

**Minutes of the 6th Meeting of  
the Social Services, Housing and Development Planning Committee of  
the Kowloon City District Council**

Date: 12 December 2024 (Thursday)  
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  
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 LAI Yin-chung  
Mr KWAN Ho-yeung  
Co-opted Members: Mr WU Ming-tai  
Mr SIU Tin-hung  
Mr CHAN Hing-tat, Rudy

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

**In Attendance:** 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
Mr CHEUNG Kwok-ho, Mike	Senior Engineer / 5 (East), Civil Engineering and Development Department
Ms AU Yue-yan, Vicki	Senior Town Planner / Kowloon 2, Planning Department
Mr CHAN Wai-wa	Senior Housing Manager / Kowloon West and Sai Kung 1, Housing Department

Attendance by Invitation:

Item 2	Mr Elden CHUNG	General Manager, Works and Contracts, Urban Renewal Authority
	Mr Derek YU	Senior Manager, Works and Contracts, Urban Renewal Authority
	Ms Sarah YUN	Senior Manager, Community Development, Urban Renewal Authority
	Mr Keith WONG	Senior Manager, Acquisition and Clearance, Urban Renewal Authority
	Mr Louis YIM	Senior Manager, Planning and Design, Urban Renewal Authority
	Mr Gary WOO	Senior Manager, Property and Land, Urban Renewal Authority
	Mr Alex SUNG	Principal Traffic Engineer, AtkinsRealis Asia Limited
Item 3	Ms Sarah YUN	Senior Manager, Community Development, Urban Renewal Authority
	Mr CHEUNG Sai-yik	Senior Manager, Building Rehabilitation, Urban Renewal Authority

Item 4	Mr HO Ming-fai, Dick	Senior Manager (Property Management), Hong Kong Housing Society
	Mr CHONG Kai-tung, Tony	Manager (Property Management), Hong Kong Housing Society
	Mr LEONG Tak-lun	Manager (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 sixth 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.

**Item 1****Confirmation of Minutes of the 5th Meeting**

4. **The Chairman** announced that the minutes of the fifth meeting were unanimously endorsed by the committee without amendments.

**Item 2****Report on the Progress of the Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017) of the Urban Renewal Authority**

(SSHDPC Paper No. 46/2024)

5. **The representative of the Urban Renewal Authority (URA)** introduced Paper No. 46/2024 and supplemented as follows:

- (i) the Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017) (project KC-017) was commenced in May 2022. Members were consulted on four occasions regarding the project, including matters on: (a) planning proposals; (b) related statutory planning and implementation procedures (including proposed road closure and road works); (c) the Carpenter Road Park Revitalisation Project; and (d) proposed facilities for the government joint-user complex;
- (ii) this paper mainly covered four areas, including: (a) revitalisation works at Carpenter Road Park; (b) construction works of the government joint-user complex and the proposed facilities; (c) provision of transitional arrangements for shop operators in the redevelopment area; and (d) arrangements for the proposed road closure and road works;
- (iii) the revitalisation works at Carpenter Road Park began in early 2024. Following a geological survey, the URA found that the geological bearing capacity of the relevant lot was suboptimal, requiring amendments to the foundation design or piling works to be carried out to raise its bearing capacity. Completion of the first and second phases of the revitalisation works would be postponed to mid- to end-2026. Commencement of the final phase of the revitalisation works and the works on government joint-user complex would be postponed to mid-2026. Completion of the revitalisation works of the entire park were expected to be postponed to 2027, while the completion of

the works on government joint-user complex would be postponed to 2031;

