

立法會
Legislative Council

LC Paper No. CB(1)556/2023
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG

Panel on Housing

Minutes of meeting
held on Tuesday, 2 May 2023, at 4:30 pm
in Conference Room 3 of the Legislative Council Complex

Members present : Ir Dr Hon LO Wai-kwok, GBS, MH, JP (Chairman)
Hon LEUNG Man-kwong, MH (Deputy Chairman)
Hon Starry LEE Wai-king, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon KWOK Wai-keung, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon LAU Kwok-fan, MH, JP
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP
Hon Doreen KONG Yuk-foon
Hon Dominic LEE Tsz-king
Ir Hon LEE Chun-keung
Hon Stanley NG Chau-pei, SBS
Dr Hon Wendy HONG Wen
Hon Kenneth LEUNG Yuk-wai, JP
Hon CHAN Hok-fung, MH, JP
Hon YANG Wing-kit
Hon Kenneth FOK Kai-kong, JP

Member absent : Hon Andrew LAM Siu-lo, SBS, JP

**Public Officers
attending** : Agenda item III

Mr Ricky YEUNG
Deputy Director (Estate Management)
Housing Department

Mr YIM Ka-ho
Assistant Director (Estate Management)2
Housing Department

Ms Evelyne FUNG
Chief Estate Surveyor (Commercial Properties)
Housing Department

Agenda item IV

Mr Daniel LEUNG
Deputy Director of Housing
(Development & Construction)(Acting)
Housing Department

Mr Esmond WONG
Chief Civil Engineer (Public Works Programme)
Housing Department

Mr Gardas LI
Chief Architect (2)
Housing Department

Mr Joe LEUNG
Chief Civil Engineer (2)
Housing Department

Mr Benjamin CHAN
Regional Highway Engineer/NT
Highways Department

Mr LAM Kai-man
Chief Highway Engineer/NTE
Highways Department

Mr Patrick NG
Principal Transport Officer/NT1
Transport Department

Clerk in attendance : Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance : Ms Ada LAU
Senior Council Secretary (1)5

Ms Anki NG
Council Secretary (1)5

Ms Clara LO
Legislative Assistant (1)5

Action

(Index of proceedings of the meeting is attached at the **Appendix**.)

I. Information paper(s) issued since last meeting

Members noted that the following papers had been issued since last meeting –

LC Paper No. CB(1)325/2023(01) — Land Registry Statistics for March 2023 provided by the Administration (press release)

LC Paper No. CB(1)322/2023(01) — Letter dated 4 April 2023 from Hon YANG Wing-kit

II. Items for discussion at the next meeting

(LC Paper No. CB(1)396/2023(01) — List of outstanding items for discussion

LC Paper No. CB(1)396/2023(02) — List of follow up actions)

2. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 5 June 2023, at 2:30 pm:

- (a) Marking Scheme for Estate Management Enforcement in Public Housing Estates; and
- (b) Housing schemes and related services and 5-Year Housing Production Forecast of Hong Kong Housing Society.

(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)444/2023 on 3 May 2023.)

III. Use of non-domestic premises of the Hong Kong Housing Authority

(LC Paper No. CB(1)396/2023(03) — Paper provided by the Administration

LC Paper No. CB(1)396/2023(04) — Updated background brief prepared by the Legislative Council Secretariat)

3. At the invitation of the Chairman, the Administration briefed Members on the use of non-domestic premises of the Hong Kong Housing Authority (“HA”) with the aid of PowerPoint presentation.

(Post-meeting note: Presentation materials (LC Paper No. CB(1)445/2023(01)) for the item were issued to members on 3 May 2023 in electronic form.)

Declaration of interest

4. Mr YANG Wing-kit and Mr LEUNG Man-kwong declared that they belonged to organizations applying to be selected as District Services and Community Care Teams (“Care Teams”).

