



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

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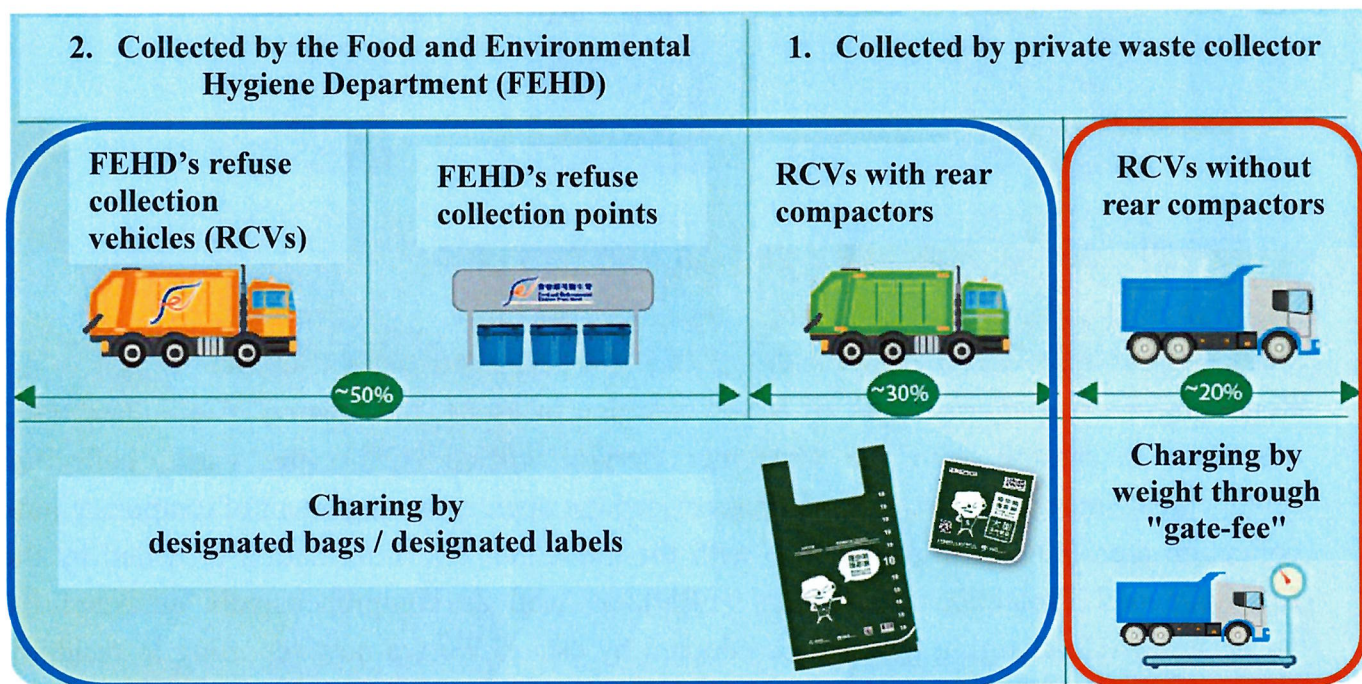
Date: 8 February 2024

To: All residents of Yu Chui Court

Questionnaire Survey on Implementation of Municipal Solid Waste Charging at Yu Chui Court

Please be informed that the Municipal Solid Waste Charging (MSW charging) has been postponed and will be implemented from August 1st 2024. In line with the "polluter-pays" principle, all wastes disposed of by residential and non-residential premises (including commercial and industrial sectors) in Hong Kong will be subject to charging based on its quantity, so as to drive behavioral changes in waste generation and hence reduce overall waste disposal. In other words, the more waste you dispose of, the more you have to pay. A six-months phasing-in period will be put in place after the implementation of MSW charging when verbal warnings will be given as far as possible instead of taking enforcement actions. Fixed penalty tickets at \$1,500 each will be issued to offenders intercepted on the black spots.

