

(Translation)

Minutes of the 22nd Meeting of Tsuen Wan District Council (3/2023)

Date: 26 September 2023

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr CHAN Yuen-sum, Sumly (Chairman)

Mr YAU Kam-ping, BBS, MH (Vice Chairman)

Mr MAN Yu-ming, MH

Mr CHAN Sung-ip, BBS, MH

Mr LUK Ling-chung, Antonio

Mr WONG Ka-wa

Mr KOT Siu-yuen, MH

Mr LAU Cheuk-yu

In Attendance:

Mr AU Ka-shing, Billy, JP

District Officer (Tsuen Wan), Tsuen Wan District Office

Mr LEE Soeng-him, Sean

Assistant District Officer (Tsuen Wan), Tsuen Wan District Office

Mr NG Cheuk-hang, Almerick

District Commander (Tsuen Wan), Hong Kong Police Force

Mr FUNG Chi-ho, Eric

Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force

Ms WONG Siu-fan, Phoebe

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

Ms HO Mun-yee, Money

District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

Mr YU Hok-chi, Raymond

Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

Mr MOK Ka-sing, Mark

Chief Transport Officer/NT South West, Transport Department

Ms WONG Yee-wah, Eva

Senior Housing Manager/Wong Tai Sin, Tsing Yi and Tsuen Wan 2, Housing Department

Mr HUNG Sai-kit

District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department

Mr NG Kwok-suen, Carl

Senior Engineer/10 (West), Civil Engineering and Development Department

Ms LIM Ting-ting, Sylvia

Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department

Ms NG Kam-yim

District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department

Mr LIM Kuen (Secretary) Senior Executive Officer (District Council), Tsuen Wan District Office
Miss LEUNG Tsz-wai, Apple Executive Officer I (District Council), Tsuen Wan District Office

For discussion of item 3:

Mr Derek SUN General Manager (Business Strategy), Urban Renewal Authority
Ms Connie LAU Senior Manager (Business Strategy), Urban Renewal Authority
Mr Stanley LAW Senior Manager (Community Development), Urban Renewal Authority

For discussion of item 5:

Mr LEE Wai-man Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Mr CHAN Yee-hing, Paul Engineer/Tsuen Wan 1, Transport Department

For discussion of item 6:

Mr HO Kwok-yan, Philip Senior Liaison Officer (2), Tsuen Wan District Office
Miss SHEK Nga-wing, Irene Liaison Officer i/c (Tsuen Wan)/Building Management, Tsuen Wan District Office

Action

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 22nd meeting of the Tsuen Wan District Council (TWDC) and introduced:

- (1) Mr NG Kwok-suen, Carl, Senior Engineer/10 (West), Civil Engineering and Development Department (CEDD), who attended this meeting on behalf of Mr HO Kai-ho, Stanley; and
- (2) Ms WONG Yee-wah, Eva, Senior Housing Manager/Wong Tai Sin, Tsing Yi and Tsuen Wan 2 (SHM/WTT2), Housing Department (HD), who attended this meeting on behalf of Mrs LAI CHAN Wai-fan, Clara.

2. The Chairman reminded Members that according to section 28 of the Tsuen Wan District Council Standing Orders, unless otherwise agreed by the Chairman, Members could only speak once on each agenda item at the meeting and each Member could speak up to 1.5 minutes. A maximum of five Members could speak on each agenda item. If more than five Members spoke on an agenda item, he would shorten the speaking time of each Member. The Member(s) who had submitted a paper would have 2 minutes to give an introduction and 1.5 minutes to draw a conclusion. The representatives of the departments would have up to 2 minutes to give a response.

II Item 1: Confirmation of Minutes of the 21st Meeting held on 25.7.2023

3. The Chairman said that the Secretariat had received one proposed amendment from Mr LUK Ling-chung, Antonio prior to this meeting. The proposed amendment was set out as follows:

- (1) he proposed that in line 4 of paragraph 54 of the minutes of the 21st meeting held on 25 July 2023, “再” (further) should be added before “加強” (enhance), and that in line 5 of paragraph 54, “外地” (overseas) should be amended as “內地” (the Mainland).

4. The Chairman enquired whether Members would like to immediately put forth proposed amendments. No Member immediately put forth a proposed amendment.

5. The Chairman enquired whether Members endorsed the minutes and the relevant proposed amendment. Members unanimously endorsed the minutes and the relevant proposed amendment.

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

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

IV Item 3: The Tsuen Wan District Study of the Urban Renewal Authority (TWDC Paper No. 22/2023)

7. The Urban Renewal Authority (URA) would brief Members on the Tsuen Wan District Study (TWDS). The representatives attending the meeting were:

- (1) Mr Derek SUN, General Manager (Business Strategy) (GM(BS)), URA;
- (2) Ms Connie LAU, Senior Manager (Business Strategy) (SM(BS)), URA; and
- (3) Mr Stanley LAW, Senior Manager (Community Development) (SM(CD)), URA.

8. SM(CD) and SM(BS) of the URA introduced the paper.

9. Mr LUK Ling-chung, Antonio said that there were nearly 200 buildings aged over 60 years in Tsuen Wan district and the number of old buildings had also increased year by year. He pointed out that buildings completed in the 1950s and 1960s in Sham Shui Po, Yau Ma Tei and Mong Kok, as well as Kowloon City had been beset with problems one after another. Buildings of comparable construction standards in Tsuen Wan district would find themselves in a similar situation later. As such, he considered that the urban renewal programme of Tsuen Wan should be implemented without further ado. He said that there had been an incident of concrete spalling from a building’s canopy at Chung On Street recently, and vehicles parked nearby had been hit by fallen concrete and suffered from damage. Besides, the misconnection of pipes in local buildings had also given rise to the odour problem at Tsuen Wan harbourfront. Also, the problem of water seepage was common across many buildings due to ageing. All such problems had caused disturbance to owners, tenants and shop operators of the buildings. Moreover, it was not until grassroots

families had moved into seemingly well-furnished sub-divided units (commonly known as “make-up flats”) that they found out that the flats were plagued with problems such as concrete spalling or water seepage. As those flats were unliveable, they had no choice but to prematurely terminate the tenancy after negotiating with their landlords. In addition, there had been quite a number of environmental hygiene and crime problems at “three-nil” buildings without owners’ corporations (OCs) in the district. He believed that the vast majority of owners of old buildings looked forward to the prompt implementation of the renewal programme by the Government.