Use of recovered Mutual Aid Committee offices and rent concession measures

5. Noting that HA would set aside some of the recovered Mutual Aid Committee (“MAC”) offices for letting to Care Teams for use as local offices and in general, Care Teams with the support of the District Officer concerned would be eligible to apply for leasing the available MAC offices at a

concessionary rent, and that Care Teams would provide services to support the Government's district work but have limited resources, members enquired about the feasibility of providing rent-free premises to eligible Care Teams as offices in public rental housing ("PRH") estates. They also enquired about possible provision of rent-free premises to District Council ("DC") members as offices in PRH estates, and the proportion of allocation of non-domestic premises as offices to Care Teams and DC members. Members considered that more spaces should be allocated to Care Teams to organize community activities.

6. The Administration advised that:

- (a) HA had been leasing welfare premises at a concessionary monthly rent of \$62 per square metre ("sq m") exclusive of rates and Government Rent (if any) to eligible non-government organizations ("NGOs") nominated by relevant government bureaux/departments, which was much lower than the market rent. The majority of MAC offices under HA were of sizes ranging from 10 to 20 sq m and the monthly rent of such offices would be affordable to welfare premises tenants, including Care Teams. The Administration would consider members' suggestions in due course, if situation warranted;
- (b) in view of the DC reform plan just announced by the Government, the Administration would review the existing mechanism for leasing non-domestic premises to DC members as offices. The target was to complete the review by the end of 2023 for implementation after the DC election in end 2023. The review result would be submitted to the Commercial Properties Committee ("CPC") of HA for consideration and approval; and
- (c) over 400 Care Teams would be formed and each would be allocated with office premises within PRH estates on their applications. The number of non-domestic premises to be allocated to each Care Team in PRH would be determined in accordance with the three rounds of district-based allocation process to be administered by the Home Affairs Department. In case some Care Teams were in need of extra spaces for storage purposes, they might make use of vacant storerooms in some PRH estates, subject to availability and feasibility.

Conversion of non-domestic premises

7. Noting that about 50 MAC offices were found feasible for conversion to domestic use, that the internal floor area of all newly-built PRH units (except for one-person and two-person units) would be no less than 21 sq m as provided in the Chief Executive's 2022 Policy Address, and considering the small areas of those offices, members enquired whether they should be converted to offices for use by Care Teams instead of domestic use. As only 50 out of the 200 MAC offices inside the security gate of domestic blocks were found feasible for conversion to domestic use, members enquired about the reasons for the low conversion rate to domestic use, such as technical difficulties for conversion, the estimated proportion of MAC offices converted to internal estate use or other uses, and whether the number of Kaifong/Residents' Association offices and residents' storerooms could be increased in individual estates with large population.

8. The Administration advised that the minimum saleable area referred to in the Chief Executive's 2022 Policy Address applied to subsidized sale flats, while the new domestic units to be converted from recovered MAC offices would be for leasing. HA would try to enlarge the flat sizes for conversion to domestic use, such as including the spaces next to convertible MAC offices to make up larger flat sizes ranging from 15 to 40 sq m. For conversion of MAC offices to domestic use, HA would take into account relevant statutory requirements and regulations, including those governing the provision of natural lighting and ventilation, and consider whether such offices were at appropriate locations and of suitable sizes. If recovered MAC offices were still available after serving the intended usages, the Administration would allocate offices under the established arrangements to different organizations, including charitable organizations and NGOs, for provision of a variety of welfare or community services.

9. Members enquired about the provisions under the Housing Ordinance (Cap. 283) ("HO") which enabled HA to convert non-domestic premises into domestic and welfare use, and lease such premises to welfare and community organizations (such as Care Teams) at concessionary rent. Members also enquired whether such conversion would contravene the relevant Deed of Mutual Covenant ("DMC") governing estates under the Tenants Purchase Scheme ("TPS"). The Administration advised that HA was empowered under HO to provide ancillary facilities for PRH estates including welfare facilities, shopping centres and retail facilities, and the use of non-domestic premises was approved by CPC of HA. The some 1 200 MAC offices recovered by HA had not included those MAC offices located in TPS estates.

