

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

Date: 21 June 2024 (Friday)  
Time: 2:30 p.m. to 3:55 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, Executive Officer (District Council) 3,  
Elaine Yuen Long District Office

**In Attendance**

Mr ROICHANDANI Peter Senior Liaison Officer (3) (Acting),  
Yuen Long District Office  
Mr YEUNG Kwan Senior Housing Manager/Tuen Mun & Yuen  
Long 2, Housing Department

**Items II to VI**

Ms LEE Yuk-kuen Housing Manager/YLG5,  
Housing Department  
Mr KWONG Kit-man Assistant Housing Manager/Tenancy (Yuen  
Long 1) 5, Housing Department  
Ms CHAN Pik-kwan, Fion Assistant Housing Manager/Tin Shui,  
Housing Department

**Items II, III & VI**

Dr LAW Chi-wing

Senior Environmental Protection Officer  
(Regional North)2,  
Environmental Protection Department

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**Opening Remarks**

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

**Item I: Confirmation of minutes of the second meeting of the HC in 2024 held on 19 April 2024**

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2. Members confirmed the minutes of the second meeting of the HC in 2024 held on 19 April 2024.

**Questions raised by Members:**

**Item II: Mr Allan WONG, Mr LAM Chung-yin, Mr TAM Tak-hoi and Mr WONG Hiu-shan proposed a discussion on “Suggestion to allocate more space in public housing estates in Yuen Long to GREEN@Community for community recycling”  
(HC Paper No. 7/2024)**

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3. The Chairman referred Members to Paper No. 7 and the written replies from the Environmental Protection Department (“EPD”) and the Housing Department (“HD”). He also welcomed the following representatives to the meeting:

Environmental Protection Department:

Senior Environmental Protection Officer (Regional North)2,

Dr LAW Chi-wing

Housing Department:

Housing Manager/YLG5

Assistant Housing Manager/Tin Shui

Assistant Housing Manager/Tenancy (Yuen Long 1) 5

Ms LEE Yuk-kuen

Ms Fion CHAN

Mr KWONG Kit-man

4. After discussion, Members’ views and enquiries were summarised as follows:

- (1) At present, only three housing estates in Tin Shui Wai had been provided with Recycling Stores under the GREEN@COMMUNITY network. These were Tin Heng Estate, Tin Wah Estate and Tin Yan Estate, all located in Tin Shui Wai North. As the existing Recycling Stores in the three housing estates were far from sufficient to meet the recycling needs of the large population in Tin Shui Wai North, it was proposed that additional Recycling Stores be provided in each of these housing estates, with a view to enhancing public awareness of recycling;

- (2) Operators of GREEN@COMMUNITY had indicated their interest in setting up GREEN@COMMUNITY Recycling Stores in Tin Shui Wai South to address the needs of the local population;
- (3) GREEN@COMMUNITY Recycling Stores bore significant storage and transport costs due to the limited space available. In addition, the placement of recyclables in outdoor public areas gave rise to environmental hygiene concerns. Members proposed that the relevant departments consider providing contractors with storage space for temporary storage of recyclables or consolidating space at different recycling points for shared use by operators within the district. For instance, recyclables from other GREEN@COMMUNITY Recycling Stores in the district could be temporarily stored at GREEN@YUEN LONG Recycling Station with a larger floor area;
- (4) It was believed that the automatic gift redemption units, which operated under the GREEN\$ Electronic Participation Incentive Scheme (“GREEN\$ ePIS”), had provided an incentive for public engagement in green recycling by encouraging the exchange of recyclables for bonus points. Nevertheless, it was found that a number of the recently installed redemption units were not yet operational and some of the existing units had been out of service for an extended period. Furthermore, a Member received reports from members of the public indicating that they resorted to using redemption units in other housing estates for gift redemption due to a lack of such units in their own estates. It was hoped that the EPD would address this issue;
- (5) It was learnt that both the EPD and the HD had plans to repurpose the office units previously occupied by former Mutual Aid Committees as GREEN@COMMUNITY Recycling Stores. In this regard, an enquiry was made to ascertain the specific locations and number of office units allocated for this purpose;
- (6) It was proposed that promotional posters be displayed in housing estates that were close to temporary Recycling Spots within the GREEN@COMMUNITY network, as well as in private housing estates to increase publicity; and
- (7) It was requested that the relevant departments disseminate the latest opening hours of GREEN@COMMUNITY Recycling Stores for public information as early as possible following the recent extension of opening hours for several Recycling Stores. The relevant departments were also suggested to adopt a flexible approach in determining the opening hours of Recycling Stores in order to accommodate the needs of the public.

