

**Minutes of the First Meeting of  
Housing Committee  
under Yuen Long District Council in 2024**

Date: 23 February 2024 (Friday)

Time: 2:30 p.m. to 4:25 p.m.

Venue: Conference Room, Yuen Long District Council, 13/F., Yuen Long Government Offices,  
2 Kiu Lok Square, Yuen Long

**Present**

Chairman: Mr YIU Kwok-wai, MH

Vice Chairman: Ms YUEN Man-yee, MH

Members: Mr WONG Hiu-shan  
Mr SZE TO Chun-hin  
Ms HO Hiu-man  
Mr LAM Chung-yin  
Mr LAM Wai-ming  
Mr CHUI Kwan-siu  
Ms MA Shuk-yin  
Mr LEUNG Ming-kin  
Mr LEUNG Yip-pang  
Ms CHAN Yin-kwan, Yankie  
Mr TONG Tak-chun  
Mr FUNG Chun-wing  
Ms WONG Wai-ling  
Mr WONG Wing-ho, Allan  
Ms LAU Kwai-yung  
Ms LAI Yuet-kwan, Fennie  
Mr TAM Tak-hoi  
Mr SO Yuen

Secretary: Miss CHAN Ling-ling, Elaine  
Executive Officer (District Council) 3,  
Yuen Long District Office

**In Attendance**

Ms OR Lai-kum, Christina  
Senior Liaison Officer (3),  
Yuen Long District Office  
Mr YEUNG Kwan  
Senior Housing Manager/Tuen Mun & Yuen  
Long 2, Housing Department

**Item I**

Mr SIT Fung-sing  
Chief Engineer/Housing Projects 3,  
Civil Engineering and Development Department  
Mr LAM Chung-kin, Terence  
Senior Engineer/1,  
Civil Engineering and Development Department  
Ms ZHANG Chong, Jessie  
Engineer/6,  
Civil Engineering and Development Department  
Miss CHAN Yuen-sin,  
Rachael  
Civil Engineering and Development Department  
Mr LEE Siu-chung, Allen  
Senior Architect 15, Housing Department  
Ms CHAN Wing-sze  
(transliteration)  
Architect T210, Housing Department  
Mr LAW Ho-yin, Ronnie  
Civil Engineer 16, Housing Department  
Ms CHAN Wai-yi, Winnie  
Planning Officer 14, Housing Department

Mr HO Chi-chung (transliteration)	Project Director, AECOM Asia Company Limited
Mr LAW Kin-wah (transliteration)	Deputy Project Manager, AECOM Asia Company Limited
Mr WONG Yiu-sing (transliteration)	Principal Engineer, AECOM Asia Company Limited
Ms KWOK Ching-man (transliteration)	Project Engineer, AECOM Asia Company Limited
Ms WONG Wai-kit (transliteration)	Environmental Adviser, AECOM Asia Company Limited

### **Item II & III**

Mr TANG Kit-hang, Andrian	Property Service Manager/S(Tuen Mun & Yuen Long) 1, Housing Department
Ms FAN Yee-lok, Pamela	Housing Manager/Yuen Long 5, Housing Department
Ms CHAN Pik-kwan, Fion	Assistant Housing Manager/Tin Shui (I) 1 Housing Department

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### **Opening Remarks**

The Chairman welcomed Members and department representatives to the first meeting of the Housing Committee (“HC”) of the Yuen Long District Council (“YLDC”) in 2024.

### **Discussion Item:**

**Item I: “Public Works Programme Item No. B860CL and related public housing developments - site formation and infrastructure works for public housing development near Tin Tsz Road, Tin Shui Wai and related public housing developments”  
(HC Paper No. 1/2024)**

2. The Chairman referred Members to Paper No. 1 and welcomed the following representatives of departments to the meeting:

#### Civil Engineering and Development Department (“CEDD”):

Chief Engineer/Housing Projects 3	<u>Mr SIT Fung-sing</u>
Senior Engineer/1	<u>Mr LAM Chung-kin, Terence</u>
Engineer/6	<u>Ms ZHANG Chong, Jessie</u>
Engineer/8	<u>Miss CHAN Yuen-sin, Rachael</u>

#### Housing Department (“HD”):

Senior Architect 15	<u>Mr LEE Siu-chung, Allen</u>
Architect T210	<u>Ms CHAN Wing-sze</u>
Civil Engineer 16	<u>Mr LAW Ho-yin, Ronnie</u>
Planning Officer 14	<u>Ms CHAN Wai-yi, Winnie</u>