There are two charging modes, i.e. **charging by designated bags/ designated labels**, and **charging by weight through "gate-fee"**. Details as follow:



*** Construction waste (e.g. door, toilet, sinks, debris, rubble, earth and concrete...etc.), chemical waste and clinical waste are not subject to the MSW charging regime but are subject to their existing charging regimes. ***

Authorized shops to buy Designated Bags / Labels:

超級市場
Supermarkets

網上平台
Online Platforms

便利店
Convenience Stores

藥房
Pharmacies

認住授權標誌 指定袋 買正貨
Check the Authorisation Logo, Buy Real Designated Bags

獲授權零售商
Authorised Retailer

指定袋及指定標籤
Designated Bags and Designated Labels

2024年2月起有售
Available for sale from Feb 2024

垃圾收費
MSW CHARGING

Price of Designated Bags / Labels:

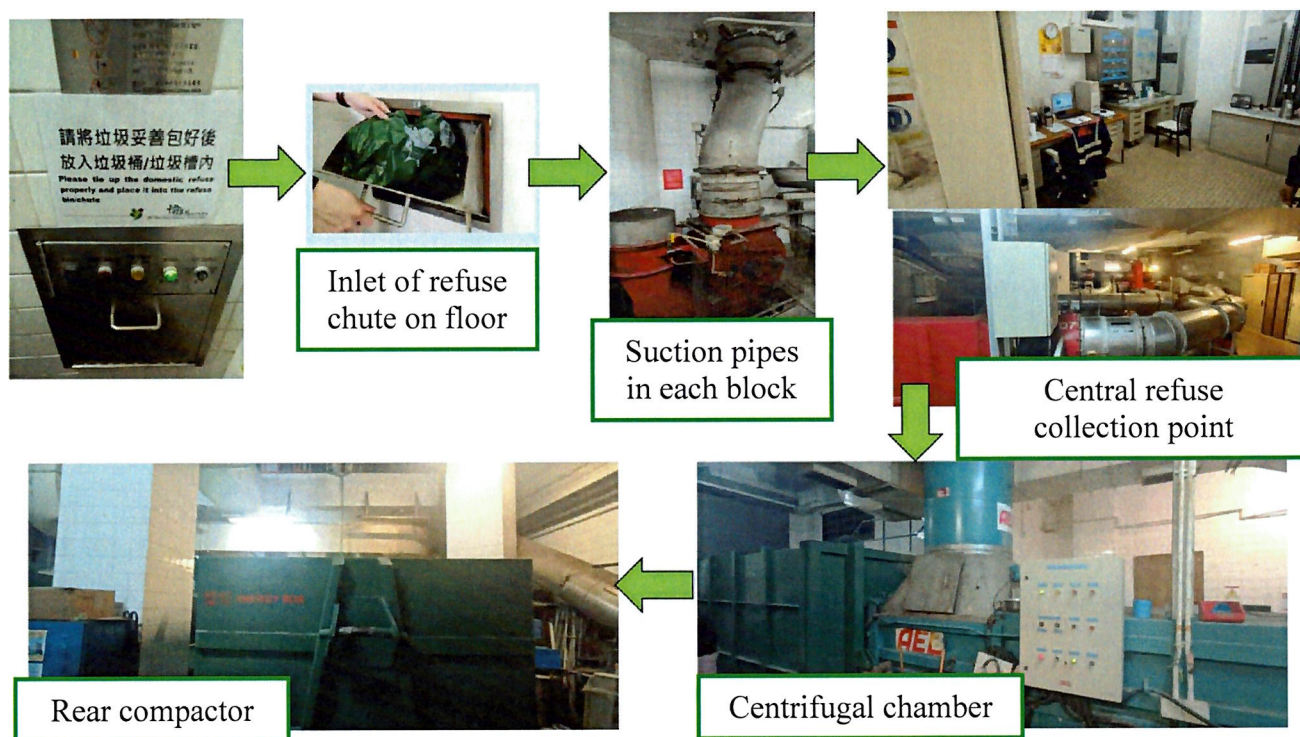
指定袋 (背心設計) Designated Bag (T-Shirt)										指定袋 (平口設計) Designated Bag (Flat-Top)	指定標籤 Designated Label
容量(公升) Capacity (L)	3	5	10	15	20	35	50	75	100	\	
售價(每個) Price (Each)	\$0.3	\$0.6	\$1.1	\$1.7	\$2.2	\$3.9	\$5.5	\$8.5	\$11	\$11	

Regarding the preparatory work of MSW charging in estate, the Owners' Committee (OC) has been discussing with the Customer Service Office (CSO) the waste collection arrangement since early last year, and has revised the opening arrangement of temporary junk collection area (TJCA) in accordance with the guidelines and information provided by the Environmental Protection Department (EPD), as well as comprehensively analyzed the options of waste charging that can be adopted by estate. We are now reporting to residents about the follow-up actions, to facilitates residents to develop a new habit of MSW charging for waste disposal, which in turn enhances compliance rate. Possible confrontation between frontline staff and residents in case of non-compliance or complaints would also be reduced.

