



Our Ref. : HD 3-8/SD/BW- 5/9/4/3 (C)
 Tel. No. : 2761 5002
 Fax. No. : 2761 1110

Your Ref. : CB4/PAC/R67

22 December 2016

Clerk to Public Accounts Committee
 Legislative Council Complex
 1 Legislative Council Road
 Central, Hong Kong
 (Attention: Mr. Anthony CHU)

Dear Sir,

Public Accounts Committee
Consideration of Chapter 1 of the Director of Audit's Report No. 67
Maintenance and safety-related improvements of
public rental housing flats

----- With reference to your letter of 14 December 2016 addressed to the Secretary for Transport and Housing on the subject issue, I set out the Administration's response at the **Annex** for your consideration, please.

In our response to Item II(v), we have provided records of the Administration's internal correspondence and raw data of the water sampling results which are classified as **confidential** information. Circulation of and access to such information should be **restricted to the Public Accounts Committee** only. For raw data of the water sampling results, we have redacted information which will make the relevant unit/premises identifiable in order to preserve privacy of the tenants concerned.

Yours faithfully,

PP. (Stanley YING)

for Secretary for Transport and Housing

香港九龍何文田佛光街33號房屋委員會總部

Housing Authority Headquarters, 33 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong.

互聯網網址 :

Internet Homepage Address: <http://www.housingauthority.gov.hk>

c.c. Secretary for Transport and Housing (w/ encl.)
Secretary for Financial Services and the Treasury }
Director of Audit (w/o encl.)
Director of Water Supplies }

At the public hearing of the Public Accounts Committee (PAC) held on 10 December 2016, we provided members with further information in relation to Part 2 of Chapter 1 of the Director of Audit's Report (the Audit Report) on the "In-flat maintenance of public rental housing (PRH) flats". In response to enquiries raised by the PAC in its letter dated 14 December 2016, we provide our reply as follows:

(I) In-flat maintenance of public rental housing (PRH) flats

- (a) Total Maintenance Scheme (TMS) is an initiative of the Housing Authority (HA) to provide proactive in-flat inspection, comprehensive repair and maintenance education to the tenants of the public rental housing (PRH) flats. When there is no special maintenance request from tenant nor there is any maintenance needs, HA takes the initiative to systematically inspect all PRH flats, ensuring a timely repair and maintaining healthier buildings for preventive purpose. From past experience, achieving a high access rate is not easy. The access rates achieved in the first and second TMS cycle at 77.6% and 78.4% respectively are considered relatively high. Nevertheless, HA agrees with paragraph 2.16 of the Audit Report that with flats inaccessible in both two cycles is not ideal. HA has been trying various means to increase the access rate. We will continue these efforts and consider proposal like better appointment arrangement, etc.
- (b) Housing Department (HD) did consider introducing the incentive scheme. In view of the positive feedback from tenants and the overall access rate being close to 80% subsequently and the complexity in implementing the scheme, we did not implement the incentive scheme under the principle of best use of public resources.
- (c) There are many reasons for inaccessibility of flats during TMS inspection including the living styles of tenants, for example, their busy jobs or shift work would not match with the TMS services. We believe that promoting participation of the scheme has to be in step with the priority of the matter. As said in (I)(a) above, TMS is an initiative of HA to provide proactive in-flat inspection, comprehensive repair and maintenance education to the tenants of the PRH flats. When we initiate this service, tenants may not find their flats with maintenance or safety problems requiring inspection and repair. We will continue to study on how to increase the

accessibility rate including the introduction of regulating measures appropriately at various degrees.

- (d) According to record, 872 warning letters were issued from 2011 to 2016. As explained in paragraph (I) (a) and (c), based on the nature of the scheme, we have been adopting an persuasive approach to increase the accessibility rate. Warning letter would not be issued when the first attempt to visit fails. Three attempts to visit each PRH flat would be made by the In-flat Inspection Ambassadors (IIAs). It would then be further followed up by the Estate Office. Within six months after the completion of TMS for individual block, HD will still try to contact those inaccessible flats. HD has actually conducted more than three attempts to each inaccessible flat.

Besides, reminder notice would be sent to the tenants in case of inaccessibility in each attempt of visit, inviting them to make appointment with the Public Relation Officer at the ground floor lobby. Issue of warning letter to the inaccessible flats would be considered as the last resort. Currently, our estate frontline staff will consider issue warning letters according to their individual estate situation. Through the various efforts and issue of warning letters, the overall access rate has generally been increased.

- (e) Refer Annex - Item (I) (e).
- (f) As aforesaid, based on the nature of TMS, the access rate at about 80% is already relatively high. We will continue to explore ways to increase the access rate. However, we do not have objective basis for setting a target of mandatory access rate in a duly responsible manner.
- (g) We are open on whether conducting in-flat inspection on Sundays and public holidays. According to HD's practice note, HD would arrange in-flat inspections on Sundays or public holidays upon request by tenants and subject to available resources. However, defect items were often found during the in-flat inspection and TMS aims at carrying out immediate repairs in one go so as to minimize re-appointment to repair and further inconvenience to tenants. To comply with statutory requirement, no mechanical tools can be used on Sundays and public holidays for general building works unless Noise Permit has been obtained. As mentioned in (I)(a), we will

review the appointment, in-flat inspection and related arrangements to cater for tenants' actual situation.

- (h) According to the paragraph 2.5 of the Audit Report, works orders issued for the major repair items (including water seepage and concrete spalling) had been decreased from 146,680 in the first cycle by 43% to 83,750 in the second cycle. Besides, according to the record for the 80,965 inaccessible flats in the second cycle, during the subsequent year after the TMS cycle, works orders were issued to 2,066 flats (2.6%) regarding concrete spalling repair and to 224 flats (0.3%) regarding water seepage repair respectively. It can be seen that defects which may pose higher risk to building safety constitutes only a small proportion.

- (i) As depicted in paragraph 2.25(b) of the Audit Report, TMS and RIMS are designed for different purposes. TMS is a preventive maintenance service while RIMS aims to provide quick responses to tenants' prompt requests. In the request for RIMS, tenants generally concern on whether their requested repair items can be completed expeditiously. It may cause inconvenience to them if comprehensive inspection and other repair works are conducted at the same time.

We will continue to consider increasing the TMS access rate, including carrying out comprehensive in-flat inspection during RIMS repairs.

- (j) A more stringent standard has been adopted to audit IIAs' service performance. The performance score of individual IIA does not meet the service standard mark of 65. The relatively high turnover rate of IIAs in TMS teams may be the main cause. As depicted in paragraph 2.19 of the Audit Report, TMS teams achieved total scores of 60 to 90 marks for each estates (against a passing mark of 60), which are above the passing mark. Nevertheless, HD will continue to strengthen the training and improve the IIAs' service standard.

- (k) To establish a mobile education booth (MEB) in the estate common areas of a TPS estate, approval must be obtained from the owners' corporation (OC). From past experiences, various reasons have been given by the OCs of TPS estates to refuse setting up service counters or MEBs, etc. in the common areas of their estates. For the relatively smaller PRH estates in the outlying islands, the mini-version of MEB set up next to the TMS's service counter is already effective for education and publicity purpose.

HD will continue to persuade OCs to let us set up MEBs in TPS estates.

- (l) HD's frontline staff would communicate with individual OCs of TPS estates with various practical means to suit their operational situations. Typical communication records are given in Annex to Item (I) (l).

- (m) The turnover rate of the practitioners in construction industry is relatively high. Some IIAs would seek for other development opportunities when they have gained adequate experience. In the recruitment of IIAs, HD has no restriction on age or gender. Applicants will be considered once meeting the admission requirements.

Although the turnover rate of IIAs is relatively high, their average tenure is over 18 months. About a quarter of them have worked for more than three years. Besides, more than 30% of the resigned IIAs were recruited by HD in other permanent posts.

Besides, as the in-flat repair work is highly repetitive, new recruits of IIAs can conduct in-flat inspection and site monitoring after a short training period. Effect of staff turnover on the overall operation is confined. HD will strengthen the training to further mitigate the effect.

Regarding the conversion of IIA posts to permanent civil service posts, HD needs to consider allocation of the limited human resources.

- (n) The increase in volume of repair work generally undergoes a process. As shown in Annex G of the Audit Report, during the first two years when the scheme commenced, the volume of work in 2012/13 increased by 19% of that in 2011/12 and 16% in 2013/14. In 2014/15 and 2015/16, the increases were only 5.4% and 7% respectively. It can therefore be noted that tenants' sense of maintenance had been successfully raised during the early stage of the commencement of the scheme but the volume of work became stable at relatively lower levels in later stage.

As mentioned in paragraph 2.28 of the Audit Report, reasons for the increase of RIMS works orders are as follows –

- (i) **Ageing of the PRH stock.** The proportion of PRH stock of over 30 years old has increased from 24% in March 2011 to over 40% in March 2016; and
- (ii) **Increase of the PRH stock.** The number of PRH flats has increased by 4.6% from 2011/12 to 2015/16.

The works items shown on the works orders are general categorization descriptions which are applicable to various repair items under the same category of works. Therefore, same works items recorded for the same flat may involve different repair items, e.g. “repair to sewer” includes repair to the main sewer, branch sewer or other associated parts. For the case as mentioned in Note 25 of paragraph 2.28 of the Audit Report, although the three repairs belong to the same category of works i.e. “repair to sewer”, repair items are different in the respective three works orders. They include replacement of drain pipe of wash hand basin, replacement of vent pipe of WC pan and replacement of sewage pipe at external wall.

To enhance the quality of works, we will strictly execute the contractual requirements. Should defects be found in the material, workmanship, etc., we will immediately instruct the contractor to rectify swiftly until the required standard is met. We have also adopted Building Works Maintenance Assessment Scoring System to assess contractors' performance regularly.

During the review on RIMS, we will make use of the data in the information system to assist in the trade and trend analysis, and identify suspected repetitive repair items.

- (o) As depicted in paragraph 2.33(c) of the Audit Report, in identifying estates or repair works items for performance verification, HD will focus on those estates suspected with performance issue or with higher potential risk, which will warrant more frequent verification visits. Hence some estates may not be selected. We opine that this risk-based sampling method is more cost effective. However, we will continue to adopt random sampling in parallel with risk-based sampling as they should be complementary to each other.
- (p) Common repair works items include replacement of water cistern, replacement of wash hand basin, concrete spalling repair, replacement of toilet door, retiling, replacement of windows, etc. Different repair works items involve different numbers of detailed repair items with different work procedures. During the random surprise checks, any defect on the detailed repair item or work procedure would be recorded. In fact, most of the detailed repair items had already met the required standards and the entire repair work had already met the functional requirement. Of course, defects of the detailed repair items can be properly made good to further enhance the output in respect of aesthetics, etc.; for examples, re-applying silicone sealant to the edge of replaced wash hand basin with previously uneven sealant or re-painting the repaired concrete spalling surface with previously sub-standard painting work.

According to the paragraph 2.37 of the Audit Report, for the 133 flats mentioned, there are about 2,800 detailed repair items. There are 385 undesirable detailed repair items which is about 14% (i.e. $385/2,800$). This matches with the result of the random sampling customer satisfactory survey conducted by the independent consultant, i.e. 80% overall satisfaction rate of respondents.