10. The Administration was requested to provide information on the legal basis/empowering provision(s) under HO which enabled HA to provide ancillary facilities in its PRH estates, convert non-domestic space into domestic and welfare use, and let the available space to welfare and community organizations (such as Care Teams) at concessionary rent.

(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)577/2023(01) on 29 May 2023.)

Shopping centres and retail facilities

11. Noting that the overall vacancy rate and rent arrears rate of HA's retail facilities as at the end of February 2023 were maintained at a low level of 1.6% and 1.5% respectively but were increased when compared with the previous year, members suggested that the Administration consider including the shopping centres with low vacancy and rent arrears rate into the "five-year rolling programme for the enhancement of its commercial assets" to carry out asset enhancement works such as renovation and major improvement works, re-designation of trade mix, creation of additional shops and conversion of usage, etc. with a view to improving and optimising the commercial potential of its facilities. In response to members' enquiry about the occupancy rate of shopping centres and retail facilities in PRH estates, the Administration advised that the overall occupancy rate was over 98%.

Use as Municipal Solid Waste Service Rooms

12. Members enquired about the measures to be taken by HA to ensure the hygienic conditions of and mitigate the impact of odour from those rooms set aside for use as Municipal Solid Waste ("MSW") service rooms. The Administration advised that with the implementation of MSW charging, additional spaces in PRH estates would be required for the handling of recycling materials and other necessary administrative arrangements. A number of recovered MAC offices in each estate would be set aside for use as MSW service rooms. With the implementation of the clean recycling policy, the hygienic conditions of those rooms could be maintained.

Private car parking spaces and electric vehicle charging facilities

13. Members enquired about the usage rate of private car parking spaces in PRH estates, the number of car parking spaces installed with electric vehicle ("EV") charging facilities and whether the percentage of car parking spaces installed with medium chargers could be increased. The Administration advised that the overall occupancy rate of car parking spaces under HA was over 90% and out of the 1 925 car parking spaces equipped

with EV chargers, 1 321 were for monthly parking while 604 were for hourly parking. In addition, about 2 430 car parking spaces were equipped with EV charging enabling infrastructure including power supply, cables and conduits. Including those equipped with EV charging enabling infrastructure, about 16% of the total private car parking spaces available were equipped with EV charging facilities. Recently, a total of 140 medium chargers were installed in HA's carparks and out of the 1 321 monthly EV parking spaces available, 170 spaces (about 13%) had been rented out.

Welfare facilities

14. Members noted that in line with the Government's initiative, HA would, where practicable, reserve about 5% of the total domestic gross floor area for welfare uses in public housing developments ("PHDs") to be completed in 2026-2027 and thereafter in order to provide adequate welfare facilities, and it was for the Administration to decide the type of welfare facilities to be provided in new PRH estates after taking into account existing welfare facilities available in the vicinity. Members enquired whether HA would consider with the Social Welfare Department ("SWD") to reserve 1% to 2% out of that 5% in new PRH estates as a buffer for providing welfare facilities after population intake when the needs of the residents could be more precisely ascertained by consulting them. Members also suggested that HA consider conducting residents' opinion surveys on services provided by welfare organizations in PRH estates and providing the results to SWD for consideration prior to tenancy renewal of those organizations.

15. The Administration advised that for new PHD projects, HA would provide welfare facilities in accordance with the standards stipulated in the Hong Kong Planning Standards and Guidelines and in consultation with relevant government bureaux/departments ("B/Ds") including SWD, which had already considered and assessed the needs for and supply of relevant services in the vicinity. A planning brief would then be formulated to determine the area of welfare premises, the type and specific requirements of services to be provided in the housing project after consulting relevant B/Ds. HA would relay members' suggestion of reserving certain area for welfare uses in new PRH estates to be determined in accordance with residents' views after intake to SWD. The Administration emphasized that difficulties and problems would arise in formulating the detailed design of PRH estates if the actual uses of welfare facilities were unknown as different types of welfare facilities were subject to different statutory requirements such as headroom and fire safety standards.

