

(Translation)

Minutes of the 11th Meeting of Tsuen Wan District Council (2/25-26)

Date: 29 July 2025

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Chairman

Mr AU Ka-shing, Billy, JP (District Officer (Tsuen Wan), Tsuen Wan District Office)

Members

Ms WONG Shuk-fan, Luparker

Mr NG Chun-yu

Mr CHU Tak-wing, MH

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Dr CHEUNG Man-ka, 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, JP

Mr TSANG Tai

Mr FUNG Cheuk-sum

Ms WAH Mei-ling

Mr WONG Wai-kit, MH

Mr WONG Kai-chun

Mr KOT Siu-yuen, MH

Mr LAU Chung-kong

Mr CHENG Chit-pun

Government Representatives

Mr CHEUNG Chak-ho, Alex

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

Ms TAM Wing-sze, Winnie

Senior Liaison Officer (1), Tsuen Wan District Office

Mr HO Kwok-yan, Philip

Senior Liaison Officer (2), Tsuen Wan District Office

Mr YUNG Ho-wai, Anthony

Senior Liaison Officer (3), Tsuen Wan District Office

Miss LI Sze-man, Amanda

Senior Executive Officer (District Management), Tsuen Wan District Office

Mr TANG Kwok-hung, Stephen	Deputy District Commander (Tsuen Wan), Hong Kong Police Force
Mr CHAN Hok-chun, Clement	Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force
Ms CHAN Sin-yee, Perin, Cindy	District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Ms LOU Yin-yee, Joanne	District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms LAM Hang-ling, Sara	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms LAI Chui-ying, Cecilia	Chief Transport Officer/New Territories South West, Transport Department
Ms LAW Chi-ping, Iris	Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan), Housing Department
Mr NG Kwok-lun, Wilson	District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department
Mr CHEUNG Biu, Jonathan	Senior Engineer/13 (West), Civil Engineering and Development Department
Ms MAN Yuen-ling, Rachel	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

In Attendance:

For discussion of item 3

Mr HO Chun-hung, JP	Director of Buildings, Buildings Department
Mr PONG Chi-fai, Wilson	Senior Building Surveyor/D5, Buildings Department

For discussion of item 4

Ms CHEONG Chi-kun	Senior District Engineer/South West, Highways Department
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Absent:

Mr KOO Yeung-pong, MH

Action

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 11th meeting of the Tsuen Wan District Council (TWDC) and introduced:

- (1) Mr CHEUNG Chak-ho, Alex, Assistant District Officer (Tsuen Wan), Tsuen Wan District Office (TWDO), who attended a meeting of the TWDC for the first time;
- (2) Miss LI Sze-man, Amanda, Senior Executive Officer (District Management), TWDO, who attended a meeting of the TWDC for the first time;
- (3) Ms CHAN Sin-yee, Perin, Sindy, who attended a meeting of the TWDC for the first time and replaced Ms WONG Siu-fan, Phoebe to assume the post of District Social Welfare Officer (Tsuen Wan/Kwai Tsing) (DSWO(TW/KT)), Social Welfare Department (SWD);
- (4) Ms LAI Chui-ying, Cecilia, who attended a meeting of the TWDC for the first time and replaced Mr MOK Ka-sing, Mark to assume the post of Chief Transport Officer/New Territories South West (CTO/NTSW), Transport Department (TD);
- (5) Mr TANG Kwok-hung, Stephen, Deputy District Commander (Tsuen Wan) (DDC(TW)), Hong Kong Police Force (HKPF), who attended this meeting on behalf of Mr LAW Ka-hong, Alex; and
- (6) Mr CHEUNG Biu, Jonathan, Senior Engineer/13 (West), Civil Engineering and Development Department, who attended this meeting on behalf of Mr LAW Tak-chi, George.

2. The Chairman stated that Mr KOO Yeung-pong had applied for absence from this meeting due to sickness, which complied with the requirements set out under section 64(1) of the Tsuen Wan District Council Standing Orders (the “Standing Orders”). According to the requirements stipulated under section 64(4) of the Standing Orders, the meeting should decide whether consent should be given to the application for absence. The Chairman enquired whether Members gave consent to the application for absence of Mr KOO Yeung-pong. Members unanimously gave consent to this application for absence.

3. The Chairman stated that according to the requirements stipulated in the 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.

4. The Chairman stated that Members could speak once and make supplementary remarks once on each agenda item at the meeting. Each Member 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 10th Meeting held on 27.5.2025

5. The Chairman stated that the Secretariat had not received any proposed amendments 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

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

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

7. The Chairman welcomed Mr HO Chun-hung, JP, Director of Buildings (DB), to the TWDC, who would brief Members on the work of the Buildings Department (BD). Another representative from the BD attending the meeting was Mr PONG Chi-fai, Wilson, Senior Building Surveyor/D5.