In order to fully understand the residents' view on the MSW charging in estate, we are conducting a questionnaire survey (see attachment 1) to collect the opinions of the residents before making corresponding arrangements.

Our estate is equipped with an automatic refuse collection system (ARCS). The system uses underground suction pipes to convey waste that is deposited into the refuse chute inlets on individual floor to the centrifugal chamber at the central refuse collection station. The waste will be collected by hook-lift truck for onward delivery after compaction.

Refuse collection process of Yu Chui Court:



According to guidelines provided by EPD, the charging mode for Yu Chui Court is determined by the type of RCVs that collect the waste. Residents are allowed to choose two modes to cope with MSW charging requirements, i.e. **charging by designated bags**, and **charging by weight through "gate-fee"**.

Automatic refuse collection system (ARCS)

Charging by designated bags



Types of RCVs - Refuse skip is collected by RCVs of the FEHD or its contractors

Charging Modes - Charging by Designated Bags - Should ensure that all waste have been properly wrapped in designated bags or affixed with designated labels before being deposited into the refuse chute inlets that are linked to ARCS

Types of RCVs - Refuse skip is collected by PWCs using RCVs without rear compactors (e.g., delivery by hook-lift trucks)

Charging Modes - Charging by weight through "gate-fee" - Not required to use designated bags/ designated labels

Charging by weight through "gate-fee"

Based on the above MSW charging modes, the CSO has drafted three waste charging options for Yu Chui Court residents to choose from as follows.

<u>MSW charging modes</u>	<u>Waste charging options for Yu Chui Court</u>	
Charging by designated bags	Option 1	Residents to pay for the purchase of designated bags according to the household needs
	Option 2	All flat units in the estate will be provided with 20-liter designated bags (One pack every two months for each unit, total 40 pcs - packaging required by EPD)
Charging by weight through "gate-fee"	Option 3	Hiring of contractor by estate to deliver waste to landfills or refuse transfer stations

Charging by designated



Option 1: Residents to pay for the purchase of designated bags according to the household needs

Residents should pay for the purchase of designated garbage bags at authorized shops (including supermarkets, convenience stores, pharmacies, etc.) according to the volume required, and use the designated bags (recommended to use 20-liter capacity designated bags with size similar to the white plastic bags currently distributed) to wrap up the household waste and put it into the inlet of refuse chute on floor directly. If the household waste is too large to put into the inlet of refuse chute, residents are required to wrap it in the designated bags and put it into the refuse bins on floor.

Although the costs of purchasing designated bags will be borne by the residents themselves, it is expected that during the initial period of implementation of MSW charging, some residents are still not yet accustomed to the arrangement and may dispose of non-compliant waste (NCW) on the floors. The CSO will arrange for the cleaning workers to wrap up the NCW in designated bags with a capacity of 20-litres to facilitate the clearance of NCW. It is estimated that there will be an increase of about \$21,120 per month in 2024/2025 for the removal of NCW on the floors in estate.

The waste charging arrangement of Option 1 is fully in line with "polluter-pays" principle, all household waste collected will be transported away by FEHD free of charge. However, the implementation of Option 1 arrangement requires full co-operation of the residents in complying with the statutory requirement of using designated bags. Otherwise, additional costs will be incurred for the disposal of NCW by the estate

Once the MSW charging is implemented, if any household waste from unknown sources is frequently found in the floor, we will consider adopting appropriate follow-up measures, such as erection of warning signs at the location concerned installation of closed-circuit televisions (CCTVs), report non-compliance cases to the EPD, etc. to deter the cases.

