

**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