8. The DB briefed Members on the work of the BD.

9. Ms LAM Yuen-pun said that water seepage was a common problem in many old buildings in Tsuen Wan district. If the source of water seepage constituted a nuisance set out under the Public Health and Municipal Services Ordinance, the Joint Office for Investigation of Water Seepage Complaints (JO) would follow up on the case accordingly. However, water seepage caused by the deterioration of salt water mains or waterproofing on external walls of buildings was not regarded as a nuisance under the Public Health and Municipal Services Ordinance. As a result, the JO was unable to handle such complaint cases according to this ordinance. The JO could only refer them to other government departments for handling under the Waterworks Ordinance or Buildings Ordinance. It would thus take a longer time to tackle complicated cases. She said that all affected owners and occupants hoped that the JO would also be able to handle cases which were not regarded as nuisances under the Public Health and Municipal Services Ordinance. The JO could therefore assist in identifying the seepage sources of these cases and effectively solve the problem of water seepage. She suggested that the BD should review the existing measures and enhance the work of the JO.

10. Mr NG Chun-yu said that as Tsuen Wan was a satellite town developed in early days, some buildings were more than 60 years old and the ageing problem of

buildings was deteriorating. Hence, the district saw a relatively large number of building repair orders issued by the BD. Upon receiving building repair orders, many owners would take the initiative to seek assistance from DC Members. DC Members would then invite frontline staff of the BD to conduct joint inspection to the buildings concerned, helping owners to confirm locations which required repairs. He observed that the inspection work had partially been outsourced by the BD. As a result, owners of buildings on the same street would concurrently be served with building repair orders. The number of assistance-seeking cases would also surge consequently. As many owners were elders, they had difficulties in understanding technical documents (e.g. building plans) and often felt helpless. He noted that the BD would instigate prosecution against cases without concrete progress. He recommended the BD to send more frontline staff to old areas with a greater number of cases. The staff should pay home visits to owners and help DC Members to communicate with them. Also, the staff should directly point out locations which required repairs and explain the relevant standards to owners, so that they would be clear which types of contractors should be engaged for follow-up, thereby increasing the efficiency of order execution. This could also prevent cases from lagging behind due to a lack of communication, and could save administrative resources (e.g. the instigation of prosecution) in the long run. Additionally, he learnt that the Fire Services Department had invited owners to participate in the Pilot Scheme on the Internet of Things Fire Detection System with a view to helping owners to improve fire safety. He enquired whether the BD would roll out a similar programme to enhance fire safety of buildings.

11. The DB stated that regarding the seepage case in relation to salt water mains mentioned by Ms LAM, he sincerely asked her to provide information on the case to the BD after the meeting to facilitate further follow-up actions by the JO. If the alleged seepage source was associated with salt water mains or fresh water mains, the JO would refer the case to the Water Supplies Department (WSD) for follow-up in parallel. If the JO found during an inspection that a case was attributable to seepage on external building walls, it would refer the case to the BD. Apart from assigning its staff to conduct an on-site inspection, the BD would send an advisory letter or issue a building repair order according to the Buildings Ordinance to owners or the owners' corporation in question based on the results of the investigation. Moreover, as far as outstanding orders were concerned, the BD would assist and encourage owners to assume the responsibilities for repairing and maintaining their properties and removing any unauthorised building works (UBWs) by providing them with information as well as technical and financial support in partnership with the Home Affairs Department and Urban Renewal Authority. If owners failed to comply with building investigation orders or building repair orders without reasonable excuse, the BD would instigate prosecution accordingly. Where necessary, owners could apply for an extension of time to the BD, detailing their justifications for the applications and providing a reasonable timetable. The BD would consider such applications on

a case-by-case basis. Also, according to the risk-based principle, the BD would evaluate factors such as whether dilapidated or defective buildings would pose public safety hazards, and would handle dilapidated buildings with a higher risk by carrying out defaulted works. This could ensure that the limited resources would be directed to buildings which were most in need of government intervention in a targeted manner. Upon the completion of the defaulted works, the BD would also recover the costs concerned from owners pursuant to the Buildings Ordinance.

12. Moreover, the BD's key objective of issuing Fire Safety Improvement Directions or Fire Safety Directions was to enhance the fire safety construction measures of buildings, enabling them to conform with the fire safety standard nowadays. The BD planned to include minor works projects to the proposed amendments to the Buildings Ordinance. This aimed at facilitating the implementation of relatively low-risk works related to people's everyday life under the streamlined procedures of the Minor Works Control System without the need to submit drawings to the BD and obtain its approval in advance. For instance, it would recommend that following the introduction of amendments to the ordinance, the erection of supporting frames for fire pump installations in buildings should also be allowed under the streamlined procedures of the said system.

