

**立法會**  
**Legislative Council**

LC Paper No. CB(2)1719/09-10  
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seen by the Administration)

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**Panel on Welfare Services**

**Subcommittee on Poverty Alleviation**

**Minutes of the 11<sup>th</sup> meeting**  
**held on Tuesday, 4 May 2010, at 10:45 am**  
**in Conference Room A of the Legislative Council Building**

**Members present** : Hon Frederick FUNG Kin-kee, SBS, JP (Chairman)  
Hon LEE Cheuk-yan  
Hon LEUNG Yiu-chung  
Hon TAM Yiu-chung, GBS, JP  
Hon Ronny TONG Ka-wah, SC  
Hon CHEUNG Kwok-che  
Hon WONG Sing-chi  
Hon WONG Kwok-kin, BBS  
Hon IP Wai-ming, MH

**Member attending** : Hon WONG Kwok-hing, MH

**Public Officers attending** : Item I

Labour and Welfare Bureau

Mr Franco KWOK  
Principal Assistant Secretary for Labour and Welfare (Poverty)

Development Bureau

Miss Diane WONG  
Principal Assistant Secretary for Development  
(Planning and Lands) 1

Mr Rayson CHAN  
Assistant Secretary for Development (Lands) 3

Lands Department

Mr Albert CHEUNG  
District Lands Officer (District Lands Office, Yuen Long)

Hong Kong Housing Society

Mr WONG Kit-loong  
Chief Executive Officer and Executive Director

Mr Francis LAW Hoo-yan  
Director (Property Development)

Mr Geoffrey WONG King-lau  
General Manager (Property Development)

Mr PANG Chuck-hang  
Senior Manager (Planning & Development)

Vocational Training Council

Mr Gary AU Kam-hung  
Assistant Executive Director/Headquarters Division 2

**Clerk in attendance** : Miss Betty MA  
Chief Council Secretary (2) 4

**Staff in attendance** : Ms Yvonne YU  
Senior Council Secretary (2) 5

Miss Maggie CHIU  
Legislative Assistant (2) 4

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- I. Hong Kong Housing Society's Integrated Elderly Community Project and Short Term Land Use Project in Tin Shui Wai**  
[LC Paper Nos. CB(2)1405/09-10(01), CB(2)1462/09-10(01) and CB(2)1464/09-10(01)]

The Subcommittee deliberated (index of proceedings attached at **Annex**).

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2. Principal Assistant Secretary for Development (Planning and Lands)1 ("PAS(DEV)") and Chief Executive Officer and Executive Director of the Hong Kong Housing Society ("CEO/ED of HKHS") briefed members on HKHS's Integrated Elderly Community Project ("IECP") in Tin Shui Wai ("TSW") Area 115 and short term land use projects in Site B of TSW Area 112 and TSW Area 115 Phase II site as detailed in the Administration's paper.

3. As regard HKHS's proposal for developing an IECP in TSW Area 115 and other temporary facilities in Site B of TSW Area 112 and TSW Area 115 Phase II site, members expressed concern about the financial viability of IECP and the effect on the social and economic development of the region. As the temporary facilities to be developed in Site B of TWS Area 112 were subject to a short term tenure of up to five years, the duration was too short for HKHS to generate profit to cover its investment. Some members considered that the tenure should be extended. PAS(DEV) advised that if the site was to be used for a period longer than five years, a submission to the Town Planning Board would be required. The Administration's focus was to take forward the 5-year STT expeditiously at this stage. Use beyond the 5-year period would only be considered at a later stage.

4. Pointing out that the original thinking of developing TSW Area 112 and 115 was to promote social and economic development in the area, members made the following views on how to optimise the land uses -

- (a) priority should be accorded to employ local residents in implementing IECP and the temporary facilities;
- (b) consideration should be given to exploring other opportunities of land uses, such as the establishment of a large-scale open-air bazaar and cooked food stalls, in order to optimise the land resources, to promote local economy and to create jobs for local residents; and
- (c) further consultation with the local community on the land uses that would best meet the specific local needs.

5. PAS(DEV), CEO/ED of HKHS and Assistant Executive Director of Vocational Training Council made the following responses -

- (a) in order to make the best use of the land resources and provide economic impetus and employment opportunities to the TSW community, the Government had explored temporary land uses that would meaningfully further the social objective of supporting the TSW community. As HKHS would be developing its IECP in TSW Area 115, there could be synergy if the Administration could obtain its assistance to run the temporary facilities in Site B of TSW Area 112 and TSW Area 115 Phase II site;