AECOM Asia Company Limited:

Project Director  
Deputy Project Manager  
Principal Engineer  
Project Engineer  
Environmental Adviser

Mr HO Chi-chung  
Mr LAW Kin-wah  
Mr WONG Yiu-sing  
Ms KWOK Ching-man  
Ms WONG Wai-kit

3. Mr SIT Fung-sing and Mr Terence LAM of the CEDD, and Mr Allen LEE of the HD briefed Members on the paper.

4. Upon discussion, Members' opinions and enquiries were summarised as follows:

- (1) A Member enquired whether the CEDD and the HD had consulted the Ping Shan Heung Rural Committee on the proposed housing developments, and if no, it was suggested that relevant departments should fully consult the rural committee ("RC") to collect views from different stakeholders;
- (2) A Member enquired whether the proposed provision of public transport interchange would be used for bus parking or temporary bus depot as the existing bus depot at Tin Tsz Road would be converted to other land use. The Member also enquired about the additional bus routes to be provided in the vicinity of the proposed housing estates;
- (3) A Member hoped that the departments would provide a briefing document to facilitate Members' explanation to local residents;

(Post-meeting note: The CEDD and the HD submitted the briefing document to the Secretariat after the meeting for distribution to the Members on 4 March 2024.)

- (4) In view of the proximity of the proposed housing development to Tin Tsz Road, the Member enquired whether the departments would consider retrofitting noise barriers near Tin Tsz Road to minimise the impact on residents;
- (5) A Member opined that the proposed car parking facilities were not adequate to alleviate the problem of insufficient parking spaces in the area;
- (6) A Member considered that the existing traffic on Long Tin Road (Kowloon bound) had already been very congested and was worried that the mere widening of the Tong Yan San Tsuen Interchange would not be able to cope with the additional population brought about by the completion of the project;
- (7) A Member enquired whether the departments would co-ordinate with the works unit of the development projects in Yuen Long South on the arrangements for the road improvement works at Tong Yan San Tsuen Interchange so as to minimise the impact on road users due to road closure;
- (8) A Member enquired whether the departments had taken into account the additional population brought about by the housing development project at Long Bin and the conversion of the Tin Shui Wai Bus Depot into a private housing project in planning the road improvement works at Long Tin Road;
- (9) A Member enquired about the arrangements for retail outlets in the housing estates,

including whether the departments would consider building wet markets and shopping malls. As the proposed housing project would be at a distance from the large housing estates in the area and could not share common amenities, it was recommended that the departments should carefully plan for the provision of ancillary facilities in the area so as to meet the daily needs of the residents and also to increase the job opportunities in the area;

- (10) A Member enquired about the number and types of social welfare facilities, such as services for the elderly, rehabilitation services in the proposed housing project;
- (11) A Member enquired about the proportion of green belt sites in the proposed housing project as there had been mosquito infestation problem in some housing estates due to the high proportion of green belt sites;
- (12) A Member was pleased to learn that the project would extend the existing footbridge to connect Tin Wah Road/Tin Tsz Road to reduce congestion at the at-grade footpaths, and the Member enquired whether lifts would be provided at the footbridge concerned;
- (13) A Member hoped that the departments could expedite the progress of works so as to shorten the waiting time for public rental housing (“PRH”) applicants;
- (14) A Member suggested that the departments could make reference to the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” published by the Development Bureau and the Planning Department in designing the flats, so as to encourage childbirth, support ageing in place and attract talents by improving people’s living space;
- (15) A Member suggested that the departments should make reference to the practice of Mainland cities and install public smart lockers in housing estates to facilitate residents’ collection of goods and food delivery; and
- (16) A Member opined that the proposed housing project with a single carriageway connecting only to Tin Wah Road/Tin Tsz Road would be prone to traffic congestion and suggested that the departments should consider providing additional connecting roads to connect with other roads in the vicinity. Moreover, as the proposed housing project would be set at about 6.5 meters above Principal Datum (“mPD”) to about 8.5 mPD, the Member enquired whether the departments had conducted any risk assessment on the possibility of flooding in the adjoining rural areas as a result of the project.