16. Members enquired about the frequency of review conducted by HA for converting suitable non-domestic space in existing PRH estates to welfare use in response to demand, the percentage area of the over 20 welfare

premises recently converted out of the total available vacant space area for such conversion, and the criteria for allocating such space to eligible NGOs. The Administration undertook to provide written response to members' enquiry.

(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)577/2023(01) on 29 May 2023.)

Redevelopment of factory estates

17. Members noted the low proportion (about 4%) of affected tenants of the four HA factory estates to be demolished for housing development, namely, Yip On Factory Estate in Kowloon Bay, Sui Fai Factory Estate in Fo Tan, Wang Cheong Factory Estate in Cheung Sha Wan and Kwai On Factory Estate in Kwai Chung, to whom the repackaged units at HA's two remaining factory estates (Chun Sing Factory Estate and Hoi Tai Factory Estate) were allotted. Given that the affected tenants and their businesses had contributed much to the success of Hong Kong in early days, members enquired about HA's follow-through in their cases, the assistance provided and whether information was available on their current locations and business operations.

18. The Administration advised that there were around 2 100 affected tenants in the four factory estates under redevelopment. To provide an option for the affected tenants at the four factory estates under redevelopment, HA arranged a restricted tender exercise in September 2021 in which a total of 91 standard units in its two remaining factory estates were repackaged for letting to affected tenants. All the units had been taken up. HA had successfully completed the clearance of all four factory estates in January 2023 and was commencing the demolition process. The Administration had no information about the current locations and business operations of the other affected tenants but understood that some aged tenants decided to retire and some continued their businesses in privately-owned factory estates after surrendering their factory units to HA.

IV. Head 711 Project no. B088TI — Public transport interchange at Fanling North Area 15 East

(LC Paper No. CB(1)396/2023(05) — Paper provided by the Administration)

19. At the invitation of the Chairman, the Administration briefed members on the funding proposal for public transport interchange at Fanling North Area 15 East with the aid of PowerPoint presentation.

(Post-meeting note: Presentation materials (LC Paper No. CB(1)445/2023(02)) for the item were issued to members on 3 May 2023 in electronic form.)

20. The Chairman reminded members of the requirements under Rule 83A and Rule 84 of the Rules of Procedure in relation to disclosure of personal pecuniary interest and voting in case of direct pecuniary interest, respectively.

Regions and size of population to be serviced by the proposed public transport interchange

21. Members enquired about the size of the proposed public transport interchange (“PTI”) at Fanling North Area 15 East, the regions and the size of population the proposed PTI intended to service as well as the nature and scale of the existing and proposed developments in the vicinity. Some members considered that the findings of the Traffic Impact Assessment (“TIA”) completed in 2018, based on which the proposed PTI was planned, could have been made obsolete by the prospective increase in traffic flow in the area, at Sha Tau Kok Road in particular, brought about by the Northern Metropolis Development Strategy, the subsequent opening of Sha Tau Kok town for tourism development and the growing economic activities along the Shenzhen-Hong Kong Boundary Control Points Economic Belt. Members expressed concern about the designed service capacity of the proposed PTI.

