

**Minutes of the 2nd Meeting of
the Social Services, Housing and Development Planning Committee of
the Kowloon City District Council**

Date: 19 March 2024 (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
Mr CHO Wui-hung, MH
Mr LEE Chiu-yu
Mr NG Fan-kam, MH
Dr Rizwan ULLAH, MH
Mr HE Huahan
Mr LAM Pok
Mr LAM Tak-shing, MH
Ms LEUNG Yuen-ting
Mr CHAN Chi-wah
Ms WONG Man-lei, Vivian
Mr WONG Man-kong
Mr WONG Chi
Ms LAU Yuen-yin
Mr PUN Kwok-wah, JP
Mr LAI Yin-chung
Mr KWAN Ho-yeung

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

Absent:

Member: Mr CHEUNG King-fan

In Attendance: Miss MAK Wai-man, Sandy Senior Liaison Officer (Building Management), Kowloon City District Office

	Ms YUEN Pik-kwan, May	Assistant District Social Welfare Officer 2, Kowloon City & Yau Tsim Mong District, Social Welfare Department
	Ms YEUNG Siu-lan	Assistant District Social Welfare Officer 1 (Acting), Kowloon City & Yau Tsim Mong District, Social Welfare Department
	Mr LAM Hon-wa	Senior Engineer / 14 (East), Civil Engineering and Development Department
	Ms WONG Sau-yin, Janet	Town Planner / Kowloon 1, Planning Department
	Mr CHAN Wai-wa	Senior Housing Manager / Kowloon West and Sai Kung 1, Housing Department
<u>Attendance by Invitation:</u>		
Items 2, 6 to 8	Ms YAN Sin-wah	Senior Manager (Community Development), Urban Renewal Authority
	Mr Stephen LI	Senior Manager (Building Rehabilitation), Urban Renewal Authority
	Mr Louis YIM	Senior Manager (Planning and Design), Urban Renewal Authority
	Ms Grace KWONG	Manager (Planning and Design), Urban Renewal Authority
	Mr Ivan MAK	Manager (Works and Contract), Urban Renewal Authority
Items 3 to 5	Mr Peter DY	General Manager (Building Rehabilitation), Urban Renewal Authority
	Mr Howard CHEUNG	Manager (Community Development), Urban Renewal Authority
Items 9 to 11	Mr CHAN Wai-wa	Senior Housing Manager / Kowloon West and Sai Kung 1, Housing Department
	Mr CHEONG Chi-keung	Housing Manager / Kowloon West and Sai Kung 1, Housing Department

	Ms WONG On-ki, Angel	Assistant Housing Manager / Tenancy (Kowloon West and Sai Kung 5)1, Housing Department
	Mr IP Ping-kwan, Ian	Property Service Manager / Service (Kowloon West and Sai Kung)3, Housing Department
Item 12	Ms LEUNG Kit-ying	Senior Health Inspector (Regional Joint Office) Kowloon 3, Food and Environmental Hygiene Department
	Ms MAK Kit-man	Senior Health Inspector (Regional Joint Office) Kowloon 4, Food and Environmental Hygiene Department
	Mr WU Xun, Shawn	Professional Officer 4-2 / Joint Office 4, Buildings Department
Item 13	Mr LU Wing-chi, Kenny	Senior Estate Surveyor / Kowloon South (District Lands Office, Kowloon West), Lands Department
	Mr POON Yau-man, Norman	Senior Building Surveyor / Signboard Control 1, Buildings Department
	Mr LAI Yiu-lam, Calvin	Senior Building Surveyor / E1, Buildings Department
Item 14	Mr NG Wai-yuen, Terry	Senior Systems Manager (ID) 2, Office of the Government Chief Information Officer

* * *

Opening Remarks by the Chairman

1. **The Chairman** of the Social Services, Housing and Development Planning Committee (SSHDPC) welcomed all Members and representatives of government departments to the second meeting of the SSHDPC.

2. **The Chairman** reminded Members to register their interests in accordance with Order 22 of the Kowloon City District Council Standing Orders (the Standing Orders) and stated that if the matters to be discussed had any connection or potential conflict of interests with their personal interests such as property rights, profession or investment, they 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 of the Standing Orders, the quorum at any meeting of a committee shall 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 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 an 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 mode to avoid causing disturbances.

Item 1

Relocation of Ma Tau Wai Integrated Service Centre under the Social Welfare Department at the Public Housing Development Site at To Kwa Wan Road in Kowloon City

(SSHDPC Paper No. 2/2024)

4. **The representative of the Social Service Department (SWD)** introduced Paper No. 2/2024 and supplemented as follows:

- (i) since the Housing Authority stated that the Public Housing Development at To Kwa Wan Road could accommodate an additional welfare facility, the SWD proposed to relocate the existing Ma Tau Wai Integrated Family Service Centre (MTWC) at Chung Hwa Plaza at Ma Hang Chung Road of To Kwa Wan and sought the views of the SSHDPC on this proposal;
- (ii) currently, there were four integrated family service centres in Kowloon City District. Among which, the integrated family service centres at Ma Tau Wai, Kai Tak and To Kwa Wan were operated by the SWD while the centre at Hung Hom was operated by the Hong Kong Children & Youth Services;
- (iii) the SWD had been operating the integrated family service centre through leasing a commercial property on the second floor of Chung Hwa Plaza since 2003. Since the Chung Hwa Plaza had 45 years of age, there were multiple problems, such as pipe leakage, concrete falling, ageing of wiring and flooding caused by the blockage of

yards, existed at the plaza;

- (iv) at present, there were only two lifts at Chung Hwa Plaza, one moving between the ground floor and the first floor while the other one moving between the first floor and the second floor respectively. As the lifts must be controlled by designated security guards and the maximum capacity of the lift was two people, the problem of lift facilities inadequacy caused greater inconvenience to the elders or mobility impaired persons using the service. Therefore, the SWD had a strong need to identify an alternative site for relocating the MTWC;
- (v) the SWD proposed to relocate the MTWC to the second floor of the newly completed building under the development project. In addition to office facilities, the relocated centre would be equipped with a computer corner, reading room, children's playroom, audiovisual activity room, small group room, activity room, resource corner and family aide room. Since the above site was located in close proximity to the MTR station, public housing estates and old private buildings, the Department believed that the relocation proposal could facilitate services users, particularly low-income earners, households of subdivided units, new immigrants and ethnic minorities groups and others; and
- (vi) the relocation proposal not only saved public resources for leasing commercial units, but also provided convenient and stable services to residents in the area, enabling the services of the Department to keep abreast of the times. Hence, the SWD would like the SSHDPC to support the aforementioned relocation proposal.