13. Mr WONG Wai-kit thanked the BD for its efforts to improve the misconnection of pipes in buildings and odour problem of Tsuen Wan harbourfront. Moreover, he acknowledged the challenges faced by the BD when carrying out investigations on water seepage of buildings and law enforcement work. Yet, many people had conveyed that the problem of water seepage had remained unresolved for long. They did not only suffer from losses of property but also mental distress. He proposed that besides enhancing the adoption of new technologies, the BD should also establish a mechanism to review the completion rates of cases handled by existing contractors. It could therefore decide whether to renew the contracts of these contractors. He also recommended the introduction of a reward and punishment system to enhance the effectiveness and efficiency of investigations on water seepage.

14. Mr CHENG Chit-pun said that some villagers looked forward to the reactivation of the Reporting Scheme for Unauthorised Building Works in New Territories Exempted Houses (the "Reporting Scheme"). He enquired whether the BD would implement the Reporting Scheme again. In addition, he pointed out that certain owners had failed to apply for subsidies under the Operation Building Bright 2.0 before the deadline. He suggested that the BD should implement the Operation Building Bright 3.0 with a view to providing support for eligible owners.

15. The DB stated that the success in identifying the seepage sources of water seepage cases might depend on a combination of factors. Also, some factors were probably beyond the control of consultants. Hence, the introduction of a reward and

punishment system in the contracts might not necessarily increase the success rate of investigations. The BD had already established a stringent system to monitor the performance of consultants. As for consultants with unsatisfactory performance, the BD would issue reminders, warning letters and adverse performance reports to such consultants depending on the severity of cases in a timely manner, and would require them to rectify and improve their performance. Performance reports (especially adverse performance reports) would also have a bearing on the scores which consultants got for their bids in the future, or consultants would temporarily be suspended from bidding. Besides, the JO had put in place a rigorous mechanism for supervision, including vetting documents and conducting surprise on-site inspections, in order to ensure that consultants carried out investigations according to the requirements set out in the contracts. Furthermore, the Development Bureau (DEVB) had proposed amendments to the Buildings Ordinance in 2024. One of these proposed amendments was the reactivation of the Reporting Scheme. The BD would make a timely announcement once the reactivation of the Reporting Scheme was confirmed. Finally, he noted the Member's views on the implementation of the Operation Building Bright 3.0, and would convey the views to the DEVB.

16. Mr YAU Kam-ping said that while having reported UBWs back then, certain owners had sold their village houses without informing new owners of the situation. Thus, the new owners had been served with the BD's removal orders upon taking over the village houses. Concerning such reported UBWs which the respective properties had undergone a change of ownership, he enquired whether new owners could apply for carrying out addition works after clearing UBWs in compliance with removal orders.

17. The DB stated that only non-first-round-target UBWs constructed before 28 June 2011 against which the BD had not yet taken enforcement action were eligible for being reported under the Reporting Scheme. Newly erected UBWs must be subject to enforcement action and could not be reported under the Reporting Scheme. The removal of UBWs by owners was a correct way to deal with UBWs.

18. The Chairman thanked the DB for visiting the TWDC, and requested the BD to consider the views given by Members. He believed that the BD would continue to maintain close liaison with Members and resolve various problems in relation to matters of private buildings for the benefit of residents.

V Item 4: Follow-up on Tsuen Wan District's Work Progress on the District Issues Identified by the Steering Committee on District Governance
(TWDC Paper No. 11/25-26)

19. The Chairman stated that the captioned paper set out Tsuen Wan district's work progress on the key district issues identified by the Steering Committee on District Governance, which was chaired by the Chief Secretary for Administration.

The TWDO would invite the departments concerned to report on the implementation overview of the district issues in Tsuen Wan district half-yearly. The TWDO had received reports on a total of 11 district issues for this meeting.

20. The Chairman asked Members to give views on the work progress reports of various district issues submitted by the departments.

21. Mr CHENG Chit-pun said that a total of 10 primary schools in Tsuen Wan district were current participants of the School-based After School Care Service Scheme (the “Service Scheme”), accounting for less than half of the total number of primary schools in the district. He suggested that the SWD should create extra incentives to encourage more schools to take part in the Service Scheme.

22. DSWO(TW/KT) of the SWD responded that the SWD had recently been liaising with the Education Bureau (EDB) on the Service Scheme. It was considering encouraging schools to join the Service Scheme at meetings of local associations of heads of primary schools and secondary schools.

23. DDC(TW) of the HKPF thanked the TWDC, Tsuen Wan District Fight Crime Committee and Care Teams for assisting with the work against scam and prostitution, e.g. organising anti-scam promotional activities at public rental housing estates and disseminating anti-scam information with the aid of estate e-notice boards at Lei Muk Shue Estate. Thanks to their assistance, the number of scam cases had dropped significantly. As for the crackdowns on prostitution, the results of the HKPF’s enforcement work in the first half of 2025 were prominent. Prosecution had successfully been instigated against a number of individuals involved in the related cases. The HKPF looked forward to continuously combating various illegal activities in partnership with stakeholders of the community in the future.