- (q) The Director of Housing gave an analysis on the issue during the opening of the public hearing of the Committee on 10 December 2016.

The main purpose of the surprise check is not for measuring effectiveness, but to monitor and alert site staff and contractors with a view to continuously enhancing their quality of works. Therefore, a stringent standard is adopted. In the long term, we hope to continuously improve the standard. The surprise check in future will hence keep on identifying unsatisfactory repair works, so as to urge our staff and contractors not to be complacent but to continuously improve.

- (r) A mechanism on routine inspection and work certification by various frontline works staff is in place in HD. For some crucial work procedures, such as concrete spalling repair and tanking works, 100% inspection would be conducted. Besides, sampling audits on the works and monitoring procedures would be conducted by Surprise Check Team and Performance Verification Team regularly.

Both TMS and RIMS are implemented by District Maintenance Contracts.

HA manages the contractors through a list management system. The system has Preferential Tendering Opportunities arrangement in the procurement of District Maintenance Contracts. Tendering opportunities for works contracts is based on contractors' past performance. Contractors with less satisfactory performance would have a reduced opportunity in tendering or even be not eligible to submit tender. Meanwhile, for contractors with awarded contracts, if their performance score in the Building Works Maintenance Assessment Scoring System is lower than 60 in any one of the first five quarters since contract commencement or is lower than 65 in average, the contract period of their District Maintenance Contract would be shortened from three years to two years. In past five years, there are four District Maintenance Contracts with contract period shortened from three years to two years.

- (s) RIMS has been implemented in all PRH estates with over 400,000 works orders issued each year. With the participation of large number of ITTs and various local frontline staff responsible for monitoring and final inspection of the routine maintenance works, discrepancy may probably occur in output assessment.

To ensure the quality and consistency of maintenance works service, HD will conduct regular performance verification. We will continue to provide training for ITTs to enhance their inspection skills.

 **創毅物業服務顧問有限公司**
Creative Property Services Consultants Limited

清河邨物業服務辦事處

Ching Ho Estate Management Office

致：清河邨清照樓  室住戶：

有關清河邨房屋署全方位維修計劃事宜

為進一步提升公共屋邨的保養和維修服務水平，房屋署已於 2016 年 1 月於清河邨展開「全方位維修計劃」，並安排「家居維修大使」到訪本邨勘察所有單位的室內狀況及提供全面維修服務，如發現房屋署負責的裝置於正常使用下有所損壞，家居維修大使會安排維修或更換。

家居維修大使曾到訪閣下單位，但未能成功進行勘察，請盡快與「全方位維修計劃」的客戶服務主任聯絡另安排日子進行勘察。如有任何租戶不讓房屋署授權人員進入單位內進行勘察，房屋署或會執行屋邨管理扣分制，向該租戶扣分。希望住戶盡量協助勘察，以便全方位維修計劃得以順利進行及完成。

如你對上述有任何疑問或預約勘察日期，可致電 5401 7926 與「全方位維修計劃」的客戶服務主任聯絡。



清河邨物業服務辦事處

2016 年 4 月 15 日

(For English version, please contact TMS's staff at 5401 7926)

新界 上水 清河邨 清照樓地下
3/F, Ching Yu House, Ching Ho Estate, Sheung Shui, N.T.



商果集團有限公司
2677 9399 傳真(Fax): 2671 7484
電郵(e-mail): admin.chh@cpsc.hk

***Note by Clerk, PAC: Chinese version only.**



嘉怡
物業管理有限公司

朗屏邨租約服務辦事處

元朗朗屏邨悅屏樓地下 37-41 號

Long Ping Estate Management Office

No 37-41, G/F, Yuet Ping House, Long Ping Estate, Yuen Long, N.T.

電話 (Tel) : 2470 5600

傳真 (Fax) : 2470 5066

電子郵件 (E-mail) : longping@nicepml.com.hk

Nice Property Management Limited

LIA

本函檔號：E/LP/15/L503

朗屏邨鏡屏樓 ■■■ 室
租戶

戶主先生/女士

**朗屏邨強制驗窗計劃
有關未能到訪勘察事宜**

就全港強制性驗窗計劃的推行，凡樓齡達 10 年或以上的樓宇都須要進行檢驗窗戶，有關計劃亦涵蓋朗屏邨。可惜經本處及全維修大使多次聯絡，惟至今仍未成功到訪檢查。現煩請 貴戶於本年 11 月 18 日前與本處聯絡，盡快安排時間予全方位維修大使進行檢查及驗窗。

如 貴戶於限期前仍未與本處聯絡及安排時間，本處會將此個案轉交房屋署元朗區租約事務管理處(一)接「屋邨管理扣分制」中第 C5 項，不讓房屋署或房屋署指派的工作人員進入居住單位進行房屋署負責之維修。一經確認， 貴戶有可能因此而被扣 7 分。

根據現行房屋署政策，若承租人扣滿 16 分，房屋署有可能會因此而發出終止租約通知書，終止你和你的家人於鏡屏樓 ■■■ 室的租住權及安排收回該房舍。屆時有關租約 即自行終止，你與你的家人需遷出現時的居住單位。

如有查詢，請致電 2470 5600 與本租戶服務辦事處關先生聯絡。

朗屏邨租戶服務辦事處



2015 年 11 月 11 日

特別副本送：房屋署元朗區租約事務管理處(一)/(租約)

房屋署區域物業管理辦事處/屯門及元朗(一)

***Note by Clerk, PAC: Chinese version only.**

HD(MB)TMS(T) 5/9/6/4 (TNS-EHK)



顯徑邨「全方位維修計劃」會議

會議議程

顯耀邨屋邨辦事處 會議室

二零一五年七月二十日下午三時

出席成員:

房屋署全方位維修計劃小組	屋宇保養測量師	吳宗豪 先生 (主席)
	工程監督(建築)	黃來 先生
	助理工程監督(建築)	杜志偉 先生
	一級工程監工(建築)	周文俊 先生 (紀錄人員)
	屋宇裝備大使	利成銘 先生
房屋署物業管理服務小組	屋宇裝備大使	陳曉娟 小姐
	副房屋事務經理	冼光耀 先生
	高級工程監督(建築)	鍾永棠 先生
物業管理公司- 新恆基國際物業管理有限公 司	高級屋邨經理	趙鎮光 先生
	助理物業經理	余國偉 先生
	高級物業保養主任	吳鐵川 先生
	高級物業保養主任	饒思迪 先生
	物業保養主任	陳炳坤 先生
	助理物業保養主任	劉美欣 小姐
顯徑邨保養工程承辦商 - 瑞安建築有限公司	地盤總管	區銘賢 先生
	助理地盤總管	袁志偉 先生
	地盤管工	周富怡 先生

Distribution:

All present

by E-mail

→ File : HD(MB)TMS(T) 5/9/6/4
(TNS/EHK)

by hard copy

項目：

1.0 屋宇保養測量師吳宗豪先生向各成員簡介全方位維修計劃：

- 1.01 全方位維修計劃目的及服務範圍；
- 主動為住客維修因正常使用導致損耗而又屬於房屋署負責的室內固定裝置。
 - 採取「先維修，後更換」的原則。
 - 此計劃並不包括維修居民的自行裝置及大規模更換工程。
- 1.02 全方位維修計劃勘察安排次序及預算勘察時間表 (附件一)；
- 由 2015 年 8 月下旬至 2015 年 12 月上旬，將視乎勘察進程作出適當調整。
- 1.03 全方位維修計劃服務之運作流程。
- 室內勘察及紀錄有關狀況
 - 會即時進行簡單維修
 - 會安排維修工程，例如：維修石屎剝落、防水工程等
 - 維修大使會簡介家居維修保養知識
 - 預算勘察時間約 30 分鐘
 - 勘察範圍：大廳、房間、廚房、浴室、露台
 - 項目：天花、牆身、地台、窗戶、污水渠、來水管、電力裝置、電視接收訊號、保安系統、燃料氣體裝置。

2.0 討論事項：

- 2.01 全方位維修計劃辦公室位置及相關安排；
- 吳宗豪先生表示全方位計劃之人員將於八月上旬陸續入場
- 2.02 全方位維修計劃意見箱及服務櫃位之擺放位置；
- 吳宗豪先生提出於地下升降機大堂擺放意見箱。助理物業經理 余國偉先生表示顯徑邨管業處未能在各座地下升降機大堂放置意見箱及服務櫃位。吳宗豪先生表示將不設服務櫃位，查詢服務將以電話聯絡。另外，意見箱將放置顯徑邨顯耀樓地下的屋邨辦事處內。

Urgent Return receipt Sign Encrypt Mark Restricted Expand groups

From: "Lau Chak Man" <[REDACTED]> - 29/04/2015 16:33
To: "Barry CY LAM" <cycy.lam@housingauthority.gov.hk>,
Cc: "William WL WONG" <williamwl.wong@housingauthority.gov.hk>, "KK FUNG"
<kk.fung@housingauthority.gov.hk>, "KW TSANG"
<kaiwing.tsang@housingauthority.gov.hk>, "Kin-Man WONG"
<kinmankm.wong@housingauthority.gov.hk>

Subject: RE: TMS at Tung Tau II Estate for the operation of PRO counter

Archive: This message is being viewed in an archive.

Dear Mr. LAM,

I have no objection to your setting up a PRO counter next to our CSA enquiry counter .

Regards,
LAU Chak-man
PM/TTII

From: Barry CY LAM [mailto:cycy.lam@housingauthority.gov.hk]
Sent: Wednesday, April 29, 2015 1:57 PM
To: [REDACTED]
Cc: William WL WONG; KK FUNG; KW TSANG; Kin-Man WONG
Subject: Fw: TMS at Tung Tau II Estate for the operation of PRO counter

Dear Mr. LAU,

As per our telephone conversation in this morning, would you please consider our PRO counter will operate in your office (next to the CSA counter) at the time stated in the attachment.

Thanks.

Regards,

C. Y. LAM, Barry
ACW/TMS28
2686 5216 / [REDACTED]

----- Forwarded by Barry CY LAM/HD/HKSARG on 29/04/2015 13:52 -----

William WL WONG MS-TMS2

To: Barry CY LAM/HD/HKSARG@HD
cc: Kin-Man WONG/HD/HKSARG@HD
KK FUNG/HD/HKSARG@HD
KW TSANG/HD/HKSARG@HD

29/04/2015 12:08

Subject: Re: TMS at Tung Tau II Estate for the operation of PRO counter
[Link](#)

Dear Barry,

Agreed the proposed PRO counter operation time due to the site condition .
However, please make a note that although the counter not operate but there is still
PRO service (station at our temp site office) during Sat.

Thank you.

Regards,
WONG wai-lam, William
MS/TMS2
Tel: 3162-0355

Barry CY LAM ACW-TMS28

To: William WL WONG /HD/HKSARG@HD

cc: KK FUNG/HD/HKSARG@HD
KW TSANG/HD/HKSARG@HD

Kin-Man WONG/HD/HKSARG@HD

29/04/2015 11:46

Subject: Re: TMS at Tung Tau II Estate for the operation of PRO counter
[Link](#)

Dear Mr. WONG,

Please be informed that the Property Manager (Mr. LAU) of PSA at Tung Tau (2)
Estate had not any objection for us to operate the PRO counter in their office (next
to the CSA counter). He mentioned that the working hour of their office which **open
to public** is only from **Monday to Friday at 09:00 - 18:00**. So our PRO counter may
not operated in the **Saturday morning**.