5. A consolidated reply provided by Mr SIT Fung-sing and Mr Terence LAM of the CEDD was as follows:

- (1) Regarding Members’ concern about the traffic on the northbound section of Long Tin Road (south of Shui Pin Wai Interchange), the department had mentioned that the housing development project at Long Bin would widen the northbound traffic lane of Long Tin Road from two-lane to three-lane. The department believed that upon completion of the above traffic improvement works, the additional population brought about by the proposed housing development project would not have any unacceptable impact on the traffic of this road section;
- (2) The department would widen a section of the connecting road (a slip road from Long

Tin Road southbound to the eastbound carriageway of Yuen Long Highway) at Tong Yan San Tsuen Interchange from single-lane to dual-lane. The department would co-ordinate the implementation of the proposed housing development and the associated works of the development projects in Yuen Long South so as to minimise the impact of the works on the residents living nearby. The department had also consulted the Transport Department (“TD”) in the traffic and transport impact assessment for the proposed housing development;

- (3) The proposed housing development included a new public transport interchange which would provide bus pick-up and drop-off areas, and roadside taxi lay-bys had also been reserved for the proposed new connecting road. Regarding the planning of bus routes in the vicinity of this development, the TD would, having considered the progress of the completion of the public housing development and the flat intake timetable, examine the relevant service adjustments with the public transport operators in a timely manner, so as to cope with the demand of the new population for public transport services;
- (4) Based on the recommendations of the drainage impact assessment, the department would construct a stormwater drainage system for the project. With the implementation of the proposed works, the proposed housing development would not cause unacceptable impact on the existing drainage system or increase the risk of flooding in the neighbouring areas;
- (5) The department had arranged to consult the Ping Shan Heung Rural Committee on the proposed housing development within March;

(Post-meeting note: The CEDD consulted the Ping Shan Heung Rural Committee on 22 March 2024.)

- (6) The department had conducted a preliminary environmental assessment based on criteria of the Environmental Protection Department (“EPD”), including the noise impact of the existing Tin Tsz Road and the new connecting road on this project. After assessment, the consultant recommended the implementation of certain noise mitigation measures, which did not include the construction of roadside noise barriers;
  - (7) As the adjacent Long Tin Road and Tin Tsz Road were highways with relatively high traffic speeds, additional entrances and exits in the middle of the road sections would require the construction of longer traffic lanes to ensure road safety. The consultant did not recommend the provision of additional entrances in the middle of Long Tin Road and Tin Tsz Road due to construction complexity and road safety considerations; and
  - (8) The footbridge to be constructed under the project would be equipped with lifts.
6. A consolidated reply provided by Mr Allen LEE of the HD was as follows:
- (1) As for social welfare facilities, the Social Welfare Department (“SWD”) would determine a range of social welfare facilities for the HD’s reference, taking into account the demand for social welfare services in the housing development. However, as the project was still far from completion, the department had yet to finalise the full list of social welfare facilities and would maintain close contact with the SWD;

- (2) The proposed housing development was expected to provide about 7 000 square metres of retail facilities. Considering the proximity of the project site to the rural areas, the department would examine how the design of the facilities could be compatible with the rural environment;
- (3) The department tentatively planned to build one wet market to meet the needs of the residents in the estate, and would decide on the facilities and size of the wet market depending on the final population of the estate and the neighbouring retail facilities;
- (4) The department would make reference to the Hong Kong Planning Standards and Guidelines and consult relevant government departments to develop suitable parking facilities within the project;
- (5) As the proposed housing development would be located near the rural areas, the department intended to provide not less than 20% greenery coverage in the project, with a target of 30% to match the community environment; and
- (6) Regarding the size of the flats, while considering the construction of larger flats to provide a more spacious living environment, the department should also pay attention to the number of applicants on the PRH waiting list, taking into account the overall housing needs of the community.

7. Mr LAW Kin-wah of AECOM Asia Company Limited said that the traffic and transport impact assessment of the project had taken into account data from other developments in the area to assess the future traffic conditions, including the public housing development projects at Long Bin, Wang Chau Phase I and Hung Shui Kiu.

8. The Chairman concluded that Members supported the project. He asked the departments to fully consult the RC concerned on the project and to take note of Members' views.