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

- (i) Members welcomed the proposal of relocating the MTWC and opined that the Department could render more services with a larger area of facilities;
- (ii) Members enquired about the location of the newly completed building (for example, the site name) and if the MTWC would be renamed upon relocation to avoid the easily confused situation just

like the Sung Wong Toi MTR Station was not located in Sung Wong Toi;

- (iii) Members enquired about the schedule and arrangements of the relocation proposal, including if the existing site of MTWC would operate until the completion of the new centre, if the Department would continue to lease the existing site to provide more service quotas and if the new centre would provide more service quotas and categories;
- (iv) Members believed that the geographic location of Kai Tak Area 2B Site 1 was more suitable for using as the relocation of MTWC. Thus, Members enquired about the feasibility of switching the service location with the proposed social welfare facilities at the aforementioned site;
- (v) Members requested the Department to try every effort to minimise the time of works and enquired if the Department would coordinate the time with other works projects in the area in order to reduce the impact on users. Members also requested the Department to make an announcement to residents on the relevant arrangement as soon as the relocation proposal was confirmed;
- (vi) Members enquired if a child care centre and a neighbourhood elderly centre were available at the existing site of MTWC and if the service quotas of the two services would be increased upon relocation; and
- (vii) since the Government proposed to set up a Community Living Room in To Kwa Wan within 2024, Members enquired if the integration of resources between the Community Living Room and the relocated MTWC would be carried out to ensure the efficient use of public resources.

6. **The representative of the SWD** replied with the main points as follows:

- (i) the site of the Public Housing Development at To Kwa Wan Road was located at the junction of To Kwa Wan Road and Sung Wong Toi Road. The site was formerly the LST Housing under the Lok Sin Tong Social Housing Scheme and the Kowloon Animal Management

Centre (KAMC) of the Agriculture, Fisheries and Conservation Department. Among which, the related constructions of the LST Housing had been demolished while the land of the KAMC would be handed over to the Housing Department (HD) for development purposes in early 2024;

- (ii) according to the Papers of the HD, the works of the Public Housing Development had commenced in 2023 and would be completed in 2028 the earliest;
- (iii) the integrated family service centres did not set the upper limit on service quota so it would provide services to all residents within their geographical service boundaries;
- (iv) the existing site of the MTWC did not provide services on child care centre or neighbourhood elderly centre. Since the existing site was located at an older building and barrier-free facilities were restricted, the SWD did not plan to continue leasing the existing site to provide social welfare facilities upon the relocation of the MTWC at the moment. The existing site of the MTWC would render services until the completion of relocation and the Department would only stop leasing the existing site at that time. The Department would make announcement in a timely manner so that residents would be informed on the relevant relocation arrangement; and
- (v) in addition to the MTWC, the social welfare facilities of the Public Housing Development at To Kwa Wan Road included the relocated neighbourhood elderly centre and the newly established child care centre which provided 100 service quotas. Based on the current works progress and taking into account the time required for rectification works and the selection of operating organisations, the SWD expected that the aforementioned social welfare facilities would commence operation from 2029 to 2030.

Item 2**Pilot Scheme Adopting an Integrated Approach in Lung Shing Area by the Urban Renewal Authority**

(SSHDPC Paper No. 3/2024)

7. **The representative of the Urban Renewal Authority (URA)** introduced Paper No. 3/2024 and the related content through presentation slides with the main points as follows:

- (i) the URA adopted an integrated approach to conduct the renewal work of the old area of Lung Shing area with the combination of redevelopment, building rehabilitation, conservation and revitalisation strategies to enhance the overall built environment of the area and facilitate the blending of old and new cityscapes in urban renewal;
- (ii) the projects in Lung Shing area currently conducted by the URA including: (a) Kai Tak Road / Sa Po Road Development Scheme (KC-015); (b) Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017); (c) Carpenter Road Park Renewal and Revitalisation Scheme; and (d) the launch of a three-year District-based Building Rehabilitation Pilot Scheme (Pilot Scheme) from Nam Kok Road to the vicinity of Tak Ku Ling Road;
- (iii) the Pilot Scheme included the rehabilitation and the revitalisation of 40 buildings without the imminent need for redevelopment, contents including: (a) tailor-made rehabilitation proposals; (b) beautification of pavements; (c) beautification of the rear lanes of buildings; and (d) revitalisation of Tak Ku Ling Road Rest Garden (the Revitalisation Scheme) as well as integration of the gateway square in project KC-017 and the sunken plaza in project KC-015. The URA was exploring the feasibility of collaborating with artists for the beautification proposal of the external walls of buildings so as to formulate a beautification proposal that could showcase local characteristics. Moreover, the URA had exchanged views with the shops of Thai and Chiu Chow origins in the area regarding the proposal of the beautification of ground floor shopfronts to ensure that the beautification proposal could be in line with the local environment;

- (iv) the URA and its commissioned consultancy had been applying the place-making approach since 2022 to collect views from different stakeholders concerning the Pilot Scheme via organising different forms of community involvement activities such as workshops and group discussions. The URA presented the preliminary design concepts of the Pilot Scheme to the Kowloon City District Council (KCDC) in January 2023 and the URA were being supported. Upon the consolidation of all views, the URA would adopt “Storytelling at Kowloon City” as the design theme of the Pilot Scheme and turn the district-based rehabilitation area into a “Community’s Story Museum” to showcase Lung Shing area as a multi-cultural convergence point and highlight three themes, namely “Little Chiu Chow”, “Little Thailand” and “Memories of the Old Kai Tak Airport”. Regarding the theme on “Little Thailand”, the URA had met with the Thai Consulate and conducted in-depth exchanges with Thai organisations so that the cultural characteristics of Thailand could be better showcased in the design;
- (v) the URA had discussed the Pilot Scheme with government departments and the revitalisation design adopted in the future in public spaces such as carriageways, pavements and parks had been approved by relevant departments. The future repair and maintenance arrangements had also been confirmed, including the stepping up of law enforcement actions or publicity and education by the departments to address the phenomena of waste disposal and sewage discharge in a non-compliant manner in the future. The relevant works were anticipated to commence in the third quarter of 2024, gradually complete between 2025 and 2027 and integrate with the gateway plaza and the sunken plaza scheduled for completion between 2029 and 2030. Moreover, the pedestrian subway (SB-01) that the Civil Engineering and Development Department was responsible to be constructed would be expected to complete between 2029 and 2030;
- (vi) the URA had exchanged views with special needs groups (for example, visually impaired persons) to ensure that the colours and materials of facilities and roads were able to cater to the needs of different groups;