2) Would you please advise that if the PRO counter operation closed in every
Saturday for Tung Tau (2) Estate.

3) Attached please find the details of PRO counter with operation hour for your
kindly reference.

Thanks.

Regards,

C. Y. LAM, Barry
ACW/TMS28
2686 5216 / [REDACTED]

[attachment "Detail of PRO Counter with operation hour@Tung Tau (2) Estate.pdf"
deleted by William WL WONG /HD/HKSARG]

William WL WONG MS-TMS2

28/04/2015 15:09

To: Barry CY LAM/HD/HKSARG@HD
cc: "KW TSANG" <kaiwing.tsang@housingauthority.gov.hk>
Kin-Man WONG/HD/HKSARG@HD
KK FUNG/HD/HKSARG@HD
Subject: Re: TMS at Tung Tau II Estate [Link](#)

Dear Barry,

Please advise the solution of :

- Counter Desk is not allowed to be placed in the lift lobby;

Thanks.

Regards,
WONG wai-lam, William
MS/TMS2
Tel: 3162-0355

Barry CY LAM ACW-TMS28

28/04/2015 11:21

To: "Lau Chak Man" <[REDACTED]>
cc: "Jeff HS Chan" <[REDACTED]>
"KW TSANG" <kaiwing.tsang@housingauthority.gov.hk>
Kin-Man WONG/HD/HKSARG@HD
"SY SIU HO" <sy.siu@housingauthority.gov.hk>
"William WL WONG" <williamwl.wong@housingauthority.gov.hk>
"YL CHAN YEUNG" <yukling.chan@housingauthority.gov.hk>
KK FUNG/HD/HKSARG@HD
Subject: Re: TMS at Tung Tau II Estate [Link](#)

Dear Mr. LAU,

Thank you for your arrangement.

Regards,

C. Y. LAM, Barry
ACW/TMS28
2686 5216 / [REDACTED]

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28/04/2015 11:17

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Subject: TMS at Tung Tau II Estate

Dear Mr. Lam,

I have convened a meeting with IO's PMA and TMS contractor at the Conference Room of IO's PMA office on 22.4.2015. Salient points of the discussion are as follows:

- Counter Desk is not allowed to be placed in the lift lobby;
- Collection Box for questionnaire is allowed to be placed at the tower guard counter;

- Updated O. Chart with name and photo of workers be provided;
- Specimen of workers uniform be provides for reference;
- Updated programme of work be submitted to IO's PMA;
- Notices will be sent to tenant two weeks in advance;
- No Deposit for work is required;
- No storage area or dumping point will be provided by IO;
- Storage carts for workers are not allowed to be placed at the common areas overnight;

For your information, please.

Regards,
LAU Chak-man
PM/TTII

Abstract from a pre-meeting notes of Long Ping Estate

5	Service Counter/ Letter box to collect questionnaires	
5.1	No service counter would be set up at G/F lobby of individual block at Long Ping Estate (TPS Estate). TMSU Public Relations Officer (PRO) would station at the PSA estate office to answer enquires/ complaints from tenants relating to TMS as well as inspection/ works scheduling.	TMSU
5.2	It was agreed that subject to OC agreement, TMSU would place a letter box at G/F lobby of individual block for collecting tenants' feedback. However, if OC disagreed with the proposed arrangements, it was agreed the letter box would be placed at PSA estate office accordingly.	TMSU

Abstract from a pre-meeting notes of Tin King and Leung King Estate

5	Service Counter/Letter box to collect questionnaires	
5.1.	No service counter would be set up at G/F lobby of individual block at Tin King & Leung King Estates. Tentatively, TMSU's Public Relations Officer (PRO) would be stationed at DTMO to answer enquires/complaints from tenants relating to TMS as well as inspection/works scheduling.	TMSU
5.2.	It was agreed that TMSU would place a letter box at the DTMO to collect tenants' feedback.	TMSU

Since the start of the “excess lead in drinking water in public rental housing (PRH) estates” incident, we have been providing updates on the major developments of various issues through a number of channels, including press conferences, press releases, meetings of and papers for the Legislative Council (LegCo) as well as meetings of and papers for the Hong Kong Housing Authority (HA). At the public hearing of the Public Accounts Committee (PAC) held on 10 December 2016, we also provided members with further information in relation to Part 3 of Chapter 1 of the Director of Audit’s Report (the Audit Report) on the “Follow-up actions on public rental housing’s water sampling tests for lead”. In response to enquiries raised by PAC in its letter dated 14 December 2016, we provide our reply as follows:

(II) Follow-up actions on public rental housing’s water sampling tests for lead

- (t) The two water samples found to have excess lead were taken from non-domestic units in Kai Ching Estate.

As we explained to the public from time to time in the past, when we conducted water sampling tests, our primary concern was the quality of drinking water supplied to domestic tenants because they were more likely to be affected by excess lead in water given their frequent use of water for consumption. Therefore, upon completion of a batch of water sampling tests, the test results were made public through press conferences or press releases. The water sampling test results for Kai Ching Estate were announced on 11 July 2015. Among a total of 115 water samples taken, seven samples exceeded the World Health Organisation’s provisional guideline value.

Apart from domestic premises, we have not neglected the quality of water supplied to non-domestic tenants. As mentioned previously, the water sampling tests for non-domestic facilities situated within PRH estates were conducted in a more systematic manner starting from August 2015. As stated in Table 4 of Part 3 of Chapter 1 of the Audit Report, six samples were taken from the non-domestic facilities in Kai Ching Estate on 15 August 2015, including the two non-compliant samples as stated in the Audit Report. Subsequently, we informed relevant non-domestic tenants of the water sampling test results.

As the water sampling exercise for PRH estates involved a large number of water samples, and as the water sampling tests for the non-domestic units concerned were conducted after Kai Ching Estate was already announced as an “affected estate”, in the process of collating and

compiling the tallies, the two samples taken from the non-domestic units of Kai Ching Estate were omitted from the total number of water samples found with excess lead. However, in spite of the said discrepancy, the information we previously announced, including the total number of samples taken for PRH estates and the total number of affected PRH estates remains unchanged.

We will, in accordance with the Audit Commission's recommendation, endeavour to minimize cases of incorrect categorization of data, etc. in collaboration with the Water Supplies Department when compiling tallies in the future.

- (u) Following the announcement of excess lead in drinking water in Kai Ching Estate in the evening of 10 July 2015 (Friday), the Chief Secretary for Administration (CS) convened a high-level, inter-departmental meeting in the morning of 11 July 2015 (Saturday) to coordinate the follow-up actions. Between July and August 2015, 15 meetings were held, comprising the relevant Principal Officials and senior officials of Transport and Housing Bureau (THB), Housing Department (HD), Development Bureau, Water Supplies Department (WSD), Food and Health Bureau, Department of Health (DH), Government Laboratory (GLab), Information Services Department, Home Affairs Department and Hospital Authority, etc. Representatives of other bureaux/departments such as Education Bureau, Labour and Welfare Bureau, Social Welfare Department, Government Property Agency, Architectural Services Department, Government Logistics Department, etc. also attended the meetings where necessary. The dates and agendas of these 15 meetings are set out at **Annex (II)(u)**.

- (v) Relevant documents and records of the seven inter-departmental meetings held from 20 July to 7 August 2015 are set out in **Annex (II)(v)** (email correspondence is only available in English). As the correspondence (including e-mails) within or between departments is substantial, the information set out in **Annex (II)(v)** is the main documents and records which departments have managed to find in their records within the time prescribed by PAC secretariat.

HA Chairman announced on 15 July last year that water sampling tests for PRH estates would be conducted in a more systematic way. As the work involved several Government departments, the Permanent Secretary for Transport and Housing (Housing) (PSH) convened the first inter-

departmental meeting on 20 July, comprising representatives from HD, WSD, GLab and DH, to coordinate the work among different departments. The inter-departmental meeting reviewed water sampling test results and coordinated follow-up actions.

As shown in **Annex (II)(v)**, in general, the seven meetings took place as follows -

- (a) Before each meeting, members of the inter-departmental meeting were notified to attend the meetings by HD;
- (b) The water sampling data of relevant estates were provided by WSD to members of the inter-departmental meeting before each meeting. At the inter-departmental meetings, WSD reported on the water sampling test results and provided professional advice or other supplementary information on the water sampling data. Attendees reviewed the relevant data and discussed the follow-up actions;
- (c) In order to keep the public and affected tenants abreast of the extent of the excess lead in drinking water in PRH estates, announcements were made after the inter-departmental meetings through press conferences or press releases, providing information such as the number of samples taken for the relevant estates, and the number of non-compliant samples, as well as the follow-up actions to be taken. Such follow-up actions included the provision of bottled water, water tanks and standpipes, holding of residents' forums, distributing health information, requesting the contractor to follow up, etc.

As seen from **Annex (II)(v)**, the seven meetings mainly dealt with water sampling data of individual estates and the follow-up actions that needed to be taken in respect of the estates found to have excess lead in water. In addition,

- (a) both the water sampling test results and the follow-up actions dealt with by the meetings were reported to the public through the media;
- (b) the follow-up actions that needed to be taken in respect of the estates found with excess lead in water were carried out immediately, such as arranging for the supply of bottled water immediately, holding a residents' forum on the same evening, etc.;
- (c) the meeting basically adopted most of the water sampling test results, discussed only a small number of cases among them, and

eventually discarded five samples only on professional grounds. Discarding samples on professional grounds was explained in detail by WSD at the press conferences on 14 and 15 July 2015 which took place prior to the seven meetings; and

- (d) for these five discarded samples, the relevant meetings were held on 23 July and 3 August 2015, and the primary records reviewed by the meetings are at **Appendix 2B and 5B to Annex (II)(v)** respectively

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- (i) as seen from Appendix 2B, WSD's primary record has provided analysis of a sample taken from Yee Ming Estate, which was considered "doubtful" for a number of reasons;
- (ii) as seen from Appendix 5B, WSD's primary record has provided a number of reasons as to why two samples from Shek Kip Mei Estate Phase 2 and one sample from Hung Hom Estate Phase 2 should be "superseded". Another sample from Hung Hom Estate Phase 2 was not mentioned in the documents at Appendix 5B, but WSD has provided recollection of the reasons for discarding this sample in paragraph 3.13(d) of Part 3 of Chapter 1 of the Audit Report.

At the same meeting at which the decision to discard these four samples was made, 21 non-compliant samples from these two estates concerned were also confirmed. We therefore announced at the press conference on 3 August 2015 that Shek Kip Mei Estate Phase 2 and Hung Hom Estate Phase 2 were found to have excess lead in water.

- (w) HA Chairman announced on 15 July last year that water sampling tests for PRH estates would be conducted in a more systematic way. As the work involved several Government departments, PSH convened the first inter-departmental meeting on 20 July, comprising representatives from HD, WSD, GLab and DH, to coordinate the work among different departments. The fact that there were no meetings records for the first seven meetings was not a decision made after consideration or discussion. The chairman raised this matter at the eighth meeting, and records of the decisions of the inter-department meetings were maintained thereafter.