- (iv) the existing facilities in the park would remain after the revitalisation, including cycling tracks, children cycle practicing ground, bike rental kiosk, playground, toilets, pavilions, etc.;
- (v) shop operators in the redevelopment area would be supported with transitional arrangements. Street-level shops facing Nga Tsin Long Road, Nam Kok Road and Carpenter Road were designated for shops pending relocation. The shops were located near the market, which could facilitate the public to visit the related shops to buy food ingredients again after shopping in the market. At the current stage, over 60 per cent of operators of market produce shops were interested in participating in the transitional arrangements, including fresh meat stalls, vegetable stalls, fruit stalls, grocery stalls, etc.;
- (vi) affected by the works on the proposed construction of the government joint-user complex, a substation located on Carpenter Road (situated at a corner of the would-be government joint-user complex) would be temporarily relocated to Lung Kong Road;
- (vii) following a discussion between the URA and the Food and Environmental Hygiene Department (FEHD), the current Kowloon City Complex Refuse Collection Point would be rebuilt into a permanent public refuse collection point (RCP) at the existing location. During the works period, a temporary RCP would be additionally set up near the shops under the transitional arrangements. It was expected to come into operation in 2032 (i.e. prior to the discontinuation of the current public RCP) and would remain operational until the opening of the permanent public RCP;
- (viii) regarding the matters on the changes to the substation and the temporary RCP, the URA consulted District Council members and nearby stakeholders, such as Lok Sin Tong, and would like to minimise impacts on the area as far as possible and to continue the provision of services to the public;

- (ix) the URA reported on the arrangements and progress of the proposed road closure and road works regarding the requirements for the redevelopment under project KC-017 and the transitional arrangements for market produce shops. At this stage, a traffic consultancy had been commissioned to update the traffic impact assessment and conduct relevant technical studies;
- (x) the proposed road closure and road works included: parts of Kai Tak Road and Nga Tsin Wai Road at the east of the site would be permanently diverted to connect with the proposed new carriageway adjacent to Kai Tak Road / Sa Po Road Development Scheme (KC-015) of the URA, the related parts of the existing rear lanes, Kai Tak Road and Nga Tsin Wai Road would be permanently closed and reconstructed as a gateway square; the carriageways and footpaths on Nga Tsin Long Road and Nam Kok Road within the main site would be permanently closed and reconstructed as pedestrian streets, whereas part of the existing rear lanes would be permanently closed and proposed to be reconstructed as a new carriageway for the use of Billionnaire Avant. In addition, the URA was conducting a technical feasibilities study on connecting the footbridge to the north of and the subway to the south of the main site to MTR Sung Wong Toi Station. Consent and confirmation from related government departments and the MTR Corporation regarding the related locations must be obtained;
- (xi) temporary road works, such as temporary widening of carriageways and alteration to temporary carriageways, would be arranged correspondingly in the area for the transitional operation of the shops pending relocation and the location for the temporary RCP; and
- (xii) the URA had submitted the application regarding the proposed road closure and road works for project KC-017 to the Lands Department on 30 August 2024 in accordance with the Roads (Works, Use and Compensation) Ordinance (Cap. 370), and was consulting with the related government departments. The Transport Department had no in-principle objection to the proposal on the relevant road works in the reply dated 12 December 2024. Upon considering the advice from government departments and obtaining the approval from the Secretary for Transport and Logistics on the related works,

information of the works would be gazetted.

6. **The Chairman** concluded that Members were supportive of the URA's implementation of the Nga Tsin Wai Road / Carpenter Road Development Scheme, including the proposed road closure and road works, the revitalisation works of Carpenter Road Park and the works on the construction of the government joint-user complex, as well as the relocation of the public RCP and the substation to accommodate the works in the main site. He thanked the URA for their active engagement in discussing the matter on acquisition with the affected owners and providing transitional arrangements for shop operators in the redevelopment area. He would like the URA and related government departments to continue their active follow-ups for the smooth commencement of the reconstruction works.

### **Item 3**

#### **Multi-pronged Approach to Expedite Building Rehabilitation**

(SSHDPC Paper No. 47/2024)

7. **A Member** introduced Paper No. 47/2024.

8. **The Chairman** invited Members to refer to the written replies furnished by the URA and the Buildings Department (BD), i.e. Document No. 1 and 2 tabled.