10. Mr LAU Cheuk-yu said that two years had passed since the announcement of the urban renewal programme of Tsuen Wan in the Policy Address. The study in Stage 1, however, had not been completed yet. He suggested that the URA should announce the timetable for the renewal programme as soon as possible. He agreed that there was a pressing need to implement the renewal programme. He also suggested that the needs of persons with disabilities should be taken into consideration in the planning of redevelopment projects. Besides, he recommended the URA to adopt qualitative research methods alongside quantitative ones (e.g. questionnaires) during its study with a view to canvassing more opinions from Tsuen Wan residents on the renewal programme (including their views on cultural preservation).

11. Mr KOT Siu-yuen was concerned about environmental hygiene problems in the district caused by old buildings which fell within the “Core Zone” mentioned in the paper. He said that some old buildings and “three-nil” buildings did not only pose potential safety hazards in terms of their structure, but the rooftops of the buildings were also flooded with miscellaneous articles which were difficult to clear. Besides, the misconnection of pipes in those buildings had also resulted in the serious odour problem at Tsuen Wan harbourfront. Moreover, he said that many single-block old buildings in the district were devoid of lifts or the lifts thereat could not reach the ground floor, causing inconvenience to the elderly and wheelchair users. He therefore agreed that the needs of persons with disabilities should be taken into account in the planning of redevelopment proposals. He hoped that the URA would promptly announce the timetable for the renewal programme and give priority to the implementation of the renewal programme in locations with relatively more old buildings (including Tai Pei Square, Yi Pei Square and Sam Pei Square).

12. Mr WONG Ka-wa hoped that the departments concerned would implement the renewal programme in Tsuen Wan district as soon as practicable. He suggested that the areas for redevelopment should include the area between Wo Tik Street and Ham Tin Street, Hau Tei Square, Tsuen Wan Market, the area between Tak Wah Street and Yeung Uk Road, as well as the area between Chuen Lung Street and Chung On Street. Besides, he proposed redeveloping Lady Trench General Out-patient Clinic, Fuk Loi Estate and the organic farm next to Tsuen Wan Park in order to make effective use of land resources in the district. Also, the addition of different facilities (e.g. public swimming pools and libraries) should be planned with a view to meeting the needs of local residents. Furthermore, he suggested that the URA should maintain liaison with the departments concerned in respect of the renewal programme to ensure that the environment of markets would be improved and walkways in the district would be widened.

13. The Chairman said he believed that the renewal programme would gain support from the majority of landlords and tenants in the district. He had received views that the quality of healthcare services of Yan Chai Hospital was negatively affected by its small floor area. Currently, the hospital could only accommodate a limited number of hospital beds, and the space of its corridors and lifts was rather cramped. Therefore, he hoped that expansion works would be promptly carried out for Yan Chai Hospital. He also suggested incorporating part of the sitting-out area near Jockey Club Tak Wah Park into the expansion area of Yan Chai Hospital and constructing a podium garden inside the hospital to provide passive facilities for healthcare practitioners and patients. Moreover, as Lady Trench General Out-patient Clinic was a low-rise building, he recommended the expansion of the clinic in order to provide more comprehensive healthcare and rehabilitation services. Furthermore, the complete overhaul or redevelopment of Yeung Uk Road Market had been under discussion for years. He opined that if the market was going to be redeveloped, it would be quite difficult to identify a location for relocating merchants who had to move out due to the redevelopment. The redevelopment would also have a profound impact on them. He thus suggested that the URA should consider identifying another site to construct a new market and reprovisioning Yeung Uk Road Market there in order to minimise the impact on the merchants and the public. He hoped that the URA would conduct a more in-depth planning study to enhance the overall quality of life of the public.

14. GM(BS) of the URA responded as follows:

- (1) it took time to conduct the TWDS because the URA should nail down the methodology, scope and focus of the study with the government departments concerned and engage a consultancy in accordance with the established tendering procedures before commencing the study. During the course of the study, a steering committee would be set up to monitor the progress. The study had been underway for six months so far. It was expected to take about two years to complete the whole study;
- (2) the URA noted Members' views on ageing buildings and inadequate community facilities in Tsuen Wan, and would study such issues together with the departments concerned and the consultancy with a view to taking forward urban renewal in the district;
- (3) the URA had not drawn up a timetable for the renewal programme of Tsuen Wan at this stage. The URA would update the Outline Zoning Plans (OZPs) of the TWDS upon the completion of the study and submit the updated OZPs to the steering committee for approval. The Government would then determine whether to adopt all or some recommendations from the updated OZPs. The URA would evaluate the situation at the time when those recommendations were adopted and implement the corresponding redevelopment proposals in a timely manner;
- (4) during the TWDS, the URA would also review whether the existing sitting-out areas and community facilities in Tsuen Wan were adequate. It would also properly map out such areas and facilities in the updated OZPs having regard to the projected population growth in the district,

thereby meeting the planning standards and catering for residents' needs; and

- (5) the consultancy had adopted quantitative methods to collect views from the public during the study in Stage 1. It would further explore the direction of the renewal work with different stakeholders by taking other approaches (e.g. organising workshops) after the collation and analysis of the relevant information were completed.

15. The Vice Chairman enquired whether the TWDS would cover the industrial buildings near Sheung Chui Court.

16. Mr WONG Ka-wa suggested that the URA should increase the plot ratio of Tsuen Wan district by drawing reference from the scale of the renewal programme of Kwun Tong district. Castle Peak Road, Yeung Uk Road and Sha Tsui Road were the major roads in Tsuen Wan. He recommended that in order to alleviate the problem of traffic congestion, the URA should change the traffic direction of Sha Tsui Road, which was a busier road, from two-way traffic to one-way traffic by adopting the arrangements similar to the ones implemented at Shanghai Street. Also, an underground car park should be constructed at Sha Tsui Road Playground to ease the shortage of parking spaces in the district.