We agree with the Audit Commission's recommendation that meetings records should be maintained for similar situations. Nevertheless, as

explained in item (v) above, the water sampling data and the follow-up work for estates found to have excess lead in water dealt with by the seven inter-departmental meetings were basically announced and implemented immediately afterwards. It was not possible or necessary to announce the information and implement follow-up actions based on meeting records. Although there are no meeting records, departments have kept the primary records of the samples dealt with by these seven meetings, including the reasons for discarding individual samples, and they are available for examination. We have provided relevant information to the Commission of Inquiry into Excess Lead Found in Drinking Water (COI) and the Audit Commission earlier in response to their enquiries. In response to PAC's enquiries, the relevant information is set out at **Annex (II)(v)** for members' reference.

- (x) As mentioned in item (v) above, after the seven inter-departmental and
- (y) meetings, we announced the water sampling test results and the follow-up actions through press conferences or press releases.

During the time between the inter-departmental meetings and the press conferences or publication of the press releases, the relevant departments would examine their drafts and verify the information to be announced, including the water sampling test results and the follow-up actions to be taken. At the same time, PSH would report progress to the Secretary for Transport and Housing (STH), and the information to be announced to the media eventually would also be submitted to STH beforehand. Four press conferences were held after the first seven inter-departmental meetings and both STH and PSH attended these four press conferences.

PSH did not consult any senior management on the decisions made in respect of water samples made at the inter-departmental meetings chaired by him. The high-level, inter-departmental meetings chaired by CS mainly coordinated the follow-up actions in relation to the "excess-lead-in-water" incident, such as blood test arrangements for those in need, coordinating the work among different departments, etc., and did not intervene in operational matters such as water sampling. Representatives from THB or WSD would briefly report on the progress of the water sampling exercise for PRH estates, including the number of affected/non-affected estates to be announced, or some of the situations encountered in the water sampling process, etc.

- (z) A total of 29 inter-departmental meetings were held. The date of the meetings largely depended on the progress of water sampling, and there were no hard and fast rules. The dates and relevant discussions of the first seven inter-departmental meetings (i.e. from 20 July to 7 August 2015) are already set out in **Annex (II)(v)**. The dates of the remaining 22 inter-departmental meetings (i.e. from 12 August to 18 November 2015) are as follows: 12 August, 13 August, 18 August, 19 August, 26 August, 27 August, 1 September, 2 September, 9 September, 10 September, 15 September, 16 September, 23 September, 24 September, 30 September, 6 October, 14 October, 22 October, 28 October, 4 November, 11 November, and 18 November 2015. As mentioned in item (v) above, after the inter-departmental meetings, announcements were made through press conferences or press releases. The relevant press conferences and press releases are at **Annex (II)(z)**.
- (aa) We have provided some basic information on water sampling for PRH estates in response to the Audit Commission's enquiries. In view of PAC's concern over the first seven inter-departmental meetings, we consider that the number of samples covered by these seven meetings should be more finely articulated.

As the first inter-departmental meeting was held on 20 July 2015, the water samples announced before that were not dealt with by the inter-departmental meeting. These included the seven non-compliant samples taken from Kai Ching Estate as announced on 10 and 11 July 2015, five non-compliant samples taken from Kwai Luen Estate Phase 2 as announced on 14 July 2015, and one discarded sample taken from Shui Chuen O Estate as announced on 14 and 15 July 2015. Therefore, strictly speaking, as stated by PSH at the PAC public hearing on 10 December this year, during the first seven inter-departmental meetings, we discussed water samples from six PRH developments found to have excess lead in water, including 37 non-compliant samples, and five other samples with excess lead that we decided to discard.

Notwithstanding the above, the relevant departments did have exchanges for the samples announced before the first inter-departmental meeting. It is also true as stated in paragraph 3.12 of Part 3 of Chapter 1 of the Audit Report, that no meetings records were prepared for 49 non-compliant samples and six discarded samples. We agree that the decision notes for the inter-departmental meetings should be fully maintained. In this regard, we will make improvements in accordance with the recommendation of the Audit Commission.

***Note by Clerk, PAC:** *Annex (II)(z) not attached.*

- (bb) As stated by PSH at the PAC public hearing on 10 December this year, during the first seven inter-departmental meetings, we discussed water samples from six PRH developments found with excess lead, including 37 non-compliant samples, and five other samples with excess lead that were discarded for various reasons. It is not satisfactory that no meeting records were maintained, but for the purpose of reporting to the public, the relevant departments have kept primary records of all of the water samples, which are available for examination. For details please refer to item (v) above.

Water samples were discarded based on objective reasons and analyses, with a view to achieving a more scientific sampling method. There was no cover-up whatsoever. As mentioned in item (v) above, among the five discarded samples, four were taken from Shek Kip Mei Estate Phase 2 and Hung Hom Estate Phase 2. At the same meeting at which the decision to discard these four samples was made, other non-compliant samples were confirmed, and these two estates were also confirmed to have excess lead in water. Therefore, discarding these samples had no effect on the decision to announce the relevant estates as affected estates. As for the fifth discarded sample, a sample “with excess lead” was taken from a vacant unit in Yee Ming Estate and was suspected of environmental contamination. After further investigation, including taking additional samples from the same unit as well as other units on the same floor and on floors above and below the unit, it was found that all samples were within limit. Therefore, the inter-departmental meeting considered that the sample concerned was affected by environmental factors and should be discarded. We announced on 23 July 2015 that Yee Ming Estate was not affected by excess lead in water. In the same period, the water sampling test results for Wing Cheong Estate were discussed at the inter-departmental meeting on 20 July 2015 (i.e. three days earlier). Although there was only one non-compliant sample, we decided at the meeting to classify Wing Cheong Estate as an affected estate, and announced this at a press conference on the same day. This showed that we were not trying to reduce the number of affected estates when deciding to discard individual samples. In fact, as stated in the COI’s report, the COI did not accept that we deliberately adopted measures in order to limit the scope of the problem. The fact that once a single flat was affected, the whole estate would be classified as an “affected estate” was a cautious one, given for example in the U.S.A. where the authorities will be required to take steps only if the lead concentration of more than 10% of the samples collected exceeds the action level of 15 ug/L.

As for sample 5 of Table 6 of Part 3 of Chapter 1 of the Audit Report, it was taken before the first inter-departmental meeting. The Director of Water Supplies already explained the reasons for discarding this sample at the press conferences on 14 and 15 July 2015. This sample “with excess lead” was taken from a vacant unit at Shui Chuen O Estate and was suspected of environmental contamination. Therefore, WSD conducted further investigation by taking additional samples from the same unit, as well as other units on the same floor and on floors above and below the unit sharing the same downfeed pipe as that unit in a systematic manner. The test results showed that all sample were within limit. Therefore, after analysis, it was concluded that the water sample “with excess lead” had been affected by environmental factors and should be discarded.

- (cc) As mentioned in paragraph 3.17 of Part 3 of Chapter 1 of the Audit Report, at the press conference on 7 August 2015, in response to media enquiries, STH said that the nature of Tenants Purchase Scheme (TPS) and Home Ownership Scheme estates was more akin to private residential buildings and the decision to conduct water sampling tests rested with the Owners' Corporations (OCs) concerned. This decision was made by STH shortly before the press conference.

Mixed ownership is found in TPS estates, which meaning that some units are owned by HA, while some are privately owned. In terms of estate management, the common areas in TPS estates are managed by the OCs or the management committees, while the landlords are responsible for the maintenance matters inside individual units. As mentioned in paragraph 3.20 of Part 3 of Chapter 1 of the Audit Report, given the aforementioned circumstances, there are practical and technical difficulties in conducting water sampling tests for units occupied by HA tenants. As different units within the building block share the same water supply system, the water quality inside HA rental units will be affected by the water supply system outside of these units, and HA does not have the right to decide on matters relating to properties which are not under its ownership. Nevertheless, we believe that given the wide and sustained publicity in the press and the information published by the Government and the HA, the OCs of TPS estates along with owners of private housing had been alerted to the risk of excess lead in water and had presumably been making decisions as they deemed fit.

In fact, the 39 TPS estates were all completed before 2005. As mentioned from time to time in the past, the “Task Force on Investigation of Excessive Lead Content in Drinking Water” found that leaded solder used on water pipe joints was the cause of excess lead in drinking water, and as the water pipes in PRH estates completed before 2005 were connected mechanically and no soldering had been used in general, there would be one fewer risk factor leading to excessive lead in drinking water. In the water sampling tests conducted last year, all samples taken from PRH estates completed before 2005 were within limit.

As mentioned at the PAC public hearing on 10 December 2016, in response to the Audit Commission’s enquiries, we have gathered that the majority of TPS estates (32 out of 39 estates) had conducted water sampling tests on their own. Among the remaining seven estates, two of the OCs had discussed whether to conduct water sampling tests, and decided not to do so.

- (dd) Since the “excess-lead-in-water” incident, HA has been holding the contractors accountable according to the contracts, and has requested them to implement a series of measures, including installing filters for households free of charge, and to replace or clean the filter cartridges for households regularly in accordance with the manufacturer’s instructions for the brand¹. For filters installed in Wing Cheong Estate and Tung Wui Estate, the contractor cleans the filter cartridges about once every three months, and replaces the filter cartridges once every 12 months. Since the installation of filters, the contractor has cleaned the filter cartridges for these households three times already, and has substantially completed the replacement of filter cartridges for these households recently. As for the remaining nine affected PRH developments, the contractors replace the filter cartridges for the households about once every six months. Since filters were installed in the affected PRH developments at different times, the timing for replacement of the filter cartridges varies from one estate to another. The latest round of filter cartridge replacement has also been substantially completed recently.

¹ For the brand of filters installed in Wing Cheong Estate and Tung Wui Estate by Paul Y. General Contractors Limited, the filter cartridges need to be cleaned about once every three months, and replaced once every 12 months. For the brands of filters installed by the remaining three contractors (i.e. Yau Lee Construction Company Limited, China State Construction Engineering (Hong Kong) Limited and Shui On Building Contractors Limited) in the affected PRH developments under their purview, the filter cartridges need to be replaced about once every six months.

After rectification works (including works in the common area and inside flats) are completed, the contractors will conduct water sampling tests (including lead) in accordance with the Water Authority's requirements to ensure the safety of drinking water. Subject to satisfactory water test results, the contractors will inform tenants that the water inside flats is safe for drinking, before removing the water filters for them. The contractors will continue to regularly clean or replace the filter cartridges for tenants before removal of water filters. We have informed tenants that for enquiries on the use and maintenance of filters, they can call the contractor or the manufacturer's hotline. The contractor or manufacturer will then arrange a household visit to find out more about the use of filters. Where necessary, the contractor will advance the replacement of filter cartridges for tenants. We have been providing tenants with tips on the use of filters to ensure the effectiveness of filters and the quality of the filtered water through our regular communication with tenants, such as distributing estate newsletters, posting notices, Estate Management Advisory Committee meetings, etc.