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

- (i) under the Building Management Ordinance (Cap. 344), owners' corporations (OCs) were required to convene a meeting of owners' committee or a general meeting to discuss and pass a resolution for the appointment of a consultancy and contractor for repair works;
- (ii) the URA implemented corresponding measures in the third round of Operation Building Bright 2.0 (OBB 2.0), requiring OCs to issue tender documents within a specified timeframe. If an OC failed to meet the specified timeframe, the URA would issue the tender documents on their behalf; and
- (iii) with the implementation of the third round of OBB 2.0, there were approximately 20 cases at present that had successfully issued tender documents within the specified timeframe.

10. **The Chairman** enquired whether owners who did not apply for the subsidy under the third round of OBB 2.0 would still be eligible for the relevant subsidy if the BD carried out default works.

11. **The representative of the URA** responded and stated that buildings were divided into two categories under OBB 2.0. Category 1 buildings were those whose OC, with the provision of assistance from the URA, took the lead in engaging the consultancy and contractor for the repair works, however, application for this scheme had been closed; Category 2 buildings were those selected by the BD, who would engage and follow up with the consultancy and the contractor for the relevant repair works in default of the owners' action. Eligible owners of Category 2 buildings could also be granted a subsidy under OBB 2.0. The URA would process applications from individual owners and would pay the relevant costs of repairs to the Government on their behalf. If the amount of subsidy granted did not cover the costs of repairs, the related owners would receive a demand note issued by the Government and would be liable to pay the remaining balance on their own.

#### **Item 4**

#### **Problems Regarding Lifts at Lok Man Sun Chuen**

(SSHDPC Paper No. 48/2024)

12. **A Member** introduced Paper No. 48/2024.

13. **The Chairman** invited Members to refer to the written reply furnished by the Hong Kong Housing Society (HKHS), i.e. Document No. 3 tabled.

14. **Members** stated that certain floors of Lok Seen Lau, Lok Man Sun Chuen were not directly accessible by lifts. Residents had to use the stairs for access, which caused inconveniences to the elders and wheelchair users and would prone to accidents. Members suggested increasing the number of floors accessible by lifts.

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

- (i) to keep up with the times, the HKHS had been continuously reviewing each building and upgrading the building facilities, including increasing the number of accessible floors by lifts, regular lift replacement, etc.;



- (ii) the 14th and 15th floors were designated as buffer zones for the lifts due to the original design of Lok Seen Lau at that time; and
- (iii) any future enhancement works for the lifts would need to consider the impacts on residents' lift usage during the course of the works. Therefore, further investigations into the feasibility would be required depending on the actual circumstances.

16. **Members** expressed that they could not understand why it was necessary to designate two floors as buffer zones. Even if not all floors could be reached by lifts, Members would like the HKHS to study using only the 15th floor as the buffer zone, so that the 14th floor could be accessed by lifts to address the residents' needs as far as possible. Members believed that a solution for lift enhancement could be found with today's technology, skills, components, etc.

17. **The representative of the HKHS** replied and stated that they noted Members' views and would consider carrying out the study where practical.

## **Item 5**

### **Proposal for Assisting Three-nil Buildings and Matters Regarding Joint Property Management**

(SSHDPC Paper No. 49/2024)

18. **A Member** introduced Paper No. 49/2024.

19. **The Chairman** invited Members to refer to the written reply furnished by the Home Affairs Department (HAD), i.e. Document No. 4 tabled.