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- (b) the Development Bureau ("DEVB") and HKHS had briefed members of the TSW North and TSW South Area Committees on the short term land use projects. Positive response and valuable comments were received from the Area Committee members. DEVB and HKHS also consulted the Yuen Long District Council ("YLDC") on the projects and members of YLDC generally supported the projects and wished that local residents would be given more opportunities to participate;
- (c) IECP would create about 300 jobs during the construction phase and no fewer than 1 200 jobs after its completion. Apart from providing employment opportunities, the project and its facilities, such as the hotel, the care centre and recreation facilities, would attract tourists to TSW, injecting commercial activities into the area, which in turn would have positive effect on the social and economic development of the region;
- (d) as regards the two short term land use projects (including the project in Site B of TSW Area 112 and the advanced facilities in Area 115 Phase II site), HKHS anticipated that they would create around 200 to 300 employment opportunities in the elderly services, site construction, retail, on-site management and exhibition sectors; and
- (e) the vocational training centre, which would be operated by the Vocational Training Council ("VTC") in Site B of TSW Area 112 to complement IECP in TSW Area 115, would provide the much needed vocational training to TSW residents. These training programmes would facilitate the trainees to obtain employment in IECP or other elderly housing projects elsewhere. The centre would offer various training programmes providing around 1 500 trainee-times per year. This would enhance training of the local residents as well as the competitiveness of the human resources in the community.

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6. At the request of Mr IP Wai-ming, PAS(DEV) agreed to provide information on the views collected from the local consultation on IECP in TSW Area 115 and the short term land use projects in Site B of TSW Area 112 and Area 115 Phase II site as well as the publicity plan of the projects.

**II. Draft report of the Subcommittee**

[LC Paper No. CB(2)1405/09-10(02)]

7. Mr LEE Cheuk-yan referred to paragraph 75 of the draft report and suggested to add "consider providing tax credit for the working-poor households" to the recommendations of the Subcommittee. Members agreed. Members

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made no further comments on the report. The Chairman said that the report would be revised accordingly and circulated to members for consideration. The Subcommittee would then submit the report to the Panel on Welfare Services on 14 May 2010 recommending that the agreement of the Panel and the House Committee should be sought for the priority allocation of a debate slot to the Chairman of the Subcommittee under House Rule 14A(h) for moving a motion on the Subcommittee's report at a Council meeting in this session.

*(Post-meeting note: As directed by the Chairman, a further meeting would be held on 31 May 2010 to discuss the update on life-cycle-based poverty indicators for January to September 2009. The report of the Subcommittee would be submitted to the Panel upon its completion of work.)*

**III. Any other business**

8. There being no other business, the meeting ended at 12:46 pm.

Council Business Division 2  
Legislative Council Secretariat  
3 June 2010

**Proceedings of the 11<sup>th</sup> meeting of the  
Subcommittee on Poverty Alleviation  
on Tuesday, 4 May 2010, at 10:45 am  
in Conference Room A of the Legislative Council Building**

| Time marker   | Speaker(s)  | Subject(s)   | Action required |
|---|---|--|-----------------|
| <i>Agenda item I – Hong Kong Housing Society's Integrated Elderly Community Project and Short Term Land Use Project in Tin Shui Wai</i> |   |  |                 |
| 000000 - 003212   | Chairman<br>Development Bureau<br>("DEVB")<br>Hong Kong Housing<br>Society ("HKHS") | Briefing on HKHS's Integrated Elderly Community Project ("IECP") in Tin Shui Wai ("TSW") Area 115 and short term land use project in Site B of TSW Area 112 and Area 115 Phase II site<br>[LC Paper Nos. CB(2)1405/09-10(01) and CB(2)1462/09-10(01)]  |                 |
| 003213 - 003845   | Chairman<br>Mr WONG Kwok-hing<br>HKHS<br>DEVB                                       | <p>Issues raised by Mr WONG Kwok-hing -</p> <p>(a) he welcomed IECP and the short term land use project in TSW;</p> <p>(b) whether HKHS would undertake to accord priority to employ local residents in IECP and its facilities;</p> <p>(c) whether DEVB would extend the five-year short term tenancy ("STT") for running facilities in Site B of TSW Area 112 having regard to the huge capital investment of HKHS; and</p> <p>(d) his proposal of establishing a flea market comprising a minimum of 100 stalls in Site B of TSW Area 112</p> <p>HKHS's advice that although HKHS had yet to invite tender for the construction of IECP, it believed that the project contractors would accord priority to employ local residents during the construction period. HKHS would give priority to employ local residents in operating the project if they met the relevant requirements and qualifications</p> <p>DEVB's advice that if Site B of TSW Area 112 was to be used for a period longer than five years, a submission to the Town Planning Board would be required. The Administration's focus was to take forward the 5-year STT expeditiously at this stage. Use beyond the 5-year period would only be considered at a later stage</p> | <b>Admin</b>    |
| 003846 - 004745   | Mr LEE Cheuk-yan<br>DEVB<br>Chairman  | <p>Issues raised by Mr LEE Cheuk-yan -</p> <p>(a) whether the Administration would discuss with 推動天水圍經濟大聯盟 regarding its concerns on the land use projects in Site B of TSW Area 112 as detailed in its submission which was tabled at the meeting [LC Paper No. CB(2)1464/09-10(01)]; and</p> <p>(b) he considered that the project scope of IECP and the temporary facilities could be scaled down so as to release the land resources for other uses which would provide more economic impetus and employment opportunities to the TSW community</p>  |                 |

