

**Minutes of the 10th Meeting of
the Social Services, Housing and Development Planning Committee of
the Kowloon City District Council**

Date: 22 July 2025 (Tuesday)
Time: 2:30 p.m.
Venue: Conference Room, Kowloon City District Office

Present:

Chairman: Mr NG Po-keung, MH
Vice-chairman: Ms FUNG Mo-kwan
Members: Mr TING Kin-wa, MH
Mr CHO Wui-hung, MH
Mr LEE Chiu-yu
Mr NG Fan-kam, MH
Dr Rizwan ULLAH, MH, JP
Mr HE Huahan, MH
Mr LAM Pok
Mr LAM Tak-shing, MH
Ms LEUNG Yuen-ting
Mr CHAN Chi-wah
Mr CHEUNG King-fan
Ms WONG Man-lei, Vivian
Mr WONG Man-kong
Mr WONG Chi
Ms LAU Yuen-yin
Mr PUN Kwok-wah, JP
Mr KWAN Ho-yeung, MH
Co-opted Members: Mr WU Ming-tai
Mr SIU Tin-hung

Secretary: Mr CHIU Tai-wai, David Executive Officer I (District Council), Kowloon City District Office

Absent:

Co-opted Member: Mr CHAN Hing-tat, Rudy

<u>In Attendance:</u>	Miss MAK Wai-man, Sandy	Senior Liaison Officer (Building Management), Kowloon City District Office
	Ms YAU Lai-shan, Carol	Assistant District Social Welfare Officer 2, Kowloon City and Yau Tsim Mong District, Social Welfare Department
	Ms LAI Wai-ching, Jenny	Town Planner / Kowloon 10, Planning Department
	Mr CHAN Wai-wa	Senior Housing Manager / Kowloon West and Sai Kung 1, Housing Department

Attendance by Invitation:

Item 3	Ms Maggie LAM	Senior Manager (Property Management), Hong Kong Housing Society
	Ms Rain MOK	Senior Manager (Corporate & Community Relations), Hong Kong Housing Society

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Opening Remarks by the Chairman

1. **The Chairman** of the Social Services, Housing and Development Planning Committee (SSHDPC) welcomed all Members and representatives of departments to the tenth meeting of the SSHDPC.
2. **The Chairman** reminded Members to register their interests in accordance with the stipulation of Order 22 of the Kowloon City District Council Standing Orders (the Standing Orders). If the matters to be discussed had any connection or potential conflict of interests with Members' personal interests such as property rights, profession or investment, Members should make a declaration proactively at the meeting so that he could make a decision in accordance with the Standing Orders.
3. **The Chairman** stated that in accordance with Order 80(1) of the Standing Orders, the quorum at any meeting of a committee should be half of the total number of members of the committee provided that District Council members must constitute

half or more of the members attending the meeting. If the quorum was not present at the commencement of the meeting or in the course of the meeting, he would direct the Secretary to summon the absentees. If the quorum was still not present 15 minutes thereafter, he would adjourn the meeting. According to the stipulation of Order 13 of the Standing Orders, he then set out that each attendee was allowed to make a maximum of three speeches during a discussion on the same agenda item and the time limit for each speech was two minutes. He also reminded the attendees to switch off their mobile phones or to turn the ringers to vibration notification to avoid causing disturbances to the meeting.

4. **The Chairman** stated that the Secretariat received a notification of absence from meeting from Mr CHAN Hing-tat, Rudy before the commencement of the meeting. The Committee approved Mr CHAN's application of absence on the grounds that it was in compliance with Order 64(1) of the Standing Orders.

Item 1

Confirmation of Minutes of the 9th Meeting

5. **The Chairman** announced that the minutes of the 9th meeting were unanimously endorsed by the committee without amendments.

Item 2

Urging to Provide Additional Backup Water Supply in Ho Man Tin Estate

(SSHDPC Paper No. 16/2025)

6. **A Member** introduced Paper No. 16/2025.

7. **The Chairman** invited Members to refer to the written replies furnished by the Housing Department (HD) and Water Supplies Department (WSD), i.e. Documents No. 2 and 3 tabled.