Option 2: All flat units in the estate will be provided with 20-liter designated bags

Option 2 is similar to Option 1, whereby the residents also use the designated bags to wrap up the household waste and put it into the inlet of refuse chute on floor directly. However, **the estate will purchase and provide all flat units with 20-litres capacity designated bags (one pack of 40 bags for each flat unit per bi-monthly period - the packaging required by the EPD) and all the costs will be borne by the management fees. Each flat unit will be issued with a specific card for collection of the designated bags.**

The annual cost of purchasing designated bags for all flat units in the estate is about \$2,204,928, and the estimated increase in monthly cost for 2024/2025 is about \$183,744. Compared with the current monthly cost of supplying 30pcs white plastic bags for each unit of about \$15,800 (annual cost of about \$189,600), the monthly cost of purchasing designated bags for the whole estate will increase by about 12 times.

As designated bags have been distributed to all flat units in the estate, it is assessed that NCW is seldomly found on the floors, and therefore it is expected that no extra cost for the clearing of NCW.

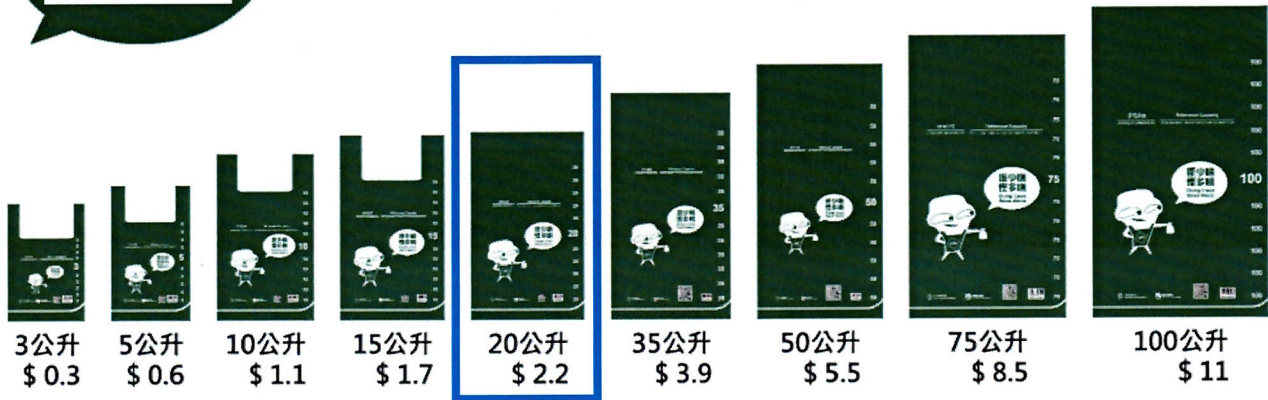
The waste charging arrangement of Option 2 facilitates the residents to develop a new habit of using designated bags for waste disposal, which in turn enhances compliance rate. Possible confrontation between frontline staff and residents in case of non-compliance or complaints received would also be reduced

The waste charging arrangement of Option 2 facilitates households to develop a new habit of using designated bags for waste disposal, which in turn enhances compliance rate. Possible confrontation between frontline staff and households in case of non-compliance would also be reduced. And all household waste collected will be transported away by FEHD free of charge. However, in the long run, Option 2 is not in line with the "polluter-pays" principle, as all residents of flat units will have to pay the same amount regardless of the amount of waste they dispose of.

**Dump Less
Save More**

0.11 per liter

9 Types of Capacity with T-shirt / Flat Top design



20-liter capacity designated bags with size similar to the white plastic bags currently distributed, and it can also be wrapped around household waste and put into the inlet of refuse chute.

If the household waste is too large to put into the inlet of refuse chute, residents are required to wrap it in the designated bags and put it into the refuse bins on floor.





Charging by weight
through "gate-fee"



Charging by weight through "gate-fee"

Option 3: Hiring of contractor by estate to deliver waste to landfills or refuse transfer stations

On January 4th 2024, Chairman Mr. Tse of the OC contacted the Director of the EPD through the District Council Mr. Yiu Ka-chun to discuss the feasibility of implementing a "charging by weight through "gate-fee" model in Yu Chui Court. Afterwards, the officials from EPD responded and stated that estate's ARCS can comply with the legal requirement to choose charging by weight for the "gate-fee". Contractor is hired by the estate to deliver the collected household waste from ARCS to landfills or refuse transfer stations.