- (vii) at present, the Tak Ku Ling Road Rest Garden had multiple issues, including: (a) the park facilities were homogeneous and lacked a design theme; (b) the fences outside the park limited its accessibility; (c) the entrance of the park leading to Tak Ku Ling Road was connected to the carriageway without separating pedestrians and vehicles, posing dangers to park users; and (d) the hygiene conditions of the rear lanes were poor;
- (viii) the URA proposed to resolve the aforementioned issues via the Revitalisation Scheme, the overall design proposal including: (a) the installation of lower railings with characteristics outside the park; (b) the widening of park entrance and the establishment of a multi-purpose activity space with a 10-metre-wide entrance near the gateway plaza to enhance its connectivity and accessibility to the nearby bus stops; (c) the adjustments to the arrangements of the section of the pavements and carriageways off the entrance of the park at the end of Tak Ku Ling Road so as to safeguard the safety of park users; and (d) the adoption of the old Kai Tak Airport as the design theme of park facilities such as using aeroplane as the theme on the choice of children's play equipment and the patterns on the ground. A streamlined covered pavilion with a night light effect would also be built to evoke the public's memories of the old airport;
- (ix) there were 11 trees in the park at present, including one banyan tree of particular interest (T14). After discussing with the Leisure and Cultural Services Department, the URA would focus on protecting T14 and conserving most of the trees in situ, as well as transplanting two trees at the periphery of the park inside the park area for better integration. The URA would also have plant species with Thai characteristics planted to echo the cultural characteristics of the area;
- (x) the URA would resurface the roads from Nam Kok Road to the vicinity of Tak Ku Ling Road, including transforming the deep-rooted history and the culture of the area to a special theme with the place-making approach, beautifying and levelling the rear lanes, resurfacing the carriageways with the anti-skid dressing in blue and resurfacing the pavements with tiles to form special patterns to give the area a fresh look. The URA would also revitalise the public road facilities in the area, including the installation of signage with Chiu Chow or

Thai characteristics (for example, adding Thai) on both sides of the roads and the installation of artworks on the railings with the flight information display boards of the old Kai Tak Airport as the design theme. The background of the information display boards would be in black with text in yellow. The text would introduce the related history of the old Kai Tak Airport and narrate stories with Chiu Chow or Thai characteristics to showcase the characteristics of the “Little Chiu Chow” and the “Little Thailand” in the area;

- (xi) the revitalisation works of the park were anticipated to commence in the third quarter of 2024 and complete at the end of 2025 for reopening. The revitalisation works of streets were anticipated to commence in the third quarter of 2024. Since multiple road sections were involved in the works and relocation of the affected bus stops and minibus stops were needed, the URA had to carry out the works in phases. All the works were expected to be completed in 2027;
- (xii) in regard to the rehabilitation proposal, the URA would provide more economic incentives through stepping up publicity efforts to encourage owners to conduct timely maintenance and preventive repair. The rehabilitation proposal consisted of five work objectives, including enhancing the structural safety of common areas of buildings, maintaining the indoor areas of residential units, implementing the preventive maintenance scheme of buildings, enhancing the quality of building management and the organisational capabilities of owners as well as beautifying the appearance of buildings so as to integrate to the theme of district-based renewal;
- (xiii) in terms of enhancing the structural safety of common areas of buildings, on top of the basis of the existing subsidy schemes offered by the URA, the owners could additionally apply for the subsidy dedicated to the rehabilitation proposals to conduct external wall repairs and upgrading works, roof repair works or ground installation upgrades (for example, replacement of metal gates at entrances or mailboxes). Currently, eight buildings in the area had participated in the related scheme. Among which, three three-nil buildings had established owners corporations in order to apply for the related scheme;

- (xiv) with respect to maintaining the indoor areas of residential units, the URA would arrange volunteers to assist elders or owners of self-occupied residential units with financial difficulties to carry out maintenance works. The scope of works including structural repairs in the units, replacement of damaged floor tiles, maintenance of the sanitary wares of bathrooms and kitchens and replacement of ironmongery. At present, 22 units had submitted applications. The URA had conducted preliminary on-site inspections and were discussing the details with the voluntary organisations. Upon simple approval, volunteers could be arranged to carry out repair works in the units;
- (xv) for implementing the preventive maintenance scheme of buildings, the URA would provide subsidies to buildings to assist in formulating building maintenance programmes. After the buildings that participated in the programme had completed formulating the building maintenance programmes, the URA would also offer interest subsidy as incentives if owners had to make regular contributions required for the expenses of maintenance works in the future. Currently, the URA was assisting buildings interested in participating in the programme to arrange the convening of general meetings of the corporations to facilitate making applications; and
- (xvi) for enhancing the quality of building management and the organisational capabilities of owners, the URA was implementing the management model of the Joint Property Management (JPM) on a trial basis, gathering the single-block old buildings with few households in the area and assisting them in jointly hiring a management company with a view to reducing the management costs required. At present, the URA was in partnership with the Hong Kong Institute of Housing (HKIH) to promote the relevant management model to the industry. It was expected that the URA could assist four buildings that were interested to participate to invite tenders in the second quarter of 2024. Moreover, utilising technology to carry out remote management, the URA had installed remote management systems for the aforementioned four buildings to reduce the on-site security guards, thereby lowering management costs. The technology included the installation of electronic notice boards, closed-circuit television and access control systems at the

entrances of buildings, as well as the installation of a mobile app on the residents' phones so that they could check the visitors and notices on notice boards via their phones. Backend systems were also available for the related management systems, enabling the management company to conduct remote management in the control room through cloud. For instance, if there was suspension of water and electricity supply in a building, the management company could send notifications in the electronic notice boards and the related mobile app through the remote management systems. Therefore, the management company was not required to send staff to the buildings to post notices on-site. The URA would regularly collect residents' views to get a grasp of users' experiences and areas for improvements of the remote management systems and would share in due course.

8. **The Chairman** expressed thanks to the URA's effort in promoting the revitalisation of Lung Shing area.

Item 3

Call for the Early Implementation of the 4th Round of Operation Building Bright 2.0 and Fire Safety Improvement Works Subsidy Scheme and the Establishment of Building Maintenance Council to Root out the Problem of Bid Rigging

(SSHDPC Paper No. 4/2024)

Item 4

Request for Expediting the Implementation of the 3rd Round of Operation Building Bright 2.0

(SSHDPC Paper No. 5/2024)

Item 5

Call for the Early Implementation of the New Round of Lift Modernisation Subsidy Scheme and the Lowering of the Application Threshold

(SSHDPC Paper No. 6/2024)

9. **The Chairman** stated that as Items 3 to 5 were all related to the subsidy schemes of the URA, he declared that these items would be discussed together after consulting Members.

