that the YCH would endeavour its best to strive for quality services and requested the representatives from the YCH to relay the problems as discussed to the Board of Directors of the YCH.

V Item 5: “Strongly Request to Enhance Healthcare Services”  
(TWDC Paper No. 65/16-17)

21. The Chairman stated that Mr CHAN Yuen-sum, Sumly and Mr WONG Ka-wa submitted the paper. The representatives from the Yan Chai Hospital responsible for giving response were:

- (1) Dr Patrick WONG, AHCE cum Head of OPDS;
- (2) Dr YIU Yuk-kwan, CoS, FMPHCD, KWC; and
- (3) Ms Peggy CHENG, NC(G).

Besides, the consolidated response from the FHB, Department of Health and HA, together with the written reply from the PD, were tabled at the meeting.

22. Mr WONG Ka-wa introduced the paper.

(Note: The Hon TIEN Puk-sun, Michael joined the meeting at 3:50 p.m.)

23. Mr CHAN Yuen-sum, Sumly opined that the FHB should give response to this agenda item. He deeply regretted that the FHB did not send any representative to attend this meeting. He hoped that the FHB would further provide a written reply if the representatives from the YCH were unable to give response to this agenda item. He added that the waiting time for the public healthcare services was fairly long and the waiting time for the specialist healthcare services was as lengthy as several years. Given that some patients had passed away when they still waited for the services, he thought that it was meaningless if patients were treated when their condition had progressed to an untreatable stage. Hence, he hoped that the waiting time for specialist outpatient services would be shortened as far as possible. He stated that

although the FHB had mentioned that some measures on shortening the waiting time could be implemented, he thought that most important of all, the manpower and facilities of specialist departments should be enhanced. Currently, although the Government had launched the Colorectal Cancer Screening Pilot Programme which accorded priority to the elderly, the actual operation of this Programme was not smooth at all and the elderly were confused, as reported by the media. He hoped that the Government would put more resources comprehensively to help those in need. Besides, he pointed out that the elderly people and other people from different age groups were of the view that the public general dental services were very insufficient. He hoped that the Government would not reduce the healthcare expenditure in the Budget. Instead, additional resources should be allocated to various aspects so that members of the public could directly use the services they needed. Regarding the general outpatient services, he pointed out that although patients were able to make appointment for the general outpatient services through telephone, they still failed to seek medical consultation after calling the hotline for a couple of times because the quota of the services was inadequate. Hence, he considered that it was not helpful to those in need if the number of doctors and chips for the general outpatient clinics were not increased and additional places for daytime and nighttime general outpatient consultation were not provided. On psychiatric service, he pointed out that some of the members of the public and young people who suffered from mood disorders such as early psychosis were unable to get suitable services, including face-to-face doctor consultation as well as novel and better drug treatments. This was not satisfactory. At last, he hoped that the Government would allocate more resources to improve the health quality of Hong Kong people by providing healthcare services including diagnosis, publicity and education as well as body checks. Besides, more resources should be allocated to the YCH, so that the YCH could extend different professional services after its expansion.

24. The Hon TIEN Puk-sun, Michael said that the HA was currently implementing the General Outpatient Clinic Public Private Partnership Programme (the Programme) over the territory. The Programme was launched on a trial basis for Kwun Tong, Wong Tai Sin and Tuen Mun. On top of that, the Programme would be launched on trial basis in the other nine districts in July 2016. The Programme would also be launched on a trial basis in Tsuen Wan district in 2017-18. He enquired the reasons for Tsuen Wan being accorded a lower priority under the Programme and wished to know the HA's criteria for according priority. In addition, he thought that as the waiting time for the public healthcare services was too long, it was good to relieve the pressure of the public healthcare system by adoption of the services from private healthcare system. However, he noted from some reports that the Hong Kong Medical Association had advised doctors not to join the Programme so that their administration work, such as taking time to read over the medical records of patients and study if the medical cost could be retrieved under the Programme, would not be enhanced. He wished to know if the HA had studied on the implementation of the Programme by adoption of the approach of carrying out reform for its services.

25. The Hon CHAN Han-pan, Ben stated that the waiting time for specialist outpatient services of all public hospitals was very long. He learnt that a member of the public had to wait for undergoing the meniscus surgery in the YCH as he was unable to walk. But he could only seek medical consultation in 2018. It could be seen that there was shortage of manpower of the specialist outpatient services of the public hospitals. He enquired whether the YCH had currently engaged any overseas doctors, i.e. doctors under limited registration; if yes, he wished to know the number of these doctors and if the term of contract of all these doctors was one year. Besides, he also enquired if the problem of manpower shortage could be solved by extending the term of contract of these doctors to three years. He also enquired whether it was difficult to engage these doctors and which specialist departments of the YCH faced the acute shortage of manpower.

26. AHCE cum Head of OPDS of the YCH stated that the other two staff and he would give response to Members' enquiries on behalf of the YCH as far as possible.

27. CoS, FMPHCD, KWC responded as follows:

- (1) there were a total of 23 general outpatient clinics (GOPC) in Kowloon West Cluster. There were totally three GOPCs in Tsuen Wan district, namely, the Yan Chai Hospital General Practice Clinic at Block C of the YCH, Lady Trench GOutPC and Mrs Wu York Yu GOPC;
- (2) in the written reply, the FHB had mentioned about the enhanced and improved services of the GOPCs, including the services provided for the patients of chronic diseases;
- (3) the services provided by Yan Chai Hospital General Practice Clinic and Specialist Out-patient Service were greatly improved, including the spaces and sizes of the accommodation, service delivery and healthcare facilities. It was hoped that the patients would get more effective services when seeking medical consultation;
- (4) the YCH had earlier sought views on the renovation works of Lady Trench GOPC from the TWDC and obtained Members' support as well as the HA's allocation of funds. All the renovation works had been completed in March 2016. The environment and service delivery of the clinic were apparently improved. Before the renovation works, as there were insufficient consultation rooms, some small compartments were created in the consultation rooms so that several therapists could provide their services at the same time. After the renovation works, all therapists, doctors and nurses were able to provide medical services in the independent consultation rooms. It could be seen that the overall service delivery and environment were better than those in the past;
- (5) Mrs Wu York Yu GOPC was the first clinic in Kowloon West Cluster which was awarded the Certificate of Out-patient Clinic Accreditation under the accreditation programme of the YCH. It was proved that its out-patient services had reached the level of international recognition, although there were no plans for internal decoration or renovation for it;

- (6) the quantity of out-patient services had all along been increasing. In addition to making improvement on clinic environment, application would be made for increasing the number of chips for the out-patient clinic services in Tsuen Wan district. However, as there was shortage of doctors, the additional rooms provided under the improvement of the clinic environment were not fully utilised. She hoped that the services would be improved gradually in future;
- (7) not only the residents in Tsuen Wan district would use the evening out-patient service of the GOPCs and holiday GOPCs in Tsuen Wan district, the patients from Kwai Tsing district would also seek medical consultation from these clinics. In view of this, the quota of the general out-patient service of the North Kwai Chung GOPC was increased to a certain level. However, as there was shortage of doctors, the North Kwai Chung GOPC recruited additional staff by using special honorarium. It was believed that even though the number of doctors was not increased, it could help redress the situation of the residents in Tsuen Wan failing to make appointment for medical consultation at the GOPCs as the quota was filled;
- (8) this year, the Programme would be launched in Kwai Tsing district and Sham Shui Po district of Kowloon West Cluster. The patients of Mrs Wu York Yu GOPC were covered by the Programme. Due to the difference of boundaries between the DCs and the HA, the patients of Mrs Wu York Yu GOPC were covered by the Programme in 2016/17, even though the Programme would only be launched in Tsuen Wan district in 2017/18. The patients of the two other clinics in Tsuen Wan district would be covered in the Programme in 2017/18. It was hoped that the Programme would be run smoothly in Tsuen Wan district and patients would be adapted to the change more quickly after experiences were gained collectively from Kwai Tsing district and Sham Shui Po district;
- (9) besides the general out-patient service, there was also Family Medicine Specialist Out-patient Service in Tsuen Wan district. As the waiting time for the specialist out-patient service was longer, special arrangement was made by the HA for the patients of clinical conditions in earlier stages who were waiting for the specialist out-patient service to receive treatments from the Family Medicine Specialist Out-patient Service in order to shorten their waiting time. Moreover, the quota of the relevant service had been increased by the Kowloon West Cluster during last year and current year;
- (10) as the number of patients of chronic diseases increased due to the overall population structure and ageing population, there was a pressing demand for the healthcare service. The Kowloon West Cluster would pay close attention to the provision and use of services of its clinics and make flexible manpower deployment for doctors. The demand for healthcare services of residents in Tsuen Wan district would be reflected to the HA when the manpower was sufficient in future;

- (11) on psychiatric service, the patients who lived in Tsuen Wan and suffered from mild mental illnesses such as anxiety, depression and insomnia could receive early treatments from Lady Trench GOPC and Mrs Wu York Yu GOPC. The patients of, for example, Early Psychosis, would be transferred to Kwai Chung Hospital (KCH) for treatments; and
- (12) the timetable for implementation of the Programme would be subject to various factors including the private doctors, financial situation and out-patient service. As the out-patient clinics in Tsuen Wan district were decorated and renovated in the past, some other preparations should be made for the implementation of the Programme. In addition, not only Mrs Wu York Yu GOPC was covered by the Programme, the Kowloon West Cluster was also proactively planning for the implementation of the Programme for two other out-patient clinics. As for the details of implementation of the Programme, the HA's dedicated team and she would conduct a detailed briefing for the DC in future.

28. AHCE cum Head of OPDS of the YCH responded as follows:

- (1) on psychiatric service, the former practice was that after the patient arrived at the Accident and Emergency (A&E) Room for seeking medical consultation, the patients of severe conditions would be taken to KCH immediately and the patients of general conditions should wait for the out-patient service upon referral because the doctors of Emergency Medicine were not dedicated for long-term management of the psychiatric patients, even though they had certain knowledge about psychiatry. In order to enhance the service quality, the Advanced Practice Nurse (Psychiatry) from KCH was stationed at the A&E Room of the YCH. The doctors working at the A&E Room would be able to make referral for the psychiatric patients who sought medical consultation to the Advanced Practice Nurse (Psychiatry) for assessment. When necessary, the psychiatrists would treat the patients at the A&E Room or A&E wards. Besides, the staff of the A&E wards would arrange a short-term medicinal treatment for one or two days and a check-up date for the patients of mild mental illness such as anxiety, so that it was not necessary for the patients to wait in the queue. It could be seen that the arrangement for treatment of the Department of Psychiatry of the YCH was better than that of several years ago;
- (2) although the funding for health care services could not fully meet the demand across the territory, the YCH would still try its best to get full utilisation of the funds allocated for making triage and arranging treatments for the patients of urgent conditions, such as the cancer patients;
- (3) the YCH considered that as the magnetic resonance imaging (MRI) scanning service was indispensable for a hospital with A&E Room to timely treat the patients, a funding proposal for the purchase of the MRI

scanner had been submitted to the HA for approval. Earlier, the YCH had used the MRI scanner previously owned by the Board of Directors of the YCH, but the MRI scanner had become old and was not in use currently. After all, only the YCH was not equipped with the MRI scanner among all hospitals with A&E Rooms providing A&E services over the territory. The YCH would refer the patients to undergo the MRI scanning at the privately-run institutes if it was affordable for them;

- (4) there were not many doctors with limited registration in Hong Kong. The doctors working at the A&E Room of the YCH should be fluent in Cantonese. The YCH would consider if the doctors could speak Cantonese when making recruitment. At present, the YCH did not engage any doctors with limited registration; and
- (5) currently, the term of employment for the doctor with limited registration was one year. The doctor would be further engaged through the renewal of contract less than one year before the contract expired if the hospital considered that the doctor's performance was satisfactory. The relevant administrative work would be lessened if the term of employment for the doctor with limited registration was changed from one year to three years.