If Option 3 is adopted, the advantage will be that residents only need to put household waste directly into the inlet of refuse chute on the floors without the need to use designated bags. But residents need to wrap the household waste separately according to the size of the refuse chute's inlet before putting it directly into the refuse chute on the floors. If the household waste is too large to put into the inlet of refuse chute, residents are required to wrap it in the designated bags and put it into the refuse bins on floor. **The associated waste transportation and gate fees are covered by the estate's management fees. The annual waste transportation cost (including gate fee and transportation fee) is about \$1,620,000, and the estimated increase in monthly cost in 2024/2025 is: \$135,000.**

As the household waste collected by ARCS will be transported away by contractor, the residents are not required to use designated bags (except for those that cannot be put into the inlet of refuse chute). It is assessed that NCW is seldomly found on the floors, and therefore it is expected that no extra cost for the clearing of NCW.

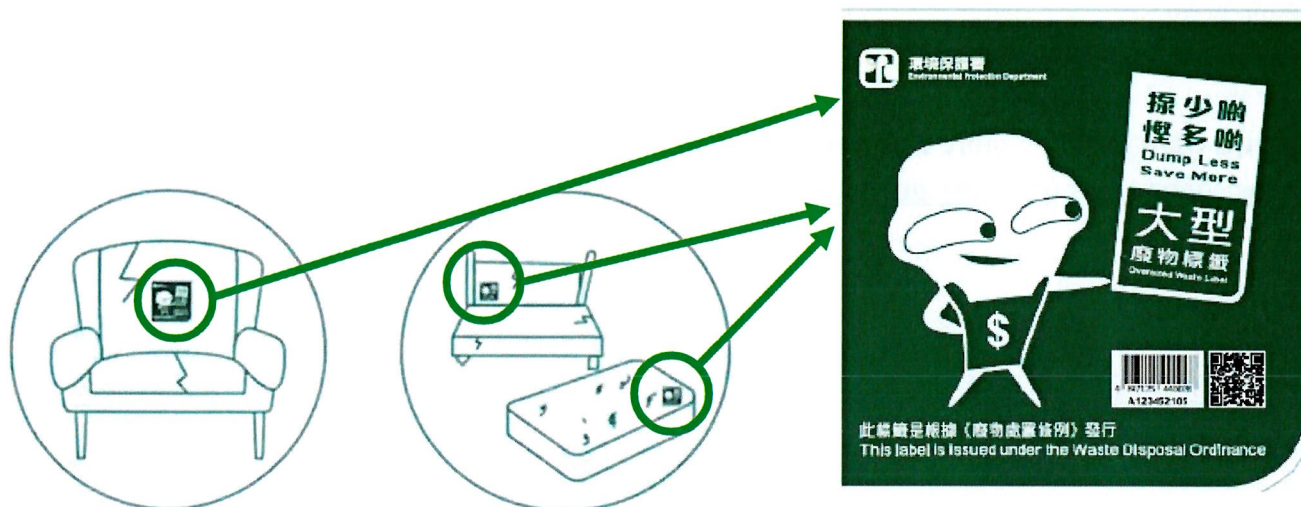
As residents only need to put the household waste directly into the inlet of refuse chute on floors and do not need to use the designated bags, the relevant transportation and gate fees are lower than the cost of Option 2. All household waste in estate will be collected by the ARCS, and transported away by the contractor's hook-lift truck for onward delivery after compaction. The relevant cost will be borne by the estate's management fees. However, in the long run, Option 2 is not in line with the "polluter-pays" principle, as all residents of flat units will have to pay the same amount regardless of the amount of waste they dispose of.

****Regardless of which of the above options a resident chooses, he/she will have to bear the additional costs incurred because of MSW charging. Detailed arrangements and cost analysis of the various options are set out in Attachment 2.****

If you want to know more about the MSW charging, please visit the following website:
<https://www.mswcharging.gov.hk/tc/>

The Disposal Arrangement of Oversized Waste

FEHD has been providing free trucking service (i.e. twice a week) to assist in the collection of oversized waste from our estate. After the implementation of MSW charging, for any oversized waste / miscellaneous items (e.g. dining tables, bookcases, mattresses, chairs, sofas, bed frames, etc.) that cannot be put into the designated bags, the residents are only required to affix a designated label on each piece of oversized waste (a uniform rate \$11) and dispose of it in the TJCA at the designated date and time.