24. Ms LAM Yuen-pun said that the surfaces of some sections of Route Twisk near Tai Kiu Tsuen and Hong Kong Gun Club were damaged and were full of overgrown weeds. She wished to follow up on the repairs of these road sections with the Highways Department (HyD) after the meeting.

25. Senior District Engineer/South West (SDE/SW) of the HyD responded that the HyD would follow up on the matter concerned with the Member after the meeting.

26. Mr KOT Siu-yuen commended the HyD for implementing resurfacing works at the pavements between Block 1, 2 and 3 of Belvedere Garden Phase 3 in recent days. Also, he thanked the Leisure and Cultural Services Department (LCSD) for complementing the works by planting trees to beautify the environment along the pavements. Moreover, he and Mr CHAN Hiu-chun had recently conducted a street survey of the ventilation facilities at the bus terminus in Bayview Garden, collecting

views from the public with the aid of a questionnaire. He said the public generally held that the bus terminus was fairly ventilated for the time being, but there was room for improvement in the ventilation facilities in hot weather. He recommended the TD, Electrical and Mechanical Services Department (EMSD) and HyD to further enhance the environment of the bus waiting area.

27. Mr CHAN Hiu-chun said that he, Mr WONG Kai-chun and Mr KOT Siu-yuen had previously communicated with the HyD in respect of the resurfacing works of pavements in the district. The HyD had then swiftly commenced and completed the resurfacing works of pavements. He expressed his gratitude to the HyD for that. Additionally, he said that the EMSD had installed fans at the bus terminus in Bayview Garden to improve the ventilation there. Yet, the public hoped that the ventilation facilities of the bus terminus would be further enhanced to ease the currently hot and stuffy environment of the bus waiting area. This could therefore reduce potential safety hazards arising from a scenario where passengers rushed in and out of the bus terminus as they wanted to shorten their stay at the bus terminus. He suggested that the departments concerned should explore feasible options to further improve the environment of the bus waiting area.

28. Mr WONG Kai-chun thanked the HyD for having been conducting resurfacing works for multiple roads in the district. Besides, he pointed out that despite the repeated rehabilitation works carried out by the HyD for a pavement on Sai Lau Kok Road near bus stops at Luk Yeung Galleria, there would still often be overflow of stagnant water and road subsidence at the location concerned during heavy rain, which posed potential hazards to pedestrians. He pointed out that the location was under the management of the MTR Corporation Limited (MTRCL), and there was a probable correlation between the said situations and underground manhole facilities at this location. Hence, he suggested that the HyD should coordinate with the departments concerned to jointly explore solutions in order to solve the problem completely.

29. SDE/SW of the HyD responded that the HyD had all along been endeavouring to repair road surfaces. Upon receiving feedback from the public or identifying damaged road surfaces during inspections, the HyD would promptly arrange for road resurfacing or repair works subject to the availability of resources. Regarding the occurrence of road subsidence at Sai Lau Kok Road during heavy rain, the HyD had conducted an on-site inspection with the Drainage Services Department, MTRCL and District Lands Office, Tsuen Wan and Kwai Tsing. The problem was likely attributable to the leakage of water from a manhole managed by the MTRCL. As the manhole in question fell within the management area of the MTRCL, the HyD had already urged the MTRCL to promptly repair this manhole to prevent the recurrence of road subsidence.

30. Mr KOT Siu-yuen said some people had reported that the two stairs connecting MTR Tsuen Wan Station and Sai Lau Kok Road would become very slippery on rainy days, posing potential safety hazards. Given the high utilisation rate of these stairs, he therefore suggested that when conducting road repairs at the location concerned, the HyD should also adopt anti-slip measures for the stairs in order to enhance pedestrian safety.

31. SDE/SW of the HyD responded that the two stairs connecting MTR Tsuen Wan Station and Sai Lau Kok Road fell within the management area of the MTRCL. The HyD would advise the MTRCL to adopt temporary anti-slip measures for the stairs to ensure pedestrian safety.

32. CTO/NTSW of the TD responded that the installation of a ventilation system at the bus terminus in Bayview Garden had been completed in the first quarter of 2025. The TD and EMSD would jointly study improvements to the ventilation system with a view to further improving the environment of the bus waiting area.

VI Item 5: Information Paper
Report on the Progress of District Work in Tsuen Wan by Relevant
Government Departments for the Second Quarter of 2025
(TWDC Paper No. 12/25-26)

33. Dr LEUNG Cheong-ming, Raymond thanked the Police for making committed efforts, which had successfully contributed to a substantial drop in the crime figure of sexual offences in the district. However, the number of cases involving the operation of unlicensed massage establishments had significantly increased from two in the second quarter of 2024 to 14 over the same period in 2025. He enquired whether the unlicensed massage establishments, after being ordered to cease operation following a closure order, would re-establish their businesses at the same location after a while, or whether they would operate at multiple locations.