22. The Administration advised that:

- (a) the PHD at Fanling North Area 15 East was part of the Fanling North New Development Area (“FLN/NDA”) with projected population of about 90 000 which was within the Northern Metropolis;
- (b) FLN/NDA was implemented together with Kwu Tung North NDA (“KTN/NDA”). At the planning stage of FLN/NDA and KTN/NDA, the Civil Engineering and Development Department (“CEDD”) conducted a TIA including the projected demand for public transport arising from the KTN/NDA and FLN/NDA. It was concluded that after the completion of the road improvement works nearby and new

road infrastructure works at FLN/NDA, the PHD would not give rise to insurmountable traffic impact in the area concerned;

- (c) apart from the proposed PTI, there were two other PTIs planned at FLN/NDA to cope with the demand for public transport for FLN/NDA. In other words, the proposed PTI would service the PHD at Fanling North Area 15 East, with projected population of some 15 000, and some adjoining districts and developments in FLN/NDA. The area of the proposed PTI was about 5 800 sq m; and
- (d) it was anticipated that after commissioning, the three aforementioned PTIs could meet the commuting needs of the residents at FLN/NDA by providing feeder service to the nearest MTR station.

Ventilation inside the proposed public transport interchange

23. Members expressed concern about the air quality inside the proposed PTI and enquired about its height and design conducive to good ventilation.

24. The Administration advised that the proposed PTI was about 14 metres in height. Micro-climate study was conducted in the planning stage. The proposed PTI was designed to maximize natural ventilation, and mechanical ventilation system would also be installed to enhance the ventilation. The orientation of the ventilation openings of the proposed PTI would ensure inflow of prevailing wind to enhance the comfort of waiting passengers.

Facilities at the proposed public transport interchange

25. Members enquired about the number of respective bays provided for franchised buses and green minibuses, and the areas of the regulators' office and toilets of franchised bus operators as well as public toilets, at the proposed PTI.

26. The Administration replied that there were four pick-up bays, one drop-off bay and eight stacking bays for franchised buses, and three pick-up/drop-off bays for minibuses at the proposed PTI. The area of public toilets, which would be open round the clock, was about 80 sq m in size; the area of each of the two regulators' office was about 22 sq m; and the area of toilets for franchised bus operators was about 17 sq m.

Accessibility of the proposed public transport interchange

27. Some members enquired about the rationale for building the proposed PTI at its current position, instead of near the cul-de-sac of the proposed road shown in Annex 1 to the Administration's paper which members considered to be a more convenient location for its users. They enquired about the accessibility of the proposed PTI to its users.

28. The Administration advised that the vehicular entrance/exit of the proposed PTI would be located at a new road outside the PHD, and that of the PHD would be located at the cul-de-sac of the proposed road. Such arrangement was considered to be more desirable for the PHD residents and users of the proposed PTI since the vehicles using the proposed PTI and those entering or leaving the PHD would be separated.

29. The Administration advised that at present, there was a pedestrian footbridge system linking up several public and private residential developments in the vicinity. After completion, the commercial facilities of the PHD at Fanling North Area 15 East would be connected to an adjoining private residential development by a proposed footbridge constructed by CEDD. Residents of the PHD might use the existing footbridge system and the proposed footbridge of the PHD for getting to the bus terminus at Luen Wo Hui and Fanling Station within 20 to 30 minutes. The Administration would consider making available franchised bus/green minibus services for the locality, including feeder service to the nearest MTR station at the proposed PTI.

Capital cost of the proposed works

30. Members enquired about the on-cost payable to HA by the Administration, the contingencies concerned and its sharing with HA of cost such as the cost of foundation construction.

31. The Administration advised that the proposed PTI was at ground level under the podium of the PHD. The construction cost of the foundation for the PHD (including the proposed PTI) would be borne by HA. The on-cost payable to HA for constructing the proposed PTI would be 12.5% of the estimated construction cost of the proposed PTI. The contingency is 10% of the sum of the estimated construction cost of the proposed PTI and the on-cost payable to HA. The on-cost items included design, tendering, administrative management and on-site supervision.

Public consultation

32. Members enquired about the reason(s) for not consulting the Panel on other proposed works under the PHD at Fanling North Area 15 East, given the previous consultations by the Administration with the Committee on Land Development, Housing and Works of the North District Council (“the Committee”) on the PHD project.