8. **The representative of the HD** replied with the main points as follows:

- (i) the Department had always been highly concerned about the condition of the shared water supply system among Ho Man Tin Estate, Kwun Fai Court and Kwun Hei Court. If an incident occurred with or repair works were needed for the water supply system in an individual Home Ownership Scheme court, the fresh water supply of Ho Man Tin Estate would be affected. In every past

incident of the aforementioned situation, the Department requested the WSD to provide temporary water supply to Ho Man Tin Estate at once. The Department also immediately took the initiative to contact and urge the owners' corporation and the management company of the related courts to take prompt follow-up actions. Appropriate professional advice and practicable assistance regarding the matter of repair were actively provided so that the water supply would be restored as quickly as possible, reducing inconvenience to affected residents;

- (ii) to ensure stable fresh water and salt water supplies to Ho Man Tin Estate and to avoid being impacted by incidents with the shared water supply system, the Department had previously assessed the condition of the existing inside service and was actively studying related enhancement solutions; and
- (iii) regarding the proposal to provide additional water supply connection points for Ho Man Tin Estate, the Department had been maintaining close communication with the WSD to seek a viable solution. Since the related proposal involved large scale works of complex design, it required more time for detailed planning and assessment. The Department would continue to actively follow up on the progress of the proposed works and gave timely updates on the progress.

9. **Members** thanked the HD for proactively assisting residents of the estate during past incidents of water main bursts. To address the long-standing problem of temporary suspension of fresh water supply to residents of the estate due to incidents with water supply system or impacts from repair works, it was suggested that the Department should strengthen communication with the WSD and complete the assessment on the proposed works as soon as possible. This would allow residents of the estate to have clearer expectations on the progress of the proposed works.

10. There being no further follow-up enquiries from **Members** on the item, the Chairman declared the agenda item closed.

Item 3**Appreciation for the Relocation Arrangements for Chun Seen Mei Chuen and Continued Concern about Welfare of Residents**

(SSHDPC Paper No. 17/2025)

11. **A Member** introduced Paper No. 17/2025.
12. **The Chairman** invited Members to refer to the written reply furnished by the Hong Kong Housing Society (HKHS), i.e. Document No. 1 tabled.
13. **The representative of the HKHS** replied with the main points as follows:
 - (i) to ensure that the affected tenants of Chun Seen Mei Chuen fully understood the relocation arrangements, the HKHS posted notices in the estate lobbies and put documents on the relocation arrangements in the mailboxes of all units in the estate on 10 June this year. A total of 34 briefing sessions were conducted to explain to the tenants about the relocation arrangements in detail and to address their enquiries on the spot;
 - (ii) the HKHS understood that some tenants (including the elders) might encounter various kinds of problems or concerns adjusting to the new environment during the transition period of relocation. Therefore, a social service team was established specially for the redevelopment plan to provide tenants in need with suitable assistance, including home visits, relocation consultations, personal assessments, counselling, referral and follow-up services;
 - (iii) assigned to the estates under the HKHS, the “Caring, Engaging and Smart” (CES) was a multi-disciplinary team composed of social workers, occupational therapists and service officers. Over the years, the CES had been providing suitable counselling and follow-up services to tenants in need to help them with successful transition to a new environment;
 - (iv) to ensure sufficient time for the arrangement of subsequent housing, occupants who resided in Chun Seen Mei Chuen under the “T-Home” scheme must move out by the third quarter of 2027 at the latest, which was the estimated relocation date. Meanwhile, the aforementioned

social service team for the relocation plan and the professional CES team would also provide suitable assistance to “T-Home” occupants in need;

- (v) the HKHS had been upholding the principles of fairness and impartialities in handling the relocation arrangements for tenants affected by the estate redevelopment, including tenants under the Cross Generation Living Scheme. To ensure that precious public rental housing (PRH) resources were reasonably allocated and used, the affected tenants were allocated suitable units in the mode of random computer batching based on their household size and the rehousing estate option for the estate of redevelopment. For tenants choosing other Group A rental estates under the HKHS, the order of allocation priority depended on the submission date of the application form, household size and tenants’ relocation choice. Therefore, the HKHS advised the tenants to submit the related relocation documents as early as possible; and
- (vi) since the relocation plan of Chun Seen Mei Chuen was still in the planning stage, the HKHS would maintain timely communication with various stakeholders. Upon confirmation of a detailed redevelopment plan and related arrangements in the future, the HKHS would announce the information of the relevant plan in a timely manner.

14. **Members** raised the following views and enquiries:

- (i) most elderly tenants of Chun Seen Mei Chuen lived on limited means, relying on personal savings and the Old Age Living Allowances to pay their living expenses. They were generally concerned about the higher rent of the relocated units. Therefore, enquiries were made on the rent arrangements for affected tenants who were relocated from Chun Seen Mei Chuen to new estates in Kai Tak, and whether subsidies would be provided;
- (ii) it was noted that the HKHS had introduced a rent concession scheme for tenants relocated to Lok Chun Lau in Kai Tak and Yue Ying Lau in Aberdeen. However, the stepped rent reduction measure could not solve the challenges faced by elderly tenants in the long run.