17. Mr LUK Ling-chung, Antonio proposed that reference should be drawn from the Yau Mong District Study (YMDS) previously announced by the URA to utilise underground spaces below newly completed buildings. This proposal could facilitate the loading/unloading activities of merchants, thereby solving the noise problem currently caused by such activities at night and during the small hours in Tsuen Wan. Besides, he suggested that part of the underground spaces should be designated as low-rent parking spaces for trolleys so as to resolve the problem of improper depositing of trolleys on the street by private refuse collectors. Moreover, he recommended the amalgamation of street blocks to boost the supply of land available for planning in Tsuen Wan, enhancing the attractiveness of the district to developers. He proposed preserving iconic buildings (e.g. the building of the CLP Power Hong Kong Limited (CLP) near Chung On Street and Castle Peak Road) in the district by replacing old buildings with new ones as well as blending the old with the new. He had conducted a survey earlier, and the result showed that quite a number of Tsuen Wan residents wanted to preserve Tsuen Wan Town Hall, Princess Alexandra Community Centre, Tsuen Wan Multi-storey Carpark Building, Tsuen Wan Law Courts Building and former Lung Wah Theatre. He held that the preservation of privately owned buildings (e.g. former Lung Wah Theatre) was feasible while understanding that it was fraught with difficulties. In addition, pointing out that it was stuffy inside some enclosed footbridges (e.g. the one connecting Nina Mall 2 and OP Mall) in the district, he suggested that the URA should discuss with the Lands Department (LandsD) and consider adding a condition requiring property owners to install air-conditioning systems at enclosed footbridges in land leases in the future. Finally, he pointed out that as the URA had the experience of conducting the YMDS, it should be able to compress the time required for the TWDS from 24 months to 18 months in order to promptly commence the renewal programme. He recommended the URA to set up a webpage for the TWDS and provide an email address on the webpage to collect views from Tsuen Wan residents.

18. Mr MAN Yu-ming opined that as safety hazards were posed by old buildings aged more than 50 years in the district, the renewal programme should commence in the old areas in Tsuen Wan as soon as practicable. He suggested that the departments concerned should consider preserving buildings with traditional characteristics during the implementation of the renewal programme. Moreover, he was concerned about the rehousing arrangements of the grassroots living in the “Core Zone” of Tsuen Wan. In his opinion, sufficient time should be given to these residents to look for a new home in or outside the district. Also, he agreed that the plot ratio of the redevelopment area should be increased in order to boost the average living space per person. Finally, he proposed inviting private developers to participate in the planning of the construction of public housing (e.g. public rental housing (PRH) estates, Home Ownership Scheme estates and Green Form Subsidised Home Ownership Scheme estates) in the redevelopment area so as to speed up the construction of public housing.

19. Mr LAU Cheuk-yu said he hoped that the progress of implementing the urban renewal programme of Tsuen Wan would be expedited. He suggested adopting a qualitative research strategy to enhance cultural preservation as well as to retain the caring neighbourhood and cultural characteristics of the old areas. Besides, as far as the redevelopment strategy was concerned, he proposed further enhancing the use of land resources by providing more recreational and cultural facilities such as pitches or courts in the old areas of Tsuen Wan. Finally, he recommended the increase of parking spaces in the district to cope with the demand.

20. Mr CHAN Sung-ip said that the urban renewal programme of Tsuen Wan had all along been pending although it had been under discussion for a long time. He thus suggested that the said programme should promptly commence. In his opinion, Lady Trench General Out-patient Clinic and Tsuen Wan Law Courts Building, which were both located in the town centre, should be expeditiously relocated to release the sites for other purposes. He also suggested that Princess Alexandra Community Centre and Tsuen Wan Town Hall should be redeveloped. Furthermore, he proposed the redevelopment of Fuk Loi Estate and the old buildings in its vicinity so as to increase the residential population. Residents affected by the renewal programme should be properly rehoused in situ by drawing reference from the phased demolition and in-situ redevelopment of Lei Muk Shue Estate in the past. Finally, he held that the redevelopment of old buildings in Tsuen Wan town centre would give considerable impetus to the development of the district. He thus had reservations about preserving buildings in the town centre.

21. Mr KOT Siu-yuen suggested that the URA should consider swapping the locations of Fuk Loi Estate and Sha Tsui Road Playground. Besides, he said that the redevelopment of Tsuen Wan Law Courts Building had been delayed although it had been discussed at length. He thus urged the departments concerned to promptly implement the renewal programme. He hoped that upon the redevelopment of Tsuen Wan Law Courts Building, various government departments would set up branch offices in the new building to offer local residents with a wider range of quality public services. For example, the Social Welfare Department (SWD) could set up a service centre to provide rehabilitation training for the elderly. Additionally, he pointed out

the acute shortage of parking spaces and motorcycle parking spaces in the district, and therefore suggested including the undeveloped sites in the proximity of Tsuen Wan harbourfront (e.g. the one near OP Mall) in the scope of the TWDS.

22. The Chairman said some merchants and landlords had conveyed to him that during the implementation of the renewal programme of Tsuen Wan, they wished to be rehoused in the district and continue to live in the community with which they were familiar. He opined that there was still much room for improvement in many aspects of Tsuen Wan. He hoped that walkways and carriageways in the district would be widened under the renewal programme so as to solve the problem of carriageways and walkways being too narrow at Sha Tsui Road and Chung On Street. Moreover, he proposed the construction of multi-storey car parks or underground car parks to relieve the shortage of parking spaces in the district. He hoped that the URA would properly draw up planning for Yan Chai Hospital and Lady Trench General Out-patient Clinic, thereby providing healthcare practitioners with a more comfortable workplace and offering medical services of a higher quality to the public.

23. GM(BS) of the URA responded as follows:

- (1) the industrial buildings behind Sheung Chui Court had already been included in the “Core Zone” of the TWDS. The updated OZPs would also cover those industrial buildings in the future;
- (2) the consultancy would study various proposals to deal with the problems of narrow walkways and carriageways as well as insufficient parking spaces. For instance, roads would be realigned to improve the pedestrian environment and enhance the accessibility, thereby preventing vehicle-pedestrian conflicts arising from the lack of parking spaces and loading/unloading bays;
- (3) the URA noted Members’ views on preserving buildings of greater historical and cultural significance in the district. The consultancy would adopt the URA’s “5Rs” business strategy (including redevelopment, rehabilitation, retrofitting, preservation and revitalisation) to conduct a comprehensive study and give thorough consideration when updating the OZPs, as well as to make every effort to identify any under-utilised sites for suitable uses to align with the Government’s policy on “single site, multiple use”;
- (4) the URA would discuss the redevelopment of Fuk Loi Estate with the HD. It would also further study the Member’s proposal for swapping the locations of Fuk Loi Estate and Sha Tsui Road Playground; and
- (5) the URA would put forth rehousing proposals for occupants and merchants affected by the URA’s renewal programme according to the prevailing policy.

24. The Chairman urged the URA to consider Members’ views, and suggested that Members could directly contact the URA and convey to it their views on the subject matter.

V Item 4: Request for a Study on the Introduction of an “Underground Public Utilities Database” in Tsuen Wan
(TWDC Paper No. 23/2023)

25. The paper was submitted by Mr LUK Ling-chung, Antonio. The representative from the department responsible for giving responses was Mr YU Hok-chi, Raymond, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO)), LandsD. Besides, the written replies of the LandsD and Highways Department (HyD) were tabled at the meeting.