| Time marker     | Speaker(s)                             | Subject(s)   | Action required |
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|                 |  | <p>DEVB's responses that -</p> <p>(a) in order to make the best use of the land resources and provide economic impetus and employment opportunities to the TSW community, the Administration had explored temporary land uses that would meaningfully further the social objective of supporting the TSW community. As HKHS would be developing its IECP in TSW Area 115, there could be synergy if the Administration could obtain its assistance to run the temporary facilities in Site B of TSW Area 112 and TSW Area 115 Phase II site;</p> <p>(b) DEVB and HKHS briefed members of the TSW North and TSW South Area Committees on the short term land use projects on 14 April 2010. Positive response and valuable comments were received from the Area Committee members. DEVB and HKHS also consulted the Yuen Long District Council ("YLDC") on the projects on 22 April 2010 and members of YLDC generally supported the projects and wished that local residents would be given more opportunities to participate; and</p> <p>(c) DEVB maintained close contact with Yuen Long District Officer ("YLDO") on gauging local views on the temporary land use projects in Site B of TSW Area 112 and TSW Area 115 Phase II site. It would discuss with YLDO on whether further consultation was required, and provide the relevant information to the Subcommittee if such needs arose</p> |                 |
| 004746 - 005735 | Mr CHEUNG Kwok-che<br>HKHS<br>Chairman | <p>Mr CHEUNG Kwok-che's concern about the cost-effectiveness of the projects to be implemented in Site B of TSW Area 112 and Area 115 Phase II site having regard to the huge capital investment and the short tenure of STT. His suggestion of exploring other projects to inject more economic activities into the community</p> <p>HKHS's responses -</p> <p>(a) IECP would create about 300 jobs during the construction phase and no fewer than 1 200 jobs after its completion. Apart from providing employment opportunities, the project and its facilities, such as the hotel, the care centre and recreation facilities, would attract tourists to TSW, injecting commercial activities into the area, which in turn would have positive effect on the social and economic development of the region;</p> <p>(b) as regards the two short term land use projects (including the project in Site B of TSW Area 112 and the advanced facilities in Area 115 Phase II site), HKHS anticipated that they would create around 200 to 300 employment opportunities in the elderly services, site construction, retail, on-site management and exhibition sectors;</p>  |                 |

| Time marker     | Speaker(s)                             | Subject(s)   | Action required |
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|                 |  | <p>(c) the vocational training centre, which would be operated by the Vocational Training Council ("VTC") in Site B of TSW Area 112 to complement IECF in TSW Area 115, would provide the much needed vocational training to TSW residents. These training programmes would facilitate the trainees to obtain employment in IECF or other elderly housing projects elsewhere. The centre would offer various training programmes providing around 1 500 trainee-times per year. This would enhance training of the local residents as well as the competitiveness of the human resources in the community; and</p> <p>(d) it was not appropriate for HKHS to develop projects deviated from providing housing and related services</p>   |                 |
| 005736 - 010557 | Mr LEUNG Yiu-chung<br>DEVB<br>Chairman | <p>Issues raised by Mr LEUNG Yiu-chung -</p> <p>(a) the high unemployment rate in TSW was resulted from Government's unbalanced town planning of the district; and</p> <p>(b) further local consultation should be conducted on the future land use of TSW Area 112 and Area 115</p> <p>As mentioned above, DEVB's reiteration that would discuss with YLDO on whether further consultation was required</p>   | <b>Admin</b>    |
| 010558 - 010821 | Mr IP Wai-ming<br>DEVB<br>HKHS         | <p>Mr IP Wai-ming's expression of support of IECF in TSW Area 115 and the short term land use projects in Site B of TSW Area 112 and Area 115 Phase II site. His request for information on the views collected from the local consultation on IECF and the publicity plan of the projects</p> <p>The Administration's advice that it would provide the requisite information after the meeting</p>  | <b>Admin</b>    |
| 010822 - 011625 | Mr TAM Yiu-chung<br>HKHS<br>VTC        | <p>Issues raised by Mr TAM Yiu-chung -</p> <p>(a) concern about the financial viability of developing a 200-room hotel in TSW Area 115;</p> <p>(b) HKHS should accord priority to employ local residents given that only limited employment opportunities were to be created from the projects;</p> <p>(c) due consideration should be given to the district profile of TSW in implementing development projects to create job opportunities for the low-skilled unemployed; and</p> <p>(d) the tenure of land use projects in Site B of TSW Area 112 should be extended to facilitate better planning and optimise the use of land resources</p> <p>HKHS's responses that -</p> <p>(a) it was mindful of the financial viability of IECF including the hotel in devising its operation modus; and</p> |                 |