20. **The representative of the HAD** replied with the main points as follows:

- (i) in respect of building management, the Government encouraged and assisted owners in forming suitable residents' organisations through measures in a multi-pronged approach, including the provision of a legal framework for the formation of OCs of buildings under the Building Management Ordinance (Cap. 344), as well as the provision of appropriate support to assist owners in discharging their building management responsibilities;

- (ii) to enhance the support for owners of three-nil buildings, the HAD had regularised the Building Management Professional Advisory Service Scheme (BMPASS), which provided owners of three-nil buildings a series of free professional advice and follow-up services on building management, including the formation of OCs;
- (iii) since its launch in 2011, the BMPASS had yielded remarkable results, facilitating the formation and operation of over 640 OCs to date;
- (iv) it was difficult for some old single-block buildings to engage professional property management companies (PMC) and assist in the day-to-day building management work due to their small number of units. According to the Chief Executive's 2024 Policy Address, the HAD would select sub-districts to launch a pilot scheme on joint property management (pilot scheme) in 2025. This pilot scheme aimed to encourage and assist owners of three-nil buildings and old single-block buildings that were in geographical proximity to reach a consensus and engage the same PMC to manage their buildings altogether, thereby sharing the management fees and receiving basic building management services at a more affordable cost; and
- (v) the HAD was considering the mode of implementation for the pilot scheme, one of the proposals involved reaching out to the owners of three-nil buildings and old single-block buildings in the sub-districts through non-governmental organisations (NGOs) that had strong community ties. The relevant NGOs that had strong community ties could communicate and coordinate with the owners to encourage their participation in the pilot scheme. The HAD would also assist three-nil buildings that were interested in participating in the scheme to form an OC before coordinating with the neighbouring buildings to participate in the pilot scheme.

## **Item 6**

### **Promotion of "Carer-centric" Initiatives Comprehensively**

(SSHDPC Paper No. 50/2024)

21. **A Member** introduced Paper No. 50/2024.

22. **The Chairman** invited Members to refer to the written reply furnished by the Social Welfare Department (SWD), i.e. Document No. 5 tabled.

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

- (i) the amount of carers-related allowances would be increased from \$2,400 to \$3,000 per month. While an income test was put in place, assets would be excluded from the assessment. The suggestions made by Members, including payment methods and increases in the amount of the allowances, would be taken into further consideration;
- (ii) the SWD had commissioned 214 subvented elderly centres and 87 subvented rehabilitation service units across the territory to assist in the application and payment of the allowances. They would also meet with and contact the carers, providing emotional counselling and other support and follow-up services as needed;
- (iii) the SWD would provide a wide range of community support services for carers through various District Elderly Community Centres, Integrated Community Centres for Mental Wellness, and District Support Centres for Persons with Disabilities across the territory. By the third quarter of 2025, the SWD would set up four additional Parents/Relatives Resource Centres for carers of those in mental recovery to provide more support services for carers;
- (iv) the SWD had substantially increased the places for day care services and respite services since 1 December 2024. There were a total of 30 service points that provided 50 service places in Kowloon City District at present, offering day respite services for the elders and alleviating the burden on carers;
- (v) there were three Integrated Home Care Services Teams and one Enhanced Home and Community Care Services Team in Kowloon City District at present that provided 700 places of home care services for frail elders;
- (vi) to enhance the support for carers, the 24-hour Designated Hotline for Carer Support, operated by the Tung Wah Group of Hospitals, commenced operation in September 2023. The Information

Gateway for Carers and the three-year “Care the Carers Campaign” were also launched; and

- (vii) regarding the training of care workers, the Chief Executive announced in the 2017 Policy Address that a series of measures would be introduced to strengthen the monitoring and improve the service quality of residential care homes, including subsidising the staff of residential care homes to take training courses. The Department had launched a related scheme in March 2019 and decided to extend the scheme to 31 March 2027. The Department noted Members’ suggestions on enhancing the quality of care workers and would refer them to relevant units for consideration.

### **Item 7**

#### **Any Other Business**

- 24. No other items were raised by **Members**.

### **Item 8**

#### **Date of Next Meeting**

- 60. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 6 February 2025 and the closing date for submission of papers would be 17 January 2025.

- 61. **The Chairman** announced the adjournment of the meeting at 3:17 p.m.

The minutes of this meeting were confirmed on 6 February 2025.

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The Chairman

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The Secretary