

(Translation)

Minutes of the 5th Meeting of
District Facilities and Works Committee (4/24-25)

Date: 21 October 2024

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr WONG Wai-kit, MH (Chairman)

Mr NG Chun-yu (Vice Chairman)

Mr KOO Yeung-pong, MH

Mr CHU Tak-wing, MH

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Dr LEUNG Cheong-ming, Raymond, MH, JP

Mr CHAN Chun-chung

Ms CHAN Shun-shun

Mr CHAN Sung-ip, BBS, MH

Mr MOK Yuen-kwan

Mr CHAN Hiu-chun, MH

Mr TSANG Tai

Mr FUNG Cheuk-sum

Ms WAH Mei-ling

Mr WONG Kai-chun

Mr KOT Siu-yuen, MH

Mr CHENG Chit-pun

Mr LI Kin-man

Mr CHUNG Chin-to

Ms SO Ching-yin

Government Representatives

Mr KWAN Chun-kit, Eric

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

Mr LEUNG Kwong-shing

Senior Inspector of Works (Acting), Tsuen Wan District Office

Mr LEUNG Siu-ming, David

Architect (Works) 8, Home Affairs 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

Miss LEUNG Wai-nga, Viola	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Mr LEE Wai-man	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Ms LAM Pui-sze, Millicent	Executive Officer (Planning) 32, Leisure and Cultural Services Department
Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development Department
Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr TAM Wai-ho	Engineer/New Territories West (Distribution 1), Water Supplies Department

Tsuen Wan District Council Secretariat Representatives

Mr LIM Kuen	Senior Executive Officer (District Council), Tsuen Wan District Office
Miss LEUNG Tsz-wai, Apple (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office
Miss CHAN Hiu-yuen, Virginia	Executive Assistant (Community Involvement) 4, Tsuen Wan District Office

In Attendance:

For discussion of Item 2

Ms HO Ying-mei	Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 8, Housing Department
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For discussion of Item 3

Mr PONG Chi-fai, Wilson	Senior Building Surveyor/D5, Buildings Department
Mr LEE Siu-wo, Rex	Senior Building Surveyor/Kowloon 4, Buildings Department

For discussion of Item 4

Ms Joy TANG	Senior Project Manager, WCWP International Limited
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I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 5th meeting of the District Facilities and Works Committee (DFWC).

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders, if a District Council (DC) Member found that he/she had any direct personal or pecuniary interests in a discussion item or relevant matters when attending a meeting of the Council or dealing with matters

related to the Council, the DC Member should declare the interests. The Secretariat had not received any declaration of interests prior to the meeting. The Chairman enquired whether Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

3. The Chairman stated that at the meeting, Members could speak and make supplementary remarks on each agenda item once respectively. Members could speak up to two minutes in the first round of speeches and up to one minute in the second round of speeches.

II Item 1: Confirmation of Minutes of the 4th Meeting held on 19.8.2024

4. The Chairman stated that the Secretariat had not received any proposed amendment prior to the meeting. The Chairman enquired whether Members had to put forth proposed amendments immediately. No Member put forth a proposed amendment immediately. Members unanimously endorsed the minutes.

III Item 2: Matters Arising from the Minutes of the Previous Meetings Paragraphs 24 to 31 of the Minutes of the Meeting held on 19 August 2024: Request for Enhancement of the Supporting Facilities off the Pedestrian Walkway on Texaco Road North (Shek Wai Kok Estate)

5. The Chairman stated that the representative from the department responsible for giving responses was Ms HO Ying-mei, Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 8 (HM/WTT8), Housing Department (HD). Members and the representatives from the HD and District Lands Office, Tsuen Wan and Kwai Tsing (DLO) had conducted an on-site inspection at Shek Wai Kok Estate on 15 October 2024. Besides, the written reply of the DLO was tabled at the meeting.