29. The Chairman stated that if necessary, the DC could make an enquiry to the HA on the reason for the YCH failed to provide the MRI scanner for patients in writing after the meeting. He enquired whether consideration would be taken to enhance the facilities by making renovation for Mrs Wu York Yu GOPC and Lady Trench GOPC to satisfy the healthcare needs as the healthcare facilities were insufficient. He said that there were numerous healthcare items. But there was a shortage of doctors, and the hospitals were unable to engage overseas doctors. Hence, the manpower could not dovetail with the increased funding on healthcare. He enquired whether consideration could be taken into the enhancement on hardware.

30. AHCE cum Head of OPDS of the YCH stated that the HA was responsible for the operation of and provision of healthcare services by Mrs Wu York Yu GOPC and Lady Trench GOPC. However, the land use and long-term development of the clinics were not under the control of the HA.

31. Mr WONG Ka-wa said that after submission of paper by Members, the Chairman and TWDC Secretariat would invite the departments/bureaux concerned to attend the TWDC meetings. However, some of the departments/bureaux neglected the invitation of the TWDC. The departments/bureaux still did not send any representatives to attend the TWDC meeting, even he had clearly stated the titles of these departments/bureaux in the paper. Hence, he hoped that the Chairman could enquire other DCs at the joint meetings of the DC Chairmen if they had come across the similar situation, i.e. some bureaux did not send any representatives to attend the DCs' meeting to respond to the questions.

32. The Hon TIEN Puk-sun, Michael, opined that the demand on healthcare could not be met only by public healthcare services. The privately-run clinics should tie in with the provision of the healthcare services for the general public. He heard that the participation rate of the Programme had been very low since its implementation in 2014 till present. Hence, he thought that the Programme was not helpful to the residents, no matter when it would be implemented in Tsuen Wan district. He learnt that some privately-run clinics had indicated that they were unwilling to join the Programme because the income from joining the Programme was so meagre that the administrative fees for checking over the medical histories of the patients could not be settled. In this connection, he enquired about the solution for making the privately-run clinics join the Programme on its own initiative; if not, whether the Programme should be abolished.

33. CoS, FMPHCD, KWC responded as follows:

- (1) since 2014, she had been taking part in the implementation of the Programme in Wong Tai Sin district; and
- (2) the residents gave positive response after the Programme was implemented in Wong Tai Sin, Tuen Mun and Kwun Tong. In general, 17% to 18% of the patients were willing to join the Programme after the letters were issued to them. About 90 private doctors had joined the Programme for these three districts. The participating doctors could take care of 300 patients the most till present. Take a patient of chronic disease as an example. He would seek medical consultation for about ten times a year, including management of chronic disease for four times and treatment of adventitious diseases for six times. On estimation of the participation rate, the Programme was conducive to relieving the pressure of out-patient service of the public institutes in Tsuen Wan district. The HA's dedicated team would elaborate the details of the Programme for the DC.

34. The Chairman thanked the representatives from the YCH for attending the meeting. He stated that he would learn more about the problems concerned with the relevant departments. He hoped that the HA and FHB would send representatives to attend the meetings for all topics on healthcare.

VI Item 4: Progress Report on Major Works in Tsuen Wan (as at 31 August 2016)

(TWDC Paper No. 64/16-17)

35. The Chairman stated that the Civil Engineering and Development Department (CEDD) regularly reported the progress of the major works in Tsuen Wan district. The representatives from the departments attending the meeting were:

- (1) Mr TSANG Lap-kei, Freddie, Senior Engineer/2 (NTW) (SE/2(NTW)), CEDD; and
- (2) Mr LEUNG Hon-wan, Senior Engineer 5/Tuen Mun Road (SE5/TMR), Highways Department (HyD).

36. SE/2(NTW) of the CEDD introduced the paper.

37. SE5/MTR of the HyD introduced the consultancy study of the Traffic Review and Improvement Plan for Tsuen Wan Road and associated junctions.

38. Mr LO Siu-kit said that he had longed for carrying out the consultancy study of the Traffic Review and Improvement Plan for Tsuen Wan Road and associated junctions. He was delighted to note that the departments had devised a timetable for the consultancy study. He noted that the HyD had commenced the consultancy study on 28 July 2016 and the TWDC's views on the recommendations of road traffic improvement would be sought during the first or the second quarter in 2017. He hoped that the HyD would report the measures on road traffic improvement to the TWDC during the first quarter as far as possible. He had submitted paper to the TWDC for creating a road at Tsuen Wan Bypass heading to Tsing Yi to connect Tsing Yi Bridge as soon as possible. He hoped that a study for the works under his proposal would not be postponed to a designated period of time because the consultancy study had already been carried out. Besides, the district councillor of the constituency concerned and he considered that the works under his proposal was highly feasible after they had already learnt more about the works. He also worried that the occupants would start to move in the new housing estates at the locations concerned, thus causing even more serious traffic congestion at the two roundabouts. He hoped that the progress of the related works would not be hindered by the consultancy study and would be carried out as soon as possible. He also hoped that the HyD would prepare a report which was desirable for all.

39. Mr WONG Ka-wa stated that he noted that a timetable had been devised for project E9 – Tsuen Wan Bypass, widening of Tsuen Wan Road at Tsuen Tsing Interchange, and associated junction improvement works. He opined that the vehicles at the roundabout of Route Twisk could get direct access to Tsing Yi by going straight ahead without turning right or left at the roundabout. It could even save up the ride for passing three sets of traffic lights. Hence, he enquired whether the HyD would only allow the vehicles to go straight ahead and forbid the vehicles from turning right or left. Regarding project E7 – Extension of Footbridge Network in Tsuen Wan, the Working Group on Tsuen Wan Footbridge Network had earlier decided on the approach of the project, i.e. a footbridge would be constructed in future to connect with the new building at Tsuen Wan Town Lot No. 393. He enquired whether the departments concerned would submit paper to the Traffic and Transport Committee in due course to set out the details of the works of the footbridge. Furthermore, regarding project E1 – Cycle Track between Tsuen Wan and Tuen Mun, he hoped that the cycle track would be constructed. He also hoped that the CEDD would explain the actual situation of the project, i.e. whether the project could be proceeded as expected, or the project had already been shelved; and some of the road sections were not applicable to construction of the cycle track. He hoped that the CEDD would provide more information to the TWDC and that the CEDD would delete this project from the report if it was infeasible.

40. Mr CHAN Yuen-sum, Sumly said that the matter about Cycle Track between Tsuen Wan and Tuen Mun had been discussed for almost 20 years. He pointed out that in the paper, it was highlighted that “we would strive for taking forward the advance works as early as possible”. He enquired why the CEDD had to strive for taking forward the advance works and the project of cycle track was full of obstacles.

He added that the CEDD had still not given the exact date for this project. He also did not know whether the cycle track would be divided into several road sections. Hence, he hoped that the CEDD would provide the actual timetable for implementation of this project and the route of the cycle track. As for Head 705 – Landslip Prevention and Mitigation Programme (LPMP), he opined that there were a lot of village houses and slopes in Tsuen Wan district. He noted from the paper that the works for the LPMP would be carried out in the vicinity of Kwan Mun Hau Tsuen. Thus, he hoped that the CEDD would provide the information about the works and the timetable for other slope works. The CEDD could provide the information in details after the meeting if the above information was unavailable at the meeting.

41. The Hon TIEN Puk-sun, Michael stated that he was very concerned about the project C1 – Ecological Park (Tso Kung Tam Valley Tsuen Wan). This project had been discussed for almost 16 years. However, as shown in the paper, the dates of commencement and completion of this project were still under review. The Leisure and Cultural Services Department (LCSD) reviewed the project again with the departments concerned. He said that the DC had scaled down the project and was unanimously endorsed at an earlier meeting that the project was feasible. However, the project was still under review for the time being. He enquired how long the departments concerned would take for the review. Besides, regarding Footbridge B, he said that the D • Park was connected with Heung Che Street and the opposite road by a footbridge. Yet, people raised strong objection to the proposal of construction of facilities at Heung Che Street to connect with the park and West Rail. He pointed out that, theoretically speaking, it was feasible to construct a footbridge connecting with the factory site opposite the footbridge at Heung Che Street to the D • Park. In this way, a covered footbridge from the D • Park to West Rail Station could be completed. He believed that less objection would be raised to this proposal. He added that it had been more than two years since the departments concerned submitted the project proposal to the Working Group on Tsuen Wan Footbridge Network in 2014. He opined that a two-year's time was too long for seeking views from other public utility companies. As the above proposal of the footbridge connecting a number of places at one go was feasible and deserved taking consideration, he hoped that the HyD would explain the timetable of the projects concerned clearly.

42. Mr CHAN Sung-ip stated that before the typhoon came or during important festivals, there was traffic congestion at Texaco Road near the roundabout at Tsuen Tsing Interchange. The tailback would be extended to the roundabout in Tsing Yi. He hoped that the HyD and the consultant company would consider the traffic situation of Pak Tin Par Street, Texaco Road and Wang Lung Street when conducting the Traffic Review and Improvement Plan for Tsuen Wan Road and associated junctions. It was because a number of tailback were created by the containers which queued for entering the car parks at the said streets, thus causing blockage to many traffic lanes and even affecting the traffic of Tsuen Wan town centre and Tsing Yi. He hoped that to prevent traffic gridlock in urban area, the HyD and consultant company would carefully study how to prevent the problem of traffic congestion caused by the containers queuing for entering the car parks at the said streets before the typhoon came or during important festivals.

(Note: Mr CHAN Yuen-sum, Sumly left the meeting at 4:40 p.m.)

43. The Hon CHAN Han-pan, Ben supported the plan for calculation of vehicular throughput. He pointed out that in recent years, the traffic gridlock in Tsuen Wan became very serious due to the trade of logistics. Besides, the population would be increased in future because of TW5, TW6 and TW7 plans as well as the completion of a new housing estate in Sha Tsui Road, thus creating more pedestrian and vehicular flow. He said that in the morning, there was traffic congestion at Belvedere Garden; at night, there was traffic congestion at the roundabout of Tai Chung Road. During the goods delivery periods of warehouse on weekdays, the tailback was extended to Tsing Yi. The overall traffic in Tsuen Wan was paralysed due to the industry site or the roundabout at Texaco Road. In the evening, there was also traffic congestion from the roundabout at Texaco Road to Tsing Yi. Hence, he opined that the Traffic Review and Improvement Plan for Tsuen Wan Road and associated junctions should be carried out as soon as possible. He noted that this plan had already been commenced and hoped that it would be completed as soon as possible. He suggested that part of the work could be proceeded in advance, including creation of a lane exclusively heading to Tsing Yi at the roundabout of Texaco Road, so that the vehicles originally passing the roundabout could go to Tsing Yi directly in the evening. In addition, the suggestion of relieving the vehicular throughput at Yeung Uk Road and Texaco Road as well as the proposals such as making good use of the half-completed bridge at Texaco Road which were repeatedly put forward at the previous DC meetings should be taken forward as early as possible. The relevant problems should also be handled as soon as possible. Otherwise, it would be too late to conduct the works after the pedestrian flow had been increased. He hoped that the relevant departments could handle it as soon as possible.

44. Mr CHENG Chit-pun stated that as for Head 705 – LPMP, the completed and pending slope works were briefly shown in the drawing attached. He opined that the CEDD did not necessarily indicate the completed works. Instead, the CEDD should provide detailed information on the works in progress and to be conducted in the following year, including the slope works in his constituency, Ting Kau. He enquired whether the CEDD had devised any plan for it; and whether it could provide more information for Members' perusal.

45. Mr MAN Yu-ming said that as for Head 705 – LPMP, one of the projects in the paper was a man-made slope at Wo Yi Hop Village in his constituency which was to be completed in 2017. Last year, he had conducted inspection at the hilly area in the vicinity of Wo Yi Hop Village and Wo Yi Hop Lane with the staff of relevant government departments. He noted that several dangerous slope warning signs were erected on a number of dangerous slopes as indicated by the government departments. Some people were also living up in some of the slopes such as the hilltop site from Tai Kiu Tau Village. However, only one slope was shown in the paper. He enquired the CEDD about the situation of other slopes and hoped that the CEDD would be concerned about habitation on slopes and take follow-up actions. As landslide could be fatal, he hoped that the CEDD would step up handling the slopes with landslide dangers.