The opening dates and hours of Temporary Junk Collection Area:

Designated date	Designated time
Every Monday, Friday & Sunday	10:00 am to 10:00 pm

As FEHD staff and their contractors' staff will only arrange the removal of oversized waste after confirming that designated labels have been affixed on the waste, our frontline staff of each block will only open the TJCA for the disposal of oversized waste after checking and confirming the designated label have been affixed on those deposited items by residents

All residents are requested to co-operate and comply with MSW charging requirement of affixing designated labels on the oversized waste before deposal in the TJCA, where CCTVs have been installed. In case of any non-compliance found, we will consider taking appropriate follow-up measures to curb the situation.

*****Construction waste (e.g. door, toilet, sinks, debris, rubble, earth and concrete...etc.) are not subject to the MSW charging regime.*****

If the FEHD ceases to provide free trucking service to the estate after the implementation of MSW charging, the residents will be required to charge the “gate-fee” and the transportation fee according to the weight of the oversized waste disposed of. In the event of the above situation, the Customer Service Office will sort out the charging arrangement and disseminate the information, so as to facilitate the residents to dispose of their oversized waste.

Waste Reduction and Recycling Arrangements

Implementation of MSW charging provides more incentives for residents to practice waste reduction and waste separation at source as well as clean recycling, which in turn reduces the overall expenditures on MSW charging. Arrangements to support residents in waste reduction and recycling are as follows.

GREEN@COMMUNITY

“GREEN@TAI WAI” has set up a weekly “Recycling Spot” in the form of a street station at Yu Kan House (Block S) to receive at least eight types of common recyclables, including plastic, glass bottles, regulated electrical equipment, small electrical appliances, fluorescent lamps & tubes, rechargeable batteries, paper and metals, etc., so as to let the community live in a greener way. The collected recyclables are sorted and then delivered to the downstream recyclers for subsequent processing.



Furthermore, the EPD has rolled out a GREEN\$ Electronic Participation Incentive Scheme and launched a mobile app, so as to encourage more members of the public to participate in separation of resources and clean recycling.

Residents can earn GREEN\$ upon submission of recyclables in “GREEN@TAI WAI”. The GREEN\$ Electronic Participation Incentive Scheme" offers gifts including daily necessities and groceries, as well as environmentally friendly products. please visit the following website:

<https://www.wastereduction.gov.hk/zh-hk/waste-reduction-programme/greencommunity>

Other Recycling Services

Apart from the above, the estate also implements various recycling services, including glass bottles, used clothes, rechargeable batteries, fluorescent lamps and tubes...etc.



Recycling Facilities

Four-colour (i.e. waste paper, metal, plastic bottles and other plastics) sorting and recycling facilities have been set up in each blocks to facilitate recycling.