6. HM/WTT8 of the HD reported as follows:

- (1) according to the information of the Lands Department, slope no. 7SW-C/F452 fell beyond the boundary of Shek Wai Kok Estate. It was a piece of unallocated government land at the moment. Acting as an agent of the Government, the HD currently undertook the routine cleaning and repairs of the slope;
- (2) the Hong Kong Housing Authority had previously divested the shopping mall and car park of Shek Wai Kok Estate to another owner. Both parties had also entered into a Deed of Mutual Covenant (DMC) stipulating the respective shares of ownership of Shek Wai Kok Estate. Hence, if the area of the existing common part of Shek Wai Kok Estate should be changed, the consent of the owner concerned should be obtained in order to amend the DMC and related legal documents; and
- (3) since a change in the boundary of Shek Wai Kok Estate would incur an additional expense, the owner concerned did not consent to the amendment to the DMC arising from the captioned proposal.

7. The views and enquiries of Members were summarised as follows:
- (1) a Member enquired about the role of the HD in slope works. The Member also enquired whether the improvement works could only be conducted after the extension of the boundary of Shek Wai Kok Estate;
 - (2) a Member proposed that the Tsuen Wan District Office (TWDO) should provide ancillary facilities on the slope concerned under the District Minor Works (DMW) Programme, thereby bringing convenience to residents travelling to/from Shek Wai Kok Estate;
 - (3) a Member said that the lift at the location concerned had been provided under the “Universal Accessibility” Programme. It had been put into service in August 2024. However, even during peak hours, the lift was only used by five people at most over a 30-minute period. The Member doubted that this lift was a waste of public money. The Member hoped that the ancillary facilities near the lift would be improved in order to bring convenience to people with disabilities or impaired mobility;
 - (4) a Member understood that it was difficult to improve the ancillary facilities concerned. The Member suggested that the departments should communicate with one another and discuss solutions to the problem; and
 - (5) a Member enquired whether a ramp with a smaller gradient could be constructed at the location concerned with a view to facilitating wheelchair users to use the barrier-free facilities.
8. HM/WTT8 of the HD responded as follows:
- (1) the HD currently undertook the routine cleaning and repairs of the slope concerned. As the slope was not property of the HD, the implementation of works on the slope fell beyond the HD’s purview; and
 - (2) the slope was located between Shek Wai Kok Estate and the walkway on Texaco Road North. If another government department would construct a ramp on the slope in the future, the HD would consider carrying out the management work in tandem.
9. The Chairman said that the HD provided supplementary information on the slope concerned and highlighted the difficulties it would face in taking forth the improvement works. Members held that the improvement works could bring convenience to the public. He suggested that the TWDO should coordinate the efforts of the departments concerned such as the HD, Highways Department (HyD) and Transport Department (TD) and discuss solutions with them.
10. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO responded

as follows:

- (1) the TWDO understood that Members looked forward to implementing the improvement works. It also proposed that the department concerned should proactively follow up on and study the feasibility of the works. It had come to the TWDO's understanding that the HD was currently the department responsible for managing the slope concerned; and
- (2) in general, slope works fell beyond the scope of the DMW Programme coordinated by the Home Affairs Department (HAD). The TWDO was willing to coordinate the efforts of the departments concerned such as the HD, HyD and TD with a view to exploring feasible solutions.

11. The Chairman proposed retaining the captioned item under the Matters Arising from the Minutes of the Previous Meetings. Members unanimously agreed to the proposal.

IV Item 3: Concern about the Barrier-free Facilities of Projects under Construction or Proposed in Tsuen Wan District
(TWDC DFWC Paper No. 17/24-25)

12. The Chairman stated that Mr MOK Yuen-kwan and Mr NG Chun-yu submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr PONG Chi-fai, Wilson, Senior Building Surveyor/D5, Buildings Department (BD);
- (2) Mr LEE Siu-wo, Rex, Senior Building Surveyor/Kowloon 4 (SBS/K4), BD; and
- (3) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), Leisure and Cultural Services Department (LCSD).

Besides, the written replies of the Architectural Services Department (ArchSD) and HyD were tabled at the meeting.

