

西貢區議會房屋及發展委員會
二〇〇三至〇四年度工作報告

西貢區議會房屋及發展委員會二〇〇三年度第一至第三次會議，已分別於二〇〇三年四月二十九日、七月二日及八月二十六日舉行，而二〇〇四年度第一次會議，已於二〇〇四年一月十四日舉行。會上討論的主要事項撮錄如下：

房屋事務工作小組

2. 委員一致同意於二〇〇三年度繼續成立上述工作小組，並一致通過由區能發先生擔任工作小組是年度的召集人。

已採納的〈調景嶺發展藍圖編號 L/TKO-73/2B〉的擬議修訂項目

3. 委員關注上述地區的未來發展情況。

要求房協為茵怡花園第一至第六座進行去水喉管改裝工程

4. 委員備悉立法會議員仍然繼續跟進上述事項。

廣明苑各項樓宇問題

5. 委員備悉廣明苑各項維修工程的進度，但不滿房屋署(房署)遲遲未能完成所有維修工程。

裕明苑紙皮石剝落事件

6. 委員備悉，裕明苑的大廈外牆紙皮石維修工程令人滿意。

7. 委員認為，裕明苑各座大廈的走廊牆壁紙皮石出現「凸起」現象，可能屬於潛在性損毀問題，房署應盡快進行維修。

寶盈花園清潔管理問題

8. 委員請房屋事務工作小組繼續跟進上述屋苑的各項清潔管理問題。

將軍澳前臨屋區用地問題

9. 鄉村屋宇發展工作小組繼續跟進將軍澳前臨屋區用地的最新發展情況。

房署外判屋邨管理制度事宜

10. 委員認為房署的外判屋邨管理制度疏漏百出，而維修和保養工程也不能達到居民的要求。

清理雜草事宜

11. 委員擔心位於將軍澳第 45 區的空地長期積水，會滋生白紋伊蚊和帶來登革熱病。

12. 委員同意把上述事宜交由食物環境衛生委員會跟進。

西貢及將軍澳區花卉種植事宜

13. 委員建議在將軍澳環保大道面向將軍澳第 45 區的斜坡及將軍澳游泳池附近的斜坡種植花卉。

14. 委員會已把上述議題交由食物環境衛生委員會跟進，以便列席該委員會會議的部門代表可就委員的提問和質詢即時作出回應。

居屋業主立案法團接收屋苑管理權事宜

15. 委員表示，房署把大廈管理權移交居者有其屋（居屋）的業主立案法團（法團）時，沒有主動向該等法團提供如屋苑圖則及地界範圍的全部資料。委員認為，房署的處理手法可能會令該署與居屋業主在日後的維修問題上發生爭拗。

將軍澳厚德邨厚德商場美食廣場租約事宜

16. 委員認為，上述事宜已交由法庭處理，本委員會不便加以討論。

17. 委員關注上述美食廣場現時的衛生情況，並促請房署盡快處理該美食廣場的清潔和通風問題，以免影響環境衛生。

地鐵公司有意更改將軍澳第 56 區的土地用途

18. 委員擔心，地鐵公司申請更改發展項目，會導致區內就業機會減少、私人樓宇供應量過剩和交通系統負荷過重等問題。

房屋及發展委員會

19. 凌文海先生及柯耀林先生已於二〇〇四年一月十四日的房屋及發展委員會第一次會議中分別被推選為新一屆委員會的正、副主席。

西貢區議會
房屋及發展委員會
二〇〇四年三月

YCP66.170304

Memorandum of the Sai Kung District Council
Progress Report of the Housing and Development Committee (2003 and 2004)

The first to third meetings (2003) of the Sai Kung District Council (SKDC) Housing and Development Committee (HDC) were held on 29 April, 2 July and 26 August 2003. Besides, the first meeting (2004) of the SKDC HDC was held on 14 January 2004. The major issues discussed are summarized below:-

Working Group on Housing Affairs in Sai Kung District

2. Members unanimously agreed to set up the captioned Working Group again in 2003 and endorsed to have Mr. Au Nang-fat as convenor of the Working Group for the year.

Amendments to Adopted Tiu Keng Lang Layout Plan No. L/TKO-73/2B

3. Members were concerned about the future development of the captioned area.

Request to the Hong Kong Housing Society (HKHS) for Drainage Pipe Conversion in Blocks 1 to 6 of Verbena Heights

4. Members noted that members of the Legislative Council were still following up the above issue.

Building Problems in Kwong Ming Court

5. Members noted the progress of various maintenance works in Kwong Ming Court but were dissatisfied with the delay in completion of all maintenance works by the Housing Department (HD).

Bulging Mosaic Wall Tiles in Yu Ming Court

6. Members noted the work regarding the repair of mosaic wall tiles on the external walls of Yu Ming Court buildings was satisfactory.

7. Members were of the view that the bulging mosaic wall tiles found in the corridors of Yu Ming Court buildings might have a potentially deleterious effect on these buildings and the HD should carry out maintenance as soon as possible.

Cleansing and Management Problems in Bauhinia Garden

8. Members requested the Working Group on Housing Affairs in Sai Kung District to continue to follow up the various cleansing and management problems found in Bauhinia Garden.

Former Temporary Housing Area in Tseung Kwan O (TKO)

9. The Working Group on Development of Village Houses would continue to follow up the latest development of land use of the former temporary housing area in TKO.

Outsourcing of Estate Management by HD

10. Members were of the view that there were numerous oversights and omissions in the HD's estate management outsourcing system. Besides, the service and maintenance works were also unable to meet the residents' requirements.

Cutting of Overgrown Grass

11. Members worried that the stagnant pools of water which had been in existence for a long time on the vacant sites in Area 45 would breed *Aedes albopictus* and bring dengue fever.

12. Members agreed to refer the captioned discussion item to the Food and Environmental Hygiene Committee (FEHC) for follow-up.

Planting of Flowers and Trees in Sai Kung and TKO

13. Members suggested planting flowers on the slope in Wan Po Road facing Area 45, TKO and on the slope near TKO Swimming Pool.

14. Members decided to refer the above item to the FEHC for follow-up, so that departmental representatives attending the FEHC meetings could reply to members questions and enquiries right away.

Reception of the Estate Management Rights by Owners' Corporations of Home Ownership Scheme (HOS) Estates

15. Members indicated that upon handing over the estate management rights to the owners' corporations of HOS estates, the HD did not take the initiative to provide all the information, such as the layout plans and boundaries of the estates, to the owners' corporations. Members thought that the HD's practice might spark disputes between the HD and the owners in future maintenance issue.

Tenancy Agreement of Food Court in Hau Tak Shopping Centre of Hau Tak Estate, TKO

16. Members were of the view that it was inappropriate for the Committee to discuss the above issue as it had already been brought to court.

17. Members expressed concern over the hygienic condition of the above food court and urged the HD to promptly deal with the cleaning and ventilation problems therein to avoid environmental hygiene being affected.

Change of Land Use in Area 56, TKO Intended by MTR Corporation

18. Members worried that the MTR Corporation's application for altering the development proposal would result in problems like reduction in employment opportunities, excess supply of private building flats and overloading of transport systems in the area.

Housing and Development Committee

19. Mr. LING Man-hoi and Mr. OR Yiu-lam were elected Chairman and Vice-chairman of the new HDC respectively at the SKDC plenary meeting held on 14 January 2004.

Housing and Development Committee
Sai Kung District Council
March 2004