33. The Administration advised that the Administration had consulted the Committee on the PHD project in 2020 and 2021. The Administration adopted the upper bound parking provision according to the Hong Kong Planning Standards and Guidelines in the provision of car parking spaces at the PHD after receiving views at the Committee. It undertook to provide further details about the public consultation of the PHD project.

(Post-meeting note: The Administration’s response was issued to members vide LC Paper No. CB(1)577/2023(02) on 29 May 2023.)

Implementation of the proposed public transport interchange

34. Some members enquired about the rationale for implementing the proposed PTI as a standalone facility, instead of implementing it together with other facilities integral to the PHD. The Administration advised that the podium of the PHD would accommodate the proposed PTI mainly at its ground level, with recreational and greening facilities on the topside. The podium would be connected to the adjoining commercial facilities.

Members’ request for supplementary information in writing

35. Some members expressed dissatisfaction that the content of the Administration’s paper on this agenda item was too brief to facilitate effective discussion by the Panel. While the Administration managed to provide more information in response to some questions raised by the members, members considered that the Administration should have provided the information in its paper for the meeting.

36. The Administration noted members’ concerns and agreed to provide the details of the proposed PTI, including but not limited to (i) the area and height of the proposed PTI; (ii) the area and the size of population the proposed PTI intended to serve, with information of the public housing and private residential developments within the PTI’s service area; (iii) considerations given to the design in facilitating the ventilation at the PTI and enhancing the comfort of waiting passengers; (iv) the layout of the PTI (the respective areas of the regulators’ office cum toilets of franchised bus operators and the proposed public toilets, the respective numbers of bays for

franchised buses and green minibuses, the entrance(s) and exit(s) of the PTI for passengers and franchised buses/green minibuses, etc.); (v) the accessibility of the PTI to its users including pedestrians; and (vi) the effectiveness of the provision of the proposed PTI at its current position such as the convenience of commuting to the nearest MTR station.

(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)577/2023(02) on 29 May 2023.)

37. In conclusion, the Chairman advised that members in general supported the proposal and agreed that the proposal be submitted to the Public Works Subcommittee for consideration.

V. Any other business

38. There being no other business, the meeting ended at 6:22 pm.

Council Business Division 1 and Public Complaints Office
Legislative Council Secretariat
23 May 2023

**Proceedings of the meeting of the Panel on Housing
on Tuesday, 2 May 2023, at 4:30 pm
in Conference Room 3 of the Legislative Council Complex**

Time marker	Speaker(s)	Subject(s)	Action Required
<i>Agenda Item I - Information paper(s) issued since last meeting</i>			
000450 – 000517	Chairman	Opening remarks	
<i>Agenda Item II - Items for discussion at the next meeting</i>			
000518 – 000637	Chairman		
<i>Agenda Item III - Use of non-domestic premises of the Hong Kong Housing Authority</i>			
000638 – 001934	Chairman Administration	Briefing by the Administration [LC Paper No. CB(1)445/2023(01)]	
001935 – 002346	Chairman Mr CHAN Hok-fung Administration	Provision of rent-free premises to eligible District Services and Community Care Teams (“Care Teams”) and District Council (“DC”) members as offices in public rental housing (“PRH”) estates Use of recovered Mutual Aid Committee (“MAC”) offices as municipal solid waste service rooms	
002347 – 002919	Chairman Mr Kenneth LEUNG Administration	Provision of rent-free premises to eligible Care Teams Proportion of allocation of non-domestic premises as offices to Care Teams and DC members Overall occupancy rate of private car parking spaces under the Hong Kong Housing Authority and number of car parking spaces installed with electric vehicle (“EV”) chargers Frequency of review conducted for converting non-domestic premises to welfare use in PRH estates, percentage area of welfare premises recently converted out of total available vacant space area for conversion and criteria for allocating premises to eligible non-government organizations	The Administration to take action as per paragraph 16 of the minutes