13. Mr MOK Yuen-kwan and Mr NG Chun-yu introduced the paper.

14. SBS/K4 of the BD responded as follows:

- (1) the Design Manual - Barrier Free Access 2008 (the "Design Manual") had been released in 2008, and had all along been updated on an irregular basis. The BD had correspondingly set up the Technical Committee on Design Manual: Barrier Free Access (the "Technical Committee") to continuously review the design standards for barrier-free facilities. The Technical Committee had discussed more than 90 proposed improvements to the Design Manual so far, and the BD had also incorporated such amendments into the Design Manual. The latest edition of the Design Manual had been released in 2024.

Members could browse it on the BD's webpage;

- (2) in order to refine the regulations and standards concerned, the BD had engaged a consultancy to comprehensively review and update the Design Manual in February 2024;
- (3) according to the regulations set out in the Buildings Ordinance, the Design Manual was applicable to private buildings. The departments responsible for managing government buildings would also refer to the requirements given in the Design Manual where necessary;
- (4) the BD and consultancy would draw reference from the design requirements of the Mainland and foreign countries such as Singapore and Japan;
- (5) the BD had consulted different sectors to collect their views. For example, it had consulted the rehabilitation sector (e.g. the Hong Kong Council of Social Service) from April to May 2024. During July and August 2024, it had also consulted other sectors such as building professional institutions (e.g. the Hong Kong Institute of Surveyors and Hong Kong Institute of Architects) and academic institutions (e.g. the University of Hong Kong, Chinese University of Hong Kong, Hong Kong Polytechnic University and Lingnan University). Besides, the BD had sent its staff to conduct on-site inspections at the Elderly Resources Centre and elderly-friendly buildings of the Hong Kong Housing Society; and
- (6) the BD anticipated that the comprehensively updated edition of the Design Manual would be released in the first quarter of 2026.

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

- (1) regarding the details of the works concerned in Tsuen Wan Park, Members could refer to the written reply from the ArchSD;
- (2) the area concerned would be enclosed during the works period. The works department would provide barrier-free accesses at the location concerned as far as practicable; and
- (3) the LCSD would continue to communicate with the ArchSD in respect of improving the accessibility of parks under the LCSD.

16. The views and enquiries of Members were summarised as follows:

- (1) a Member enquired about the channels for expressing views or making requests on the Design Manual;
- (2) a Member pointed out the lack of understanding of the concept or design of barrier-free facilities among Access Officers of government departments. The Member suggested providing more training for these officers;
- (3) a Member was concerned about how the latest technology could help people with different types of disabilities. Citing the adoption of

touchless lift buttons during the epidemic as an example, the Member pointed out that while bringing convenience to the disabled, touchless lift buttons might cause inconvenience to people with visual impairment;

- (4) a Member proposed that the needs of carers of people with disabilities should be catered for in the Design Manual. The Member requested that, for example, larger folding desks should be provided in toilets for people with disabilities, facilitating carers to carry out care work;
- (5) a Member opined that importance should not only be attached to the provision of barrier-free facilities inside buildings but also to the accessibility of buildings. Hence, the Member suggested that the BD should assist in collecting views from people with disabilities on ancillary facilities and conveying these views to the government departments and private organisations concerned upon collation;
- (6) a Member proposed that people with disabilities representing rehabilitation groups should be continuously invited to visit buildings which would be in use soon and try out barrier-free facilities in those buildings;
- (7) a Member suggested that the Design Manual should be updated regularly and frequently;
- (8) a Member opined that different stakeholders in the community held different views on barrier-free facilities. Such facilities could bring convenience to people with disabilities and help them live with dignity. However, every person with a disability had his/her unique needs and sometimes, barrier-free facilities might cause inconvenience to other members of the community. For example, walkways with aged tactile guide paths would become relatively slippery. The uneven design of tactile guide paths would also pose potential tripping hazards to the elderly and cause travel difficulties to wheelchair users. The Member suggested that when planning barrier-free facilities, government departments and private organisations should conduct public consultations and consider various needs of people with disabilities and stakeholders in the community; and
- (9) a Member said that tactile guide paths would become relatively slippery in rainy and humid weather conditions. Pedestrians walking on such tactile guide paths would easily slip and fall. The Member thus recommended the introduction of tactile guide paths made up of materials with a higher coefficient of friction or better slip resistance.