34. DDC(TW) of the HKPF responded as follows:

- (1) since the HKPF had strengthened enforcement actions against the operation of unlicensed massage establishments, the crime figure concerned had therefore increased accordingly; and
- (2) the HKPF conducted enforcement and covert operations, as well as on-site inspections at massage and foot bath establishments on a regular basis. The HKPF had already arrested over 170 persons through the operations concerned in the first half of 2025, and would continue to step up enforcement efforts. The Police would deport persons found to be staying in Hong Kong unlawfully during the operations. In addition, persons found soliciting others for unlawful sexual acts might face a penalty of imprisonment. The HKPF appreciated the support from members of the community, and

welcomed them to put forth views as well as make collaborative efforts together.

35. Mr CHOW Sum-ming said that there was a notable rise in the Gravidtrap Index for *Aedes albopictus* (AGI) in Tsuen Wan between April and June 2025. Moreover, the recent spread of chikungunya fever in Guangdong Province had been quite severe. According to the information provided by the Centre for Health Protection (CHP) under the Department of Health (DH), the primary method of preventing and controlling chikungunya fever was to remove stagnant water in order to inhibit mosquitoes from breeding and proliferating. As such, he enquired whether the Food and Environmental Hygiene Department (FEHD) had stepped up anti-mosquito work. He proposed that the FEHD could collaborate with the Care Teams and DC Members to strengthen publicity on the message “remove stagnant water to eliminate mosquito breeding” in the community. Besides, during his visit to Tsuen Wan Park, he had observed the accumulation of fallen leaves inside the park’s gullies, and the problem of stagnant water had been serious recently, creating a favourable breeding ground for mosquitoes. The mosquito trapping devices in the park had also been obstructed by leaves, rendering them ineffective.

36. District Environmental Hygiene Superintendent (Tsuen Wan) (DEHS(TW)) of the FEHD responded as follows:

- (1) chikungunya fever had existed for a long time. It had first been identified in Africa in 1952, and was transmitted mainly in areas with tropical and sub-tropical climates. The report of the World Health Organisation pointed out that the spread of chikungunya fever had already been recorded in 119 countries and regions as of 22 July 2025. It was worth noting that over 4 700 cases had been recorded in Foshan in 2025. Given the frequent travel of Hong Kong residents to various destinations, the emergence of local infection cases remained a possibility. Since 2000, the CHP under the DH had not recorded any local infection cases of chikungunya fever. The FEHD was actively liaising with the CHP under the DH at present, and had stepped up mosquito prevention and elimination efforts at various control points and in the community, with a view to preventing local transmission of the virus concerned; and
- (2) currently, *Aedes aegypti*, the vector of chikungunya fever, had not been discovered in Hong Kong. However, *Aedes albopictus*, which was commonly seen in Hong Kong, could still spread viruses of chikungunya fever and dengue fever. Hence, the FEHD would prioritise the prevention and control of *Aedes albopictus*. It would actively coordinate and cooperate with the DCs, relevant government departments and the Care Teams to launch publicity campaigns targeting black spots of mosquito infestation.

37. District Leisure Manager (Tsuen Wan) of the LCSD responded that the LCSD thanked Members for assisting in monitoring the environmental conditions of Tsuen Wan Park. The LCSD would step up the clearance of fallen leaves in the park and request the contractors to remove the leaves obstructing the mosquito trapping devices.

38. Mr FUNG Cheuk-sum said that the works of providing a covered walkway connecting Kin Shue House in Lei Muk Shue Estate and Lei Muk Shue Shopping Centre were expected to commence in mid-2025. There were benches used daily by many residents at the construction site. He was concerned that the removal of such benches would affect the leisure of residents, thus he proposed relocating the benches to nearby locations temporarily before the commencement of works to facilitate the use by residents. In addition, the problem of illegally parked motorcycles near Yeung Shue House and Lok Shue House had been worsened. He asked the departments concerned to follow up, and advised the Housing Department (HD) to explore the provision of additional motorcycle parking spaces at suitable locations. Moreover, residents of Lei Muk Shue Estate had reported frequent breakdowns of the gate at the entrance to the car park in the estate, which had led to traffic congestion in the car park and prompted drivers to honk their horns, disturbing the rest of residents in the flats above. Furthermore, he had observed on multiple occasions that the staff of the car park had only dispersed the traffic flow after his arrival at the scene. He suggested that the staff should respond promptly and exercise flexibility when encountering such situations. Besides, water main burst incidents had occurred outside Hong Shue House and Wo Yi Hop Road recently, disrupting the supply of fresh and flushing water. He proposed that the HD and WSD should explore the utilisation of new technology for pipe inspections. Also, there had been recent lift breakdowns at both Chui Shue House and Yeung Shue House, which had impeded the access of residents. Lastly, a fire had broken out on the 17th floor of Shek To House in Shek Wai Kok Estate earlier. He thanked the HD for its swift handling and arrangement for accommodation of the affected residents, and hoped that the HD would follow up on the remedial work, such as replacing the facilities blackened by smoke or damaged by the fire.