10. **A Member** introduced Paper No. 4/2024.

11. **A Member** introduced Paper No. 5/2024.

12. **A Member** introduced Paper No. 6/2024 and quoted the statistics in the written replies of the URA. The Member pointed out that the URA had received about 2 000 applications in total in the first two rounds of the Lift Modernisation Subsidy Scheme (LMSS). As at present, only the modernisation works of 23 applications (involving 58 lifts) had been completed. Therefore, the Member requested the URA to launch the new round of the LMSS at the soonest and lower the relevant application threshold.

13. **The Chairman** invited Members to refer to the written replies furnished by the URA, the Development Bureau (DEVB), the Security Bureau and the Home Affairs Department (HAD), i.e. Documents No. 4, 5, 12 and 15 tabled.

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

- (i) since the launching of Smart Tender, certain Authorised Persons had developed close relationships with contractors and there were even situations of changes in works items. Therefore, Members requested the URA to review and update the implementation details of Smart Tender;
- (ii) Members believed that owners lacked engineering-related professional knowledge (for example, contract terms, works materials and details of processes) so they were unable to effectively supervise and inspect the works. Smart Tender looked more like a platform for owners to invite tenders through following the instructions. Members suggested the URA to establish a works monitoring team to provide owners with more professional advice and more in-depth support, thereby avoiding bid rigging;
- (iii) Members requested the URA to strengthen communication with the Buildings Department (BD) in order to assist eligible owners who were waiting for the new round of Operation Building Bright (OBB) to apply to the BD for the extension of handling the statutory orders;
- (iv) due to the lengthy approval time of the LMSS of the URA, coupled with individual contractors who were incapable of completing the works in a suitable time, there were cases of unsuccessful tendering

and works that were unable to be carried out upon the commencement in the community. Members enquired if there were mechanisms to follow up, regulate and penalise relevant contractors to ensure that the relevant works could be conducted in an orderly manner and without delay;

- (v) Members believed that the OBB and the LMSS were very well received by the public. Hence, they suggested the URA to implement the new round of the two subsidy schemes as soon as possible; and
- (vi) if there was only one lift at the building participating in the LMSS, the outreach social services teams (services teams) hired by the URA could render supporting services to the elders and persons with mobility difficulties in the building. Members requested the URA to provide details of relevant services and step up publicity.

15. **The representative of the URA** expressed thanks to Members' support in these two subsidy schemes and replied as follows:

- (i) one of the important elements of Smart Tender was its e-tendering platform. Since the participating tenderers would not have direct contact with each other during the tendering process, the probability of bid rigging would be drastically reduced. The URA would continue to review and enhance the relevant arrangements. Furthermore, in order to enable more owners to have direct access to information related to building rehabilitation, the URA set up a Building Rehabilitation Resource Centre at eResidence last year so that more members of the public, including the owners of the old buildings in the district, could raise enquiries;
- (ii) for buildings participating in the rehabilitation schemes by the URA, case officers of the URA would be arranged to assist in the follow-ups such as using the services of Smart Tender so that owners who lacked professional knowledge in engineering could handle matters regarding procedures and operations;
- (iii) with regard to the case processing time of the OBB, having considered a large number of cases, it might cause chaos if a

significant number of cases were launched in the market at the same time. Meanwhile, the tender prices might rise owing to the lack of contractors to undertake the works. Therefore, the URA could only notify the applicants of their case processing time in phases. For the third round of applied cases, the URA had completed the prioritise work and it was approved by the Steering Committee of the OBB based on the criteria of risk assessments set by the relevant authority. The approvals-in-principle of the first round of cases would be issued between May 2024 and September 2025. If applicants had specific reasons or changes in current status, owners could apply to the BD for the extension for handling the statutory orders according to legislative requirements;

- (iv) as for the situation of unsatisfactory performance of contractors mentioned by Members, owners should start off with contract management. The consultancy hired was also required to monitor the works for owners. The URA had also provided standard contract documents for the reference and use of owners participating in the subsidy schemes. As the supervisors of contracts, works consultancy should take appropriate actions with reference to the contract terms;
- (v) if all the cases were supervised by the URA, the relevant operational costs would be increased drastically, which would possibly be passed onto taxpayers. Hence, it was not an ideal approach. It would be more preferable for the URA to adopt a supportive approach to assist buildings participating in the subsidy schemes in various ways (for example, the provisions of standard contract documents and professional advice); and
- (vi) the URA would step up the publicity work of the services teams. The operator of the services team in Kowloon City District was Tung Wah Group of Hospitals. The URA would assist in publicising the relevant services through case officers and district partnering services.

16. **Members** opined that the current issue was that owners faced difficulties in seeking assistance when they encountered problems, and neither the works consultancy nor the case officers could resolve the relevant problems. Thus, Members requested

the URA to serve its supportive role more proactively, such as providing a one-stop feedback hotline to answer the enquiries of the public.

17. **The representative of the URA** expressed thanks to Members' views.

Item 6

Enquiry about the Progress of the Joint Property Management Scheme by the URA and Request for Expanding the Scheme to the Whole of Kowloon City District

(SSHDPC Paper No. 7/2024)

Item 7

Call for Strengthening the Management and Cleaning Work of Old Buildings

(SSHDPC Paper No. 8/2024)

18. **The Chairman** stated that as the content of Items 6 and 7 were similar, therefore he declared that these items would be discussed together after consulting Members.

19. **A Member** introduced Paper No. 7/2024.

20. **A Member** introduced Paper No. 8/2024.

21. **The Chairman** invited Members to refer to the written replies furnished by the URA and the HAD, i.e. Documents No. 1, 2, and 16 tabled.

22. **Members** stated that the HAD had been maintaining certain communication with the three-nil buildings in various districts. For example, the HAD conducted cleaning for the three-nil buildings every year. Therefore, Members suggested the HAD to provide more incentives to encourage the three-nil buildings to establish owners' corporations and assist other departments in different aspects of work such as promoting building rehabilitation in three-nil buildings.