17. SBS/K4 of the BD responded as follows:

- (1) the BD welcomed views from Members and the community on the study on the Design Manual;
- (2) apart from visiting different groups, the consultancy engaged by the BD

would also seek views from different organisations (e.g. the Hospital Authority and HD) in the form of questionnaires. Also, the BD would arrange focus group meetings or forums to collect views where necessary; and

- (3) the BD noted the potential problems in relation to touchless lift buttons and tactile guide paths. It would also request the consultancy to consider the details concerned in order to balance the needs of different stakeholders.

18. The Chairman suggested that when updating the Design Manual, the department concerned should take into account the views from users of barrier-free facilities. Besides, he proposed that the BD should set up a focus group after this meeting. It should invite Members as well as interested district groups and members of the community to join the focus group and give views on updating the Design Manual.

V Item 4: Overview of the Projects under the District Minor Works Programme of the Tsuen Wan District Office
(TWDC DFWC Paper No. 18/24-25)

19. The Chairman stated that the TWDO would brief Members on the projects implemented under the DMW Programme in 2024/25.

20. ADO(TW) of the TWDO introduced the paper.

21. Architect (Works) 8 (A(W)8) of the HAD stated that the Enhancement and Extension of Existing Covered Walkway near Waylee Industrial Centre at Tsuen King Circuit, Tsuen Wan (the “Project”) had entered the design stage. The works consultancy had submitted the preliminary proposal to the Advisory Committee on the Appearance of Bridges and Associated Structures (the “Advisory Committee”) for vetting in August 2024. It would also submit a revised proposal based on the recommendations from the Advisory Committee in October 2024. A tendering exercise was expected to be conducted for the Project in the first quarter of 2025 at the earliest.

22. DLM(TW) of the LCSD stated that the LCSD had all along been committed to enhancing various facilities under its management. The LCSD would carry out a series of improvement works. Such works included the beautification works at the roadside and parks, replacement of turnstiles at swimming pools, enhancement of cold and hot water systems at swimming pools, renovation of pipes at swimming pools, improvements to barrier-free facilities at Chiu Tam Path Garden, and enhancement of safety sensor systems of a number of accessible toilets managed by the LCSD.

23. The views and enquiries of Members were summarised as follows:

- (1) a Member proposed that an on-site inspection should be conducted so that Members could gain a deeper understanding of the Project; and
- (2) the covered walkway near Waylee Industrial Centre at Tsuen King Circuit was partially managed by a private owner. A Member suggested inviting this private owner to join the on-site inspection and discuss matters related to the works.

24. ADO(TW) of the TWDO responded that the TWDO had consulted the Tsuen Wan North Area Committee and Tsuen Wan District Youth Community Building Committee about the preliminary design of the Project in the first quarter of 2024. These committees held positive views on the preliminary design.

25. A(W)8 of the HAD noted Members' views and enquiries. The existing covered walkway near Waylee Industrial Centre at Tsuen King Circuit was consisted of three sections, namely the north, east and south sections. The team consultant would enhance two of these sections (i.e. the east and south sections). The newly designed cover would be connected with the existing cover of the north section of the walkway. The HAD would arrange an on-site inspection for Members to learn about the works in due course.

(Post-meeting note: Members conducted an on-site inspection at Tsuen King Circuit with representatives from the Works Section of the HAD, the term consultant and the TWDO on 25 November 2024.)

VI Item 5: Information Paper
Report on the Management of Recreational and Sports Facilities in Tsuen Wan District by the Leisure and Cultural Services Department
 (TWDC DFWC Paper No. 19/24-25)

26. DLM(TW) of the LCSD introduced the paper.

27. Members noted the captioned paper from the LCSD.

VII Item 6: Information Paper
Report on the Usage of Performance Venues in Tsuen Wan District by the Leisure and Cultural Services Department
 (TWDC DFWC Paper No. 20/24-25)

28. Senior Manager (New Territories South) Promotion (SM(NTS)P) of the LCSD introduced the paper.

29. The views and enquiries of Members were summarised as follows:

- (1) the utilisation rates of the Exhibition Gallery of Tsuen Wan Town Hall (the "Town Hall") in August and September 2024 were 29.6% and 34.6% respectively. A Member enquired whether the Care Teams

could also enjoy a concessionary rate or rent reduction like government departments did if they needed to hire the Exhibition Gallery of the Town Hall;

- (2) a Member enquired about the main use and capacity of the Exhibition Gallery of the Town Hall; and
- (3) the utilisation rates of the Auditorium and Cultural Activities Hall of the Town Hall had both reached 100% in August and September 2024. A Member enquired whether the LCSD had any plan to enhance the facilities or provide more seats in the said facilities, thereby meeting the demand for performance venues from local groups and residents.