46. Mr LAM Faat-kang supported project E9 – Tsuen Wan Bypass, widening of Tsuen Wan Road at Tsuen Tsing Interchange, and associated junction improvement

works. He stated that in future, a large number of residents would move in the properties of TW5, TW6 and TW7 projects in Tsuen Wan. The traffic capacity of Tsuen Wan would be directly affected. He always passed the roundabout near the West Rail Station where traffic congestion would take place, even though there were double yellow lines. Thus, he enquired if there was any solution for improvement. Besides, he enquired about the progress of the lift project at Sai Lau Kok Road which was underway. He noted that the CEDD had already conducted ground investigation twice. According to the paper, the works would be carried out soon. He hoped that the CEDD would provide the schedule of works in detail and it could be provided after the meeting.

47. Mr CHOW Ping-tim said that as indicated in the paper, project E9 – Tsuen Wan Bypass, widening of Tsuen Wan Road at Tsuen Tsing Interchange, and associated junction improvement works was under study. The DC would be reported during the fourth quarter next year. He did not understand why it took such long period of time to conduct the consultancy study. He thought that it was a manoeuvre for postponement. He opined that the departments should consider constructing a bridge at the exit of Lung Tak Street near Texaco Road across the roundabout of Texaco Road to connect Tsuen Wan Road and the location heading to Kowloon, so as to address the problem of traffic congestion along Wang Lung Street. Regarding the project of Extension of Footbridge Network in Tsuen Wan, he was dissatisfied that there was no mentioning of the progress of footbridges A, B, C and D in the paper. He hoped that the CEDD would report the details of the projects of footbridges A, B, C and D in the paper. He also thought that not only the completed works were mentioned in the paper, the incomplete works should also be mentioned in the paper submitted to the DC. He was also dissatisfied that the Working Group on Tsuen Wan Footbridge Network (“the Working Group”) had never held any meeting in 2016. The Footbridge E under the project of Extension of Footbridge Network in Tsuen Wan had also not been brought to pass yet. He considered that this project should be discussed by the Working Group and that the act for making efforts to strike for construction of an efficient footbridge network should not be delayed. He pointed out that the report submitted by the departments concerned was incomplete. He was of the view that the departments concerned should make improvement and submit a complete report.

48. The Hon CHAN Han-pan, Ben stated that the DC had submitted a number of proposals on the alignment of the future footbridge network to the HyD for consideration last year. However, no follow-ups had been taken by the HyD after the proposals were received. Hence, he hoped that the HyD would indicate how it would follow up on the proposals of the alignment of the footbridge network submitted by the DC earlier in its reports. In recent years, a number of lifts and escalators were constructed in Tsuen Wan district, but as reflected by the members of the public, the hygienic condition of these facilities were poor, in particular, the transparent glasses of these facilities were very dusty. The members of the public had made phone calls to request the contractors to arrange its staff for repairs when the facilities were out of order. However, the person who received their phone calls indicated that the company was not responsible for the repair work. They felt very strange and wondered why the repair work was not to be taken up by the designated contractor as shown in the signage plate posted beside the lift. Thus, no one knew who was going to be responsible for the repair work. They finally sought help from

the HyD and reached the contractor concerned to carry out the repair work. He opined that this was undesirable. Moreover, he said that the cleansing, repair and maintenance work were not frequent enough. He hoped that the HyD would monitor the cleansing work conducted by contractors and follow up the management problem concerned.

49. Mr TAM Hoi-pong said that the environmental assessment report for Cycle Track between Tsuen Wan and Tuen Mun had been completed. He believed that the environmental assessment would be conducted for the whole cycle track. He stressed again that hopefully, the construction of cycle track would be completed by removing the least amount of trees. He also hoped that the departments concerned would learn from the Transport Department (“TD”) whether the width of the cycle track should definitely be 4 metres, as stipulated in its guidelines on cycle tracks. He further enquired whether the department would reduce the width of the cycle track to 3.5 metres by discretion where some obstacles or trees were by the roadside, so that the project could be completed without making too much harm for the environment.

50. Mr LO Siu-kit stated that stages 1 and 2 of the water works as mentioned in the paper were almost completed. He noted that in the past two months, the incidents of water pipe burst happened in Sha Tsui Road, near the police station of Sai Lau Kok Road and near Phase 1 of Vision City of Yeung Uk Road, resulting in ground subsidence which was quite serious. It took two to three days for repairs. Thus, he enquired whether the burst water pipes at the above locations of incidents had been replaced. He also hoped that the relevant departments would inform the district councillors of the constituency concerned of the reasons for the incidents when similar serious incidents happened in future. He said that water pipe bursts always occurred in his constituency. For example, a section of water pipe burst occurred at Tsuen Wan town centre near Sha Tsui Road the day before. Hence, he hoped that the relevant departments would inform the district councillors of the constituencies concerned of the cases of water pipe bursts, so that the district councillors would be able to explain to the public.

51. The Vice Chairman stated that submission of progress and information of the Traffic Review and Improvement Plan for Tsuen Wan Road and associated junctions was very important to the DC. It was hoped that the project would not be further delayed. In particular, the traffic construction works should not be left behind. Other Members and he worried that the relevant traffic works would not be completed before the in-take of the new buildings which were commissioned one after another in Tsuen Wan district. In addition, he noted that the consultant of the HyD would conduct the statistics and forecast of the traffic flow during the fourth quarter in 2016 and the DC could only get the initial recommendation from the departments concerned in early 2017. The departments concerned were advised to communicate frequently with the stakeholders and Members concerned for seeking their views on the roads in the district during the stage of study. He said that the DC was also a target of discussion. As for the Cycle Track between Tsuen Wan and Tuen Mun, it had been discussed at the meetings of DC of many terms in the past. However, its advance works was still pending. In fact, the DC had yearned for stepping up this project and hoped that the departments concerned would provide information and relevant progress as soon as possible, so that Members could consult the view of and discuss with the residents. He opined that the departments should provide the

relevant information for DC's perusal after discussion and enable the DC to give views on the project, so that the project could go ahead.

52. The Chairman said that the relevant issues had been mentioned many times at the TWDC full meetings and discussed by relevant committees and working groups under the TWDC. He hoped that Members would share the responsibilities and cooperate with each other by raising these issues at the relevant committees under the TWDC for further discussion. He also hoped that the departments concerned would follow up on the enquiries from the district councillors of the constituencies concerned, so as to solve some of the problems earlier. In addition, he pointed out that the project plan for Tsuen Wan Road as discussed with the HyD was very agreeable because it could tie in with the future development plan of Tsuen Wan. However, the project plan was still under discussion. He hoped that the departments concerned would make real effort to handle this project and listen to Members' views before briefing Members on the project.

53. SE5/TMR of the HyD responded as follows:

- (1) the consultancy study of the Traffic Review and Improvement Plan for Tsuen Wan Road and associated junctions aimed to review the existing traffic conditions within the scope of study. If there was a confirmed urgent need, the HyD would propose the corresponding road traffic improvement measures in order to relieve the potential road traffic congestion as soon as possible. The implementation timetable of long-term traffic improvement proposal for Tsuen Wan Road would also be explored in the above study. The HyD would continue to communicate with the district councillors of the constituencies concerned and stakeholders in the course of the study in order to learn more about their major concerns;
- (2) the HyD was well aware of Members' expectation on implementation of road traffic improvement measures as soon as possible. He pointed out that according to the existing progress of the consultancy survey, it was expected that the DC would be consulted about the recommendations for road traffic improvement measures would be consulted during the first/second quarter in 2017;
- (3) the HyD would refer Members' views and enquiries on traffic beyond the scope of survey to the TD for follow-ups; and
- (4) the half-completed bridge at Texaco Road as mentioned by a Member referred to phase III of improvement works for Texaco Road. The HyD would maintain communication with the TD in the course of the study and obtain the latest situation of the project from the TD, so that the project plan for the bridge and its implementation would not be affected by the proposal of road traffic improvement measures for Tsuen Wan Road.

54. SE/2(NTW) of the CEDD further responded as follows:

- (1) the CEDD would relay Members' questions to the relevant departments;
- (2) on slope works, nine slope works would be conducted in 2017/18. The CEDD would provide the relevant information such as the maps and locations of these slope works to the TWDC Secretariat after the meeting

- for Members' reference;
- (3) the relevant information of some of the planned or completed slope works were shown on the webpages of the CEDD. Members could browse the webpages of the CEDD if they were interested;
  - (4) regarding the progress of Cycle Track between Tsuen Wan and Tuen Mun, the CEDD planned to further report the relevant situation to the Members concerned at the next meeting of the Coastal Affairs Committee. The CEDD had strived for the commencement of the advance works for the Cycle Track between Tsuen Wan and Tuen Mun as soon as possible. The CEDD would report to the Members if further progress was made; and
  - (5) regarding the views on the project of footbridge, the CEDD would relay Members' concerns such as the timetable of the project to the relevant sections or units of the HyD.

55. The Chairman summarised that he believed that the incomplete projects would be followed up by the relevant committees under the TWDC. He also hoped that the departments concerned would submit the progress of works to the relevant committees under the TWDC for Members' reference as soon as possible.

VII Item 6: "Strongly Request the Government Departments to Submit the Way to Improve the Irregularities and the Daily Schedule of the Inspection of the Industrial Buildings in Tsuen Wan District as well as Strengthen the Law Enforcement Action so as to Safeguard Public Safety."  
(TWDC Paper No. 66/16-17)

56. The Chairman stated that Mr CHOW Ping-tim submitted the paper. The representatives from departments responsible for giving response were:

- (1) Ms WONG Yan-yan, Senior Building Surveyor/D5 (SBS/D5), Buildings Department (BD);
- (2) Mr CHING Po-tim, Senior Building Surveyor/Fire Safety 6, BD;
- (3) Mr LO Kam-lun, Alan, District Lands Officer (District Lands Office, Tsuen Wan and Kwai Tsing) (DLO(DLO, TW&KT)), Lands Department (Lands D);
- (4) Mr TSE Hing-chit, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/L(DLO, TW&KT)), Lands D;
- (5) Mr WONG Ka-wing, New Territories South Divisional Commander (NTSDC), Fire Services Department (FSD);
- (6) Mr WONG Hau-on, Acting Senior Divisional Officer (Support) (Atg. SDO(S)), FSD;
- (7) Mr FOK Siu-pong, Acting Divisional Officer (Support) (Atg. DO(S)), FSD; and
- (8) Mr CHEUNG Ngao-tin, Station Commander Tsuen Wan Fire Station (SCTWFS), FSD.

Besides, the written replies of the Development Bureau (DEVB) and Department of Home Affairs were tabled at the meeting.

57. Mr CHOW Ping-tim introduced the paper.

58. SBS/D5 of the BD responded as follows:
- (1) the BD carried out the law enforcement work in accordance with the Buildings Ordinance (Chapter 123) and accorded priority to tackling the cases constituting serious threats to life or property under the risk-based approach, including handling the cases of contravention of the Buildings Ordinance in the industrial buildings;
  - (2) besides handling the reports of violations, the BD had been conducting a large-scale operation against the domestic use of “subdivided flats” in the industrial buildings since 2012. Amongst a total of 118 target industrial buildings selected from the industrial buildings across the territory, ten of which were in Tsuen Wan district. The BD had already completed the eradication action for four industrial buildings in Tsuen Wan, including Wing Fung Industrial Building which attracted the DC’s attention last year; and
  - (3) the BD had joined hands with the FSD to handle the problem of mini-storages since this year.
59. DLO(DLO, TW&KT) of the Lands D responded as follows:
- (1) the Lands D took action for lease enforcement mainly according to the land lease on a three-pronged approach;
  - (2) in July this year, the Government indicated in a press release that where the original use of the industrial building flat was not served, it was found in breach of the land lease. If the use of the industrial building flat attracted public patronage and the flat had been issued with the Licence for Manufacture/Storage of Dangerous Goods by the FSD, the Land D would categorize the industrial building which was in breach of the lease as the first-round targets for law enforcement and regulation work. It was found that one of the industrial buildings in Tsuen Wan had attracted public patronage with the Licence for Manufacture/Storage of Dangerous Goods from the FSD. Thus, from July to August this year, the Lands D had given advice and issued warning letters to the users of the flats concerned regarding the several cases of lease breaches in the said industrial building. After that, most of the acts in breach of the lease were terminated and the people of several cases had gradually made rectifications for their acts in breach of the lease. On the other hand, the Lands D was informed by the people of some cases that the mode of operation of their flats, say, delivery of goods to their customers by speedy courier service, did not involve attracting public patronage. The Lands D considered that the efforts on taking risk-based lease enforcement action had borne fruit in the first place;
  - (3) regarding the domestic use of “subdivided flats”, the Lands D had tied in with the BD to make preparations according to the relevant ordinances; and
  - (4) regarding the mini-storages involved in breach of the lease, the Lands D had conducted inspections and issued warning letters to the landlords who were found in breach of the lease. If the operators failed to make rectifications within the designated period, the Lands D would deliver the warning letter to the Land Registry.