- (ee) The contractors have started replacing the non-compliant water pipes in the common areas of the 11 affected PRH estates since March 2016, and progress so far is generally satisfactory. On the whole, the contractors have completed more than half of the works in the common areas. As we reported to the Legislative Council previously, the time required for replacing the non-compliant water pipes in the common areas in each estate varied, depending on the number and design of the blocks involved. The actual time required for the works would be subject to weather conditions, allocation of manpower and other resources, etc. The contractors would also need to make arrangements for work from the works perspective of each estate. HA has posted notices in the lobbies of the affected estates to inform tenants of the estimated time required for replacement of water pipes in the common areas of each block, and has updated tenants on the progress of works through the Estate Management Advisory Committees.

Regarding works inside flats, as the furnishings and pipe routings inside tenants' flats vary from one to another, we consider that there are merits in conducting a trial for works inside flats to test contractors' method and the arrangements on a small scale first. As works in the common areas of Kwai Yuet House at Lower Ngau Tau Kok Estate Phase 1 had been substantially completed, we announced that a trial for works inside flats started there on 17 October 2016. In light of the experience from the trial,

the contractors will work out a more detailed work plan and timetable for works inside flats for the remaining affected PRH developments. HA will, in consultation with the contractors, inform the tenants of the details.

- (ff) According to our understanding, tenants have not installed water filters for various reasons. For example, some tenants have purchased and installed their own filters; some have chosen not to install filters or returned them after use due to the slower water outflow rate; some have mainly got access to safe drinking water from the temporary water points on each floor or the standpipes; while some tenants could not be contacted, etc.

After the installation of filters, the water outflow rate will inevitably slow down. Through regular communication with tenants and Estate Management Advisory Committee meetings, we have been providing tenants with tips on the use of filters to ensure the effectiveness of filters and the quality of the filtered water. For example, the filter should not be used to filter hot water; filtered water should not be used for other purposes such as washing food or utensils; when filtered water is not required, tenants should turn the pin on the diverter valve to disable the filtering function so that the water will not pass through the filter and the water outflow rate will increase.

For those households with whom we have had difficulty in getting in touch, the contractors have been trying to contact them outside working hours including on Sundays and will continue to do so. HA and the contractors will also continue to communicate with tenants, including posting notices at the lobbies and distributing newsletters to tenants' mailboxes, to encourage households whose premises have not been installed with water filters (including those who have refused installation or returned filters) to consider installing water filters.

Inter-departmental meetings
(July to August 2015)

	Date	Agenda (Issues to discuss)
1	11 July 2015	Appendix 1
2	13 July 2015	Appendix 2
3	14 July 2015	Appendix 3
4	15 July 2015	continuation of discussion of previous meeting
5	17 July 2015	Appendix 4
6	21 July 2015	Appendix 5
7	24 July 2015 ²	Appendix 6
8	28 July 2015	Appendix 7
9	29 July 2015	continuation of discussion of previous meeting
10	31 July 2015	continuation of discussion of previous meeting
11	3 August 2015	continuation of discussion of previous meeting
12	7 August 2015	Appendix 8
13	14 August 2015	Appendix 9
14	27 August 2015	Appendix 10
15	31 August 2015	continuation of discussion of previous meeting

² Chaired by the Secretary for Transport and Housing.

Kai Ching Estate (KCE)

Issues to discuss

Scale and cause of the problem: 4 out of 79 water samples have lead content exceeding WHO standard and 水喉接駁位焊接物料含鉛 found in two (vacant) units. Do we intend to do more tests and inspections? Should these tests/inspections be extended to other public housing estates with water pipe works undertaken by the same contractor/sub-contractor? What about private buildings with works undertaken by the same contractor/subcontractor? Should these be confined to recently completed buildings?

Provision of health advice and medical assessments: DH hotline, experts in universities, etc.

Remedial actions: can we just rely on contractor to come up with a plan to replace 含鉛的水管部件？

Legal actions: investigation by HD (non-compliance with contract) and WSD (breach of law)

Interim relief measures: supply of bottled water to families with vulnerable ones

Communication with Kai Ching Estate residents

Communication with members of public: HD hotline, WSD hotline?

Media arrangements

CSO

11 July 2015

Kai Ching Estate (KCE)

Issues to discuss at meeting on 13 July

Review arrangements put in place and reactions/actions of residents, political parties and media over the weekend (e.g. allegation that other water appliances like 水龍頭 are problematic?)

Water testing and solder inspection at the other 4 HA estates and contingency plans in case such samples also reveal lead levels exceeding WHO standard

Expanding water sample tests (115 samples so far) and solder inspections (two vacant units so far) at KCE

Collaboration with laboratories in universities to speed up water sample testing (mobilise Government Laboratory in addition to WSD's own lab?)

Forensic investigation into the cause of lead contamination at KCE (do we need to set up a special team with in-house experts as well as academia, e.g. those sitting on government's Advisory Committee on Water Sources and Quality of Water Supplies?)

Likely rectification plan from KCE main contractor

Immediate improvements to regulatory and monitoring work by HD and WSD to prevent similar recurrences

Media arrangements

CSO

12 July 2015

Kai Ching Estate (KCE)

Issues to discuss at meeting on 14 July

Regarding the 4 other public housing estates –

Release findings of water sample tests and solder inspections at the 4 other public housing estates as well as the CUHK Hostel and HAD joint user building

Explain with illustrations how inspections of lead in solder is conducted and how water samples are taken for lead testing and provide professional view on such unauthorized use of lead in soldering water pipe joints as the likely cause of lead in water by Government Chemist

Extend KCE contingency arrangements to Kwai Luen Estate and Shui Chuen O (?) : residents' forum, bottled water, water tanks/wagons, health advice, blood tests, etc.

Discuss with main contractor on temporary supply of water to affected residents and remedial measures

Regarding KCE –

Provide temporary water supply to each floor in each block of KCE to reduce inconvenience to residents

Devise a plan to replace lead-soldered pipes in public areas as well as within household units in an orderly manner pending outcome of detailed investigation by the task force

Arrange residents of the 7 households with lead not complying with WHO standards to do blood tests today, with a view to releasing results by end of this week

Give a full account of use of pre-fabricated parts : dispel misperception

Offer “compensation” to KCE residents (waiving of rent or water charges)

Other matters

Extend water sample tests and solder inspections to other HA estates :
Justifications; political pressure; capacity constraints; linked to detailed investigation

Step up monitoring and regulatory action by HD and WSD to prevent recurrence in newly completed buildings

Continue to assess effectiveness of lead-removing filters

Disseminate health advice

Provide advice to private building management and residents

Media arrangement : press conference at 4 p.m. (?)

CSO

14 July 2015

Kai Ching Estate (KCE)

Issues to discuss at the meeting on 17 July

Latest situation at KCE and Kwai Luen Estate (provision of temporary water supply, follow-up actions with the main contractors, reaction of the tenants, blood test appointments, shuttle service during the weekend, assistance to elderly/disabled residents in getting water to them, etc.)

Blood tests (latest situation, timing of findings available, release of findings, contingency arrangements, health advice)

Water sample tests at the additional 9 housing estates and Kwai Luen Estate Phase 1 (duration to complete all testing, timing of findings available, etc.)

Enlisting the help of HKUST in increasing laboratory testing capacity

Enlisting the help of 3rd party endorsers

WSD Task force to investigate the cause of excessive lead content in drinking water (publicity for first meeting, work plan, timing to complete the investigation, etc.)

HA's review committee: work plan and timing to complete the review

Line to take regarding various demands from political parties and residents –

- Territory-wide water testing, including public and private housing
- Blood tests for residents beyond the three vulnerable groups, e.g. elders, children marginally over 6, etc.
- Waiving of water charges and reduction in rental
- Replacement of water pipes at estates with lead in water not complying with WHO standard

- Re-testing of water in estates/blocks when water tests conducted by political parties show lead levels not complying with WHO standard
- Suspend main contractors of KCE and Kwai Luen Estate Phase 2 by HD and cancellation of licence to concerned plumber

Media arrangement

Next meeting

CSO

17 July 2015

Kai Ching Estate (KCE)
(Lead content in water supply in PRH estates)

Issues to discuss at the meeting on 21 July

THB/HD

Latest situation at KCE and Kwai Luen Estate (provision of temporary water supply to each floor by down pipes, follow-up actions with the main contractors on rectification works, reaction of the tenants, blood test appointments, shuttle service during the weekend, assistance to elderly/disabled residents in getting water to them, etc.)

Situation at Wing Cheong Estate (residents' meeting, temporary water supply, solder inspections, follow-up with contractor, appointments for blood tests)

Release of water test results of the outstanding estates (3 out of 10)

Extension to estates completed between 2011 and 2012 (time needed to complete 15 estates with some 26,000 units)

Other estates (public and private) with lead content not complying with WHO guidelines – pressure on government to undertake water tests?

Test of lead removal filters

Setting up of Review Committee

FHB/DH/HA

Blood tests : first batch results on 18 July and preparation for second batch release on 22 or 23 July (clinical care plan)

Extension of blood tests to vulnerable groups in Wing Cheong Estate

Further extension of blood tests (e.g. children under 6 at the time of admission into KCE, KLE and WCE)

Follow up of the mother and son at KLE with lead in blood exceeding the “no action” level

DEVB/WSD/Government Laboratory

Water sample tests for estates completed in 2011 and 2012 (duration to complete all testing, timing of findings available, etc.)

Enlisting the help of HKUST and private laboratories in increasing laboratory testing capacity

WSD Task Force to investigate the cause of excessive lead content in drinking water : can this be expedited to identify the source of lead in water?

Disputes in the taking of water samples : further explanation and 3rd party support?

Testing of lead in solders and pipes and other water supply materials

Others

Commission of Inquiry

Media arrangement

Next meeting

CSO

20 July 2015

**Inter-Bureau/Departmental Meeting
on Lead Content in Water Supply in PRH Estates**

Friday, 24 July 2015 at THB

Updates from relevant Bureaus/Departments:

THB/HD

FHB/DH/HA/Government Laboratory

DEVB/WSD

HAD

Media conference on 24 July 2015 - Key Messages:

1. HD's plan to extend systematic water sample testing ultimately to all Public Housing Estates; logistics and implications.
2. Installation of lead-removing filters in affected PRH estates by main contractors
3. HA Review Committee Membership and Terms of Reference
4. Progress of WSD Task Force
5. Any matters from blood testing and aftercare side?