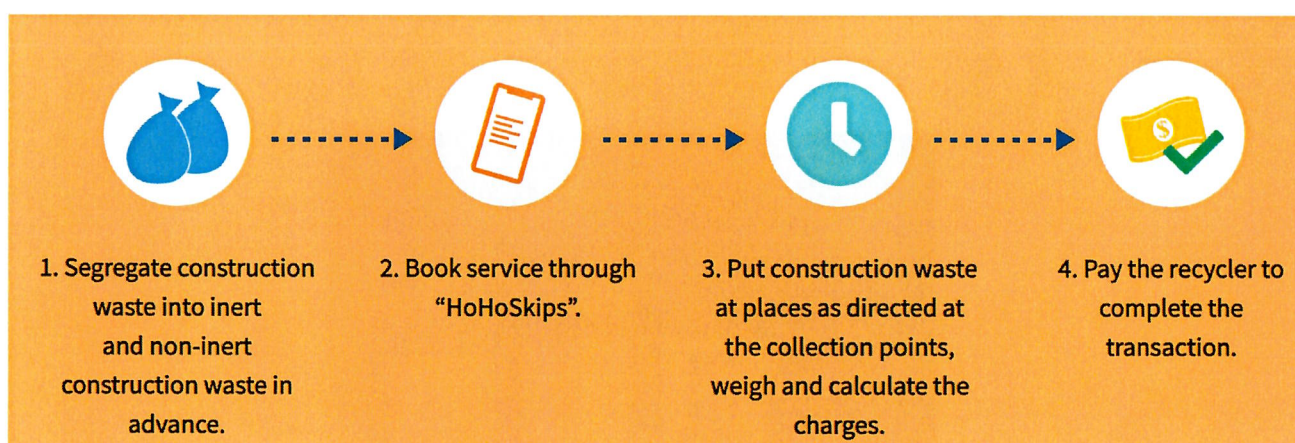
Construction Waste Recycling

EPD's "HoHoSkips" APP assists the public and the renovation trade in properly disposing of small quantities of construction waste. Recycler collects construction waste at designated collection points or at customized collection points (locations must allow temporary stopping and be agreed upon by recyclers).



With the funding support of the Recycling Fund and the reduction of costs by waste separation and recovery, the recycler only charges \$71 per tonne of inert construction waste and \$200 per tonne of non-inert construction waste. "HoHoSkips" provides functions for service booking, getting real-time positions of collection vehicles, contacting the recycler, etc. It is convenient and environmentally friendly to dispose of construction waste with "HoHoSkips". The scope of services provided by recyclers can be found on the website of "HoHoSkips" at <https://www.hohoskips.hk/tc/index.php>. or contact the recycler for enquiry.

The use of "HoHoSkips" APP:



Waste Charging Information Corner

There is a waste charging information corner at the ground lobby of each block. The CSO will regularly update the notices and post the latest information of MSW charging, so as to enable the residents to enhance their knowledge of the MSW charging.



The Arrangement of Consultation Sessions

To facilitate residents' understanding of the details of MSW charging, the CSO has arranged consultation sessions on the following dates:

Date	Time	Location
17 February 2024 (Sat)	04:00 – 06:00 pm	Outside the Customer Service Office
20 February 2024 (Tue)	07:00 – 09:00 pm	
23 February 2024 (Fri)	07:00 – 09:00 pm	

You are cordially invited to **complete the attached questionnaire (Attachment 1) and put it into the collection box located in ground lobby of each block / Customer Service Office before 5:00pm on 29 February 2024 (Thursday).** The information will be kept strictly confidential and will only be used for statistical analysis.

Should you have any enquiries, please contact the Customer Service Office at 2278 0099 during office hours.

The Tenth Owners' Committee
of Yu Chui Court



Chairperson – Mr. Y.C. Tse

(Attachment 1) - Questionnaire Survey on Implementation of MSW charging at Yu Chui Court

In accordance with the guidelines of the EPD on MSW charging, residents of Yu Chui Court may consider the following 3 options of waste charging, I agree to adopt (please select one option with ☒)

	Option 1: <u>Residents to pay for the purchase of designated bags according to the household needs</u>
	Option 2: <u>All flat units in the estate will be provided with 20-liter designated bags (One pack every two months for each unit, total 40 pcs - packaging required by EPD)</u>
	Option 3: <u>Hiring of contractor by estate to deliver waste to landfills or refuse transfer stations</u>

Please feel free to give your opinions (if applicable) :

Owner's Signature : _____

Owner Name : _____

Address : Flat _____, _____/F, Yu _____ House (Block _____)