26. Mr LUK Ling-chung, Antonio introduced the paper.

27. Mr LUK Ling-chung, Antonio said he would like to express gratitude to the LandsD for its written reply. He noted that the LandsD would establish a 3D digital underground utilities database by the end of 2024 and the Survey and Mapping Office (SMO) of the LandsD would undertake the coordination work of the database. He enquired about the mechanism or arrangement for regularly updating such database by government departments and utility undertakings (e.g. the CLP and the Hong Kong and China Gas Company Limited). Besides, he assumed that the scope of information collected by the database would mainly include public utilities underneath walkways and carriageways. He enquired whether the database would also contain the information on public utilities under footpaths.

28. The Chairman opined that apart from the LandsD and HyD, the HD should also have input into the project concerned. He pointed out that as the Government did not retain any information on underground public utilities for the time being, the HD would often find out the construction sites of covered walkways in PRH estates were coupled with the heavy presence of underground public utilities only during the implementation of the works. As a result, the HD had to change the works areas or locations accordingly. Previously, there had also been a similar instance in which staff of the Water Supplies Department (WSD) only discovered the existence of underground electricity cables and other public utilities when carrying out excavation works in response to a water main burst incident at Wo Yi Hop Road. Thus, the WSD's staff had to find a way to move the facilities concerned in order to carry out the repairs. He held that if the staff could have a complete picture of those underground facilities beforehand, they would be able to shorten the time of the excavation works and therefore enhance the overall efficiency of the works. He thus suggested that the departments concerned should supply the underground public utilities database with information for future reference.

29. AA/Lands (DLO) of the LandsD responded that the Building Information Modelling Section (BIMS) under the SMO of the LandsD was responsible for the establishment of the database. As the BIMS was unable to send a representative to attend this meeting, he would relay Members' questions and views to the BIMS for its follow-up and submit the relevant information after the meeting.

(Post-meeting note: The BIMS replied that the LandsD had jointly established a mechanism with the government departments concerned and major utility undertakings to ensure the regular update of the underground public utilities database. The database would be

updated every three to six months. The information on public utilities under government land would be collected by the database in general.)

VI Item 5: Strong Request for Planning to Increase and Enhance the Community Facilities in Tsuen Wan

(TWDC Paper No. 24/2023)

30. The Chairman said that as the paper of this agenda item was submitted by him, he asked the Vice Chairman to take over the chair temporarily.

31. The Acting Chairman stated that Mr CHAN Yuen-sum, Sumly submitted the paper. The representatives from the department responsible for giving responses were:

- (1) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), Leisure and Cultural Services Department (LCSD);
- (2) Mr LEE Wai-man, Senior Librarian (Tsuen Wan) (SL(TW)), LCSD;
- (3) Ms WONG Siu-fan, Phoebe, District Social Welfare Officer (Tsuen Wan/Kwai Tsing) (DSWO(TW/KwT)), SWD; and
- (4) Mr CHAN Yee-hing, Paul, Engineer/Tsuen Wan 1 (E/TW1), Transport Department (TD).

Besides, the written reply of the SWD was tabled at the meeting.

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

33. Mr WONG Ka-wah said that he would obtain information about the operation of the mobile library at Lei Muk Shue Estate (including information about the temporary suspension of services due to repair and maintenance) from the website of the LCSD, and found that the aforesaid mobile library had failed to provide services three times in the past two months. He surmised that it was a result of vehicle breakdowns and absence of staff due to sickness. He suggested the LCSD cooperate with local schools to set up community libraries in school premises and send staff to exchange books with the schools. Such arrangement would reduce manpower and expenses associated with the operation of mobile libraries, while facilitating management at the same time.

34. Mr LUK Ling-chung, Antonio said that with regard to the enhancement of community facilities in Tsuen Wan, although there was a divergence of views among Members in terms of whether to retain Princess Alexandra Community Centre, he proposed renovating the facilities thereat in phases before the decision was made. If the final decision was to retain Princess Alexandra Community Centre, the renovation works could also be carried out after the completion of the proposed community hall near Ma Tau Pa Road.

35. SL(TW) of the LCSD responded as follows:

- (1) at present, there were one major library (i.e. Tsuen Wan Public Library), one small library (i.e. Shek Wai Kok Public Library) and seven mobile libraries set up by the LCSD in Tsuen Wan district. Overall speaking, the LCSD considered that basic and appropriate public library facilities were already provided to the residents in the district;

- (2) to further enhance library services, the LCSD had commenced the Renovation of Tsuen Wan Public Library in 2021. The renovation works included a comprehensive upgrade of the library facilities and an expansion of the library's floor area to 3 600 square metres. Upon completion, the library would provide more seats, space and facilities to cater to the needs of modern patrons. For example, the provision of leisure reading areas, adding more activity spaces in the Children's Library, and integrating the Computer and Information Centre and the Multimedia Library to form an e-Zone. In terms of improving building facilities, a passenger lift serving the third to the seventh floor of Tsuen Wan Public Library would be retrofitted, the barrier-free access in the library would be optimised and more washrooms, baby care rooms and water dispensers would be added, with a view to enhancing the library's facilities as a whole;
- (3) in addition to the renovation works, the LCSD was developing a Smart Library System with full application of the radio frequency identification (RFID) technology. The RFID technology was mainly used to upgrade the library's facilities, allowing patrons to check out and return items, as well as collecting reserved items, in the form of self-service. These upgraded facilities would allow services to remain available even after libraries were closed;
- (4) apart from setting up physical libraries, the Hong Kong Public Libraries (HKPL) proactively developed and adopted new information technology, providing library services without time and geographical constraints to the public through online and mobile platforms, which included the 24-hour e-Library and Multimedia Information System services. As of August 2023, the HKPL had acquired 14 e-book collections and 83 e-databases. The number of titles of e-book collections had increased from 479 000 to 510 000 in comparison with that of August 2022. The HKPL would continue to acquire and subscribe to 14 e-book collections in 2023 and 2024, and had added a Chinese audio collection "Jin Yong Martial Arts Novels Audio Collection" in September 2023. The HKPL would endeavour to further enrich its e-book collections, including acquiring more e-books that were locally published or suitable for children and teenagers, as well as leisure e-books covering different subjects and categories. During the epidemic, the public had become more accustomed to accessing the resources of the HKPL through online and mobile platforms; and
- (5) the HKPL had launched the "Libraries@neighbourhood - Community Libraries Partnership Scheme", in which the HKPL collaborated with local groups (including schools and non-governmental organisations) to set up community libraries. There were currently eight community libraries established in Tsuen Wan district. The LCSD was pleased to work with local groups to extend library services by making use of library facilities.