23. **The representative of the URA** replied with the main points as follows:

- (i) the promotions of building management and cleanliness were not the duties and scope of work of the URA. Yet, efficient building management was conducive to the promotion of building rehabilitation. Therefore, under the Pilot Scheme, the URA would

assist buildings to establish owners' corporations and single-block buildings with owners' corporations to jointly hire a management company to reduce the management costs required in hiring;

- (ii) since the three-nil buildings did not establish owners' corporations, no owners could represent other owners to sign contracts and collect management fees. Hence, the three-nil buildings were not the direct targets of the management model of the JPM;
- (iii) the URA anticipated to set up an example through the implementation of the management model of the JPM on a trial basis so that the industry and the owners who had not participated in this scheme could take note that even single-block buildings with few households could also hire management companies, thereby providing greater incentives for more buildings to establish owners' corporations and hire management companies;
- (iv) the URA was in partnership with the HKIHL to promote the relevant management model to the industry and assisting four buildings that were interested to participate to invite tenders in the second quarter of 2024; and
- (v) the URA would summarise the experience of promoting the relevant management model and share it with the industry and the Government in due course.

24. **The representative of the Kowloon City District Office (KCDO)** responded and stated that the relevant views would be relayed to the HAD. The KCDO would maintain communication with the URA regarding the matter on JPM.

25. **The Chairman** hoped that the management model of the JPM could be a success and then assist more old buildings in the district.

Item 8

Request for the Revival of the Demand-led Redevelopment Scheme in a Bid to Speed up the Redevelopment of Old Buildings in Kowloon City District

(SSHDPC Paper No. 9/2024)

26. **A Member** introduced Paper No. 9/2024.

27. **The Chairman** stated that the DEVB did not send representatives to attend this meeting and he invited Members to refer to the written reply furnished by the Bureau, i.e. Document No. 3 tabled.

28. **Members** stated that many old buildings in To Kwa Wan area, especially in the vicinity of “13 Streets”, lacked maintenance and had a low price-performance ratio on rehabilitation. They requested the related departments to give priority to redeveloping these old buildings, attempt to implement the JPM management model, allocate additional resources and introduce more flexible subsidy schemes with a view to assisting these old buildings to conduct rehabilitation.

29. **The representative of the URA** stated that before confirming to commence a redevelopment project, the URA would, in accordance with the policy objectives of the Urban Renewal Authority Ordinance and the Urban Renewal Strategy, conduct a comprehensive examination and analyse a basket of factors, including land use, building age, building structure, feasibility of planning and community benefits, to determine the priority of commencing the redevelopment projects. The URA noted the views of Members and would convey them to the related individuals and departments.

Item 9

Call for Strengthening Anti-mosquito and Anti-rodent Work at Oi Man Estate

(SSHDPC Paper No. 10/2024)

30. **A Member** introduced Paper No. 10/2024.

31. **The Chairman** invited Members to refer to the written reply furnished by the HD, i.e. Document No. 6 tabled.

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

- (i) Members opined that the anti-rodent strategy should be aimed at blocking the dispersal routes of rodents. As the main dispersal routes for rodents to different premises included liquefied petroleum gas (LPG) pipework and metal gates, Members requested the Department to provide targeted facilities;
- (ii) Members opined that individual LPG mosquito traps might not operate properly. Therefore, Members enquired about the

Department's frequency of inspecting and cleansing of relevant facilities; and

- (iii) Members enquired about the recent data on complaints of rodent infestation and control and whether dedicated rodent control squads would be established in the estates; and
- (iv) Members pointed out that some tenants had been forced to temporarily stay in hotels due to rodent infestation. The cost of relevant accommodation as well as expenses on self-arranged anti-rodent work had significantly increased their burden. Members considered that the Department had the responsibility to carry out anti-rodent work properly.

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

- (i) regarding the control of rodent infestation, the HD had continued stepping up routine cleansing and the pest and rodent control measures in Oi Man Estate. The HD enhanced the effectiveness of rodent control in the estate through operations such as improving the environmental hygiene of the estate as well as stepping up the rodent prevention and anti-rodent works and publicity and education in the area;
- (ii) the HD would target rodents from three perspectives, namely "food", "harbourage" and "passages", by eliminating food sources of rodents, removing hideouts of rodents and blocking dispersal routes of rodents. To further enhance the anti-rodent effectiveness, the HD would also place more rodenticides and rodent traps as well as install rodent proofed screens and rat guards at locations with more serious rodent infestation in the estate, as well as engage additional rodent disinestation services from professional pest and rodent control companies in the private market to carry out major anti-rodent work in the estate;
- (iii) the HD would monitor the situation of rodent infestation and review the effectiveness of rodent control and anti-rodent works in the estate with reference to the information on the complaints of rodent infestation, observations from regular inspections, communication

maintained with the local community and stakeholders, as well as collection of information and comments on rodent infestation blackspots provided by tenants through questionnaires or websites in the opinion boxes set up and QR codes and hyperlinks posted in the lobbies at ground floor in the buildings of the estate;

- (iv) from time to time, the Estate Office of Oi Man Estate (the Office) invited other departments with expertise (such as the Food and Environmental Hygiene Department (FEHD)) and local stakeholders to inspect the estate together to find out the areas of improvement on rodent control as well as to conduct joint cleansing operations in order to enhance cleansing and rodent prevention works in the estate area and its surroundings. The Office also arranged frontline staff and contractors to participate in the relevant training courses on rodent control from time to time so that they could master relevant knowledge and information, with a view to strengthening the rodent control and anti-rodent works in Oi Man Estate more effectively;
- (v) the HD would promote messages about environmental hygiene and pest and rodent control to tenants by different channels such as displaying posters, distributing leaflets, the “Estate Management Advisory Committee” newsletter and the Housing Channel, as well as partnering with non-governmental organisations (NGOs) to organise activities where practicable to raise the tenants’ awareness of rodent control work;
- (vi) regarding mosquito control, the HD continued to conduct mosquito prevention and anti-mosquito works in Oi Man Estate properly, including regular inspections of public areas in the estate, stepped up the clearing of stagnant water, clearing of blocked drains, weeding, use of pesticides and placing mosquito glue traps and installation of mosquito trapping devices, including eight new “In2care” mosquito traps and four LPG mosquito traps, at suitable locations. During the rainy season, the Office would also arrange the use of pesticides through fogging to kill adult mosquitoes in densely planted areas on a weekly basis;
- (vii) the HD would promote the awareness on mosquito prevention among tenants through publicity and education activities such as displaying

posters, distributing leaflets, the “Estate Management Advisory Committee” newsletter and the Housing Channel. Staff of the Office would also regularly attend the FEHD’s interdepartmental meetings on mosquito control to enhance the exchange of mosquito control and anti-mosquito information;