60. NTSDC of the FSD responded as follows:
- (1) the fire safety of the industrial buildings was largely regulated by the Buildings Ordinance (Chapter 123). The fire service installations and equipment in an industrial building should comply with those requirements applicable at the time when the building was constructed. The owners or occupiers of the industrial buildings should ensure that such fire service installations and equipment were in effective working order at all times and repair, inspection and maintenance of these fire service installations and equipment should be carried out by the registered fire service installation contractors once every 12 months;
  - (2) the FSD would conduct inspections periodically. Where irregularities were identified during the inspections, the FSD would take corresponding law enforcement actions according to the Fire Services Ordinance (Chapter 95) and Dangerous Goods Ordinance (Chapter 295);
  - (3) the FSD set up an Industrial Building Enforcement Team in April 2010 to follow up on the irregularities identified in industrial buildings. As at end May 2016, the team had conducted 10 868 inspections and issued 2 864 Fire Hazard Abatement Notices. The recipients of the notices were required to abate the fire hazard in question within the designated period of time. It was an offence if they failed to comply with the requirements within the designated period of time. Upon conviction, they should be fined \$100,000 and liable to a further fine of \$10,000 for each day that the offence continued;
  - (4) from 1 January to 31 August 2016, the operational Fire Commands, investigation teams and Fire Service Installations Task Force of the FSD had conducted a total of 1 293 inspections in Tsuen Wan district and issued 66 Fire Hazard Abatement Notices. On top of these, six prosecutions had been initiated directly; and
  - (5) from 1 January to 31 August 2016, a total of two fires involving industrial building premises broke out in Tsuen Wan district. A person was scalded by the cooking stove in a fire.

61. The Hon CHAN Han-pan, Ben stated that there was a serious problem of domestic use of the industrial buildings in Tsuen Wan district. The departments concerned, including the BD, had taken eradication operation for an industrial building in Sha Tsui Road. However, some other problems such as relocation of the tenants were derived from the eradication operation. He noted that the departments concerned had also been following up another industrial building in Yeung Uk Road and the BD had initiated prosecutions against the owner of the industrial building. He thought that these were the appropriate actions. Besides, he opined that the Government should review the existing rehousing policy for this problem; otherwise, the people living in the industrial buildings would become homeless after the departments concerned took the eradication operations. They also would not be able to find a residence in the areas nearby because the supply of “subdivided flats” in urban areas was not sufficient. It was difficult to solve the problem when it became considerably complicated. Hence, he enquired whether the departments concerned intended to handle the problem of domestic use of industrial buildings and the eradication operation would be proceeded more smoothly and speedily by making improvements on the ways of relocation. He pointed out that according to the existing policy, the tenants of the “subdivided flats” of the industrial buildings were not arranged for interim housing, although there were vacant flats in these interim housing. He enquired whether the Government would consider allocating the flats of interim housing for the affected tenants.

62. Mr NG Hin-lung, Norris felt regretful for the two firemen who had passed away during execution of duty and hoped that the Government would take measures to ensure the safety of the firemen and the general public in future. He stated that the requirements of the latest fire service installations of the industrial buildings were only applicable to the newly constructed premises. However, the industrial buildings in Tsuen Wan district were constructed much earlier. The fire service installations of these industrial buildings might not even reach the minimum requirements nowadays. He enquired the Government how to prevent the incident similar to the Ngau Tau Kok mini-storage blaze from recurrence in Tsuen Wan district, when the fire service installations of the industrial buildings in Tsuen Wan district were found insufficient. In addition, according to the news report, someone had placed the dangerous goods such as flammable solvent or acetylene gas in the mini-storages or industrial buildings. However, the ordinary people or the owners of the mini-storages did not know what were placed inside the storage cubicles because they were locked. He noted that the FSD had set up a team to conduct the inspection work. Yet, the staff of the team would only review the distance for escape and fire service installations against the requirements of the layout plans of the flats concerned. He enquired whether the FSD had some other methods which were conducive to confirm that there were excessive amount of dangerous goods in the flats of the industrial buildings, apart from relying on reports made and information provided by the public, so that the relevant ordinances would be enforced more effectively to reduce the amount of the dangerous goods in the industrial buildings and minimise the threats to the users in the industrial buildings or nearby when accidents happened. He added that as mentioned in the report from the Audit Commission, the progress of handling the cases of irregularities by the BD and Land D was relatively slow. He enquired whether the manpower of the BD, Lands D and FSD for handling the irregularities of the industrial buildings in Tsuen Wan district was sufficient.

63. Mr WONG Ka-wa said that he learnt the domestic use of the industrial buildings more than ten years ago and thought that this was a social problem. The tenants of the industrial buildings would not move in if they could choose. He enquired whether the FSD had completed the inspections of all industrial buildings in Tsuen Wan district; and whether the staff of the FSD could enter the flats of the industrial buildings during the inspections. He added that the industrial sites in Tsuen Wan were relatively old. There were bleaching and dyeing factories, electroplating factories and industries with storage of acetylene gas in the industrial buildings. He enquired whether the departments concerned had stipulated laws and regulations for monitoring these factories and industries; and how the mini-storages were to be monitored.

64. Mr LAM Faat-kang said that he was concerned about the business environment of Hong Kong. Before the Ngau Tau Kok mini-storage blaze happened, the mini-storages were distributed over the territory. There were also many mini-storages in Tsuen Wan. Following the problems emerged from the mini-storages, the departments concerned should handle these problems by taking actions on the licensing work. The licence would be issued to the applicants only when the fire service requirements were met. But he considered that it should not be too harsh in handling the licensing applications; otherwise, the business environment of Hong Kong would be affected. In addition, he enquired the Government about the reasons for tolerating the people living in the industrial buildings despite the fact that domestic use of industrial buildings was illegal. He added that the Government should first conduct a survey on the number of people living in the industrial

buildings in order to make proposal on relocation of these people. Also, the eradication measures for industrial buildings should be taken across the board so as to stop the domestic use of the industrial buildings.

65. Mr LO Siu-kit learnt that the uses of some of the industrial buildings had been changed long time ago. He was concerned about the domestic use of the “subdivided flats” in industrial buildings. Based on humanitarianism, many people were of the views that the Government should provide the rehousing options for the people living in those “subdivided flats”. By doing so, however, more people would move into the industrial buildings for claiming compensations before the Government banned domestic use of the industrial buildings. He opined that the government departments should take joint operations to handle the problem and draw up the eradication measures for the industrial buildings shortly in order to prevent the domestic use of industrial buildings. Otherwise, Members and government departments were to be held responsible once accidents occurred in the industrial buildings.

66. Atg. SDO(S) of the FSD responded that the old industrial buildings constructed before 1983 had complied with the Fire Services Ordinance of that year. Currently, the Government was discussing the new laws on enhancing the fire safety of the old industrial buildings and hoped that Members would support the passage of the new ordinance.

67. SBS/D5 of the BD responded as follows:

- (1) the Government policy was that members of the public would not become homeless due to the demolition action taken by the Government. Hence, the BD would make notice as appropriate under its established procedures and arrangements before taking action every time. Apart from arranging the social worker team stationed at the BD to give briefing on the law enforcement action, necessary removal and assistance offered for the occupants, the BD also cooperated with the Social Welfare Department (SWD) and Housing Department (HD) to provide appropriate assistance to the affected occupants;
- (2) the experience gained from handling the industrial building in Sha Tsui Road last year showed that when the BD took actions, nine households moved into the transit centre. The eligible occupants were arranged for admission to interim housing by the HD; and
- (3) when taking actions, the staff of the BD would also warn the owners that they should not commit the illegal acts again. In the action taken against the industrial building in Yeung Uk Road this year, the owner who had breached the law not only was prosecuted and fined \$200,000 recently, but also made undertaking to the BD that he would not make domestic use of the other industrial buildings under his name.

68. NTSDC of the FSD responded as follows:

- (1) the FSD would process the application for the licence for dangerous goods under the risk-based mechanism;
- (2) under the Dangerous Goods Ordinance (Chapter 295), it was an offence if any person stored, conveyed, used or manufactured dangerous goods exceeding an exempt quantity in the Schedule of the legislation on the

land without a valid licence for dangerous goods issued by the Director of Fire Services. Upon conviction, the person would be liable to a maximum fine of HK\$25,000 and imprisonment for six months; and

- (3) the Fire Safety Inspection Team, operational Fire Commands and Fire Service Installations Task Force would conduct inspections periodically for all buildings, including the industrial buildings. During the inspections, the staff of the FSD not only examined the fire hazard, but also spotted any contravention of the Fire Services Ordinance (Chapter 95) or Dangerous Goods Ordinance (Chapter 295) in the premises or buildings. If any irregularities were found, including the over-storage of the dangerous goods in the industrial buildings, the FSD would collect evidence and take law enforcement actions.

69. Mr LAM Faat-Kang stated that the domestic use of the industrial buildings was considerably dangerous. He enquired whether the BD had adopted the experience gained from the law enforcement action against Wing Fung Industrial Building over the territory; and the number the existing similar cases in Tsuen Wan. He also wished to understand the situation of the industrial buildings in Tsuen Wan, including whether someone was still living in Wing Fung Industrial Building; and whether the BD would take further actions to get rid of the problem of domestic use of industrial buildings.

70. The Hon CHAN Han-pan, Ben hoped that the problem of domestic use of industrial buildings would be solved as soon as possible, but not many people could be admitted to the temporary shelter or interim housing. The BD's eradication operation against the "subdivided flats" in the industrial building in Sha Tsui Road had led to strong resistance from the tenants. Some of the tenants could only move into the interim housing several months after the operation and the living environment of the interim housing was not satisfactory. He opined that the existing relocation plan was an obstacle to the eradication operation. He hoped that the departments concerned would review the existing relocation policy. Besides, he thought that the practice of preventing the owners from changing their industrial buildings for domestic use by penalties was desirable. It would be more effective in preventing the conversion of industrial buildings if penalties were enhanced. He added that members of the public would not move into the industrial buildings if they had accommodation. It was very difficult to handle this problem because the government departments should take account of tenants' housing arrangement, personal safety and eradication operation at the same time. Hence, he appreciated the departments concerned for their constant follow-up work and mutual communication for the problem. At last, he said that all sectors of the society were heart-broken because two firemen had passed away during execution of duty. He hoped that the departments concerned would attach importance to the problem and it was believed that it would be easier to carry out the related work.

71. Mr WONG Ka-wa stated that some of the owners, property agents, tenants of the industrial buildings and a former Member who was reported by the media that he leased out a "subdivided flat" of the industrial buildings were probably unaware that it was an offence if the industrial buildings were converted to serve other purposes. Hence, he opined that the departments concerned should enhance publicity and

education. Moreover, he thought that the industrial buildings which were not occupied by tenants should be inspected in the first place and the publicity and education work should be carried out for the owners of these industrial buildings, so as to stop these owners from making conversion to their industrial buildings and prevent people from moving into these industrial buildings. He enquired whether the FSD had completed the inspections of all industrial buildings in Tsuen Wan district; how long the inspection procedures took; and the details of inspections. He added that Ngau Tau Kok mini-storage blaze had caused the death of the firemen executing duty because the FSD was unaware that the dangerous goods were stored in the mini-storages and the owners concerned did not make declaration on storage of dangerous goods. He did not know how many similar cases were found in Tsuen Wan district. He also hoped that similar accidents would not occur again.