36. DSWO(TW/KwT) of the SWD responded as follows:
- (1) the SWD was committed to supporting the elderly and persons with disabilities in need, and provided various community support and care services through non-governmental organisations. In terms of services for the elderly, the District Elderly Community Centres and the Neighbourhood Elderly Centres provided a series of appropriate community support services for the elderly at district and neighbourhood levels respectively. Frail elderly persons could receive various types of community care services through centre-based Day Care Centres/Units for the Elderly and home-based Enhanced Home and Community Care Services/Integrated Home Care Services. Besides, the SWD provided short-term Day Respite or Residential Respite Services for elderly persons. For elderly persons who had been assessed as needing long-term residential care services, the SWD provided a wide spectrum of subsidised residential care services;
 - (2) concerning services for persons with disabilities, the SWD provided district-based support services through the District Support Centres for Persons with Disabilities, and provided home-based support services through the Home Care Service for Persons with Severe Disabilities to meet the needs of persons with disabilities in terms of personal care, nursing care and rehabilitation training, and to relieve the stress of their family members or carers. The SWD also provided respite services and subsidised residential care services for persons with disabilities. The current number of relevant service facilities/units in Tsuen Wan district had been provided in the written reply; and
 - (3) as regards planning, the Government had all along been adopting a multi-pronged approach with long-, medium- and short-term strategies to identifying suitable sites or premises in different types of development projects (including public housing development projects, private land development projects, development projects of the URA, redevelopment/conversion projects of vacant school premises, and projects on “Government, Institution or Community” sites, etc.), with a view to providing welfare facilities to meet the community’s demand. The SWD would take the following factors into consideration when formulating suitable proposals on welfare facilities, including the planning standards and guidelines related to welfare facilities as set out in the Hong Kong Planning Standards and Guidelines (HKPSG), the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, and the advice from the Planning Department or the Hong Kong Housing Authority (HA) on site constraints, development parameters and limitations. The SWD would continue to adhere to the above principles in planning and establishing social welfare facilities in Tsuen Wan district.
37. DLM(TW) of the LCSO responded as follows:
- (1) with regard to recreation and sports, the LCSO had always been committed to providing a wide range of recreational venues to satisfy the needs of residents in the district. When constructing venues, the

LCSD would draw reference from the standards concerned, including the HKPSG, policies on sports development, the population of the district, and the views of the TWDC and the public; and

- (2) as for the demand for basketball courts and football pitches mentioned in the paper, the LCSD noted the opinions of Members. In the past, the LCSD had sought suitable locations for the construction of basketball courts and football pitches in different projects, including Tsuen Wan Sports Centre completed in 2018 and Tsuen Wan Riviera Park which had undergone improvement works in 2023. The LCSD had also added basketball courts to the aforesaid venues. The LCSD would continue to stay attuned to the development direction of the district so as to identify suitable locations for the construction of recreational facilities.

38. E/TW1 of the TD responded as follows:

- (1) the Government's current policy on the provision of parking spaces was to accord priority to considering and meeting the parking demand of commercial vehicles, and to provide an appropriate number of private car parking spaces if the overall development permitted. However, it did not encourage frequent users of public transportation to switch to private cars, so as to avoid aggravating the burden on road traffic. In view of Hong Kong's limited land resources and the competing priorities for different land uses, it was neither reasonable or sustainable to increase the number of parking spaces continuously to catch up with the growth of the vehicle fleet, or to set a rigid target for the proportion of parking spaces;
- (2) in order to increase the supply of parking spaces and optimise existing parking spaces in an appropriate manner, the Government had actively introduced a series of initiatives to be implemented in the short-, medium- and long-term, including the revision of the relevant standards on parking spaces in the HKPSG in August 2021 that more ancillary parking spaces of various types would be provided in residential projects in the future, and the addition of requirements on the types and numbers of parking spaces for commercial vehicles in subsidised housing development projects. The TD would continue to review the standards for parking facilities under the HKPSG on a regular basis and revise the relevant standards in a timely manner so as to tie in with the changes in society and economic environment. In addition, the TD would provide public parking spaces at suitable "Government, Institution or Community" sites or in public open space projects following the principle of "single site, multiple uses";
- (3) the TD would also continue to carry out pilot studies on automated parking systems to identify sites for pilot projects and assess the feasibility and applicability of various types of automated parking systems in Hong Kong; and
- (4) as long as traffic flow was not affected, the TD would create additional on-street, disabled and night-time parking spaces at suitable locations, and encourage schools to allow the parking of school buses within school premises after school hours.

39. Mr CHAN Yuen-sum, Sumly said that he was pleased to learn that the LCSD had devoted substantial resources to carrying out modernisation works for existing libraries, but he hoped that the LCSD would provide additional small libraries and mobile libraries at different locations in the district. He pointed out that some mobile libraries were unable to provide services for up to ten months owing to vehicle breakdowns and other reasons, causing inconvenience to local residents (especially the elderly and the disabled). In addition, although the SWD had made efforts to improve the facilities for the elderly and persons with disabilities, the number of facilities such as residential care homes for the elderly was still unable to meet the demand as a result of the increasing population of elderly persons in the district. The number of beds in private residential care homes for the elderly had been reduced as the Government had tightened the requirement for the minimum average living space per resident in residential care homes and demanded for higher quality of residential care services. Some residential care homes had also been eliminated because they had failed to meet the requirements. On the other hand, the waiting time for getting a place in subsidised residential care homes could be up to several years. He urged the Government to actively identify sites, increase social welfare facilities and direct more resources to provide support for private residential care homes. Besides, he opined that the LCSD should provide hardware facilities such as additional recreational and sports facilities for the promotion of sports development. Moreover, many facilities in PRH estates required renovation. He would further discuss the subject matter with the HD after the meeting. Last but not least, there was a shortfall of parking spaces for goods vehicles regardless of their sizes, private cars, motorcycles and bicycles at present, resulting in a large number of illegally parked vehicles at bus stations. Buses needed to pick up and set down passengers in the middle of the road, which was an undesirable situation. He urged the TD and relevant planning departments to study the construction of multi-storey car parks, underground car parks or car parks with mechanised vehicle parking systems, with a view to increasing the supply of parking spaces in the long run.

40. The Acting Chairman said that during the discussion of the item related to the TWDS earlier, Members had also put forward suggestions for providing additional parking spaces, recreational and sports facilities and welfare facilities. He asked the departments concerned to convey Members' views to the URA so as to dovetail with the TWDS and future development plans in the district.