30. SM(NTS)P of the LCSD responded as follows:

- (1) the Exhibition Gallery of the Town Hall was mainly used for organising art exhibitions and activities, talks and seminars. It could also serve as a performing arts venue. During August and September 2024, most of the groups hiring the Exhibition Gallery of the Town Hall had held short-term exhibitions (two to four days) and activities in the venue;
- (2) the maximum capacity of the Exhibition Gallery of the Town Hall was 200 people (non-exhibition activities);
- (3) the LCSD welcomed applications from registered bodies for hiring the Exhibition Gallery of the Town Hall. Eligible non-governmental organisations could apply for concessionary rates, and they could refer to the relevant information uploaded onto the LCSD's webpage for details. The LCSD would consider an array of factors such as the nature of the proposed function of the applicant, artistic merit, value of the proposed function to the promotion of arts and culture in the community, organising ability of the applicant, and duration of period applied for

(Post-meeting note: The details of the Concessionary Rates for Non-profit Organisations Scheme were available on the following webpage of the Town Hall https://www.lcsd.gov.hk/en/twth/hiringinformation/concessionary_non_profit.html); and

- (4) regarding the proposal for providing more seats in the Auditorium and Cultural Activities Hall of the Town Hall, the LCSD might have to consider other factors, e.g. whether the proposal would have a negative impact on the accesses and sightline of audience inside the said facilities.

31. Regarding the supporting organisations of activities of the Care Teams mentioned by the LCSD's representative in her response to the Member's proposal for offering concessionary rates to the Care Teams, ADO(TW) of the TWDO supplemented that District Officer (Tsuen Wan) was the commander of all Care Teams

in Tsuen Wan. The TWDO supported activities organised by the Care Teams according to their respective service proposals in principle. The proposal for providing concessionary rates to the Care Teams for hiring the LCSD's venues warranted a review on overall policies of the LCSD. The TWDO had all along been maintaining communication with the LCSD before the meeting, and had recommended the LCSD to study the adoption of measures facilitating the Care Teams to hire government venues. He believed that Members' views would also be noted by the LCSD.

32. Members noted the captioned paper from the LCSD.

VIII Item 7: Information Paper

Report on the Usage of Public Libraries in Tsuen Wan District by the Leisure and Cultural Services Department
(TWDC DFWC Paper No. 21/24-25)

33. Senior Librarian (Tsuen Wan) (SL(TW)) of the LCSD introduced the paper.

34. A Member pointed out that Tsuen Wan Public Library (the "Library") was undergoing improvement works. Quite a number of facilities of the Library were temporarily closed. The Member suggested that the LCSD should set up a greater number of clearer signs at the Library.

35. SL(TW) of the LCSD responded that the escalators and lifts at the Library were being replaced. Hence, the public could access the Library on 4/F by taking an escalator at Tsuen Wan Government Offices. An accessible lift was currently open for public use inside the Library and 4/F to 7/F of the Library had already been reopened to the public, whereas 3/F of the Library would be converted into Reference Library as well as Newspapers and Periodicals Section. The entire improvement works project was expected to be completed in the second quarter of 2025. The LCSD noted and would follow up on the Member's view on setting up additional signs.

36. Members noted the captioned paper from the LCSD.

IX Item 8: Any Other Business

37. There was no other business.

X Adjournment of Meeting

38. The Chairman reminded Members that the next meeting was scheduled for 16 December 2024 (Monday) and the deadline for submission of papers was 29 November 2024 (Friday).

Tsuen Wan District Council Secretariat
4 December 2024