72. Mr LO Siu-kit said it was unfortunate that the firemen passed away or got injured during execution of duty in Ngau Tau Kok mini-storage blaze. He added that the FSD would make new laws to handle the problem whenever major incidents happened. Since the implementation of the Fire Safety (Buildings) Ordinance (Chapter 572) in 2008 till present, many residents of the old buildings were getting annoyed because their application for fire services tanks to the BD was rejected. As a result, they were unable to comply with the requirements under the relevant ordinance. He hoped that when making the new fire services ordinance, the FSD would consider carefully and learn from the experience of implementation of the Fire Safety (Buildings) Ordinance (Chapter 572), so that a permanent ordinance was made without causing annoyance to the general public.

73. SBS/D5 of the BD responded as follows:

- (1) the BD had completed the inspection of ten target buildings under the large-scale operation in Tsuen Wan. The work for four of them was completed and the remaining target buildings were in different stages such as under inspection, issuance of orders or under prosecution;
- (2) the BD would select a new lot of target industrial buildings under the large-scale operation every year;
- (3) as the industrial buildings which were changed to domestic use would constitute serious threats to people's life, the BD would give priority to handle these cases and take stringent law enforcement actions;
- (4) as the transit centre and interim housing were not managed by the BD, the BD would inform the HD and SWD for a close cooperation in order to provide appropriate assistance to the affected tenants when the eradication operations were taken;
- (5) the BD would educate the general public not to conduct the unauthorised building works and change the use of the buildings through publicity and education. On top of preparation of posters and advertisements, the BD would organise Building Safety Week annually and arrange the publicity teams to carry out educational work for schools; and
- (6) the staff of the BD would request the owners to cooperate with the BD during the inspections.

74. NTSDC of the FSD responded as follows:
- (1) the inspecting staff of the FSD always conducted inspections in different premises of the industrial buildings. The FSD would also continue to pay attention to and enhance inspecting the industrial buildings in Tsuen Wan; and
  - (2) the FSD would carry out law enforcement actions when any contravention of the Fire Services Ordinance (Chapter 95) and Dangerous Goods Ordinance (Chapter 295) was identified during the inspections. Besides, the FSD would refer other suspicious irregularities, if any, such as change of the use of the flat or unauthorised building works, to other relevant government departments for follow-up.

(Note: Mr LI Hung-por left the meeting at 5:55 p.m.)

75. SBS/D5 of the BD further responded as follows:
- (1) on penalty, the BD instituted prosecution against an industrial building at Yeung Uk Road recently. The judge ruled that the owner who had breached the law should be fined \$200,000. The owner had terminated the tenancy contract with his tenants since last year and had already demolished the unauthorised building works made of corrugated asbestos cement on the roof; and
  - (2) the BD not only handled the reports from the public, but also selected the target buildings under the large-scale operation according to the risk-based principle every year, including the buildings being complained or obtained from the information provided by other departments.

76. Mr CHOW Ping-tim said he wished to understand the overall situation of the industrial buildings in Tsuen Wan district which had breached the law, including the total number of the industrial buildings in Tsuen Wan district, names of the ten target buildings and the daily schedule as well as the progress of the inspection work carried out by the BD. He opined that people moved into the industrial buildings owing to the housing policy. He added that the departments concerned probably had taken note of the problems of the industrial buildings during the inspection work carried out earlier. However, as the departments concerned did not make reform of the current policy for the current problem before Ngau Tau Kok mini-storage blaze, it was difficult to solve the problem after the problem was growing continuously. Moreover, he supported the BD to adopt the approach of targeting the owners to solve the problem. But he thought that the BD was dedicated to institute prosecutions only because there was unauthorised building works in the industrial building in Yeung Uk Road which was found in breach of the law. He said that he could provide the information of the industrial buildings which were found breaching the law and assist in conducting inspection work with the BD. In addition, he learnt that large amount of sundries were placed along the corridors of the industrial buildings for a long period of time, thus making the corridors fully occupied and hindering the escape from fire. He enquired the FSD whether the above situation was found contravening the Fire Services Ordinance (Chapter 95); and whether the FSD had conducted inspections for 1 293 cases in Tsuen Wan from the formation of its dedicated enforcement team for industrial buildings in April 2010 to 31 August 2016 or only

during 2016. Furthermore, he stated that even the property agents, owners and tenants learnt that domestic use of industrial buildings was an illegal act, each party would still continue to get involved in renting and leasing out the “subdivided flats” of the industrial buildings because they had to satisfy their own needs, i.e. the agents earned the commission; the owners earned the rents; and the tenants only needed to pay cheap rents. He added that it was dangerous for the tenants of the “subdivided flats” to cook in the flats. In this connection, he enquired whether the departments concerned had exercised control on this and reviewed the dangerous goods, say, whether the exempt quantity of petroleum gas and other type of cooking fuels was applicable to the industrial buildings in domestic use. He had seen a food cooking venue in an industrial building. If there were “subdivided flats” in that industrial building, the risk leading to a fire would be higher. He hoped that the departments concerned would stipulate a comprehensive policy to eradicate the industrial buildings in question, so as to solve the problem of domestic use of industrial buildings as soon as possible and stop people from moving into and living in the industrial buildings for elimination of the dangers. He opined that the rehousing of the people who moved into the industrial buildings due to financial difficulties was not the priority problem to be solved by the execution departments. The rehousing problem should not be taken up by the law enforcement departments. This would only make the problem become more complicated and unresolved. In addition, he thought that the LandsD could only adopt the penalty of “imposing an encumbrance” when handling the problem, but this penalty would not achieve any deterrent effect if the owners did not plan to sell their own premises. To the contrary, the BD had the power to handle the domestic use of industrial buildings. Hence, he enquired whether the BD would revise the relevant ordinance, alike the FSD. He hoped that the departments concerned would stipulate a comprehensive policy to handle the domestic use of industrial buildings and provide Members with the daily schedule and procedures of their inspection work.

77. NTSDC of the FSD responded as follows:

- (1) the operational Fire Commands, Complaints Division and Fire Service Installations Task Force of the FSD had carried out 1 293 inspections for the industrial buildings in Tsuen Wan district from 1 January to 31 August 2016; and
- (2) as at 31 May 2016, the dedicated enforcement team for industrial buildings of the FSD had carried out 10 868 inspections and issued 2 864 Fire Hazard Abatement Notices for the buildings over the territory.

78. SBS/D5 of the BD responded as follows:

- (1) as at 31 December 2015, there were 157 industrial buildings in Tsuen Wan district;
- (2) apart from handling the reports from the public, the BD adopted a risk-based approach to select target industrial buildings for conducting large-scale operation to rectify the domestic use of industrial buildings and unauthorized building works; and
- (3) in the large-scale operations, the BD not only targeted at the main roof for domestic use and structures on flat roof, but also took stringent law enforcement action against the domestic use of indoor units for industrial purpose. However, as there was no obvious feature in the indoor units,

the staff of the BD needed to visit the indoor units to collect evidence and make application to the court for warrants of force entry for inspection when necessary. The BD had obtained 18 warrants for the industrial buildings in Tsuen Wan district from the court so far this year. Comparatively speaking, more resources were put into handling the irregularities of the indoor units, but this did not prejudice the BD's determination on carrying out the law enforcement work.

79. The Chairman hoped that the BD would report its work to the DC by submission of the progress and work reports whenever appropriate after the inspection work of all industrial buildings in Tsuen Wan district was completed.

(Note: Mr MAN Yu-ming left the meeting at 6:12 p.m.)

VIII Item 7: Request to Examine the Safety Issues of Mini-storages Facilities in Tsuen Wan District  
(TWDC Paper No. 67/16-17)

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

- (1) Ms WONG Yan-yan, SBS/D5, BD;
- (2) Mr CHING Po-tim, Senior Building Surveyor/Fire Safety 6 (SBS/FS6), BD;
- (3) Mr LO Kam-lun, Alan, DLO(DLO, TW&KT), Lands D;
- (4) Mr TSE Hing-chit, AA/L(DLO, TW&KT), Lands D;
- (5) Mr WONG Ka-wing, NTSDC, FSD;
- (6) Mr WONG Hau-on, Atg. SDO(S), FSD;
- (7) Mr FOK Siu-pong, Atg. DO(S), FSD;
- (8) Mr CHEUNG Ngao-tin, SCTWFS, FSD; and
- (9) Mr CHENG Yuen-hung, Acting Senior Divisional Occupational Safety Officer, Labour Department (LD).

Besides, the written reply from the DEVB was tabled at the meeting.

81. Mr CHENG Chit-pun introduced the paper.

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

83. The views of the Hon TIEN Puk-sun, Michael were set out as follows:

- (1) there were 75 mini-storages in Tsuen Wan district, as indicated in the written reply from the DEVB, but more mini-storages were found during the inspections. He enquired whether the 75 mini-storages were the figures available for the authority;
- (2) according to the DEVB, inspections had been conducted for 54 mini-storages and 21 out of 75 mini-storages were not inspected. He enquired the DEVB on the reasons for or difficulties leading to the failure of carrying out inspections for those 21 mini-storages; and the time to be taken in carrying out the inspections for the remaining mini-storages;
- (3) of the 54 mini-storages inspected, only two mini-storages were issued the

- removal orders. He enquired if it meant that the remaining 52 mini-storages were not found in breach of law; and
- (4) he enquired what measures would be taken by the authority if demolition works were not carried out for the two units which were issued the removal orders; and whether there was any timetable for compulsory enforcement of the demolition work.

(Note: Ms LAM Yuen-pun, Phyllis left the meeting at 6:17 p.m.)

84. SBS/FS6 of the BD responded as follows:

- (1) according to the figures as at 11 September 2016, there were more than 800 mini-storages in Hong Kong and there were about 75 mini-storages in Tsuen Wan district. However, the figures were changing all the time because more mini-storages were probably found in the buildings during the on-site inspections;
- (2) since Ngau Tau Kok mini-storage blaze happened at the end of June this year, the BD had commenced the inspection work and gradually found some other mini-storages. The BD would continue to conduct inspections for the remaining uninspected 21 mini-storages; and
- (3) although removal orders were not served for the mini-storages in 52 cases upon inspections, it did not necessarily mean that irregularities were not found from these mini-storages. This was the first stage of the operation, and then issuance of removal order after inspection was carried out. The BD would review the layout plans of these mini-storages one by one and would issue the removal order to the mini-storages in breach of the law. Besides, in the two removal orders issued to the mini-storages, the BD had requested the persons concerned to comply with the orders within the specified time frame. If demolition work was still not completed by the specified time frame, the BD would consider initiating prosecution against them. In addition, the BD would also arrange the contractors to carry out the demolition or rectification work.

85. DLO(DLO, TW&KT) of the LandsD responded as follows:

- (1) the LandsD would only carry out inspections for the mini-storages which were found in breach of the lease. A total of 42 mini-storages were suspected in breach of the lease. The Lands D had completed the inspection work for these 42 mini-storages and would issue the warning letter for the cases of irregularities subsequently, requesting the tenants or users to discontinue the use by the specified time frame; otherwise the LandsD would send the warning letter to the Land Registry to impose an encumbrance;
- (2) under the risk-based principle, if the use of the industrial buildings attracted public patronage and the industrial building had the Licence for Manufacture/Storage of Dangerous Goods, the LandsD would take lease enforcement action immediately. The LandsD would take vesting action for the flats if rectification was never made upon serving appeals for rectifications time and again; and

- (3) regarding the industrial building in Tsuen Wan in the first round of the lease enforcement actions, all the uses in breach of lease conditions in all cases of irregularities were discontinued. Amongst those, rectification work was being carried out for two cases. The user of another case had confirmed with the LandsD that its mode of business would not attract public patronage and the LandsD had satisfied with the explanation. The LandsD would continue to follow up on the cases concerned for monitoring other irregularities, if any.