- (viii) regarding feral pigeon control, the Office had stepped up the inspection work of the blackspots of wild bird congregation in the estate and arranged security guards and building supervisors to conduct inspections in blackspots of wild bird congregation. If food remnants were found on the ground, the frontline staff would immediately notify the cleansing contractor to come on site and do cleaning as well as to request the cleansing contractor to step up the cleaning of bird droppings with diluted bleach and cleaning of the ground with high-pressure water jets in locations with wild bird congregation. The Office would also arrange a special operation team to conduct special inspections in Oi Man Estate. If any persons were found to have dirtied public places while feeding feral pigeons, authorised officers would issue penalty tickets to offenders. If offenders were tenants of that estate, the Office would allot penalty points in accordance to the Marking Scheme for Estate Management Enforcement;
- (ix) the HD would appeal to tenants not to feed wild birds and remind offenders the serious consequences that they had to bear through different channels such as posting notices, handing out publicity leaflets, displaying banners and the “Estate Management Advisory Committee” newsletter in all blocks;
- (x) the HD had installed rat guards on the locations of pipes in the estates to prevent rodents from scurrying through dispersal routes such as LPG pipework to different premises. The HD would also provide glue traps and rodent traps for tenants in need as well as install rodent proofed screens at suitable locations;
- (xi) frontline staff would check the operation situation of LPG mosquito traps daily, while facility suppliers would also carry out maintenance work and replenish LPG every month; and

- (xii) the HD had already engaged professional pest and rodent control companies in the private market. Therefore, the HD would not establish dedicated rodent control squads at present.

Item 10

Request for Thorough Inspection and Replacement of Pipes on the External Walls of the Buildings in Tak Long Estate

(SSHDPC Paper No. 11/2024)

34. **A Member** introduced Paper No. 11/2024.
35. **The Chairman** invited Members to refer to the written reply furnished by the HD, i.e. Document No. 7 tabled.
36. **The representative of the HD** replied with the main points as follows:
- (i) the staff of the Estate Office at Tak Long Estate conducted daily patrols in the common areas of the estate and would immediately follow up and arrange repair if the pipes were found to have problems. The works staff of the estate would also inspect the outdoor pipes nearby at the same time when unit renovation or maintenance works on other outer walls were conducted and arrange for repairs if necessary;
 - (ii) in addition to routine inspections, the HD would regularly monitor the conditions of the outer walls pipes through annual inspections. The inspection at Tak Long Estate this year had begun in February and so far the outer wall pipes which had been inspected were all in good conditions with no irregularities found; and
 - (iii) according to the records, among the cases of damage to the outer wall pipes at Tak Long Estate in the half-year recently, most of the cases were not caused by wear and tear of the pipes. For example, there were cases where the pipes were damaged by hitting of external objects or detached due to improper drain clearance by the tenants. The HD would continue to closely monitor the condition of the outer wall pipes at Tak Long Estate and follow up timely if necessary.

Item 11**Request for Refurbishing the Children's Play Equipment at Zone B of Ching Long Shopping Centre**

(SSHDPC Paper No. 12/2024)

37. **A Member** introduced Paper No. 12/2024 and thanked the HD for accepting the views of Members to plan for carrying out the matting replacement works for the two children's playgrounds within this year (2024).

38. **The Chairman** invited Members to refer to the written reply furnished by the HD, i.e. Document No. 8 tabled.

39. **Members** enquired about the feasibility of starting the second phase of the works in advance.

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

- (i) the HD had been managing strictly the play equipment under its purview in accordance with the established mechanism by conducting regular inspections, checks and maintenance for the relevant equipment as well as using a computer system to record the progress of repairs in details to strengthen the monitoring of the maintenance process of the equipment with a view to ensuring users could use safely;
- (ii) there were two children's playgrounds in Zone B of Ching Long Shopping Centre. The HD had already planned to carry out the matting replacement works for the aforementioned children's playgrounds in 2023. The works were carried out in two phases. The matting replacement works for the children's playground located above Shop B001 (McDonald's) were completed in February 2024, while matting replacement works for the children's playground above Shop B021 (Watson's) would be carried out in late 2024;
- (iii) before carrying out matting replacement works for the children's playground above Shop B021, the HD had planned in late 2023 to replace part of the worn out matting first in mid-2024 with a view to ensuring users could use safely; and

- (iv) the HD would continue to perform regular inspections on all play / fitness equipment in the estate and timely conduct the maintenance and repair works required to ensure that the relevant equipment were maintained in a safe and good conditions for the use of tenants.

Item 12

Call for Addressing the Issue of Water Seepage in Buildings and Lowering the Threshold of Investigation and Introducing New Equipment to Keep Abreast of the Times

(SSHDPC Paper No. 13/2024)

- 41. **A Member** introduced Paper No. 13/2024.
- 42. **The Chairman** invited Members to refer to the written reply furnished by the Joint Office (JO) of the BD and the FEHD, i.e. Document No. 9 tabled.
- 43. **Members** raised the following views and enquiries:
 - (i) Members expressed understanding that the JO could not directly intervene in personal disputes among occupants and took this opportunity to thank the JO for its efforts;
 - (ii) Members pointed out since many occupants plagued by water seepage were elders and low-income families, and these underprivileged lacked the knowledge and financial resources to deal with the problem (for example, the tenant of the originating flat of water seepage had difficulty to contact the owner). Therefore, Members suggested the JO to allocate more resources to help the underprivileged to identify the sources of water seepage, collect evidence and even assist them to handle the legal proceedings, so as to facilitate them in lodging claims against the originating flat of water seepage;

[Post-meeting note: The JO replied that the objective of the establishment of the JO was mainly to attempt to identify the source of seepage by means of systematic testing methods through the powers conferred by legislation and the professional expertise of the related government departments, as well as the co-operation of the relevant owners and occupants, with a view to requiring the owners

concerned to carry out repair in order to resolve the nuisance arising from water seepage. There were related channels in place for handling cases of water seepage disputes in buildings and related claims, including the Small Claims Tribunal, the Lands Tribunal (including the Building Management Mediation Coordinator's Office under its purview) and other existing organisations providing mediation and arbitration services.]