VII Item 6: Request for Provision of Assistance in Fostering a Harmonious Neighbourhood in Private Housing Estates by the Home Affairs Department
(TWDC Paper No. 25/2023)

41. The Chairman stated that Mr LAU Cheuk-yu submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr LEE Soeng-him, Sean, Assistant District Officer (Tsuen Wan) (ADO(TW)), Tsuen Wan District Office (TWDO); and
- (2) Mr NG Cheuk-hang, Almerick, District Commander (Tsuen Wan) (DC(TW)), Hong Kong Police Force (HKPF).

42. Mr LAU Cheuk-yu introduced the paper.

43. Mr LUK Ling-chung, Antonio noted that the Home Affairs Department (HAD) had listed on its webpage the seven common roles that its staff would play in supporting the building management work of owners. Yet, the HAD's staff would not assume a role in coordinating meetings. He commended Liaison Officer i/c (Tsuen Wan)/Building Management (LOi/c(TW)BM) of the TWDO for her efforts to handle the recent request from some owners of Tsuen King Garden Phase I and arrange for general meetings. He pointed out that LOi/c(TW)BM of the TWDO did not only have a professional work attitude, but she had also acted proactively to resolve problems. Moreover, it was shown on the HAD's webpage that the HAD had put in place other mechanisms to resolve disputes over building management, including the Free Mediation Service Scheme for Building Management, the Building Management Dispute Resolution Service and the Panel of Advisors on Building Management Disputes. He suggested that District Offices of the HAD should step up their efforts to promote these support services. Also, he hoped that the HAD and its District Offices would re-examine their roles and deliberate on whether more could be done in supporting building management.

44. The Chairman said that OCs or owners' committees would often get involved in disputes, and District Offices would provide assistance accordingly. He expressed gratitude to LOi/c(TW)BM of the TWDO for her work. Besides, he opined that the resources currently allocated to the support for building management by the Government were still insufficient. For example, more resources should be provided for assisting in the establishment of OCs of "three-nil" buildings, helping residents to convene meetings to discuss matters related to building management, and listening to residents' views. He hoped that the Government would allocate additional resources and manpower to District Offices and enhance professional training for the Liaison Officers responsible for the relevant matters.

45. ADO(TW) of the TWDO responded as follows:

- (1) he responded on behalf of the HAD that Members' questions did not only fall under the broad umbrella of building management, but they were also related to the specific work on the regulation of property management services;
- (2) the Government had all along been acting as a facilitator of building management to encourage owners to form residents' organisations such as OCs. The Government had also provided a variety of support services free of charge, including legal advice services, mediation services, as well as education and publicity, to assist OCs and owners in discharging their building management responsibilities. It required the cooperation and communication among various parties including owners and OCs to achieve effective building management. The TWDO would continue to pay attention to the management of housing estates and buildings in the district, including Tsuen King Garden Phase I mentioned by the Member in the captioned paper, and would provide support for OCs and owners where appropriate;
- (3) he believed that Members were aware of the coordination and support work carried out by the TWDO to handle the recent request from certain owners of Tsuen King Garden Phase I and arrange for general meetings. The TWDO was pleased that the work had gained

recognition from quite a number of local communities and would keep up the good work;

- (4) regarding the work on the regulation of property management services, the HAD had been promoting the integrity of the property management industry and enhancing the competence and professionalism of property management practitioners through the establishment of the Property Management Services Authority (PMSA) and the implementation of the Property Management Industry Licensing Regime;
- (5) the Member had raised questions about the regulation of the quality of property management services and the related standards in the paper, including whether security guards and property management officers of private housing estates in Tsuen Wan district were licence holders and whether the numbers of these licensed security guards and licensed property management officers met the requirements. He responded to the questions that currently, all licensed property management companies should fulfil the requirement for the minimum manning ratio stipulated by the PMSA. The PMSA had issued Codes of Conduct strictly according to the Property Management Services Ordinance with a view to establishing the relevant standards and enhancing the service quality of the industry. The PMSA would proactively conduct inspections on an irregular basis to ensure that property management companies complied with the regulations and abided by the law (e.g. assuring that they met the criterion for holding a licence in respect of the minimum manning ratio). Additionally, the PMSA would also handle public complaints against licensed property management companies/licensed property management practitioners; and
- (6) the HAD and PMSA were dedicated to enhancing the quality of property management services. He hoped that residents would support the work concerned, building a harmonious community together.

46. District Officer (Tsuen Wan) (DO(TW)) of the TWDO supplemented as follows:

- (1) the TWDO would review the approaches for enhancing the publicity of the mediation and support services provided by the HAD for resolving disputes over building management; and
- (2) the PMSA was established according to the Property Management Services Ordinance in 2016. It was responsible for implementing the Property Management Industry Licensing Regime. The three-year transitional period granted under the licensing regime had expired recently. In case of professional misconduct by a licensed property management company/licensed property management practitioner, the PMSA would conduct a disciplinary hearing in order to give a verbal warning or written reprimand to the licence holder or even revoke the licence. The TWDO would introduce the complaint mechanism of the PMSA to people who wanted to lodge a complaint where necessary. He believed that upon the receipt of a complaint, the

PMSA could offer protection to the complainant and ensure that the public would obtain property management services of a higher quality.

47. DC(TW) of the HKPF responded that generally speaking, if disputes over building management arose within the precincts of a housing estate, the event organiser or security guards of the housing estate would be responsible for maintaining order at the scene. The Police would deploy manpower according to different situations or needs with a view to making timely intervention and ensuring public safety.

48. Mr LAU Cheuk-yu thanked the TWDO for its coordination work in response to the request from some owners of Tsuen King Garden Phase I. He held that as grey areas were observed in the Property Management Services Ordinance, disagreements and disputes over building management and repairs would easily arise between OCs and owners. He hoped that Members would help mediate such disputes. The Government should also provide support services more proactively, which would be conducive to settling disputes between OCs and owners. Regarding the complaint mechanism of the PMSA, he opined that the threshold of substantiating a complaint was too high and hoped that the Government would re-examine the criteria concerned.

49. The Chairman said he hoped that the department concerned would strengthen its work on building management to make Tsuen Wan a more harmonious community.

(Note: Mr WONG Ka-wa left the meeting at 4:28 p.m.)

VIII Item 7: Crime Brief for Tsuen Wan District – Comparison of Crime Statistics between June to July 2023 and June to July 2022
(TWDC Paper No. 26/2023)

50. DC(TW) of the HKPF briefed Members on the crime situation of Tsuen Wan district.

51. Mr KOT Siu-yuen thanked the Regional Crime Prevention Office of the HKPF for organising an anti-deception talk in the district earlier to disseminate information on anti-deception and phishing scams to the elderly. Besides, he learned that the HKPF had stepped up patrols on the streets and raided the rooftops of the “three-nil” buildings near Sha Tsui Road and Chuen Lung Street to seize dangerous drugs. He also expressed his gratitude to the Police for conducting enforcement operations at traffic black spots in the district and combating crimes related to prostitution, gambling and drugs.