86. Atg. SDO(S) of the FSD responded as follows:

- (1) the FSD was unable to get the number of the mini-storages over the territory when the inspection work started because currently, there were no laws and regulations for regulating the mini-storages. The mini-storages could be under operation without any licence;
- (2) to step up the progress of inspections, the FSD detected about 500 mini-storages in the first stage via searching on the Internet and liaised with the relevant departments to conduct the inspection work. During the inspections, the FSD gradually found that there were mini-storages at different floors of the buildings. According to the information of some mini-storages provided by mass media together with the reports amongst departments, the FSD was finally found that there were over 700 mini-storages in Hong Kong. The FSD noted that in the past few months, about five mini-storages were closed. As the number of mini-storages was changing all the time, the figures above were not necessarily accurate; and
- (3) there were about 1 800 industrial buildings in Hong Kong. The number of mini-storages available for the FSD was found collectively in 280 industrial buildings in Hong Kong and the remaining 1 500 industrial buildings had not yet inspected. Hence, the FSD planned to conduct a more comprehensive research which was expected for completion in November 2016, so as to get the more accurate figures on the mini-storages in Hong Kong.

87. Atg. SDOSO of the LD responded as follows:

- (1) the LD was responsible for administering the legislation on occupational safety and health (OSH), including the Occupational Safety and Health Ordinance (Chapter 509) and its subsidiary regulation. According to the relevant legislation, the person responsible for the workplace, including the person responsible for the mini-storage, should ensure that all means of the passageways, exits and escape from the workplace were maintained in a safe condition in order to ensure the OSH of his employees;
- (2) the LD had carried out the inspections across the territory since end of June and issued a total of 15 written warnings in Tsuen Wan district to urge the persons responsible for the mini-storages to improve the OSH of their mini-storages; and
- (3) the LD had initiated prosecution for the above-mentioned inspections across the territory but none of the cases involved Tsuen Wan district.

88. Mr WONG Ka-wa said he hoped that the mini-storage blaze would not happen again and that it would not happen in Tsuen Wan district. He also hoped that the departments concerned would strengthen the inspection work. As currently there was no licensing system for the mini-storages, the merchants lowered the cost by opening mini-storages in the industrial buildings. Hence, he enquired the departments on whether there were any laws and regulations for the control of mini-storages and the articles stored in mini-storages, so that the operators of the mini-storages who were going to open the mini-storages and the members of the public who were going to rent the mini-storages could get to know if the use of the mini-storages was illegal. Besides, he hoped that the Government would plug the loophole of the legislation, on top of conducting inspections after the accident.

89. Mr TAM Hoi-pong said that according to the news reports of the accident, experts' analysis and government departments, the risks of the mini-storages included metal hoarding materials, adjoining layouts, the enclosed lower parts and open-ended upper parts of the mini-storages as well as the winding passageways. In the wittern response of the BD, it mentioned that "of the inspected mini-storages, the BD found that the layout of the additional storage cubicles in some of the mini-storages causing excessive travel distance in and inadequate width of the escape route." Apart from that, the document did not mention the way of inspection of the mini-storages. As there was no guiding rule for mini-storages in the Buildings Ordinance (Chapter 123) which was enacted in early years. He enquired on what situations were regarded as irregularities during the inspections before the BD and FSD made the new laws.

90. The Hon TIEN Puk-sun, Michael stated that he was shocked at the BD's response. He enquired on the number of industrial buildings which had been inspected by the BD out of 157 industrial buildings as at 11 September 2016. Moreover, he pointed out that the BD should be aware of the irregularities of the 54 mini-storages shortly after inspections. He did not understand why the BD was still unclear about the irregularities of those mini-storages to which removal orders had not been issued after inspections. He also enquired on the number of problematic mini-storages in Tsuen Wan district.

91. Mr CHENG Chit-pun enquired on what further actions would be taken by the departments concerned, such as mandatory vesting action for the flats, after the person concerned was found failing to comply with the requirements as set out in the removal order or warning letter, on top of imposing an encumbrance. In addition, it was learnt that the BD and FSD would jointly carry out the inspections. Thus, he enquired the DEVB on whether the figures in the paper were provided solely by the BD or the integrated figures combined with those from the FSD.

92. Atg. SDO(S) of the FSD further responded as follows:

- (1) the FSD mainly took up the coordination of the figures provided by various departments and inspection actions;
- (2) after the Ngau Tau Kok mini-storage blaze, the Government set up an inter-departmental working group (WG) to improve the fire safety of the mini-storages. The WG decided to take medium, short and long-term measures to improve the fire safety of the mini-storages;

- (3) regarding the short-term measures, the members of the mini-storages trade were requested to adopt management measures to improve fire safety immediately, including the management of dangerous goods or prohibited goods, after the WG had met them for a number of times. Currently, the operators of the mini-storages would distribute leaflets to the tenants to inform them of the articles prohibited from keeping at the mini-storages and the tenants were also required to sign a note for this. Although the operators of the mini-storages did not have power to review the articles stores at the mini-storages, it was believed that a deterrent effect would be achieved after the measures came into effect. Besides, the operators would display the information of the layout of mini-storages and contact persons for emergencies at the main door of the mini-storages. When the firemen arrived at the scene after the accidents happened, the layout of the mini-storages was readily available to them and they could contact the persons for emergencies promptly to unlock and open the doors. The FSD also organised the fire ambassador courses for the staff of the trade to enhance their awareness on fire safety. Till present, the FSD had already organised six courses with 122 participants;
- (4) regarding the long-term measures, the Government proactively studied on making new legislation or amendments to the existing legislation in order to enhance the fire safety of the old industrial buildings and regulate the mini-storages. Currently, it started with discussions among departments. However, there were disputes over the definition of the mini-storages. It might take time to make legislation. The FSD hoped that Members would support the passage of the legislation in future;
- (5) regarding the medium-term measures, the WG of the Government would carry out inspections for all mini-storages in Hong Kong immediately. The departments concerned would also exercise control over the mini-storages in breach of law according to the existing legislation;
- (6) during the inspections, the FSD would issue the Fire Hazard Abatement Notices to the owners of the mini-storages if FSD was considered that there were potential fire hazards in the mini-storages, including accumulation of smoke when on fire due to enclosed windows, spread of fire because of adjoining layout, and no “dead zone” in the layout. The owners of the mini-storages were required to make improvement without delay;
- (7) as indicated by the FSD during the discussions with the trade, it was hoped that a balance would be struck among three aspects, namely, a good business environment for the mini-storages trade, a healthy development of the mini-storages trade and concern over livelihood and fire safety problem; and
- (8) Members criticised that the FSD was ineffective in its law enforcement work but the mini-storages trade, on the other hand, opined that the room for survival of the trade was narrowed by the FSD. The FSD understood that the same dilemma would be encountered when legislation work was carried out in future. Hence, it was hoped that a balance could be struck between the views from Members and mini-storages trade.

93. SBS/FS6 of the BD further responded as follows:
- (1) the BD carried out the inspections for the mini-storages, including the review on the width of the means of escape, according to the Buildings Ordinance (Chapter 123); and
  - (2) according to the results of inspections for the mini-storages by the BD, there were illegal construction works in the mini-storages, such as the inadequate width of escape or excessive travel distance in the escape route caused by the layout of the mini-storages. The BD would issue orders to the owners concerned and impose an encumbrance according to the Buildings Ordinance (Chapter 123). If the person concerned failed to comply with the order, the BD would consider initiating prosecution against him. When necessary, the BD could arrange the contractors to carry out demolition or rectification works and claimed for the expenses required from the person concerned.

94. DLO(DLO, TW&KT) of the LandsD responded that the LandsD had already completed the inspections for the mini-storages in Tsuen Wan district. Amongst those, 42 cases were suspected to have violated the land lease. However, this did not mean that there were safety or fire services problems in these mini-storages or violation of other legislation by these mini-storages. Hence, the LandsD would handle these cases under the normal practice, including issuance of warning letters, and even imposing an encumbrance to the person who was found in breach of land lease.

95. The Hon CHAN Han-pan, Ben stated that the Government and operators of mini-storages would never know what articles were kept in the mini-storages by the tenants. As there was no licensing system, the number of mini-storages was not known. At present, only the Buildings Ordinance (Chapter 123) was applicable to the regulation of the mini-storages. He added that the mini-storages trade had considered making use of some novel fire service installations, such as the expandable fireproof powder. This type of fire service equipment was adopted over the world, but it was not accepted in Hong Kong. He enquired if the FSD would consider accepting more various types of fire service installations, so that there were more solutions to address the problem of potential fire hazards. He said that the licensing system should be passed by the Legislative Council. Before the legislation, however, the FSD should carry out the preparation work. He stated that there were only about 700 registered fire service installation contractors. They needed to handle the problems related to the Buildings Ordinance (Chapter 123), other problems related to the Fire Safety (Buildings) Ordinance (Chapter 572) as well as the fire service problems from many newly-constructed buildings. He wished to know whether these contractors had sufficient manpower to handle all these problems over the territory. He also hoped that consideration on the manpower of these contractors would be taken by the FSD; otherwise these contractors would not be able to handle the orders from the FSD when the number of the orders was on the rise.

96. The Hon TIEN Puk-sun, Michael enquired the BD again regarding 157 industrial buildings, how many of them were inspected by the BD, so that the BD indicated that there were 75 mini-storages in Tsuen Wan district. He also wished to

know that of 52 mini-storages without being served with the removal order, how many of them were found to have fire service hazards and non-compliance of fire service legislation.

(Note: Mr KOT Siu-yuen left the meeting at 6:53 p.m.)

97. Mr NG Hin-lung, Norris was delighted to note that the FSD had devised the short, medium and long-term plans. He opined that the medium-term action had overemphasised on the escape options and the time taken to reach the means of escape. As for Ngau Tau Kok mini-storage blaze, he thought the the crux of the problem was the articles kept in the mini-storages. He considered that the mini-storages and domestic use of industrial buildings were different. People would not stay in the mini-storages after placement of articles. Hence, the problem could not be solved by devising the escape options. In addition, he enquired the FSD whether the exempt quantity of the dangerous goods concerned was calculated on the basis of the number of mini-storages or on the basis of the number of floors; and what method the FSD adopted to confirm that dangerous goods were kept in the mini-storages.

98. Mr WONG Ka-wa stated that he had patronised three different types of mini-storages. He enquired why the departments concerned did not request the owners' corporations or management companies of the buildings to provide the list of mini-storages, except the old buildings. Besides, he said that Members certainly hoped that the departments concerned would carry out inspection work, but he thought that the departments concerned, such as the BD, had the problem of shortage of manpower. It would take much longer time to address the problem. Not to mention others, the work for the ten target buildings had not been completed for years till then. He hoped that the departments concerned would obtain the exact number of mini-storages from the inspection work. Otherwise, it would not be possible to make an accurate estimation on the manpower for the law enforcement work and thus funding application could not be made for recruitment of additional manpower to handle the problem.

99. Mr KOO Yeung-pong said that different types of trade, besides mini-storages, were under operation in the industrial buildings. Currently, there were no any safety guidelines for the mini-storages which were widely recognised. Before the fire accident, the general public did not know that there were so many mini-storages in Hong Kong and that the layout of mini-storages was closely packed. He agreed that there was a demand for mini-storage because the living environment was confined. He opined that the operation of the mini-storages and the articles kept in the mini-storages should be under control. It could be seen from Ngau Tau Kok mini-storage blaze that the fire was in multiple colours and no one knew what articles kept in the mini-storages had caused the fire. He enquired on the number of mini-storages which met the standard out of some 157 industrial buildings in Tsuen Wan district. Moreover, he understood that it was not easy to make new legislation and that the departments concerned had made every effort to handle the problem. He hoped that the departments concerned would address the urgent needs in a short period of time and enhance the inspection work.