5. A consolidated reply provided by Mr YEUNG Kwan of the HD was as follows:

- (1) The HD would proactively assist in identifying suitable locations for the establishment of recycling points should the EPD plan to set up such facilities in other housing estates. While the operators of the GREEN@LONG PING and GREEN@YUEN LONG were already providing door-to-door collection services in a number of housing estates, the EPD had engaged in discussions with operators regarding the provision of additional Recycling Spots at a number of wet markets in Tin Shui Wai within the current year. These included Skylight Market, as well as other locations deemed suitable, such as Tin Yiu Estate and the vicinity of One

Sky Mall. The HD considered the above measures to be beneficial for the general public and capable of alleviating the issue of accumulating recyclables caused by the limited number of only three Recycling Stores;

- (2) In response to the proposal put forth by a Member to provide supplementary storage space for recyclables at GREEN@COMMUNITY Recycling Stores, the operators of the three existing Recycling Stores in Tin Shui Wai had already established workstations in Yuen Long District for temporary storage of recyclables;
  - (3) The HD adopted a favourable stance with regard to applications by GREEN@COMMUNITY operators for the hiring of a venue for the implementation of recycling initiatives, provided that the operators would observe the regulations governing the application for the hiring of these venues; and
  - (4) The GREEN\$ ePIS automatic gift redemption unit in Tin Heng Estate was already operational, while the one in Tin Yan Estate was scheduled to become accessible to the general public in June of this year. The HD would collaborate with the EPD in the installation of additional redemption units in housing estates.
6. A consolidated reply provided by Dr LAW Chi-wing of the EPD was as follows:
- (1) The Recycling Stores situated in the public rental housing (“PRH”) estates of Yuen Long District had commenced operation from this year. The EPD was pleased to note that the GREEN@COMMUNITY project enjoyed the support of the general public and Members. The department would continue to seek opinions from Members and the general public, while continuously expanding the GREEN@COMMUNITY community recycling network and enhancing the service in all the districts;
  - (2) In addition to the three existing Recycling Spots in Tin Shui Wai South, the EPD had plans to set up more such facilities. The new designated Recycling Spots had progressively come in operation. Further details would be made available in due course via the social media platforms of the operators concerned; and
  - (3) The operators of the existing Recycling Stores had established appropriate workstations in Yuen Long District for the storage and handling of recyclables. In view of the limited storage capacity at recycling points, the EPD was aware that each of them had to accommodate a significant volume of recyclables and recognised that improvements would require time.
7. The Chairman concluded by expressing the hope that both the HD and the EPD would give due consideration to Members’ views in order to promote recycling at the district level.

- Item III: Mr YIU Kwok-wai, Ms YUEN Man-yee, Ms LAU Kwai-yung, Mr LAM Chung-yin, Ms Yankie CHAN, Mr Allan WONG, Ms HO Hiu-man and Mr LEUNG Ming-kin proposed a discussion on “Further enhancements to food waste collection arrangements in housing estates in Yuen Long District” (HC Paper No. 8/2024)**
- Item VI: Ms Fennie LAI, Mr SO Yuen, Mr FUNG Chun-wing, Ms MA Shuk-yin, Mr**