Enquiries were made on what measures the HKHS would introduce to help residents in need;

- (iii) under the Rent Assistance Scheme of the Hong Kong Housing Authority, individual eligible PRH tenants could be granted either 25 per cent or 50 per cent rent reduction. Enquiries were therefore made on whether the HKHS had introduced similar Rent Assistance Scheme to offer assistance in the form of rent concession to elderly tenants in need;
- (iv) it was learnt that the Dedicated Rehousing Estate (DRE) project, Casa Delight in Kai Tak Area 1E Site 1 under the HKHS, was currently open for applications. Enquiries were made on the actual number of applications submitted by affected tenants of Chun Seen Mei Chuen for Lok Chun Lau of Casa Delight in Kai Tak; and
- (v) some residents of Chun Seen Mei Chuen preferred relocating to nearby PRHs in the same district such as Lok Man Sun Chuen and Ka Wai Chuen to maintain connections with neighbours in the area. Enquiries were made on whether extra units were available in the aforementioned two estates for tenants in need to choose from.

15. **The representative of the HKHS** replied with the main points as follows:

- (i) the relocation arrangements for Chun Seen Mei Chuen announced by the HKHS covered various rehousing options. Apart from choosing to relocate to the remaining units at Lok Chun Lau of Casa Delight in Kai Tak and Yue Ying Lau in Aberdeen, tenants could also apply to relocate to other Group A rental estates under the HKHS, including Lok Man Sun Chuen and Ka Wai Chun near Chun Sin Mei Chuen;
- (ii) the HKHS had so far received relocation applications from almost half of the tenants in around the past month. Most of them chose to relocate to Lok Chun Lau;
- (iii) compared to older existing Group A rental estates, Casa Delights provided optimised ancillary facilities and a modern design, which would enhance the living environment for tenants. Regarding the rent levels of Lok Chun Lau of Casa Delights, the HKHS had

introduced a rent concession scheme that allowed tenants to be granted rent concession for the first four years. This helped tenants gradually adapt to the new rent adjustments during the transition period; and

- (iv) the HKHS also offered Rent Assistance Scheme to help PRH tenants who were facing temporary financial hardship through difficult times. Eligible tenants could be granted either 25 per cent or 50 per cent rent reduction as financial relief.

16. **Members** raised the following views and enquiries:

- (i) targeting at individual households who faced long-term difficulties, it was suggested that the HKHS could consider collaborating with volunteers and the social service team to provide assistance to the PRH tenants wherever possible before they decided on the relocation. This included explaining the details of the relocation arrangements clearly, answering their enquiries and determining whether special assistance needed to be provided; and
- (ii) enquiries were made on how the HKHS would handle the tenants who did not submit relocation forms within the application period.

17. **The representative of the HKHS** replied with the main points as follows:

- (i) the CES assigned to the estates under the HKHS had been serving residents of Chun Seen Mei Chuen for many years. They were familiar with the neighbourhood situation and could provide assistance to individual households as needed;
- (ii) the CES, the social service team and the estate management offices would collaborate and continue to provide suitable assistance to tenants in need. Since their services became available, the social service team for the relocation plan had been actively reaching out to residents of Chun Seen Mei Chuen and responding to the needs of different groups of tenants, fulfilling its people-centric service principle;

- (iii) to ensure tenants had a thorough understanding of the relocation options and content, the HKHS had organised many briefing sessions for the tenants to explain the details of the relocation arrangements;
- (iv) after the briefing sessions concluded, the HKHS posted notices in the lobby of each building in the estate to remind tenants of the deadline for submitting the relocation forms and to encourage them to make enquiries to the estate management office in person or through the hotline; and
- (v) before the deadline for submitting the relocation forms, the HKHS would call the tenants who had yet to submit their forms as a reminder. Targeting at those who had difficulties in filling out the forms, such as the elders and other tenants in need, the estate management office, along with the CES and the social service team, would provide assistance to ensure the successful collection of relocation forms from the tenants.

18. **Members** enquired about the application status for the DRE project Casa Delight.

19. **The representative of the HKHS** stated that the two blocks of Lok Chun Lau of the Casa Delight project in Kai Tak were designated for relocating the tenants affected by the redevelopment of Chun Seen Mei Chuen. The remaining blocks were built by the HKHS upon the commission by the Government. They were designated for rehousing eligible persons affected by the Government's development clearance exercises or urban renewal programmes.

20. **The Chairman** made a conclusion and stated that he would like Members to continue to pay attention to the relocation situation of the residents of Chun Seen Mei Chuen and exchange views with the HKHS on the related relocation issues, helping tenants in the transition to the new environment as much as they could.

Item 4

Any Other Business

21. No further items were raised by **Members**.

Item 5

Date of Next Meeting

22. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 25 September 2025 and the closing date for submission of papers would be 10 September 2025.

23. **The Chairman** announced the adjournment of the meeting at 3:00 p.m.

The minutes of this meeting were confirmed on 25 September 2025.

The Chairman

The Secretary

KCDC Secretariat
September 2025