100. Mr CHOW Ping-tim said that he was not too worried about the problem after learning from the responses of the departments concerned. He pointed out that the BD could impose restriction on the means of escape and materials for the layout of the mini-storages and that the FSD could implement the fire service regulations. He thought that a great improvement had been made. He added that no major accident was caused by the mini-storages under operation over the years, except the blaze lasted for a couple of days which was caused by the layout and materials of the mini-storages without sprinklers. He opined that the BD should currently make amendments to the relevant legislation as soon as possible to stipulate that the old industrial buildings should be installed with effective fire service installations, such as the sprinklers. It was hard to control the Ngau Tau Kok mini-storage blaze because an enclosed space was formed in Ngau Tau Kok mini-storage due to the lack of sprinklers and closure of some windows. He thought that if the departments could exercise control over the mini-storages according to the existing legislation and the mini-storages trade was willing to tie in with the measures, it was believed that the problem of mini-storages would not be too serious. He said that the departments concerned could regulate the mini-storages by drawing reference from the practice of management of bank deposit box by the banks. Both of the bank deposit boxes and mini-storages were located in the enclosed space, but there was a restriction on the flow of clients for management of bank deposit box to lessen the risk. Besides, he opined that the departments concerned should make amendments to the fire services legislation for the old industrial buildings as soon as possible.

101. Mr TAM Hoi-pong enquired whether the items set out in the Fire Hazard Abatement Notices included those which were not laid in the existing legislation but were considered to be necessary by the FSD from its professional perspective; and whether all the 52 mini-storages which were not served with removal orders had installed with the sprinkler system; if not, whether the FSD had issued the Fire Hazard Abatement Notices or made corresponding arrangements for these mini-storages.

(Note: The Hon CHAN Han-pan, Ben left the meeting at 7:05 p.m.)

102. Atg. SDO(S) of the FSD responded as follows:

- (1) according to the FSD's existing record, the mini-storages in Tsuen Wan district were collectively located in 27 industrial buildings;
- (2) as at 18 September 2016, the FSD had issued ten Fire Hazard Abatement Notices to a total of three mini-storages;
- (3) the FSD and BD would first carry out inspections for the mini-storages without sprinkler systems in the industrial buildings. The next step would be to inspect the mini-storages with sprinkler systems in the industrial buildings;
- (4) the FSD not only carried out inspections, but also took law enforcement action. Hence, it took time to complete the work for all the mini-storages. The departments concerned had already made every effort to take relevant actions and make allocation on manpower. It was hoped that the relevant work would be completed as soon as possible;
- (5) the owners of the mini-storages were very cooperative and tied in with the short-term measures proposed by the FSD as far as possible. They o

reminded their clients not to keep dangerous goods in the mini-storage cubicles and requested them to sign an undertaking. The FSD had told the mini-storages trade that no exempt quantity of dangerous goods was reserved for the mini-storages and keeping dangerous goods in the mini-storages was not expected. Practically, however, it was quite difficult to implement this measure;

- (6) on conducting the fire safety courses, the FSD had reminded the staff of mini-storages trade to pay attention to and identify the suspicious dangerous goods by sight and smell before making enquiries to their clients immediately;
- (7) the FSD understood that the final resolution to the problem was to make an effective legislation. Currently, the Security Bureau took the lead to collect views from departments and discuss the approach of the legislation. The FSD considered that the industrial buildings and mini-storages were inter-related. During the initial discussion on legislation, the FSD had given different views, including the view that the mini-storages could only be operated in industrial buildings, instead of non-industrial buildings;
- (8) basically, not many people would stay in the mini-storages. The fire hazard of mini-storages was greater than those of human lives. The FSD mainly handled the fire danger of the mini-storages, which meant that the fire danger caused by mini-storages to the firemen was greater. Hence, the FSD not only took law enforcement actions, but also reviewed the procedures of putting out the fire of mini-storages. It was hoped that similar incidents would not occur again and the FSD was unwilling to see its staff sacrifice their lives; and
- (9) the FSD mainly contacted two organisations of the mini-storages trade, namely the Self Storage Association Asia and HK Storage Alliance. These two organisations represented over 80% of the mini-storages in Hong Kong. Most of the figures about mini-storages could be obtained from them. The FSD considered that it was difficult to track the operators of the small-scale mini-storages. Hence, the FSD would conduct a comprehensive search in October 2016. The FSD hoped that the more comprehensive figures on mini-storages would be available after the inspection work for over 1 000 industrial buildings was completed in November 2016.

103. Atg. SDOSO of the LD added that the LD had issued a total of 15 written warnings for Tsuen Wan district from the beginning of the inspection to 15 September 2016. The content of the written warning were mainly about the problems, such as inadequate first aid tools and improper exit signage.

104. The Acting Chairman said he learnt that the departments concerned had made every effort to obtain the relevant information, carry out inspections and take law enforcement actions according to the existing legislation after the Ngau Tau Kok mini-storage blaze. He hoped that the departments would provide the figures of relevant actions for the DC after this meeting, so that Members could take note of and comprehend the law enforcement in Tsuen Wan district. At last, he, on behalf of the DC, expressed the deepest sympathies for all the staff of the FSD and the firemen

taking part in the rescue for the disaster. It was hoped that the deceased firemen would rest in peace.

105. The Chairman resumed the chair.

(Note: The Hon TIEN Puk-sun, Michael left the meeting at 7:15 p.m.)

IX Item 8: The Conversion of the 7-a-side Hard-surfaced Soccer Pitch in Shing Mun Valley by the Leisure and Cultural Services Department is Disputable. Request to Reserve its Existing Use.  
(TWDC Paper No. 68/16-17)

106. The Chairman stated that Mr TAM Hoi-pong submitted the paper. The representative from the Leisure and Cultural Services Department (LCSD) responsible for giving response was Mr CHAN Ming-cheong, Horman, District Leisure Manager (Tsuen Wan) (DLM(TW)).

107. Mr TAM Hoi-pong introduced the paper. He said that he was not a Member of the working group concerned, so he did not know that the captioned matter was suspended when he submitted the paper. He just got to know it afterwards. He therefore hoped that the representative from the LCSD would briefly explain this matter which had already been suspended.

108. DLM(TW) of the LCSD responded as follows:

- (1) there was no land supply for construction of artificial turf soccer pitch in Tsuen Wan. At the meeting of District Facilities Management Committee (DFMC) on 3 May 2016, the LCSD had received a proposal on conversion of the 7-a-side hard-surfaced soccer pitch to 7-a-side artificial turf soccer pitch in Shing Mun Valley and sought views from the stakeholders for the proposal;
- (2) as assisted by the Tsuen Wan District Office (TWDO), the LCSD conducted a consultation at district level on 26 July 2016. The organisations including some of the sports federation and associations in Tsuen Wan, the Chairman and Vice Chairman of the Tsuen Wan East Area Committee, district councillors of the constituencies concerned, Shek Wai Kok Mutual Aid Committee, primary and secondary schools in Tsuen Wan, as well as the organisations and sports associations frequently hiring the 7-a-side hard-surfaced soccer pitch in Shing Mun Valley were consulted. A total of 62 letters were issued to the relevant parties for conducting the consultation;
- (3) the LCSD received 25 letters of reply after the consultation period expired on 8 August 2016. Out of the 25 letters, 4 were in support of the conversion proposal, 8 gave nil comments and 13 raised objection to the conversion proposal;
- (4) the LCSD reported the result of consultation as mentioned above to the working group under the DFMC at its meeting on 12 August 2016. After discussion, the working group noted that general support for the conversion proposal was not gained from the stakeholders and thus considered that the proposal should not be implemented; and

(5) the LCSD also shared the same views with the working group. Hence, there was no plan for converting the 7-a-side hard-surfaced soccer pitch into 7-a-side artificial turf soccer pitch.

109. The Chairman thanked the representative from the LCSD for giving response. He thought that Mr TAM Hoi-pong submitted the paper due to time mismatch. The result of discussion from the working group under the DFMC should uphold and prevail.

X Item 9: Crime Brief for Tsuen Wan District – Comparison of Crime Statistics between July to August 2016 and July to August 2015  
(TWDC Paper No. 69/16-17)

110. Atg. DC(TW) of the Hong Kong Police Force (HKPF) reported the situation of the crimes in Tsuen Wan district.

111. Mr CHAN Chun-chung, Jones noted that the Police had arrested a group of people who committed illegal gambling in Shek Wai Kok on 3 September 2016. Mr MAN Yu-ming and he would like to express appreciation for this. He also hoped that the HD would apply the Marking Scheme for Estate Management Enforcement to the tenants who were involved in illegal gambling to achieve a deterrent effect.

112. Mr WONG Ka-wa said that Mr CHAN Yuen-sum, Sumly and he thanked the Police for rapidly cracking down a robbery occurred on the night of 22 September 2016 and early hours of 23 September 2016 and arrested the suspected. He also thanked the Police Community Relations Officers for maintaining close liaison with them all along. Besides, he thanked the Police for taking joint operation with the HD recently in order to curb the prevalence of gambling in the public housing estates and hoped that the joint operation could be conducted continuously. At last, he hoped that the Police would give opinion on the grey area of the Marking Scheme for Estate Management Enforcement to the HD and Department of Justice, i.e. penalty points would be accrued for the tenant who committed misdeeds in the public housing estate that he took up residence; whereas penalty points would not be accrued for the tenant who committed misdeeds in other public housing estates.

113. Mr LO Siu-kit appreciated that the collaboration between the Police and localities had become closer. He pointed out that Acting District Commander (Tsuen Wan) had solved a district problem occurred during the last six months or so when he inspected Ho Pui Street and Chuen Lung Street. In addition, he learnt from the Police report earlier that the traffic problem in Tsuen Wan was relatively serious and the Police was currently arranging the police officer to execute duty in Tsuen Wan town centre through the Police campaign against illegal parking. He added that in the past few weeks, the vehicular traffic was increased and no vehicles were found parking persistently at the roadside. Previously, he always received complaints about vehicles failing to be driven away due to the obstruction caused by illegal parking. He considered that the campaign was effective because both the vehicles obstructing the road and being obstructed on the road were driven away more quickly after the Police launched the campaign. At last, he stated that since the implementation of the fixed penalty for shop front extensions on 24 September 2016, the Police and Food and Environmental Hygiene Department had enhanced the law

enforcement work, so that the work for handling the problem of shop front extensions along Ho Pui Street, Chuen Lung Street and Tai Uk Street was effective. He also pointed out that the reporters regarded Tsuen Wan as a black spot. They thought that incidents of physical scuffles would certainly take place after the fixed penalty came into effect. However, there was no such an incident in Tsuen Wan in the past few days and he would like to thank the Police for this.

XI Item 10: Crime Brief for Ma Wan – July to August 2016  
(TWDC Paper No. 70/16-17)

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

115. Mr CHAN Sung-ip thanked the Tsing Yi Police for maintaining law and order.

XII Item 11: Application for District Council Funds by Tsuen Wan Central Area Committee  
(TWDC Paper No. 71/16-17)

116. 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 Tsuen Wan Central Area Committee (the Committee) for declaration of interest of their membership of the Committee.

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

118. 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.

119. Members unanimously endorsed the following funding application:

<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved</u> <u>(\$)</u>
(1) Healthy Diet – Know More About Diabetes	Board of Directors of Yan Chai Hospital	22,500.00

XIII Item 12: Application for District Council Funds by Tsuen Wan District Youth Programme Community Steering Committee  
(TWDC Paper No. 72/16-17)

120. The Secretary introduced the paper and stated that the Vice Chairman and Ms LAM Yuen-pun, Phyllis were the Members of Tsuen Wan District Youth Programme Community Steering Committee (TWDYPCSC) for declaration of interest of their membership of the TWDYPCSC.

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

122. 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.

123. Members unanimously endorsed the following funding application:

<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved (\$)</u>
(1) “Tsuen Wan Volunteer Award Scheme” 2016	Caritas Community Centre – Tsuen Wan	81,000.00

XIV Item 13: Application for District Council Funds by Tsuen Wan District Coordinating Committee on New Arrival Services  
(TWDC Paper No. 73/16-17)

124. The Secretary introduced the paper.

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

126. Mr CHAN Sung-ip said that the registered address of the applying organisation of “Love Community • Love Home”, namely the “New Territories West Service Centre of New Home Association” (“NHA”) was located in Tin Shui Wai. He was of the view that the venues of the activities held by the NHA were not in Tsuen Wan and that only 10% of the funding application of \$30,000 would be allocated for use in Tsuen Wan and the rest of the funding would be used in the excursion and the activities held in Kwai Tsing district. As indicated in the details of the activities in the paper, the training on skills for parents’ visits would be held in Lei Muk Shue and both the Kids English Group and Kids Multiple Intelligence Group would be held in Kwai Chung. He doubted whether the beneficiaries of the activities were the residents of Tsuen Wan district.