Other Issues (if not already covered above):

1. Commissioner of Inquiry
2. Blood tests and follow up care; psychological counselling
3. Testing for other heavy metals in drinking water
4. Demands from parties and legislators for water charges/rent relief
5. Demands for compensation from affected PRH tenants, especially those with blood test results slightly above limit.
6. Political assessment

**Inter-Bureau/Departmental Meeting
on Lead Content in Water Supply in PRH Estates**

Proposed issues to discuss at the meeting on 28 July:

THB/HD

1. Latest situation at the three affected estates, namely Kai Ching Estate, Kwai Luen Estate and Wing Cheong Estate
2. Installation of lead-removing filters in three affected PRH estates by main contractors
3. Update on HD's systematic water sample testing on estates completed between 2011 and 2012. The next phase will cover public housing estates completed between 2005 and 2010
4. Housing Authority Review Committee

FHB/DH/HA

5. Update on some 300 blood test results to be released in mid-week
6. Update on follow-up children assessment services conducted in past weekend

DEVB/WSD/Government Laboratory

7. Progress of WSD Task Force
8. Testing for other heavy metals and contaminations in drinking water
9. Demands for water testing and consequential follow-up from private residential estates/buildings

Others

10. Commission of Inquiry
11. Political assessment
12. Media arrangement

**Inter-Bureau/ Departmental Meeting
on Lead Content in Water Supply in PRH Estates**

Proposed issues to discuss at the meeting on 7 August at 10:30 am

1. Results of Water Sample Tests and Solder Joint Inspections for remaining estates commissioned in 2011 and 2012
 - Contingency arrangement
 - Systematic water sample testing for estates commissioned between 2005 and 2010 – phasing and timing for next phase
 - Capacity-enhancing (HD, WSD and Govt Lab)
2. Results of Blood Tests
 - Follow-up actions (hotline, weekday developmental assessment sessions, shuttle service, other follow-up services)
 - When to release the developmental assessment results
 - Next batch of blood tests – timing
 - Capacity-enhancing (DH, HA, outsourcing to overseas laboratories)
3. Latest situation at the seven affected estates (reaction of residents, installation of downpipes, supply of bottled water, installation of lead-removing filters + terms and conditions to be signed by residents, disinfection of the water supply at Mun Ching House)
4. Liaison with main contractors (filters vs downpipes, proposed replacement of water pipes)
5. Progress of Housing Authority Review Committee (interim measures in respect of housing estates being built (bulk purchase of soldering materials /fittings by the main contractor?))
6. Progress of WSD Task Force (preliminary findings, overseas experts to speak in Hong Kong)

7. Presence of heavy metals (nickel, cadmium, etc.) in drinking water supply and current standards of water pipes and fittings
8. Commission of Inquiry
9. Water sample tests for other Government buildings/units
 - Government quarters/ FSI-owned units – progress
 - Hospitals (criteria, implications)
 - Welfare homes (criteria, implications)
10. Various demands from political parties (water tests for entire estate in the 7 identified ones; waiving of water charges; priority installation of lead-removing filters for the vulnerable groups and/or households with high lead reading; compensation)
11. PR and Media Arrangement
 - Comprehensive booklet, leaflet on the proper use of filters, video about the proper use of filters, video about bureau/departmental efforts on tackling the problem
 - Third party support?
 - Press Conference and line-up
12. Next Meeting

CSO
7 August 2015

**Inter-Bureau/ Departmental Meeting
on Lead Content in Water Supply in PRH Estates**

Proposed issues to discuss at the meeting on 14 August at 10:30 am

1. Latest situation at the ten affected estates (reaction of residents, installation of downpipes, supply of bottled water, installation of lead-reducing filters + terms and conditions to be signed by residents, liaison with the main contractors. Any special arrangement for residents of Un Chau Estate given its high lead reading?)
2. Progress of water sample tests
 - (a) Next batch – coverage and timing
 - (b) Capacity-enhancing and extra equipment (HD, WSD and Govt Lab)
3. Progress of blood tests
 - (a) Next batch – timing
 - (b) Follow-up actions (hotline, weekday developmental assessment sessions, shuttle service, other follow-up services)
 - (c) When to release the developmental assessment results
 - (d) Capacity-enhancing (DH, HA, outsourcing to overseas laboratories, enlisting the help of private hospitals for blood taking)
4. Progress of Housing Authority Review Committee
(dismantling of water pipes by contractors at estates being built? how to enhance monitoring of the use of soldering materials and water supply fittings in the interim?)
5. Progress of WSD Task Force (preliminary findings, overseas experts to speak in Hong Kong)
6. Water sample tests for other buildings/units – criteria (year 2005, landlord/ builder, long stay, vulnerable groups, in public housing estates?) and implications
 - (a) Government quarters/ FSI-owned units – progress
 - (b) Hospitals

- (c) Welfare homes/ centres (elderly, children, persons with disability, etc.)
 - (d) Kindergartens, schools and tertiary institutions
7. Various demands from political parties
- (a) water tests for every household in the affected estates
 - (b) HD staff/ DH staff to help residents register for blood tests
 - (c) health experts to answer questions at affected estates
 - (d) blood tests for all affected residents
 - (e) engaging private hospitals to conduct blood tests
 - (f) free follow-up services for children tested to have excess lead in blood
 - (g) provide the timetable and progress on the installation of downpipes, installation of filters and replacement of water pipes
 - (h) priority installation of filters for the vulnerable groups and/or households with high lead reading;
 - (i) waiving of water charges and rent
 - (j) compensation
 - (k) upon investigation by the WSD Task Force, enhance the Waterworks Ordinance, update the current standards for pipes and fittings, strengthen monitoring of works for water supply system, expand the scope of water test by WSD
 - (l) testing for other heavy metals in drinking water (e.g. in elderly homes, etc.)
8. Investigation and suspension of main contractors, and cancellation of licences to plumbers
9. Political engagement – meetings with LegCo Members, LegCo special House Committee meeting
10. PR Arrangement
- (a) Comprehensive booklet, leaflet on the proper use of filters, video about the proper use of filters, video about bureau/departmental efforts on tackling the problem
 - (b) Third party support?
11. Next Meeting (arrangement during absence of CS and STH)

CSO
13 August 2015

**Inter-Bureau/ Departmental Meeting
on Lead Content in Water Supply in PRH Estates**

Proposed issues to discuss at the meeting on 27 August at 10:30 am

1. Latest situation at the ten affected estates (installation of downpipes, supply of bottled water, installation of lead-removing filters, liaison with the main contractors)
2. Water sample tests
 - (a) Results
 - (b) Next batch - timing
 - (c) Capacity-enhancing (HD, WSD and Govt Lab)
3. Blood tests
 - (a) Results
 - (b) Next batch - timing
 - (c) Follow-up actions (hotline, weekday developmental assessment sessions, other follow-up services, shuttle service by HD)
 - (d) When to release the developmental assessment results
 - (e) Capacity-enhancing (DH, HA, private hospitals, outsourcing to overseas laboratories)
4. Progress of Housing Authority Review Committee
5. Progress of WSD Task Force (preliminary findings, overseas experts to speak in Hong Kong)
6. Water sample tests for non-domestic units (criteria: year 2005, Government as builder and maintenance agent, frequent drinking of water/ long stay) - updates and implications
 - (a) Government quarters/ FSI-owned units
 - (b) Hospitals

- (c) Welfare homes/ centres (elderly, children, persons with disability, etc.)
 - (d) Kindergartens, primary/ secondary schools and tertiary institutions
 - (e) Correctional facilities, etc.
7. Investigation and suspension of main contractors, and cancellation of licences to plumbers
8. LegCo special House Committee meeting on 1 September
9. PR Arrangement
- (a) Comprehensive booklet, video about the proper use of filters, video about bureau/departmental efforts on tackling the problem
 - (b) Third party support?
10. Next Meeting

CSO
26 August 2015

**Documents and records relating to the
seven inter-departmental meetings held
between 20 July 2015 and 7 August 2015**

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
20.7.2015	HD's email dated 19.7.2015 to WSD and GLab [see Appendix 1A]	WSD's internal email dated 20.7.2015 (copied to HD and DH) ⁴ [see Appendix 1B]	<p><u>Discussed and decided that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Kwai Luen Estate Phase 1 (41 samples) - Mei Tin Estate (Mei Chuen House) (33 samples) - Shek Lei (II) Estate (Shek Foon House) (26 samples) - Fung Wo Estate (50 samples) - Mei Tung Estate (Mei Tak House) (24 samples) - Hung Fuk Estate Phase 1 and 2, and Phase 3 (150 samples were taken, among which the results of 85 samples were available before the meeting, while the remaining 65 samples were confirmed to be within limit after the meeting and before the announcement at the press conference) 	20.7.2015 [For extracts of the transcript of the press conference and the press release, see Appendix 1C(i) - (iii)]	<p><u>Announced that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Kwai Luen Estate Phase 1 (41 samples were taken) - Mei Tin Estate (Mei Chuen House) (33 samples were taken) - Shek Lei (II) Estate (Shek Foon House) (26 samples were taken) - Fung Wo Estate (50 samples were taken) - Mei Tung Estate (Mei Tak House) (24 samples were taken) - Hung Fuk Estate Phase 1 and 2, and Phase 3 (150 samples were taken)

³ Some of the water test results which had been discussed and announced were repeatedly attached in some of WSD's emails. For members' easy reference, we have not attached the duplicated information in the relevant appendices.

⁴ Some of the water sampling test results was not yet available when the email was circulated to members of the inter-departmental meeting. WSD provided the relevant results via email to meeting attendees for reference after the meeting and before the announcement at the press conference. Details are at Appendix 1B.

***Note by Clerk, PAC: Appendices 1A and 1B not attached.**

Annex (Part 2 of 2)

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
			<p><u>Discussed and decided that the following PRH estate was affected by excess lead in water:</u></p> <ul style="list-style-type: none"> - Wing Cheong Estate (46 samples were taken, among which the results of 37 samples were available before the meeting, while the remaining 9 samples were confirmed to be within limit after the meeting and before the announcement at the press conference) 		<p><u>Announced the following PRH estate as an affected estate:</u></p> <ul style="list-style-type: none"> - Wing Cheong Estate (46 samples were taken; 1 exceeded the limit) <p><u>Announced a series of follow-up actions to be taken for Wing Cheong Estate:</u></p> <p>Provision of bottled water, water tanks and standpipes; holding a residents' forum, contacting the tenants of units with non-compliant samples; distributing health information to tenants' mailboxes; requesting the contractor to take follow-up actions</p>

Annex (Part 2 of 2)

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
23.7.2015	HD's email dated 22.7.2015 to members of the inter-departmental meeting [see Appendix 2A]	WSD's internal email dated 23.7.2015 (copied to HD) [see Appendix 2B]	<p><u>Discussed and decided that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Yee Ming Estate (102 samples) - Cheung Lung Wai Estate (42 samples) - Tak Long Estate (198 samples) - Ching Long Shopping Mall (20 samples) <p><u>Discussed and decided to discard 1 sample:</u></p> <ul style="list-style-type: none"> - Yee Ming Estate⁵ 	23.7.2015 [For extract of the press release, see Appendix 2C]	<p><u>Announced that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Yee Ming Estate (102 samples were taken) - Cheung Lung Wai Estate (42 samples were taken) - Tak Long Estate (198 samples were taken) - Ching Long Shopping Mall (20 samples were taken)

⁵ See sample 6 in Table 6, sample 10 in Table 7 and paragraph 3.13 (c) of Part 3 of Chapter 1 of the Audit Report.