39. Mr CHENG Chit-pun opined that in addition to the FEHD and LCSD, the HD should also make efforts in mosquito elimination. Members could assist in promoting the anti-mosquito messages, such as distributing promotional leaflets at the DC Members' ward offices and through home visits. He had also conducted on-site inspections at village houses together with the FEHD previously to review problems such as stagnant water accumulating in the saucers under potted plants. Moreover, he suggested inviting property management companies of private housing estates to assist in publicity. Lastly, stagnant water had also been frequently observed within school premises. This problem might be overlooked easily during summer holidays,

he therefore urged the departments concerned to pay attention to and follow up on the matter.

40. Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan) of the HD responded as follows:

- (1) since the works of providing a covered walkway connecting Kin Shue House in Lei Muk Shue Estate and Lei Muk Shue Shopping Centre involved the removal of affected trees, the commencement of the works had to be postponed to the end of 2025. The HD would consider temporarily relocating the benches to suitable spots for residents' use before the commencement of the works;
- (2) the frequent activities of food delivery motorcycles entering and leaving the estate, along with their short-term parking outside the shopping centre or on the adjacent roads, were among the reasons that contributed to the problem of illegal motorcycle parking in the estate concerned. The HD would strengthen its efforts in cracking down on the illegal parking of motorcycles (including the execution of detention and issuance of penalty tickets, etc.). In addition, many motorcycles were found abandoned on the pavements in Shek Wai Kok Estate and Lei Muk Shue Estate. The HD would request records of the motorcycle owners from the TD based on their vehicle registration marks. If the motorcycle owner was found to be a resident of the aforementioned estates, points would be deducted according to the Marking Scheme for Estate Management Enforcement. Even if the owner of the motorcycle could not be identified, the HD would still handle the motorcycle concerned (including towing the vehicle away or putting it up for auction, etc.);
- (3) the HD would further look into the breakdowns of the gate at the car park of Lei Muk Shue Estate;
(Post-meeting note: There had been two cases of gate malfunctioning in 2025. The car park management company had promptly arranged for workers to carry out repairs and replace parts, and the car park had resumed normal operation on the same day. The estate office had requested that in the event of a gate breakdown at the car park, the car park management company must immediately deploy additional manpower to assist at the site and adopt flexible measures to handle the entry and exit of vehicles.)
- (4) regarding the problem of water main burst, since deep excavation was required to locate the burst main, the complexity and duration of the repair works would increase. The HD would work with the WSD to study the use of the latest technologies for detecting ageing pipes;
- (5) the HD would follow up on the problem of lift breakdowns;
(Post-meeting note: The lift services in Chui Shue House and Yeung

Shue House had been suspended temporarily due to routine inspection or urgent maintenance. Generally speaking, the repair works could be completed on the same day. However, if the removal of motors for repairs in the factory was involved, the time required would be longer. The estate office had arranged a meeting with the management of the lift contractor regarding the lift breakdowns concerned. It had requested the lift contractor to improve its service quality, speed up the progress of repair services and resume normal operation of the lifts expeditiously, with a view to minimising the impact on residents.)

- (6) the fire outbreak in a flat of Shek To House, Shek Wai Kok Estate earlier had led to one death. Since the Police held that the cause of the fire was suspicious, certain public areas had remained sealed off and electricity supply could not be restored to residents that night. The HD had provided the affected households with temporary electricity supply and reminded residents to avoid touching the electric wires and opening the fanlights, so as to prevent danger. Moreover, the HD would arrange for workers to repair the damaged facilities as soon as possible, including the walls and doors of flats that were blackened, etc.; and
- (7) the HD had all along been actively performing pest and mosquito control work. With a view to preventing the spread of chikungunya fever, the HD had been discussing the corresponding strategies with the departments concerned, and had strengthened the anti-mosquito work. At the same time, it also planned to implement publicity campaigns on eliminating mosquitoes together with other departments, Members and the Care Teams in the future.

41. The Chairman asked the Secretariat to convey Members' views on the anti-mosquito work at schools to the EDB. In addition, the TWDO would also consider working with Members to strengthen publicity targeted at private buildings on the matter concerned.

(Post-meeting note: The Secretariat had conveyed Members' views to the EDB on 20 August 2025.)