127. The Secretary stated that although the registered address of the NHA was located in Tin Shui Wai, the purposes of the activities, as mentioned in the Application Form A, were to enable the new comers in Tsuen Wan district to understand more about Hong Kong and enhance their sense of belonging to Hong Kong. The participating and service targets were mainly the new comers and residents of Tsuen Wan district. Therefore, Members were requested to consider the programme details of this activity.

128. Mr WONG Ka-wa said in his memory, the registered address of the applying organisation should be located in Tsuen Wan district. He requested for more information provided by the TWDC Secretariat.

129. The Secretary stated that the TWDC Secretariat would contact the NHA after the meeting to see if the activities could be held in Tsuen Wan district. According to the eligibility of application criteria under the Guidelines on the Tsuen Wan District Council Funds (the Guidelines), the TWDC could consider the application from the applying organisations if the activities under application were beneficial to the local community and the people who lived, worked or studied in Tsuen Wan.

130. Mr CHAN Chun-chung, Jones said in his memory, given the activities of the applying organisations were held for participation of the residents in Tsuen Wan,

the applying organisation was eligible for funding application. But further verification should be made for the requirement of registered address. He remembered that the funding application was once approved for an applying organisation whose the registered address was not located in Tsuen Wan. He had cooperated with the NHA which aimed at taking care of the new comers in Tsuen Wan district. He pointed out that the welfare of the new comers would be exploited if the funding application of NHA was not approved due to the problem probably arising from its registered address. It should be considered whether it was reasonable.

131. Mr TAM Hoi-pong stated that the working group under the Environmental and Health Affairs Committee (EHAC) encountered similar problem when discussing the funding applications. The registered addresses of some of the applying organisations were not located in Tsuen Wan. Hence, he opined that a consensus should be reached for handling this problem.

132. Ms LAM, Lam Nixie said it was not a big problem that the registered address of the applying organisation was not located in Tsuen Wan because the registered address did not necessarily reflect the aim of service of the applying organisation. The TWDC hoped that more organisations could organise activities or service for participation or use by the residents in Tsuen Wan district. Consideration should therefore be mainly taken to the nature of the activities under application, instead of the registered address of the applying organisation. In her memory, there was no restriction on the registered address of the cooperating organisation. She opined that this matter should be referred to the TWDC Secretariat for verification after the meeting and the working group concerned would be informed of the result of verification.

133. The Vice Chairman stated that in his memory, the registered address of the applying organisation was one of the factors of consideration taken by the EHAC or Social Services and Community Information Committee (SSCIC) when handling the funding applications from the applying organisations. Although the captioned activity had been discussed by a committee under the TWDO, further clarification on the restriction of the registered address of the applying organisation should be made. He opined that the contents of the activities under application were all right and that the excursion would certainly be held at a venue outside Tsuen Wan district. If Members thought that the activities deserved their support, they could request the applying organisation to change the venues of the activities. He was of the view that the main service targets of the activities, who were the new comers and elderly people in Tsuen Wan district, should be taken as a crucial factor in consideration of approval of the funding application for the activities. If the captioned funding application was not approved at this meeting, the captioned activities would probably be rescheduled and the relevant committee would have to process the matter again.

134. The Secretary said that according to the Guidelines, government departments, district councils and committees/working groups under district councils/district offices were eligible for application of district council funds. In addition, the non-governmental organisations which met the following eligibility criteria could make application of district council funds, including the statutory organisations or the organisations registered and established wholly or mainly for the benefit of the district under the Laws of Hong Kong Special Administrative Region,

such as the Companies Ordinance (Chapter 622), Societies Ordinance (Chapter 151) and Inland Revenue Ordinance (Chapter 112). For , , the district councils would make consideration on discretion for the funding applications from territory-wide cultural, art, recreational and sports organisations established to serve the public as a whole which involve a project that will benefit the local community and the people who live, work or study in the district were aimed to provide service for the general public and the activities under application were beneficial to the people who lived, worked or studied in the community; or the funding applications from the autonomous bodies (whether incorporated or not) which were established wholly or mainly for the benefit of the district in which it is set up; or the funding applications from the organisations which were established to serve the general public and the activities to be organised were for the benefit of the local community and the people who lived, worked or studied in the district.

135. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO stated that although the Guidelines did not clearly set out the restrictions on the registered address of the organisation, it stipulated that the organisation should be established for the aims of serving and benefitting the residents of Tsuen Wan district. He stated that the main service targets of “Love Community • Love Home” were the residents of Tsuen Wan district, e.g. the service targets of excursion were mainly the new comers of Tsuen Wan district, even though the site of excursion was not located in Tsuen Wan district. Hence, regarding the captioned funding application, the TWDO considered that the applying organisation had met the requirements of the information given in the application form.

136. Mr CHOW Ping-tim said that according to ADO(TW), the captioned application had met the requirements. He then enquired why the TWDC Secretariat required that the activity under application should be held at the registered address of the applying organisation when recruiting participants. He hoped that the TWDC Secretariat would make clarification for this and adopt the same vetting standards. He remembered that the applying organisation was required to provide a registered address located in Tsuen Wan because the resources were insufficient for allocation. He also pointed out that the above restriction was adopted by the Culture, Recreation and Sports Committee (CRSC) when processing the funding applications. If resources were provided for the organisations which were not registered in Tsuen Wan, it would be unfair to the organisations which were registered in Tsuen Wan. However, he was not sure if the above restriction was also applicable to other funding applications. He hoped that the TWDC Secretariat would adopt the same vetting standard for fairness.

137. Mr WONG Ka-wa stated that it would not be a big problem if the activities were organised by district organisations. He remembered that once, an address in Form A given by an organisation was not located in Tsuen Wan but the organisation held an address which was located in Tsuen Wan. At that time, after the TWDC Secretariat clarified the problem of the address, the funding application from the organisation was approved by circulation of paper. He wished to know whether the NHA held an address which was located in Tsuen Wan, so that the information given in the column of address in Form A could be changed.

138. Mr LAM Faat-kang said that the Secretary and ADO(TW) had already explained the Guidelines clearly. The dispute over the captioned funding application was mainly the service targets of the NHA. But he thought that the funding application was all right because the completed Form A of the captioned funding application had set out that the service targets were the residents in Tsuen Wan and the captioned funding application had been discussed by the working group concerned. If the TWDC vetoed the captioned funding application, it would be hard to give an explanation for this. He thought that as Members were worrisome, the TWDC Secretariat should discuss with the organisation concerned and required the organisation concerned to meet the requirement that the service targets should be the residents in Tsuen Wan. He also suggested that the funding application should be approved in this manner. At last, he opined that the activities could be held in any venues.

139. The Chairman said that clarifications should be made for the registered address of the NHA and the venues of the activities. The matter would be referred to the TWDC Secretariat for verification with the NHA. He proposed that the funding application for “Love Community • Love Home” should be shelved at the moment and asked Members if the remaining funding applications were to be endorsed.

140. Members unanimously endorsed the following funding applications:

<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved (\$)</u>
(1) New Teens Connection in Tsuen Wan	Chinese YMCA of Hong Kong Tsuen Wan Centre	27,000.00
(2) Fun for Joy and Health in Tsuen Wan	Jockey Club Belvedere Garden Integrated Children & Youth Services Centre of Hong Kong Children & Youth Services	27,000.00
(3) “Listening and Acceptance in Tsuen Wan” Community Programme	Caritas Community Centre – Tsuen Wan	27,000.00

141. Members unanimously agreed to shelve the following funding application:

<u>Activity</u>	<u>Applying Organisation/ Co-organiser</u>	<u>Amount Approved (\$)</u>
(1) Love Community • Love Home	New Territories West Service Centre of New Home Association	30,000.00

142. ADO(TW) said that “Love Community • Love Home” was due for the time being. He proposed that the funding application was to be approved by Members by circulation of paper after the TWDC Secretariat made clarification with the NHA.

143. The Chairman stated that the problem concerned would be followed up by the TWDC Secretariat after the meeting. Members' approval for the captioned funding application would be sought by circulation of paper in due course.

(Post-meeting note: After the meeting, the TWDC Secretariat made clarification to Members that according to the clause 5.2.1 of the Guidelines, the NHA was eligible for the captioned funding application. Besides, the additional guidelines for the funding applications from the district bodies/organisations to the CRSC and SSCIC in the Guidelines were applicable to the funding applications directly from the district bodies/organisations to the CRSC and SSCIC only. The TWDC Secretariat would continue to process the captioned funding application according to the Guidelines. Moreover, as the activities required, the skill trainings, which were originally held in Kwai Tsing Integrated Service Centre, New Territories West of NHA and on the G/F, Pak Shue House, Lei Muk Shue Estate, Tsuen Wan by the NHA, were changed to be held in Tsuen Wan district. The proposal for change of venues was set out in TWDC Paper No. 84/16-17 and was approved by circulation of paper on 6 October 2016.)

XV Item 14: Application for District Council Funds by Tsuen Wan District Office  
(TWDC Paper No. 74/16-17)

144. The Secretary introduced the paper.

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

146. Members unanimously endorsed the following funding applications:

<u>Activity</u>	<u>Applying Organisation/Co-organiser</u>	<u>Amount Approved (\$)</u>
(1) Celebration of Spring Lantern Festival in Tsuen Wan for the Year of Rooster	Yuen Yuen Institute Social Service Department	1,200,000.00
(2) "Tsuen Wan Enjoy Learning Study Scheme 2016"	HKSKH Lady MacLehose Centre	150,000.00

XVI Item 15: Information Papers

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

- (1) Report of District Facilities Management Committee (TWDC Paper No. 75/16-17);
- (2) Report of Culture, Recreation and Sports Committee (TWDC Paper No. 76/16-17);
- (3) Report of Traffic and Transport Committee (TWDC Paper No. 77/16-17);
- (4) Report of Community Building, Planning and Development Committee (TWDC Paper No. 78/16-17);

- (5) Report of Social Services and Community Information Committee (TWDC Paper No. 79/16-17);
- (6) Report of Coastal Affairs Committee (TWDC Paper No. 80/16-17);
- (7) Report of Environmental and Health Affairs Committee (TWDC Paper No. 81/16-17);
- (8) Report of District Management Committee (TWDC Paper No. 82/16-17); and
- (9) Financial Statement of Tsuen Wan District Council Funds as at 13 September 2016 (TWDC Paper No. 83/16-17)

XVII Item 16: Any Other Business

148. Mr KOO Yeung-pong mentioned about the duty visit provisions for Members' use in the new term. Earlier, there was a proposal on conducting one short-distance duty visit and one long-distance duty visit or conducting the short-distance duty visit in the first place. He suggested that a working group (WG) was to be set up to take up the follow-up work and information collection and report the details of the places to be visited to all Members at the next TWDC meeting. He also recommended Mr CHAN Sung-ip to take up the Convenor of the WG.

149. Mr CHOW Ping-tim suggested that it was not necessary to set up a WG. Instead, the TWDC should delegate authority to three Members for the discussion and preparation of matters about duty visit.

150. The Chairman said that the above two suggestions were feasible. Members were requested to adopt one of the suggestions. He proposed that the name of the non-standing WG for duty visit was "Working Group on Duty Visit" and the term of office for the Members of the WG should not be more than eight months.

151. Members unanimously endorsed the formation of a non-standing WG, namely, the Working Group on Duty Visit. The Convenor of the WG was Mr CHAN Sung-ip and the terms of reference for the WG would be discussed by its Members.

152. The Secretary said that the TWDC Secretariat would invite Members to join the WG in writing after the meeting.

XVIII Adjournment of Meeting

153. There being no other business, the meeting adjourned at 8:10 p.m.

Tsuen Wan District Council Secretariat  
November 2016