***Note by Clerk, PAC:** *Appendices 2A and 2B not attached.*

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
29.7.2015	HD's email dated 28.7.2015 to members of the inter-departmental meeting [see Appendix 3A]	WSD's email dated 28.7.2015 to members of the inter-departmental meeting ⁶ [see Appendix 3B]	<p><u>Discussed and decided that all samples taken from the following PRH estate did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Mei Tung Estate (Mei Yan Estate) (27 samples) <p><u>Discussed and decided that the following PRH estate was affected by excess lead in water:</u></p> <ul style="list-style-type: none"> - Lower Ngau Tau Kok Estate Phase 1 (130 samples; 6 exceeded the limit) 	29.7.2015 [For extract of the transcript of the press conference, see Appendix 3C(i) – (ii)]	<p><u>Announced that the samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Mei Tung Estate (Mei Yan Estate) (27 samples were taken) - Shek Kip Mei Estate Phase 5 (73 samples were taken) <p><u>Announced the following PRH estate as an affected estate:</u></p> <ul style="list-style-type: none"> - Lower Ngau Tau Kok Estate Phase 1 (130 samples were taken; 6 exceeded the limit) <p><u>Announced a series of follow-up actions to be taken for Lower Ngau Tau Kok Estate Phase 1:</u> Provision of bottled water, water tanks and standpipes; holding a residents' forum, contacting the tenants of units with non-compliant samples; distributing health information to tenants' mailboxes; requesting the contractor to take follow-up actions</p>

⁶ The water sampling test results for Shek Kip Mei Estate Phase 5 were not yet available when the email was circulated to members of the inter-departmental meeting. WSD provided the results after the meeting and before the announcement at the press conference

***Note by Clerk, PAC: Appendices 3A and 3B not attached.**

Annex (Part 2 of 2)

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
31.7.2015	HD's email dated 30.7.2015 to members of the inter-departmental meeting [see Appendix 4A]	WSD's email dated 31.7.2015 to members of the inter-departmental meeting [see Appendix 4B]	<p><u>Discussed and decided that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Un Chau Estate Phase 5 (55 samples) - Domain and Yau Tong Community Hall (8 samples) - Choi Fook Estate (Choi Foon House) (27 samples) - Choi Tak Estate (Choi Yan House, Choi Yee House) (40 samples) <p><u>Discussed partial water samples from the following PRH developments:</u></p> <ul style="list-style-type: none"> - Shek Kip Mei Estate Phase 2 - Tung Wui Estate - Hung Hom Estate Phase 2 	31.7.2015 [For extract of the press release, see Appendix 4C]	<p><u>Announced that the samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Un Chau Estate Phase 5 (55 samples were taken) - Domain and Yau Tong Community Hall (8 samples were taken) - Choi Fook Estate (Choi Foon House) (27 samples were taken) - Choi Tak Estate (Choi Yan House, Choi Yee House) (40 samples were taken)

***Note by Clerk, PAC:** *Appendices 4A and 4B not attached.*

Annex (Part 2 of 2)

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
3.8.2015	HD's email dated 31.7.2015 to members of the inter-departmental meeting [see Appendix 5A]	WSD's email dated 2.8.2015 to members of the inter-departmental meeting [see Appendix 5B]	<p><u>Discussed and decided that the following PRH estate was affected by excess lead in water:</u></p> <ul style="list-style-type: none"> - Shek Kip Mei Estate Phase 2 (59 samples; 5 exceeded the limit) - Tung Wui Estate (52 samples; 4 exceeded the limit) - Hung Hom Estate Phase 2 (74 samples; 16 exceeded the limit) <p><u>Discussed and decided to discard 4 samples⁷:</u></p> <ul style="list-style-type: none"> - 2 samples from Shek Kip Mei Estate Phase 2 - 2 samples from Hung Hom Estate Phase 2 	3.8.2015 [For extract of the transcript of the press conference, see Appendix 5C(i) – (ii)]	<p><u>Announced the following PRH estates as affected estates:</u></p> <ul style="list-style-type: none"> - Shek Kip Mei Estate Phase 2 (59 samples were taken; 5 exceeded the limit) - Tung Wui Estate (52 samples were taken; 4 exceeded the limit) - Hung Hom Estate Phase 2 (74 samples were taken; 16 exceeded the limit) <p><u>Announced a series of follow-up actions to be taken for the 3 affected estates:</u></p> <p>Provision of bottled water, water tanks and standpipes; holding a residents' forum, contacting the tenants of units with non-compliant samples; distributing health information to tenants' mailboxes; requesting the contractor to take follow-up actions</p>

⁷ See samples 1 to 4 in Table 6 and Table 7, and paragraph 3.13(a) and (d) in Part 3 of Chapter 1 of the Audit Report.

***Note by Clerk, PAC: Appendices 5A and 5B not attached.**

Annex (Part 2 of 2)

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
6.8.2015 and 7.8.2015	HD's email dated 5.8.2015 to members of the inter-departmental meeting ⁸ [see Appendix 6A]	WSD's emails dated 5.8.2015 and 7.8.2015 to members of the inter-departmental meeting [see Appendix 6B]	<p><u>Discussed and decided that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Choi Tak Estate (Choi Chun House, Choi King House, Choi Leung House, Choi Yin House) and Choi Tak Shopping Centre (82 samples) - Shin Ming Estate (Shin Chi Estate, Shin Lai Estate) (49 samples) - Shatin Pass Estate (Wo Tin House, Shun Tin House) (53 samples) - Yau Lai Estate Phase 5 (Cheuk Lai House, Yung Lai House) (35 samples) - Yau Lai Estate Phase 6 (Yau Lai Shopping Centre) (4 samples) <p><u>Discussed and decided that the following PRH estate was affected by excess lead in water:</u></p> <ul style="list-style-type: none"> - Yan On Estate (69 samples; 5 exceeded the limit) 	7.8.2015 [For extract of the transcript of the press conference, see Appendix 6C(i) – (ii)]	<p><u>Announced that all samples taken from the following PRH estates did not exceed the limit:</u></p> <ul style="list-style-type: none"> - Choi Tak Estate (Choi Chun House, Choi King House, Choi Leung House, Choi Yin House) and Choi Tak Shopping Centre (82 samples were taken) - Shin Ming Estate (Shin Chi Estate, Shin Lai Estate) (49 samples were taken) - Shatin Pass Estate (Wo Tin House, Shun Tin House) (53 samples were taken) - Yau Lai Estate Phase 5 (Cheuk Lai House, Yung Lai House) (35 samples were taken) - Yau Lai Estate Phase 6 (Yau Lai Shopping Centre) (4 samples were taken) <p><u>Announced the following PRH estate as an affected estate:</u></p> <ul style="list-style-type: none"> - Yan On Estate (69 samples were taken; 5 exceeded the limit) <p><u>Announced a series of follow-up actions to be taken for Yan On Estate:</u> Provision of bottled water, water tanks and standpipes; holding a</p>

⁸ The email stated that the meeting would be held on two separate days. The Technical Review Meeting would be held on 6.8.2015 (the first day), and the Final Conclusion Meeting would be held on 7.8.2015 (the second day).

***Note by Clerk, PAC: Appendices 6A and 6B not attached.**

Annex (Part 2 of 2)

Annex (II)(v)

Date of meeting	Notice of meeting	Documents circulated before the meeting ³	Discussions and decisions of the meeting	Press conferences held / press releases issued after the meeting	
				Date	Content of announcement / Follow-up actions
			<p><u>Discussed partial water samples from the following PRH developments:</u></p> <ul style="list-style-type: none">- Tin Ching Estate Tin Ching Amenity and Community Building- Choi Tak Estate (Choi Shing House, Choi Shun House)- Choi Fook Estate (Choi Lok House, Choi Sin House, Choi Hay House)- Shek Kip Mei Estate Phase 1 (Mei Yue House, Mei Ying House)		residents' forum, contacting the tenants of units with non-compliant samples; distributing health information to tenants' mailboxes; requesting the contractor to take follow-up actions

(節錄)

運輸及房屋局局長在跟進食水含鉛量超標事件記者會的開場發言全文(只有中文)

七個今日有化驗結果的屋邨，我想讀一讀它們的名稱給大家知道，包括葵聯邨一期、豐和邨、洪福邨、美田邨美全樓、美東邨美德樓、石籬(二)邨石歡樓和榮昌邨。這七個屋邨我們總共取了370個水樣本，當中我們發現只有榮昌邨一個樣本超出世衛的含鉛量標準。稍後應耀康署長會詳細交代驗水的詳情和一些跟進的工作。這是第一點。

2015年7月20日(星期一)

香港時間19時40分

***Note by Clerk, PAC: Chinese version only.**

(節錄)

房屋署署長在跟進食水含鉛量超標事件記者會開場發言全文(只有中文)

各位，正如剛才局長提到，我們這一輪驗水樣本的工作，其中七條邨的驗水樣本的結果已經有了，我現在慢慢逐個說給大家聽基本的資料。我們上一次與大家見面的時候，提供了一個表，我跟着表上的次序來說。

第一個是榮昌邨，我們總共抽取的水樣本是 46 個，有 1 個是超過世衛標準的，數值是 14。第二個是美田邨美全樓，我們抽取了 33 個水樣本，沒有樣本超過世衛標準。以下都是沒有找到水樣本超過世衛標準的，我便不重複了。第三個是石籬（二）邨的石歡樓，有 26 個水樣本，豐和邨我們取了 50 個水樣本，美東邨美德樓（取了）24 個水樣本，洪福邨的第一、二及三期有 150 個水樣本，另外，加上葵聯邨第一期取了 41 個水樣本。

這些合計共 370 個水樣本之中，只是榮昌邨的 46 個水樣本中，有 1 個是超過世衛標準的。因為（樣本）超過世衛標準，我們同時到有關單位用上次提及過的 X 射線熒光光譜分析儀器，進行一個快速的測試，看看這個單位中的焊料有沒有鉛的含量。初步測試發現有鉛的含量，基於這兩點，第一，在榮昌邨中有一個單位有一個水樣本含鉛超過世衛標準；第二，我們的初步測試發現焊料中有鉛，我們會按照以往在啟晴邨和葵聯邨第二期的做法，即時做以下的功夫：我重複一次，第一，我們會為這條邨的居民提供一些樽裝水。大家都記得，我們都說在這些情況下，有三類我們特別關心的居民：六歲以下的小朋友、孕婦、哺乳中的媽媽，我們有這些樽裝水，可以讓他們有一個安全的替代的飲用水的來源，如果其他居民有需要的話，我們的樽裝水，都會給他們的；第二就是我們和水務署方面，會一起首先在每一幢（大廈）樓下放一個水箱，同時都亦開始拉喉，希望去到每一座的樓下；第三，我們今晚幾個相關部門會開一個晚會，給居民提供即時最新的資料；第四，我們會把一些衛生資料，放在居民的信箱中。

另外，這次我們找到一個水樣本是超標的，其實是我們房屋署的辦事處，那邊有三位同事在那裏經常工作的，我們會聯絡同事，看看他們需不需要一些衛生資料和有沒有一些跟進的需要。

最後，其他的居民，特別是我們關心的三類居民，若他們想要多一點衛生方面的資料等，衛生署這陣子都有一條熱線，可以重複一下電話：2125 1122。

另一方面的跟進是，因為我們在這個邨中，有一些焊料，初步測試是覺得有含鉛，我們需要和總承建商跟進。以往給大家的資料都提過，總承建商是保華建築有限公司。我們會就這件事情和它跟進。

2015年7月20日（星期一）

香港時間20時27分

***Note by Clerk, PAC: Chinese version only.**

(Extract)

Water samples taken from public rental housing estates completed since 2013

The spokesman today (July 20) announced the details of the tests results as follows:

- * Kwai Luen Estate Phase 1: 41 samples were taken and all data met the standard of the WHO,
- * Mei Chuen House of Mei Tin Estate: 33 samples were taken and all data met the standard of the WHO,
- * Shek Foon House of Shek Lei (II) Estate: 26 samples were taken and all data met the standard of the WHO,
- * Fung Wo Estate: 50 samples were taken and all data met the standard of the WHO,
- * Mei Tak House of Mei Tung Estate: 24 samples were taken and all data met standard of the WHO and
- * Hung Fuk Estate Phase 1,2 and 3: 150 samples were taken and all data met the standard of the WHO.