42. Dr CHEUNG Man-ka expressed concern over the spread of chikungunya fever. She said that Ma Wan boasted a vast expanse of natural surroundings, characterised by dense vegetation and its close proximity to residential premises, creating favourable conditions for mosquitoes to breed and proliferate during hot and rainy weather. She pointed out that the AGI in Ma Wan was the highest in the territory, reaching the alert level. She thanked the FEHD for clearing the drains and performing anti-mosquito work in Ma Wan, as well as reminding residents to remove stagnant water in containers in July 2025. The Lands Department had also removed

weeds in the area of Ma Wan Tung Wan Beach to curb mosquito breeding at source. Besides, she had received feedback from the owners' committees of private housing estates, hoping to have sticky traps mounted on trees to eliminate mosquitoes. She opined that it would be difficult for sunlight to penetrate some taller trees with dense canopies, resulting in damp soil at the roots which might foster a suitable environment for mosquitoes to thrive. She suggested that different departments should strengthen cooperation and explore ways to reduce mosquito infestation on various fronts.

43. Ms WONG Shuk-fan, Luparker was concerned about the recent incident in which a secondary school student had died during the summer holidays after consuming the "space oil drug". She enquired of the HKPF about its measures and publicity campaigns on combatting drugs during the summer holidays, and whether it would cooperate with uniformed groups (e.g. Scout Association of Hong Kong and The Hong Kong Girl Guides Association, etc.) to organise anti-drug activities. Besides, she said that a number of schools would convene internal meetings in mid- to late August. Therefore, she advised that the Police should reach out to schools as early as possible and step up efforts in disseminating anti-drug information to school staff.

44. DEHS(TW) of the FEHD responded as follows:

- (1) the mosquito season typically spanned from April to July every year. The FEHD would organise more promotional activities on mosquito prevention and control during the humid rainy seasons to heighten public alertness towards chikungunya fever;
- (2) the FEHD would optimise the use of existing resources to coordinate promotional activities in collaboration with the HAD, DC Members and the Care Teams in public and private places. It would also maintain close communication with various government departments to make an all-out effort in preventing the emergence of local infection cases of chikungunya fever;
- (3) mounting sticky traps on trees might impede the respiratory function of barks. While these traps were not particularly attractive to mosquitoes, they might inadvertently draw other non-Culicidae insects instead. Therefore, it was not recommended to use sticky traps in public places or on bodies of living things; and
- (4) removing stagnant water from trees was a relatively effective way to eliminate mosquitoes. Some tree species would have pockets formed between their barks for water storage. Rainwater might be accumulated in such spaces after rain. The departments concerned should properly remove stagnant water from trees to prevent the breeding and proliferation of mosquitoes.

45. Ms WAH Mei-ling said that many tree branches had been piled up on a slope

in a private area off Tsuen King Garden Phase 1, causing the problem of mosquito infestation. She thanked the FEHD for deploying staff to carry out anti-mosquito work at the aforesaid location, and enquired about the measures for addressing the accumulation of tree branches as well as the problem of mosquito infestation on the slope in the private area.

46. The Chairman said that it was difficult to resolve the problem concerned immediately. He advised Ms WAH to discuss possible approaches with the TWDO and relevant departments after the meeting.

47. DDC(TW) of the HKPF responded as follows:

- (1) the HKPF was concerned about the situation of local youngsters abusing the “space oil drug”. It would rename the drug concerned;
- (2) the HKPF had all along been actively cracking down on crimes involving the “space oil drug”. It also conducted tests with rapid test kits, mounted arrest operations and confiscated the drug concerned;
- (3) the HKPF had organised about 10 anti-drug talks in the second quarter of 2025 to disseminate anti-drug information about the “space oil drug” to students from different schools;
- (4) the Police Community Relations Office under the HKPF had cooperated with Hong Kong Children and Youth Services to organise a talk on the International Day against Drug Abuse and Illicit Trafficking on 26 June 2025, explaining the harm of the “space oil drug” and the Police’s strategies for combatting the crimes concerned to educators and social workers in the district;
- (5) the HKPF had prepared a series of activities for this year’s summer holidays, including the Tsuen Wan JPC Drone Soccer Competition co-organised with the Junior Police Call in July 2025, to publicise the harm of the “space oil drug” among youngsters;
- (6) the youngest person involved in a crime related to the “space oil drug” was only 15 years old. The HKPF would launch outreach programmes to prevent young night drifters from falling into the trap of the “space oil drug”; and
- (7) the HKPF was pleased to cooperate with housing estates and non-governmental organisations in the district to promote anti-drug messages in the community.

48. Mr YAU Kam-ping said that recently there had been two incidents involving buses and minibuses knocking down the bus stop signs as they approached the stations in the district. A resident had even been injured by the falling sign during one of the incidents. He advised the TD to pay attention to the aforesaid incidents and remind public transport operators to attach top priority to safety.

49. CTO/NTSW of the TD responded that the TD would urge various public transport operators to remind drivers that they should be mindful of road safety as well as stay attuned to the road signs and structures on roadside to ensure the safety of road users.