#### **Questions raised by Members:**

**Item II: Mr SZE TO Chun-hin, Ms MA Shuk-yin, Mr SO Yuen, Mr TONG Tak-chun, Mr LAM Wai-ming, Ms WONG Wai-ling, Mr CHUI Kwan-siu and Ms LAI Yuet-kwan, Fennie proposed a discussion on "Management of public housing estates in Yuen Long" (HC Paper No. 2/2024)**

9. The Chairman referred Members to Paper No. 2 and welcomed the following representatives of the HD to the meeting:

Senior Housing Manager/Tuen Mun & Yuen Long 2	<u>Mr YEUNG Kwan</u>
Property Service Manager/S(Tuen Mun & Yuen Long) 1	<u>Mr TANG Kit-hang, Andrian</u>
Housing Manager/Yuen Long 5	<u>Ms FAN Yee-lok, Pamela</u>
Assistant Housing Manager/Tin Shui (I) 1	<u>Ms CHAN Pik-kwan, Fion</u>

10. Upon discussion, Members' opinions and enquiries were summarised as follows:

- (1) Since the dissolution of the Mutual Aid Committee (“MAC”) and the Estate Management Advisory Committee (“EMAC”), it had become more difficult for residents and stakeholders to express their views on estate management matters and the mode was more unidirectional. It was suggested that the department should provide more channels to collect the views of the residents and stakeholders to improve the management of the estates;
- (2) A Member suggested that the department should strengthen communication with District Council (“DC”) Members to collect residents’ views on estate management, and enquired whether the department would make corresponding adjustments to the scores of the property services agents (“PSAs”) after collecting the views;
- (3) Regarding the performance assessment system, Members enquired about the weighting given by the HD and the tenants on the performance scores of the PSAs, and the way in which the randomly selected households were interviewed by independent research companies. Members also enquired about the follow-up actions taken by the department in respect of those PSAs with unsatisfactory performance scores;
- (4) A Member suggested that the department should enhance the transparency of the performance scores and consider including the scores given by DC Members and the Care Teams on the performance of the PSAs;
- (5) A Member suggested that the department should include a bonus point system in tender assessment in order to encourage PSAs to improve their service standards;
- (6) A Member enquired whether the inspections conducted by the department on PSAs were of an unannounced nature;
- (7) A Member enquired about the use of the existing vacant MAC premises and the actual usage of some of the vacant premises reserved for use by non-profit-making organisations as mentioned by the department. To optimise the use of land resources, Members suggested that the department might consider letting the vacant premises to DC Members, non-profit-making organisations and residents on short-term tenancy;
- (8) A Member enquired whether the department had monitored the utilisation rate of non-domestic premises to assess whether tenants had frequently left their premises empty, resulting in wastage; and
- (9) A Member enquired about the usage of municipal solid waste (“MSW”) service rooms.

11. A consolidated reply provided by Mr YEUNG Kwan and Mr Andrian TANG of the HD was as follows:

- (1) Since the dissolution of MACs, the Housing Authority (“HA”) had widened the communication channels through both traditional and electronic means to enhance communication with tenants, including placing suggestion boxes at the ground floor lobbies of domestic blocks, displaying QR codes and hyperlinks on notices, and also promoting its services through electronic media such as the Housing Channel and social media platforms (including Facebook, Instagram and YouTube channels).

The HA had also widened the scope of the use of the “iHousing” mobile app to gauge PRH tenants’ views on estate management matters directly. PRH tenants could continue to exchange views with HD’s staff on estate management matters and performance of PSAs by visiting the Estate Management Offices in person and through telephone hotline or emails as usual;

- (2) Former MAC offices in Yuen Long District were currently used as offices of Care Teams, MSW service rooms, recycling stores set up by organisations commissioned by the EPD to be used internally within the estates. Vacant premises were not reserved exclusively for welfare lettings, the HD would put the premises to appropriate uses in light of the circumstances. If the vacant units were eventually converted for welfare use, the HD would, having regard to relevant legislation and requirements, technical feasibility and actual circumstances of individual estates, upload relevant information onto the HA’s website in accordance with the established mechanism for open application by eligible non-governmental organisations interested in leasing the units;
- (3) The MSW service rooms were used for storage of designated garbage bags, materials for recycling work (such as spare new recycling bins), publicity materials, and so on;
- (4) The department had been monitoring the utilisation rate of non-domestic premises;
- (5) The department had been maintaining communication and exchanges with DC Members and the Care Teams, and would reflect the views of the DC Members and the Care Teams on the performance scores of the PSAs as appropriate;
- (6) The department would conduct monthly meetings and surprise checks with the PSAs. The performance scoring criteria for PSAs were set out below:
  - (a) 45% for performance in tenancy arrangement, cleaning and security management;
  - (b) 25% for surprise checks, overall competence, crisis management and headquarters support;
  - (c) 30% for ratings obtained from quarterly sample interviews conducted on tenants by an independent research company;
- (7) Scores deducted for unsatisfactory performance of PSAs would affect the technical scores. There were chances that PSAs with demerit points would not have its tender considered in future tendering exercises due to its failure to meet the tender requirements;
- (8) If a PSA had accumulated a total of three or more demerit points under one or more service contracts over a three-year period, or had committed a criminal offence, the PSA concerned might be removed from the List of PSAs. On the recognition of PSAs, the Estate Management Services Contractors Award would be organised every year to commend PSAs with outstanding performance in the past as a form of encouragement. In addition, PSAs with higher scores would be given priority consideration in the next tendering exercise; and
- (9) Both surprise checks and scheduled inspections of PSAs would be conducted.