- (iii) Members stated that the JO mentioned in the written reply that it had adopted the new testing technology in 14 pilot districts. Therefore, Members enquired about the utilisation rate of the relevant technology and the probability of identifying the source of water seepage successfully before and after using the relevant technology. Members also stated that the JO had adopted the relevant technology on a trial basis for years. Therefore, Members requested the implementation of adopting the technology in full;
- (iv) according to the written reply, the JO would stop following up cases with a moisture content (MC) level of a surface below 35%. However, if the informant found the water seepage became more serious, they could inform the JO to send staff to conduct investigation again in the affected unit. Members enquired whether the restriction that the MC level of a surface should not below 35% would still apply by then. Moreover, Members considered that a MC level of a surface below 35% did not mean there was no water seepage and therefore requested the JO to continue following up the relevant cases;
- (v) Members enquired the handling of the JO under the situation that the originating flats of water seepage refused to cooperate;

[Post-meeting note: The JO replied that if access to the suspected premises for investigation of the staff of the Office were denied, the JO could apply for a "warrant to effect entry into premises" from the Court in accordance to the law to facilitate the commencement of investigation and testing work in the relevant unit.]

- (vi) regardless of whether a case involved a MC level of a surface below 35%, there were occupants stated that they had not received a letter

from the JO regarding the results of the investigation. Members therefore enquired about the procedures of the JO to issue the letter. Members also pointed out that some occupants could only recognised letters issued by government departments and therefore requested the JO to ensure that the relevant letters were sent to all occupants involved in the cases;

[Post-meeting note: The JO replied that for simple and straightforward cases with the co-operation of the relevant owners / occupants, the JO normally would complete the investigation and testing work and inform the informant of the outcome within 90 working days. If the investigation could not be completed within 90 working days, the JO would notify the informant of the investigation progress in writing.]

- (vii) Members suggested the JO to invite the Water Supplies Department (WSD) to join the JO to enhance its credibility and testing capability;

[Post-meeting note: The JO replied that the establishment of the Office aimed at identifying the source of water seepage that caused nuisance and taking corresponding enforcement actions. As the water from water mains was not unclean water, such water seepage and leakage under normal situation did not constitute environmental hygiene nuisance. Therefore, the WSD was not included in the composition of the JO. At present, the WSD had regularised the reporting arrangements for water seepage involving continuous dripping or visible leakage of water supply pipes to facilitate early referral of the aforementioned cases by the JO to the WSD for speedier follow-up actions.]

- (viii) Members stated that the JO took too long to handle some cases, which had resulted in the MC level of the surface of such cases being assessed as below 35% due to drying out of water seepage. Therefore, Members enquired whether the JO had any service pledge, such as the time frame for sending staff to the affected units to conduct an investigation upon receipt of a report; and

[Post-meeting note: The JO replied that within six working days upon receipt of a water seepage report, the staff of the Office would contact

the informant to arrange an inspection to the relevant building.]

- (ix) Members stated that the JO often took more than a year to complete the follow-up of a case. Therefore, Members requested the Office to explore the plans for handling the cases more flexibly in order to avoid long-term nuisance to occupants. Members also suggested the establishment of a water seepage tribunal to compel the originating flat of water seepage to handle the problem of water seepage through a greater binding.

[Post-meeting note: For simple and straightforward cases with the co-operation of the relevant owners / occupants, the JO normally would complete the investigation and testing work and inform the informant of the outcome within 90 working days. For complicated cases (for example, involving several bathrooms or seepage locations), multiple visits by the staff of the Office to the informant's units and the suspected units with water seepage might be required to carry out investigation, testing, reviews of testing results or monitoring any changes in the seepage condition, thus the time required would be extended. As the Small Claims Tribunal, the Lands Tribunal (including the Building Management Mediation Co-ordinator's Office under its purview) and other existing organisations providing mediation and arbitration services offered related channels for handling cases of water seepage disputes in buildings and related claims, it was therefore not necessary to establish another tribunal to handle water seepage cases in buildings.]

44. **The representative of the JO** replied with the main points as follows:

- (i) since June 2018, the JO had applied new testing technologies, such as infrared thermography and microwave tomography, in professional investigation in 14 selected pilot districts (including Kowloon City) to help locating the sources of water seepage. As the testing technologies were affected by factors such as whether there were spalling of concrete ceilings, whether there was blockage of pipes or other facilities and whether the space of the unit was suitable to adopt the new technologies and equipment, the JO could only continue to employ the conventional testing methods under the aforementioned situations;

- (ii) among the cases investigated in Stage III, about half of the cases were suitable for adopting the new testing technologies. As of the end of January 2024, the success rate of identifying the sources of water seepage after adopting the relevant testing technologies was about 60% to 70%, while the success rate of using only the conventional testing methods was only around 40%. The JO was collating the data for Kowloon City District and would submit to the committee upon completion; and

[Post-meeting note: The JO replied that the success rate of identifying the sources of water seepage in Kowloon City District in 2023 (including Stages II and III) was about 47%.]

- (iii) since the MC level of a surface of concrete or plaster was subject to the ambient relative humidity and the ambient relative humidity of a room with water supply facilities would usually be higher, the basic MC level of concrete or plaster surface would be easily affected. With reference to the experience of handling cases in the past, the JO would not be able to identify the source of water seepage if the MC level of a surface of concrete or plaster surface was lower than 35%. Hence, the JO could only set the MC level at 35% or above as the threshold for initiating investigation for the effective use of resources. Although the JO would stop following up cases with a MC level of a surface below 35%, the JO could follow-up on cases again if the informant found that the water seepage situation was becoming more serious.

Item 13

Call for Resolving Completely the Problem of Illegal Structures Opposite off Morning Ray Mansion

(SSHDPC Paper No. 14/2024)

45. **A Member** introduced Paper No. 14/2024 and supplemented as follows:

- (i) in the past 10 years, the number of LED signboards in the case had increased from one initially to over 20 at present, highlighting that the relevant departments had not been able to tackle the problem effectively;

- (ii) Members pointed out that those miscellaneous articles placed in the rear lane were in fact commercial publicity materials of the relevant individual. As the situation of occupying the rear lane had persisted for many years and the relevant behaviour was extremely unfair to the legitimate businesses nearby, Members expressed dissatisfaction with “posted a notice to request the owner to remove the miscellaneous articles before the deadline” in the written reply and requested the relevant departments to handle at the soonest; and
- (iii) Members enquired the reason that the relevant individual was still able to install new signboards and alter the contents of the signboards (including carried out publicity for a delisted company), given that the BD had taken out prosecution against and delisted the contractor. Members also enquired whether the Department had sent staff to carry out on-site inspections or imposed restrictions on denying access of the relevant individual to the premises.

46. **The Chairman** invited Members to refer to the written replies furnished by the District Lands Office of Kowloon West (DLO) and the BD, i.e. Document No. 10 and 14 tabled.