**CHUI Kwan-siu, Mr SZE TO Chun-hin and Ms WONG Wai-ling proposed a discussion on “Suggestion to further enhance food waste collection arrangements in housing estates in Yuen Long District” (HC Paper No. 11/2024)**

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8. The Chairman said that Items III and VI were both related to food waste collection arrangements and would therefore be discussed together. He referred Members to Paper Nos. 8 and 11 and to the written replies from the EPD and the HD.
9. After discussion, Members’ views and enquiries were summarised as follows:
- (1) Members were pleased to note that the relevant departments had set a target of installing one Food Waste Smart Recycling Bin (“FWSRB”) per block in PRH estates in Hong Kong within two years. To reduce the use of plastic bags, it was proposed that the relevant departments consider the option of providing each household with a food waste recycling bin for temporary storage of food waste;
  - (2) A query was raised as to whether food waste recycling bins equipped with functions such as bone decomposition would be introduced in the future;
  - (3) Members relayed that some residents had reported the frequent malfunction of the food waste recycling bins in their respective housing estates. They hoped that the relevant departments would improve the quality of these bins;
  - (4) In light of the recurring hygiene problems related to food waste recycling bins, largely attributable to the improper disposal of plastic bags used for containing food waste, it was proposed that the relevant departments intensify their publicity efforts to ensure that the public were aware that food waste could be placed in food waste recycling bins with the plastic bag;
  - (5) A query was raised regarding the current frequency of food waste recycling bins being emptied by food waste collection operators;
  - (6) It was proposed that the relevant departments arrange for their cleaning staff to conduct more frequent inspections of food waste recycling bins to ensure that they were emptied in a timely manner, particularly during the peak period for using food waste recycling bins during dinner time. Furthermore, the relevant departments could explore the possibility of modifying the GREEN\$ ePIS to divert residents by awarding extra bonus points to individuals who used food waste recycling bins during off-peak hours;
  - (7) An enquiry was made as to the capacity of food waste recycling bins for food waste; and
  - (8) A proposal from residents to place disinfectant hand rubs beside food waste recycling bins for ease of use was presented.
10. A consolidated reply provided by Mr YEUNG Kwan and Ms LEE Yuk-kuen of the HD was as follows:
- (1) Once a FSWRB was 70 percent full, a notification would be sent to the cleaning staff and the designated staff of the estate office of the respective housing estate

reminding them that the inner bin should be replaced;

- (2) The HD would step up inspections and monitoring of the hygienic conditions around food waste recycling bins. Appropriate measures would also be taken to ensure environmental hygiene in the housing estates, including placing more litter bins or replacing existing litter bins with larger ones, emptying litter bins and cleaning the site where the litter bins had been placed; and
- (3) The HD would remind their cleaning staff who were tasked with the handling of FWSRBs of the importance of following appropriate cleaning procedures.

11. A consolidated reply provided by Dr LAW Chi-wing of the EPD was as follows:

- (1) In response to a proposal put forth by a Member to provide food waste recycling bins to members of the public, the EPD would explore the possibility of offering these bins as one of the GREEN\$ ePIS gift items for redemption by the public;
- (2) Each food waste recycling bin was designed to accommodate food waste from a minimum of 500 households in a single day; and
- (3) The EPD thanked Members for their support and opinions. The department would continue to seek opinions from the public and Members. Minor updates to relevant arrangements and improvements to services would be made in light of the prevailing circumstances.

12. The Chairman concluded by expressing the hope that both the HD and the EPD would give due consideration to Members' views and then proceed to make further improvements to the food waste recycling arrangements.

**Item IV: Mr LAM Wai-ming proposed a discussion on “Request for extension of the inspection period for flats sold under the Tenants Purchase Scheme and enhanced support for flats with defects”  
(HC Paper No. 9/2024)**

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13. The Chairman referred Members to Paper No. 9 and a written reply from the HD.