12. The Chairman concluded that it was hoped that the HD would actively consider the views expressed by Members to enhance the quality of estate management.

**Item III: Ms LAI Yuet-kwan, Fennie, Ms MA Shuk-yin and Mr FUNG Chun-wing proposed a discussion on “Improving public housing facilities in Yuen Long District and enhancing their management” (HC Paper No. 3/2024)**

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13. The Chairman referred Members to Paper No. 3.

14. Upon discussion, Members’ opinions and enquiries were summarised as follows:

- (1) To encourage the public to do more exercise, it was suggested that the department should replace the dilapidated public recreational facilities in the estates;
- (2) A Member received complaints from residents on the lower floors about the problem of pipes with salt water spattering into the house. It was suggested that the department should consider carrying out pipe replacement for the flats in the estates with ageing pipes;
- (3) After the dissolution of the EMACs, it was suggested that the department should consider setting up more communication channels to enable DC Members or residents to reflect estate management problems to the department and PSAs more effectively and directly. Besides, Members suggested that the department should consider setting up a mechanism to expedite the implementation of renewal works for district facilities with a view to addressing the needs of the residents;
- (4) A Member enquired about the channels available for members of the public and DC Members to reflect their views on the facilities in the estates which required renewal works;
- (5) A Member suggested that the department should install additional air blowers on different floors of the buildings to avoid accidents caused by slippery floors in humid weather; and
- (6) A Member commended the HD’s Tin Shui Estate Office for its prompt handling of cases.

15. A consolidated reply provided by Mr YEUNG Kwan and Ms Pamela FAN of the HD was as follows:

- (1) For the time being, the department had no plan to replace all table tennis tables from stone to fibre. Each estate office would consider the matter on a case-by-case basis and would replace aged or damaged facilities if any. If the relevant facilities were located in the common areas of the estates, the estate offices were required to seek prior consent from the relevant stakeholders (e.g. Link REIT). The department would conduct regular inspections of the facilities in the estates and would arrange for replacement of some of the aged facilities as and when necessary;
- (2) The department had not planned to install additional dehumidifiers on different floors of the estate blocks. Carpets were laid in the ground floor lobbies of the blocks to prevent accidents caused by humid weather. In addition, arrangements

had been made for the cleaning service company to increase the frequency of floor mopping;

- (3) The department had carried out regular maintenance and repair works for the flats in the estates. If tenants notify the estate office of defective pipes, the department would immediately arrange for inspection and repair by the Works Section. As separate salt water valve was installed in front of the water compartment in each household flat, the maintenance staff would first switch off the salt water valve when the works were in progress. If the salt water valve inside the flat was to be repaired or replaced, the maintenance staff could also turn off the sub-gate on the floor. Except for some works which might require longer repair time due to the need for scaffolding, general works could basically be completed within a few working days; and
- (4) Regarding the distribution of illicit cigarette promotion leaflets, the department had strengthened the training of frontline security staff, posted notices and posters at the entrances of buildings, and changed the passwords of lobbies regularly to prevent leakage of the passwords. In addition, the department had invited the Tobacco and Alcohol Control Office of the Department of Health to conduct publicity and promotional activities in housing estates, and had arranged for the Police to give crime prevention briefings to security guards.

16. The Chairman concluded that it was hoped that the HD would actively consider Members' views and further enhance its property management measures in housing estates to address the needs of residents.

**Item IV: Any other business**

**Item V: Date of next meeting**

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17. The Chairman said that the second meeting of HC in 2024 would be held on 19 April 2024 at 2:30 p.m. in the Conference Room of YLDC.

18. There being no other business, the meeting adjourned at 4:25 p.m.

Yuen Long District Council Secretariat  
April 2024