Date : _____

Attachment 2		Charging by designated bags		Charging by weight through "gate-fee"
		Option 1	Option 2	Option 3
Waste charging options for Yu Chui Court		Residents to pay for the purchase of designated bags according to the household needs	All flat units in the estate will be provided with 20-liter designated bags (One pack every two months for each unit, total 40 pcs - packaging required by EPD) Each flat unit will be issued with a specific card for collection of the designated bags.	Hiring of contractor by estate to deliver waste to landfills or refuse transfer stations
Arrangements and costs of waste collection under the options	Disposal of household waste	Residents need to use the designated bags to wrap up the household waste and put it into the inlet of refuse chute on floor directly		Residents only need to put household waste directly into the inlet of refuse chute on the floors without the need to use designated bags
		If the household waste is too large to put into the inlet of refuse chute, residents are required to wrap it in the designated bags and put it into the refuse bins on floor		
	Payment for disposal of household waste	Residents pay for the purchase of designated garbage bags at authorized shops	The estate management fees are responsible for the purchase of designated bags and provide to all flat units	The estate management fees are responsible for the relevant transport and gate fees
	Purchase of designated bags by estate		The cost of purchasing designated bags for all flat units: about \$2,204,928 Monthly cost increased: about \$183,744.	
	Hiring of contractor by estate to deliver waste to landfills or refuse transfer stations			Total cost (including transportation and gate-fees): about \$1,620,000 Monthly cost increased: about \$135,000
	Arrangemnt of non-compliant waste (NCW) - use of designated bag	Arrangements will be made for all NCW on all floors to be wrapped up in 20-litre designated plastic bags and placed in the refuse chutes, with an initial estimation of about 20 bags of NCW per block. Monthly cost increased: about \$21,120	As designated bags have been distributed to all flat units in the estate, it is assessed that NCW is seldomly found	As the household waste collected by ARCS will be transported away by contractor, the residents are not required to use designated bags (except for those that cannot be put into the inlet of refuse chute). It is assessed that NCW is seldomly found
Regardless of the options choosed, additional costs will be incurred because of MSW charging	Suggested size of designated Bags	Regardless of the options, it is recommended to use 20 litre designated bags, \$2.2 per bag (20-liter capacity designated bags with size similar to the white plastic bags currently distributed, and it can also be wrapped around household waste and put into the inlet of refuse chute)		
	Arrangemnt of NCW - use of designated label	Arrangements will be made to affix separate designated labels for larger pieces of NCW Purchase of 150 designated tags per month (about 5 tags per day) for disposal of larger pieces of NCW Monthly cost increased: about \$1,650		
	Purchase of transparent plastic bags to replace the existing black plastic bags for use in common areas & refuse bins	The Government has also passed an ordinance to stop the use of biodegradable environmental plastic bags from 22/4/2024, by which time transparent plastic bags will have to be purchased for the use in common areas and refuse bins Monthly cost for black plastic bags: about \$5,400 Monthly cost for transparent plastic bags: about \$9,000 Monthly cost increased: about \$3,600 (responsibled by estate's management fees)		
	Public waste desposal - Designated bags (660 refuse bin)	Purchase of 660 litres of designated bags, about 840 pcs per month (about 28 pcs per day) for collection of public refuse and NCW Monthly cost increased: about \$59,670 (responsibled by estate's management fees)		
	Cleaning contract fee	The cleansing contract does not include the provision of any rubbish bags. It is estimated that there will be a little change in the collection time of the household waste by cleaning workers, so the contract fee will be remained unchanged; However, if there are serious cases of NCW, the collection time of household waste by cleaning workers may be extended, resulting in an increase in the fee. Therefore, it is necessary to decide whether further adjustments should be made in the light of the actual situation		
	Due to the MSW charging, the overall cleaning cost will be inevitably increased under any option	Estimated Monthly Cleaning Costs increases 10.8%, about \$45,900 Average monthly management fee per flat unit will be increased by about \$11	Estimated Monthly Cleaning Costs increases 50%, about \$208,800 Average monthly management fee per flat unit will be increased by about \$50	Estimated Monthly Cleaning Costs increases 38.2%、約\$158,700 Average monthly management fee per flat unit will be increased by about \$38
Advantages	Fully in line with "polluter-pays" principle, the more waste that dispose of, the more payment made All household waste collected will be transported away by FEHD free of charge	Facilitates residents to develop a new habit of using designated bags for waste disposal Enhances compliance rate. Possible confrontation between frontline staff and households in case of non-compliance would also be reduced. All household waste collected will be transported away by FEHD free of charge	Residents only need to put household waste directly into the inlet of refuse chute on the floors without the need to use designated bags The relevant transportation and gate fees in Option 3 are lower than the cost of Option 2 All household waste in estate will be transported away by the contractor	
Disadvantages	Requires full co-operation of the residents in complying with the statutory requirement of using designated bags. Otherwise, additional costs will be incurred for the disposal of NCW by the estate	Not in line with the "polluter-pays" principle, as all residents of flat units will have to pay the same amount regardless of the amount of waste they dispose of	Not in line with the "polluter-pays" principle, as all residents of flat units will have to pay the same amount regardless of the amount of waste they dispose of	