14. After discussion, Members' views and enquiries were summarised as follows:

- (1) Two cases requesting assistance were received from new owners of Tenants Purchase Scheme (“TPS”) flats in the Yuen Long District. The owners reported a range of issues with the flats, varying in severity. These included fallen concrete, an altered drainage system and a faulty power supply system. One of the owners also said that he was unable to inspect the fixtures and fittings of the flat when accompanied by HD staff during a pre-purchase visit. In this regard, the HD was asked whether any renovation work had been carried out on TPS flats;
- (2) The owner was unable to commence the scheduled renovations or move in as planned due to the said issues with the flat. An enquiry was made as to whether the HD could exercise any discretion in dealing with the matter, such as extending the due date for recovering his rental flat and waiving the triple rent to be paid; and

- (3) It was hoped that the HD would provide a reply on whether it was feasible to extend the inspection period for flats purchased through the TPS.

15. Mr YEUNG Kwan of the HD said that as the department had no specific information about the two cases presented by the Member, he would notify relevant sections after the meeting for follow-up action.

16. The Chairman concluded that the HD had been unable to provide an immediate reply regarding the cases as specific details about the flats in question could not be provided by the Member at the time of agenda submission. He therefore requested that the HD liaise with the Member concerned after the meeting for follow-up action.

**Item V: Mr SO Yuen, Mr SZE TO Chun-hin, Mr CHUI Kwan-siu, Ms Fennie LAI, Ms MA Shuk-yin and Mr TONG Tak-chun proposed a discussion on “Re-launching and enhancing the sales scheme for PRH units” (HC Paper No. 10/2024)**

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17. The Chairman referred Members to Paper No. 10 and a written reply from the HD.

18. After discussion, Members’ views and enquiries were summarised as follows:

- (1) It was relayed that members of the public had suggested the Government to relaunch the TPS so that they could become homeowners in a living environment with which they were familiar. It was anticipated that relaunching the scheme could generate additional revenue for the Government, given its previous positive reception by the public; and
- (2) With regard to the written reply from the HD indicating that the relaunch of TPS would extend the waiting period for PRH applicants, Members believed that the construction of additional PRH units would be the most effective long-term solution to reducing the waiting time for PRH units. He added that, with reference to experience, the launch of TPS had no direct impact on the waiting time for PRH units.

19. A consolidated reply provided by Mr YEUNG Kwan and Ms Fion CHAN of the HD was as follows:

- (1) The launch of TPS had a negligible impact on the waiting time for PRH units owing to an abundant supply of PRH units, with approximately 25 000 units being constructed each year. In contrast, the current situation was characterised by a relatively low supply of PRH units over a five-year period;
- (2) PRH units sold through TPS would become assets inheritable by purchasers. This would create a situation whereby the Housing Authority (“HA”) would be unable to recover the units for allocation to PRH applicants on the waiting list, thereby affecting the waiting time for PRH units to a certain degree; and
- (3) The HA previously offered discounted prices to the general public for the purchase

of TPS flats, mainly targeting PRH tenants. Additionally, the HA was obliged to invest significantly in refurbishment prior to the sale of these flats. In view of these factors, the TPS had been seen as a financial burden rather than as a source of additional revenue for the Government.

20. The Chairman concluded that the relaunch of the TPS was a pivotal housing policy, although there were no plans to relaunch it at this stage. He requested that the HD take note of the views expressed by the Members on the matter.

**Item IV: Any other business**

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21. In view of the construction errors that occurred at Long Tin Court, the HD was requested to provide an update on the follow-up action taken against the contractor.

22. The Chairman suggested that Members raise enquiries about the issue during the next HC meeting to allow time for the HD to collate relevant information for further deliberation.

**Item V: Date of next meeting**

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23. The Chairman said that the fourth HC meeting in 2024 would be held in the Conference Room of the YLDC at 2:30 p.m. on 30 August 2024.

24. There being no other business, the meeting ended at 3:55 p.m.

Yuen Long District Council Secretariat  
August 2024