50. Dr LEUNG Cheong-ming, Raymond was concerned about the influences of the “space oil drug” on the next generation. He pointed out that the term “space oil” had originated from an internet slang, which could easily cause youngsters to overlook the potential harm that might be inflicted on their bodies by these drugs. He urged the department concerned to rename the “space oil drug” as soon as possible in order to heighten public vigilance against such drug.

51. DDC(TW) of the HKPF responded that the HKPF would rename the “space oil drug” in the near future to prevent any glorification of drugs that contained etomidate.

52. The Chairman concluded that Members had expressed concern over the transmission of chikungunya fever. He proposed that the FEHD should coordinate the publicity and education work. The TWDO would also provide assistance in matters concerning the FEHD’s cooperation with the TWDC, Care Teams and members of the “three committees”. In regard to Members’ suggestions on renaming the “space oil drug” and strengthening anti-drug education, he believed that the HKPF would closely follow up on the matter concerned.

53. Members noted the captioned paper.

VII Item 6: Information Paper
Reports on Meetings of the Committees and Working Group under the Tsuen Wan District Council
(TWDC Paper No. 13/25-26)

54. The Chairman said that the reports on the meetings of the six committees and a working group under the TWDC were set out in TWDC Paper No. 13/25-26.

55. Members noted the captioned paper.

VIII Item 7: Any Other Business

56. The Chairman said that during the inspection visit to Hong Kong at the end of June 2025, Mr XIA Baolong had met with DC Members, representatives from the Care Teams and the “three district committees”. He was very clear about and fully recognised their work in the district. Mr XIA had even created an impromptu poem to pay his heartfelt tribute to the DCs: “Amid the countless duties of the day, the District Councils serve with compassion’s ray. No task too great, no detail too small, every effort is made for the good of all. (千頭萬緒區議會，胸有大愛善良心，事無

巨細皆為大，做好每件只為民。」)” Mr XIA’s recognition and compliment to the district work extended to all district governance units (the DCs, Care Teams and “three district committees”). The Government of the Hong Kong Special Administrative Region was profoundly moved by Mr XIA’s acknowledgment of the district work. The Chairman hoped that all DC Members could strive to realise the aspirations and to embody the spirit captured in Mr XIA’s poem through their actions, as well as to keep up the good work in serving the public, thereby fostering a greater sense of happiness and fulfilment among members of the public.

57. The Chairman said that the TWDC had received a letter from Pok Oi Hospital, inviting the TWDC to become a supporting organisation of the “Pok Oi Cycle for Millions 2026”. The Chairman pointed out that the TWDC had also been a supporting organisation of the aforementioned activity previously. He asked if Members agreed that the TWDC should become a supporting organisation of the activity concerned and approved the use of the TWDC’s logo by Pok Oi Hospital. Members unanimously agreed to the arrangements.

58. The Chairman said that with a view to commemorating the 80th anniversary of victory in the War of Resistance, the TWDO would co-organise the activity “80th Anniversary of Victory in the War of Resistance: One-day Study Tour for Tsuen Wan Youths” with the Tsuen Wan District Youth Development and Civic Education Committee. Targeting youths in Tsuen Wan district, the study tour would visit the Sha Tau Kok Heritage Trail. The activity aimed to enhance the participants’ understanding and appreciation of the history of the War of Resistance Against Japanese Aggression. The Chairman asked whether Members agreed that the TWDC should become a co-organiser of the activity concerned and approved the use of the TWDC’s logo. Members unanimously agreed to the arrangements.

59. The Chairman said that the TWDC had received a letter from The Hong Kong Society for the Deaf, inviting the TWDC to become a supporting organisation of the “Hong Kong Sign Language Day 2025” for the promotion of sign language culture and barrier-free communication. The Chairman pointed out that the TWDC had also been a supporting organisation of the aforementioned event in the past. The Chairman asked if Members agreed that the TWDC should become a supporting organisation of the “Hong Kong Sign Language Day 2025” and approved the use of the TWDC’s logo by The Hong Kong Society for the Deaf. Members unanimously agreed to the arrangements.

60. The Chairman said that in regard to key district issue of the TWDC about “further promotion of tourism and consumption in Tsuen Wan district”, the Secretariat had received all the reports submitted by Members, which were currently being reviewed and analysed. The Secretariat would follow up with the Working Group on Boosting Local Economy in a timely manner.

61. DDC(TW) of the HKPF introduced to Members the Police Superintendent's Discretion Scheme. He said that he would forward the promotional materials and hoped that Members would assist in publicising the aforementioned scheme.

IX Item 8: Date of Next Meeting

62. The Chairman said that according to the Standing Orders, Members who wished to raise an item for discussion at a meeting were required to submit the paper with a notice in writing to the Secretariat ten clear working days before the meeting. Hence, the Chairman reminded Members that the date of the next meeting was 30 September 2025, and the deadline for submission of papers was 15 September 2025.

Tsuen Wan District Council Secretariat
September 2025