52. Mr LUK Ling-chung, Antonio said that compared with the crime figures of the corresponding period in 2022, the crime cases in the district recorded between June and July in 2023 were on the rise, the number of cases involving gambling had doubled, the number of pickpocketing cases had increased eight times, and the number of cases involving prostitution had increased 23 times, whereas that of snatching cases had showed litter change over the period. In his opinion, the increase in crime figures reflected the strengthened arrest actions by the Police. Besides, he thanked the Police for their recent enforcement against the problem of illegal gambling in Shek Pik San Tsuen. In order to evade enforcement actions by

the Police, the duration of the illegal gambling activities taken place at the location concerned had been shortened and the time when such activities were hosted had become irregular. He suggested the Police continue to target illegal gamblers at the location concerned and enhance enforcement actions. Besides, some residents pointed out that the problem of on-street solicitation in the district was still severe, and they had witnessed about 20 prostitutes wandering along Ho Pui Street in the evening. He proposed that the Police should redouble its efforts to clamp down on this problem. In addition, he expressed concern over the problem of begging activities spreading across Tsuen Wan town centre, especially at the footbridge opposite the TWDC and the area near Lady Trench General Out-patient Clinic. As multiple pickpocketing cases had occurred in the industrial area of Tsuen Wan East recently, he suggested the Police deploy additional manpower to patrol the locations concerned. He was also concerned about the emergence of the “famous painting scammers” in other districts and the problem of excessive speeding on Tsuen Wan Road. He suggested setting more roadblocks at relevant locations to combat such illegal activities. The late-night noise problem at Nos. 127 to 135 Yeung Uk Road, Tsuen Wan remained serious. The noise nuisance sometimes even persisted until 3 a.m., disturbing residents’ sleep. Finally, he pointed out that there were some coaches parked at the corner of the road near Chelsea Court at Yeung Uk Road after 8 p.m. Such behaviour was very dangerous and could easily lead to accidents. He suggested that the Police should step up enforcement to rectify the aforesaid situation and issue fixed penalty tickets to the illegally parked vehicles thereat.

53. The Chairman said that many elderly persons had sought help from him recently, saying that they had lost their Octopus cards containing consumption vouchers. Given that pickpocketing had been very rampant lately, he thus suggested the Police deploy plainclothes officers to patrol markets and other places with high pedestrian flow in the district, put up posters at prominent locations in the markets, and call on the MTR Corporation Limited and various government departments to broadcast messages reminding residents to stay vigilant and take care of their personal belongings. Besides, advertising leaflets listing the prices of illicit cigarettes were often placed behind the metal gates of PRH units. He advised the HD and HKPF to strengthen cooperation for preventing the problem of illicit cigarettes from getting worse. In addition, he recently found that some thieves would inspect the environment of PRH estates such as Lei Muk Shue Estate in advance before committing crimes (commonly known as “case the joint”), and would even ring doorbells to look for possible targets. He suggested that the HD, HKPF and related property management companies should be more alert. Furthermore, he advised that sustained enforcement efforts should be made to deal with the problem of illegal gambling in the district, and voiced concern over the traffic congestion problem at places such as Kwok Shui Road and Shing Mun Reservoir. Lastly, he was worried about the illegal debt-collection practices of money lenders, such as knocking on the door repeatedly, kicking the door and splashing red paint at the residences of debtors. The money lenders would even perform acts of harassment at debtors’ companies and disclose debtors’ personal information to the public. The family members of some debtors dared not leave their homes because of personal safety concerns. He suggested the Police address malpractices of debt-collection squarely and follow up on relevant cases.

54. DC(TW) of the HKPF responded as follows:
- (1) the HKPF attached great importance to the pickpocketing cases in the district, and had put up banners at prominent locations in Yeung Uk Road Market where pickpocketing cases had often occurred to remind residents to beware of pickpockets. Besides, the Tsuen Wan Police District, together with the relevant Care Teams, had distributed leaflets to the public at Yeung Uk Road Market on 30 August 2023 to disseminate anti-pickpocketing and anti-fraud messages. The HKPF would also strengthen patrols at relevant black spots and conduct data analysis of pickpocket syndicates;
 - (2) there were several black spots of begging activities in the district, such as the areas near Yeung Uk Road Market, under Tai Ho Road Flyover, around MTR Tsuen Wan Station and Nan Fung Centre, etc. The HKPF had zero tolerance for acts of harassment against any persons in public places. Upon receipt of relevant complaints, the Police would immediately send officers to handle the cases. Generally, warnings would be given to the persons involved in inappropriate behaviours and, if there was sufficient evidence, prosecutions would be instituted according to the Summary Offences Ordinance;
 - (3) the work of cracking down on illicit cigarettes was mainly undertaken by the Hong Kong Customs and Excise Department (C&ED). The C&ED had all along been committed to combating smuggling and trafficking activities of illicit cigarettes. Members of the public could report such activities through the crime-reporting hotline of the C&ED, and the HKPF would provide assistance when necessary to ensure effective handling of relevant cases;
 - (4) the HKPF did not keep record of burglary cases that had occurred in Lei Muk Shue Estate in the past six months. The Police accorded a very high priority to the safety of residents in the district and would remind security guards and property management officers of housing estates to keep a watchful eye on strangers entering and exiting buildings. In case of encountering burglary cases, members of the public should call the Police at once for assistance and provide relevant video footage to the Police to facilitate timely follow-up and handling of the cases;
 - (5) the HKPF had always been concerned about crimes involving illegal debt-collection activities. There were a total of six criminal damage cases related to illegal debt-collection activities during June and July 2023, which was lower than the number of cases recorded between April and May 2023 (i.e. 11 cases) and that of the same period in 2022 (i.e. 10 cases). During 25 to 30 August 2023, the New Territories South Regional Headquarters of the HKPF had mounted an operation codenamed “Boulderfire” against cases involving illegal debt-collection activities. Twelve persons were arrested for alleged offences including criminal damage, conspiracy to commit criminal damage and breaching the Money Lenders Ordinance. The HKPF would continue to conduct data analysis and establish partnership with property management companies of housing estates in the district to jointly implement preventive measures. Meanwhile, the security

- guards of the housing estates concerned would be reminded to notify the Police as soon as possible when suspicious persons were spotted;
- (6) the HKPF arrested an average of 20 to 30 people suspected of engaging in illegal gambling activities every month. From June to July 2023, a total of eight enforcement operations had been carried out and more than 40 people had been arrested. Black spots of illegal gambling activities in the district included Shek Pik Sun Tsuen, Shek Wai Kok Estate, Fuk Loi Estate and Lei Muk Shue Estate. The HKPF would deploy plainclothes officers to strengthen law enforcement and crack down on the illegal activities concerned; and
 - (7) after the full resumption of normal travel between Hong Kong and the Mainland, the number of on-street prostitutes in the district had increased. The HKPF would work with the Immigration Department to enhance law enforcement so as to arrest illegal sex workers and proceed with their repatriation more effectively.