| Time marker     | Speaker(s)                            | Subject(s)   | Action required |
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|                 |                                       | <p>(b) it would accord priority to employ local residents in the development projects</p> <p>VTC's responses -</p> <p>(a) the Youth College and the Hospitality Industry Training and Development Centre of VTC was set up in TSW in September 2009 to provide professional education and training courses to students of different ages and backgrounds to prepare them for further studies or employment; and</p> <p>(b) to complement IECP in TSW Area 115, VTC would operate a vocational training centre which would provide training on elderly care, tourism, catering and medical care services. It was expected that these training facilities could help promote local economic activities in TSW and enhance training of the local residents as well as the competitiveness of the human resources in the community</p> |                 |
| 011626 - 012322 | Mr WONG Sing-chi<br>HKHS              | Views of Mr WONG Sing-chi that HKHS should adopt the family-friendly concept in implementing IECP in order to encourage family members to pay frequent visits to the elderly residents and promote family harmony  |                 |
| 012323 - 012908 | Chairman<br>HKHS<br>DEVB              | <p>The Chairman's enquiry on the eligibility for applying for residential units in IECP and its operation as well as the accessibility to facilities in Site B of TSW Area 112</p> <p>HKHS's advice that the operational details of IECP had yet to be worked out. Liaison with the relevant departments would be made to ensure that IECP and the land use projects were accessible by the public</p>   |                 |
| 012909 - 013357 | Mr WONG Kwok-kin<br>DEVB<br>Chairman  | <p>Mr WONG Kwok-kin's concern about the effectiveness of the projects in promoting local economy and providing job opportunities to the local economy</p> <p>DEVB's responses -</p> <p>(a) IECP would create about 300 jobs during the construction phase and no fewer than 1 200 jobs after its completion;</p> <p>(b) the short term land use projects would create around 200 to 300 employment opportunities in the elderly services, site construction, retail, on-site management and exhibition sectors; and</p> <p>(c) the vocational training centre would offer various training programmes providing around 1 500 trainee-times per year, and this would enhance training of the local residents in TSW as well as the competitiveness of the human resources in the community</p>                                      |                 |
| 013358 - 013720 | Chairman<br>Mr WONG Kwok-hing<br>DEVB | Mr WONG Kwok-hing's reiteration of his requests for extending the tenure for the land use projects in Site B of TSW Area 112 and establishing a flea market with at least 100 stalls in the area   |                 |

| <b>Time marker</b>                                       | <b>Speaker(s)</b>                                      | <b>Subject(s)</b>  | <b>Action required</b> |
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| 013721 - 014026  | Mr LEE Cheuk-yan<br>HKHS                               | Mr LEE Cheuk-yan's enquiry on the viability of operating cooked food stalls in Site B of TSW Area 112 and Area 115 Phase II site as an alternative land use project to inject commercial activities into TSW<br><br>HKHS's advice that it would not consider the proposal in the light of the environmental hygiene consideration  |                        |
| 014027 - 014330  | Mr CHEUNG Kwok-che<br>DEVB                             | Mr CHEUNG Kwok-che's proposal for developing industrial buildings for light industries in Site B of TSW Area 112 with a view to providing job opportunities for unemployed workers in TSW<br><br>DEVB's elaboration on the planning intention of the site concerned on the Outline Zoning Plan, and industrial buildings for light industries could not conform with the land use zoning |                        |
| 014331 - 015008  | Mr WONG Sing-chi<br>Mr IP Wai-ming<br>HKHS<br>Chairman | Mr Wong Sing-chi and Mr IP Wai-ming's view that the Administration should be open-minded on other opportunities of temporary land uses   |                        |
| 015009 - 015504  | Mr LEE Cheuk-yan<br>DEVB<br>Chairman                   | Mr LEE Cheuk-yan's request for the Administration to further consult the local community on the land use in Site B of TSW Area 112<br><br>As mentioned above, DEVB would discuss with YLDO on whether further consultation was required  |                        |
| <i>Agenda item II – Draft report of the Subcommittee</i> |  |  |                        |
| 015505 - 015926  | Chairman<br>Mr LEE Cheuk-yan                           | Extension of the meeting for 15 minutes<br><br>Discussion on the draft report of the Subcommittee [LC Paper No. CB(2)1405/09-10(02)]<br><br>Mr LEE Cheuk-yan's proposal of adding "providing tax credit for the working-poor households" to the recommendations of the Subcommittee  |                        |
| 015927 - 020201  | Chairman   | Timetable for submitting the Subcommittee's report to the Panel on Welfare Services  |                        |