For Wing Cheong Estate, 46 samples were taken. One of the samples taken from the estate management office on the ground floor of Wing Chun House was found with a lead level of 14 micrograms per litre, above the acceptable level set out in the WHO guidelines. Preliminary finding by a X-ray fluorescence detector also showed the existence of lead at the soldering material of a pipe joint.

Monday, July 20, 2015

Issued at HKT 23:00

(Extract)

Test results of water samples taken from three public rental housing within standard limit

Secretary for Transport and Housing and the Chairman of the Hong Kong Housing Authority (HA), Professor Anthony Cheung Bing-leung, announced last week that drinking water samples from a total of 10 housing estates, including nine public rental housing estates completed since 2013 and Kwai Luen Estate Phase 1, would be systematically sampled and tested for lead content. The Housing Department (HD) has already announced the test results of 370 water samples taken from seven of these estates on July 20.

As for the remaining three estates completed since 2013, the Water Supplies Department (WSD) took a total of 362 drinking water samples for lead testing. The testing has now been completed. A spokesman for the HD said today (July 23) that the results were as follows:

- * Cheung Lung Wai Estate: 42 samples were taken and all data met the standard of the World Health Organization (WHO);
 - * Yee Ming Estate: 102 samples were taken and all data met the standard of the WHO;
 - * Tak Long Estate: 198 samples were taken and all data met the standard of the WHO;
- and
- * Ching Long Shopping Centre: 20 samples were taken and all data met the standard of the WHO.

Thursday, July 23, 2015

Issued at HKT 19:50

(節錄)

運輸及房屋局局長在跟進食水含鉛量超標事件記者會的開場發言全文(只有中文)

房屋署聯同水務署正分批為二〇一一年及二〇一二年落成的公屋屋邨進行有系統抽樣驗水，並把早前有團體提出曾經自行驗出有超出世衛(世界衛生組織)含鉛量準則(所謂「超標」)水樣本的屋邨首先進行抽驗。

至今日為止，我們完成了對牛頭角下邨第一期、美東邨美仁樓和石硤尾邨第五期的水樣本化驗，這三個屋邨我們總共已檢驗了合共 10 座，涉及 7 500 戶。

結果如下：

* 牛頭角下邨第一期五幢的住宅樓宇，我們抽驗了 130 個水樣本，發現有六個樣本是超出世衛的(含鉛量)準則。

* 美東邨美仁樓一幢(住宅樓宇)，有 27 個(水)樣本，是沒有超標的發現。

* 石硤尾邨第五期共四幢(住宅樓宇)，我們抽了 73 個水樣本，亦是沒有超標的樣本。

2015年7月29日(星期三)

香港時間18時02分

***Note by Clerk, PAC: Chinese version only.**

(節錄)

房屋署署長在跟進食水含鉛量超標事件記者會開場發言全文(只有中文)

各位，正如局長剛才提到，基於我們在牛頭角下邨所抽驗的結果（住宅用水由天台水缸供應，商戶用水則由總水管直接供應，後者水辦抽驗結果符合世界衛生組織標準），我們便會啟動以下的一些措施，這些措施都是我們在啟晴邨、葵聯邨第二期和榮昌邨據於同樣的數據底下所做的措施。第一，我們今晚開始便供應樽裝水給居民。第二，在牛頭角下邨的五幢大樓（貴亮樓、貴月樓、貴顯樓、貴新樓及貴輝樓）每一幢下面由水務署提供一個水箱，同時開始拉喉，希望盡快在每幢下面設立街喉。第三，相關的部門今晚會在邨內舉行居民簡報會，報告最新的一些數據和我們一些跟進措施，回答居民的問題。第四，我們會通告所有給我們抽樣的住戶，以及剛才說的六個水樣超標的（住戶），留下（聯絡）電話，讓他們得到一些衛生的資訊和醫護方面的一些跟進。第五，每個牛頭角下邨的住戶，我們都會在信箱裏放資訊小冊子。最後我們會通告（該邨的）總承建商，要求調查和跟進。牛頭角下邨的總承建商以往都已經提供了給各位，就是有利建築有限公司，得到他們的同意，提供多一個資料，就是他們所用的供水系統分判商，是明合有限公司，「明天」的「明」，「合作」的「合」。

2015年7月29日（星期三）

香港時間19時45分

***Note by Clerk, PAC: Chinese version only.**

(Extract)

Test results of water samples taken from three public rental housing estates within WHO standard limit

A spokesman for the HD said today (July 31) that water sampling for three additional estates completed in 2011 and 2012 has now been completed. The results are as follows:

* Un Chau Estate Phase 5 (Un Mun House, Un Wai House and Un Yat House): 55 samples were taken and all data met the standard of the World Health Organization (WHO);

* Choi Fook Estate (Choi Foon House): 27 samples were taken and all data met the standard of the WHO; and

* Choi Tak Estate (Choi Yan House, Choi Yee House): 40 samples were taken and all data met the standard of the WHO.

In addition, although Domain (a shopping centre and Yau Tong Community Hall), completed in 2012, was not originally on the list of public housing estates completed in 2011 and 2012 as announced by the HD earlier, water samples were also taken there for testing as it was also completed in the same period. A total of eight samples were taken and all data met the standard of the WHO.

Friday, July 31, 2015

Issued at HKT 20:26

(節錄)

運輸及房屋局局長在跟進食水含鉛量超標事件記者會的開場發言全文(只有中文)

就二〇一一年、二〇一二年落成的公屋屋邨有系統抽樣驗水，我們至今已完成了八個屋邨(項目)的水樣本化驗。當中，除了牛頭角下邨一期發現有超出世衛(世界衛生組織)標準的水樣本，即上星期我們公布的130個樣本中有六個，和有水管焊料含鉛外，今日我們再發現東匯邨、紅磡邨二期及石硤尾邨二期均有超標水樣本，亦有發現水管焊料含鉛。結果如下：

- * 東匯邨牽涉到共兩幢的住宅樓宇，約1 300戶，52個樣本中有四個超標；
- * 紅磡邨二期共有三幢的住宅樓宇，總共約有1 900戶，74個樣本中有16個超標；
- * 石硤尾邨二期有兩幢的住宅樓宇，約1 500戶，59個樣本中有五個超標。

2015年8月3日(星期一)

香港時間18時48分

***Note by Clerk, PAC: Chinese version only.**

(節錄)

房屋署署長在跟進食水含鉛量超標事件記者會開場發言全文(只有中文)

各位，接着局長剛才所說的話，我就各方面補充一些資料。剛才他提到我們最新的抽水樣(本)的化驗結果，有三條邨有部分水樣(本)超過世衛(世界衛生組織)標準。跟以往一樣，我談談那些超過世衛標準的水樣(本)的數值，石硤尾邨二期有五個水樣(本)超過世衛標準，數值由(每公升)11至19(微克)；東匯(邨)有四個水樣(本)超過世衛標準，數值由(每公升)12.3至27(微克)；紅磡邨二期有十六個水樣(本)超過世衛標準，數值由(每公升)10.1至44.4(微克)。

基於化驗結果，我們都會在這三條邨沿用在其他邨的一套即時措施，各位都可能聽過，不過為了當邨居民，我都稍為談談這些措施。第一，我們即時會供應一些樽裝水，同時水務署會在每一幢樓下面擺放水箱，以及開始拉喉，希望盡快在每一幢樓樓下做街喉。第二，今晚幾個部門會在這三條邨為當地居民做簡報會，向大家報告最新情況及回答各位的問題。第三，所有我們曾抽樣的住戶，我們會把抽驗結果告訴他們，而水樣(本)超過世衛標準的(住戶)，我們會留下(熱線)電話，透過這個電話，居民可以得到一些衛生資料，或者要求一些衛生方面的跟進服務。第四，在每戶的信箱，有一些衛生的資訊。最後，我們會和剛才所說的三個總承建商跟進，要求他們調查，以及就一些即時和長期的跟進措施向我們提交建議，這就是這三條邨的情況。

2015年8月3日(星期一)

香港時間19時26分

***Note by Clerk, PAC: Chinese version only.**

(節錄)

運輸及房屋局局長在跟進食水含鉛量超標事件記者會開場發言全文(只有中文)

現跟大家交代最新的驗水結果：

- * 彩德邨，涉及剩餘四幢住宅樓宇，全部沒有超標的樣本發現。
- * 沙田坳邨，涉及兩幢住宅樓宇，亦是全部沒有超標（樣本）。
- * 欣安邨，涉及三幢住宅樓宇，同事抽取了 69 個樣本，發現有 5 個樣本超標。
- * 油麗邨第五期，涉及兩幢住宅樓宇，及第六期即油麗商場，均沒有（發現）超標樣本。
- * 善明邨，涉及兩幢住宅樓宇，亦是全部沒有超標（樣本）。

有關的情況稍後應耀康署長會跟大家詳細介紹。

2015年8月7日（星期五）

香港時間19時44分

***Note by Clerk, PAC: Chinese version only.**

(節錄)

房屋署署長在跟進食水含鉛量超標事件記者會的開場發言全文(只有中文)

接着我談談這次新公布的一些公屋項目，先談水樣本符合世衛標準的(屋邨)。彩德邨二〇一一年落成的四幢大樓，分別是彩俊樓、彩敬樓、彩亮樓及彩賢樓，共八十二個水樣本全部符合世衛標準；善明邨四十九個樣本；沙田坳邨五十三個樣本；油麗邨第五期二幢大樓——卓麗樓及雍麗樓——共三十五個樣本，以及油麗邨第六期，即(油麗)商場四個樣本，剛才所談的所有項目的水樣本都符合世衛標準。(樣本)大部分是(在)單位廚房(抽取)，除了油麗商場的樣本在廁所抽取，因為就非住宅物業而言，房委會與承建商一般只負責公用地方的供水系統。

接着談今次發現食水(含鉛)超標的欣安邨。我們從三幢樓共抽取了六十九個樣本，其中有五個樣本超標，數值由(每公升)10.01至31(微克)，另外我們在一些位置初步測試出焊位含鉛，基於這些數據，我們會實施一些各位記者朋友都熟悉的一貫措施，不過我都談談，讓當區的居民能知道。第一，我們會即時供應樽裝水；第二，水務署今日即時會幫忙擺放水箱於每一幢樓下面，同時開始拉喉，希望每一幢樓下面盡快有街喉；第三，我們會提供資料給已抽水樣本的住戶，特別是水樣本超標的(住戶)，我們會提供一個(熱線)電話，居民透過這個電話可以得到一些衛生資訊，以及衛生服務的跟進；第四，相關部門今晚會在邨內舉辦座談會，向各位報告最新的情況，接受大家的查詢；第五，我們會在每戶的信箱擺放一張衛生資料單張；第六，我們會與總承建商跟進，要求調查及作出跟進措施。欣安邨的總承建商是利建築有限公司，得到它的同意及提供資料，它用的水喉分判商是明合有限公司，這兩個名字以前都給過大家。

2015年8月7日(星期五)

香港時間20時48分

***Note by Clerk, PAC: Chinese version only.**