47. **The representative of the BD** replied with the main points as follows:

- (i) the BD issued a removal order against the signboards erected at 1/F to 4/F of Morning Ray Mansion facing Ma Tau Wai Road. The Appeal Tribunal held a full hearing in July 2023 and delivered a verdict on 14 March 2024, dismissing the appeal and confirming that the relevant individual was required to comply with the relevant removal order. After seeking legal advice, the BD also intended to take out further prosecution against the relevant individual;
- (ii) during the process of appeal, the BD issued a letter to remind the relevant individual not to make any alteration to the signboards;
- (iii) the removal order was targeted at the supporting frames of the signboards concerned. The BD also sent staff to conduct a site inspection on 5 February 2024 and discovered display surfaces on the supporting frames. The BD issued a Dangerous Structure Removal Notice to the relevant individual on 21 February 2024 in accordance

with Article 105 of the Public Health and Municipal Services Ordinance. The BD would closely follow-up its compliance situation and engage a government contractor to remove the display surfaces of the signboards concerned if necessary; and

- (iv) regarding the matter on carrying out publicity after delisting, the BD found that the signboard advertised another company which was not delisted. The BD would continue to follow up the relevant situation.

48. **The representative of the DLO** replied with the main points as follows:

- (i) the relevant rear lane lot had become a bona vacantia property vested in the Government. The DLO had also completed the relevant procedures in the Land Register; and
- (ii) the DLO posted warning letters on the miscellaneous articles at the rear lane lot on 4 January 2024. As the relevant miscellaneous articles had not yet been removed, the DLO would post a notice and arrange for removal if the relevant miscellaneous articles had still not been removed upon expiry of the deadline set out in the notice. The DLO was seeking legal advice on the aforementioned proposed action.

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

- (i) Members opined that if the signboard advertised another contractor which was not delisted and the responsible person for that contractor was the relevant individual, the relevant departments should take action targeting the relevant individual to prevent him or her from delaying the follow-up actions by the relevant departments through legal loopholes such as setting up a new company; and
- (ii) in August 2022, Mr CHEUK Wing-hing, Deputy Chief Secretary for Administration, led the relevant departments to remove directly the unauthorised building works on private streets. Therefore, Members enquired about the feasibility of following the relevant practice.

50. **The representative of the BD** replied with the main points as follows:

- (i) as the contractor of the relevant individual had made a number of false declarations on minor works in carrying out building works from the vicinity of Morning Ray Mansion to the rear lane of Chat Ma Mansion, the BD decided to decline his or her application for renewal of registration after careful consideration of the recommendations of the Contractors Registration Committee; and
- (ii) currently, the responsible person of the company advertised on the signboard was not the relevant individual. The BD would closely follow up the relevant situation.

51. **The Chairman** made a conclusion and urged the relevant departments to resolve the problem as soon as possible.

Item 14

Proposal of Developing Kowloon City into an Accessible Smart City

(SSHDPC Paper No. 15/2024)

52. **A Member** introduced Paper No. 15/2024.

53. **The Chairman** invited Members to refer to the written reply furnished by the SWD and the Innovation, Technology and Industry Bureau, i.e. Document No. 11 and 13 tabled.

54. **The representative of the SWD** replied with the main points as follows:

- (i) through the “IT Scheme for People with Visual Impairment”, the SWD acquired advanced Chinese screen readers, Braille displays and accessories / portable devices for non-governmental and not-for-profit organisations and tertiary institutions that provided services or education to people with visual impairment (PVI) to facilitate PVI’s surfing the information on Internet. The scheme also subsidised PVI who were required to use Information Technology (IT) for the purpose of studies or employment but had genuine financial difficulty to purchase these aids with a view to enhancing their chance of using IT for their fuller inclusion into the community;

- (ii) the Government had all along encouraged persons with disabilities to take up supported employment service or open employment. Due to physical disabilities or other reasons, the opportunity of some persons with disabilities to attend open employment or take up supported employment service were affected. The SWD assisted eligible persons with disabilities in acquiring the required computer facilities through the Central Fund for Personal Computers, as well as the guidance and follow-up services provided by the rehabilitation service organisations or the Selective Placement Division of the Labour Department to assist them for arranging self-employment at home or receiving supported employment service at home;
- (iii) the SWD invited organisations / individuals eligible for the aforementioned schemes to submit application about every half-year through government press releases and the SWD webpage, as well as by mail to relevant organisations. The two schemes opened for a new round of applications on 13 March 2024; and
- (iv) NGOs receiving subventions from the SWD operated 16 Social and Recreational Centres for the Disabled in various districts across the territory so that persons with disabilities would have the opportunity to participate in and organise a variety of activities, meet their social, recreational and developmental needs as well as to promote their integration into the community. The centres also provided support services to persons with disabilities having regard to their different needs, including providing sign language interpretation service and organising sign language courses to persons with hearing impairment with a view to facilitating communication between them with the others, as well as utilising messaging and video calling apps to facilitate the communication in text or sign language between them and the others.

55. **The representative of the Office of the Government Chief Information Officer (OGCIO)** replied with the main points as follows:

- (i) the Government had been actively promoting digital inclusion, particularly in facilitating elders and persons with disabilities to receive online information and use digital services;

- (ii) at the initial stage, the OGCIO would ensure that Government websites and mobile applications were accessible to persons with disabilities. On the other hand, the OGCIO would at the same time promote the adoption of accessibility design in websites and mobile apps by both the public and private organisations;
- (iii) the OGCIO would proactively review the accessibility functions provided in about 600 websites and about 80 mobile apps of the government on a biennial basis to ensure that the relevant functions complied with the standards of accessibility, and alert the public and private organisations of accessibility designs that did not comply with the standards; and
- (iv) the OGCIO had jointly launched the “Digital Accessibility Recognition Scheme” with the Hong Kong Internet Registration Corporation Limited to encourage enterprises and public and private organisations to adopt accessibility design in their websites and mobile apps to offer convenience to elders and persons with disabilities.

Item 15

Any Other Business

56. **The Chairman** stated that he received the application for absence from the Member Mr CHEUNG King-fan. Mr CHEUNG’s reason for absence was “sickness”. The Chairman invited Members to consider whether to accept the application for absence from the Member Mr CHEUNG King-fan.

57. **The Chairman**, after consulting Members, announced that the Member Mr CHEUNG King-fan’s application for absence submitted was accepted.

Date of Next Meeting

58. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 28 May 2024 and the closing date for submission of papers would be 10 May 2024.

59. **The Chairman** announced the adjournment of the meeting at 4:58 p.m.

The minutes of this meeting were confirmed on 28 May 2024.

The Chairman

The Secretary

KCDC Secretariat
May 2024