Time marker	Speaker(s)	Subject(s)	Action Required
002920 – 003433	Chairman Mr YANG Wing-kit Administration	Declaration of interest Provision of rent-free or rent concession premises to eligible Care Teams Increasing number of Care Team offices in PRH estates Expedite review of existing mechanism and rent level of non-domestic premises allocated to DC members as offices	
003434 – 003905	Chairman Dr Wendy HONG Administration	Conversion of MAC offices to Care Team offices Including shopping centres with low vacancy and rent arrears rate into the “five-year rolling programme for the enhancement of its commercial assets” Number of car parking spaces installed with EV charging facilities and increase of car parking spaces installed with medium chargers	
003906 – 004334	Chairman Mr LEUNG Man-kwong Administration	Declaration of interest Reasons for low conversion rate to domestic use, such as technical difficulties Estimated proportion of MAC offices converted to internal estate use or other uses Increasing number of Kaifong/Residents’ Association offices and Care Team offices in PRH estates	
004335 – 004805	Chairman Ms Doreen KONG Administration	Legal basis for converting non-domestic premises into domestic and welfare use, and leasing premises to welfare and community organizations at concessionary rent Whether conversion would contravene relevant Deed of Mutual Covenant governing estates under the Tenants Purchase Scheme Occupancy rate of shopping centres and retail facilities in PRH estates	The Administration to take action as per paragraph 10 of the minutes

Time marker	Speaker(s)	Subject(s)	Action Required
004806 – 005457	Chairman Mr Michael TIEN Administration	Reservation of area for welfare uses in new PRH estates and consult residents on their needs Conduct residents' opinion surveys on services provided by welfare organizations in PRH estates prior to tenancy renewal	
005458 – 005958	Chairman Administration	Information about and assistance provided to affected tenants in the four factory estates under redevelopment	
005959 – 010441	Chairman Mr Michael TIEN Administration	Reservation of area for welfare uses in new PRH estates and consult residents on their needs	
010442 – 010848	Chairman Dr Wendy HONG Administration	Information about and assistance provided to affected tenants in the four factory estates under redevelopment	
010849 – 010853	Chairman	Conclusion	
<i>Agenda Item IV - Head 711 Project no. B088TI — Public transport interchange at Fanling North Area 15 East</i>			
010854 – 011315	Chairman Administration	Briefing by the Administration [LC Paper No. CB(1)445/2023(02)]	
011316 – 012209	Chairman Mr Tony TSE Administration	Comments on the content of the Administration's paper for this agenda item Facilities at the proposed public transport interchange ("PTI") Regions and size of population to be serviced by the proposed PTI Ventilation inside the proposed PTI Capital costs of the proposed works	
012210 – 012502	Chairman Dr Wendy HONG Administration	Comments on the content of the Administration's paper for this agenda item Regions and size of population to be serviced by the proposed PTI	
012503 – 012947	Chairman Dr Junius HO Administration	The rationale for deciding the location of the proposed PTI Implementation arrangement of the proposed PTI	

Time marker	Speaker(s)	Subject(s)	Action Required
012948 – 013314	Chairman Mr Stanley NG Administration	Public consultation Regions and size of population to be serviced by the proposed PTI	The Administration to take action as per paragraph 33 of the minutes
013315 – 014439	Chairman Mr Tony TSE Administration	Request for supplementary information in writing Ventilation inside the proposed PTI Accessibility of the proposed PTI Capital cost of the proposed works	The Administration to take action as per paragraph 36 of the minutes
014440 – 015325	Chairman Mr Tony TSE Administration	Overall development scale of the Fanling North New development Area Regions and size of population to be serviced by the proposed PTI	
015326 – 015550	Chairman	Conclusion	
<i>Agenda Item V - Any other business</i>			
015551 – 015600	Chairman	Closing remarks	