IX Item 8: Crime Brief for Ma Wan – June to July 2023

(TWDC Paper No. 27/2023)

55. DC(TW) of the HKPF briefed Members on the crime situation of Ma Wan.

56. Mr CHAN Sung-ip thanked the New Territories South Regional Headquarters of the HKPF for conducting an anti-deception talk in Ma Wan, and suggested the Police Community Relations Office of the Kwai Tsing Police District step up publicity efforts in promoting anti-deception messages.

X Item 9: Information Papers

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

- (1) Report of District Planning, Development and Facilities Management Committee
(TWDC Paper No. 28/2023);
- (2) Report of Environment, Health and Climate Change Committee
(TWDC Paper No. 29/2023);
- (3) Report of Traffic and Transport Committee
(TWDC Paper No. 30/2023);
- (4) Report of Social Service and Community Development Committee
(TWDC Paper No. 31/2023);
- (5) Report of District Management Committee
(TWDC Paper No. 32/2023); and
- (6) Items Resolved by Circulation by the Tsuen Wan District Council during the Period from 18 July to 18 September 2023
(TWDC Paper No. 33/2023).

XI Item 10: Any Other Business

58. Mr KOT Siu-yuen said that this was the last meeting of the TWDC in its current term. He expressed his gratitude to the government departments such as the Drainage Services Department, Buildings Department, Food and Environmental Hygiene Department (FEHD) and Environmental Protection Department for their work. During his tenure as the Chairman of the Environment, Health and Climate Change Committee, the environmental hygiene in the district had improved. He

especially thanked the FEHD for their efforts in combating the problem of shop front extensions and in managing markets, as well as thanked relevant departments in improving the problems of foul water pipe misconnection and seawater odour at Tsuen Wan harbourfront. He hoped that the next-term TWDC could continue to follow up on the relevant environmental hygiene issues.

59. Mr LUK Ling-chung, Antonio said that some members of the public relayed to him that pedestrians had to wait nearly eight minutes to cross the road at the junction of Yeung Uk Road and Wang Lung Street. He suggested that the TD should study how to improve the traffic at the location concerned, but residents had reservations about the installation of additional traffic lights. Besides, he requested the Secretariat to submit the draft minutes of the meeting for Members' perusal as soon as possible. As this was the last meeting of the TWDC in its current term, he expressed his appreciation to the representatives of various government departments (including the FEHD, LCSD, South West New Territories Maintenance Section of the HyD, SWD, HKPF, TWDO and the TWDC Secretariat) for their assistance and work over the past four years.

60. The Chairman said that buses were found parked at the road crossing facilities at Lei Muk Shue Estate Public Transport Interchange recently. Pedestrians were put in immense danger as they had to bypass the vehicles in order to cross the road. Furthermore, a traffic accident had occurred recently at a location on Kwok Shui Road towards The Rise. It was suspected that the vehicle had been travelling too fast and hence knocked down a pedestrian. He urged the relevant departments to review whether it was necessary to install additional traffic lights and zebra crossings at the locations concerned, or to limit vehicle speed thereat so as to reduce the occurrence of traffic accidents. He also urged the TD to follow up on the water leakage near the third pillar of the bus stop cover of route no. 46X (Shatin bound) at Shing Mun Tunnels Bus Interchange. Moreover, the number of parking spaces for light goods vehicles (LGVs) in PRH estates was insufficient to meet the demand. Therefore, he requested that the previous balloting mechanism should be adopted (i.e. vans and private cars should be put under the same category) so that LGVs could also share the parking spaces for private cars. Finally, he said that in the light of the sluggish economy at present, he hoped that the departments concerned would continue to provide rent concessions to tenants of public market stalls under the FEHD and retail premises in shopping malls or markets under the HD.

61. Chief Transport Officer/NT South West of the TD responded that the TD would learn about and follow up on the traffic situation at the junction of Yeung Uk Road and Wang Lung Street mentioned by Members. The newly introduced airbus route no. A30 in recent months had its terminus at Lei Muk Shue Estate Public Transport Interchange. The TD would review the arrangement of bus stops thereat. In addition, the Widening of Kwok Shui Road had been included in the public housing development project at Kwok Shui Road, which would commence in 2024. Additional traffic lights would be installed at the relevant road sections upon completion of the aforementioned project. The bus stop cover at Shing Mun Tunnels Bus Interchange was managed by the bus company, hence the TD would refer the water leakage problem to the bus company for follow-up.

62. SHM/WTT2 of the HD responded that the HA had decided in June 2023 to extend the rent concessions provided to eligible non-domestic tenants (including shop tenants and market stall tenants) and licensees for another six months from 1 July 2023 to 31 December 2023, with a concession rate at fifty per cent. The HD noted Members' opinions on the rent concession measures, and would continue to keep an eye on the economic situation as well as the relevant government measures. Appropriate assistance would be provided to merchants under the HA as necessary. In addition, the HA was reviewing the allocation arrangements for monthly rental parking spaces and would announce the arrangements concerned as soon as possible upon completion.

(Note: Mr LAU Cheuk-yu left the meeting at 5:02 p.m.)

63. District Environmental Hygiene Superintendent (Tsuen Wan) of the FEHD responded that the FEHD had been committed to combating the problem of shop front extensions and the progress of the work concerned hinged largely on the support provided by the HKPF and TWDO. As for providing rent concessions for tenants of public market stalls under the FEHD, the FEHD had noted Members' views and would convey such suggestions to the headquarters.

64. The Chairman said that this was the last meeting of the current-term TWDC, and hoped that the next-term TWDC could continue to follow up on the unfinished business. He expressed his gratitude to DO(TW), fellow Members and the TWDC Secretariat. He also thanked the representatives of various government departments including the TWDO, SWD, LandsD, TD, HD, FEHD, HKPF, CEDD and LCSD for their support over the past four years.

Tsuen Wan District Council Secretariat
December 2023