

**Minutes of the 8th Meeting of
the Social Services, Housing and Development Planning Committee of
the Kowloon City District Council**

Date: 25 March 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
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 LAW Sin-chu, Stanley	Senior Manager, Community Development, Urban Renewal Authority
	Mr CHEUNG Sai-yik	Senior Manager, Building Rehabilitation, Urban Renewal Authority
Item 6	Mr WU Ho-man, Kenneth	Assistant District Officer, Kowloon City District Office
	Ms LEE Mei-shan	Senior School Development Officer (Kowloon City) 3, Education Bureau

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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 eighth 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 7th Meeting

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

Item 2

Request for Enhancing the Acquisition Scheme for Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018)

(SSHDPC Paper No. 7/2025)

5. **A Member** introduced the Paper.

6. **The Chairman** invited Members to refer to the written reply furnished by the Urban Renewal Authority (URA), i.e. Document No. 3 tabled.

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

- (i) to improve the living environment of affected residents and meet their pressing needs, it was suggested that the URA should make offers to residents within the acquisition area of KC-018 Project as soon as practicable within its financial capability. Members would also like the URA and residents to show mutual understanding and maintain active communication; and

- (ii) the progress of KC-018 Project was slow. Structural problems such as concrete spalling had existed in some buildings. Many residents, particularly elders, were concerned that the conditions of buildings would continue to deteriorate due to the delay in the acquisition progress. To allay residents' concerns, Members hence suggested the URA to draw up a timetable for the redevelopment progress as soon as possible.

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

- (i) the Authority stated that it had met with Members and residents multiple times and understood residents' expectation regarding the request to receive offers at the soonest. The Authority would continue to pay attention to the progress of KC-018 Project;
- (ii) affected by the poor economic environment and sluggish property market in Hong Kong at present, the Authority was facing financial and cash flow pressure. To improve cash flow, the Authority planned to prioritise the acquisition of redevelopment projects with a relatively smaller scale or more mature conditions when inviting tenders. The Authority would like to launch these projects to the market as soon as possible so as to expedite the recoupment of funds. To cope with the expenses of redevelopment projects that had been launched and involved a larger acquisition scale, the Authority would also arrange borrowing for additional cash flow;
- (iii) KC-018 Project was one of the redevelopment projects with a larger scale in Kowloon City in recent years. The population density of the sub-area was comparatively higher with a larger number of households in the project (including subdivided unit (SDU) households and rooftop households). The Authority required more time to prepare the offers, acquisition and rehousing work of residents; and
- (iv) some buildings under KC-018 Project participated in subsidy schemes on building rehabilitation of the Authority. The Authority would assist in carrying out repairs via different channels and invite consultancies to inspect the latest conditions of buildings. The Authority would contact the Buildings Department (BD) for follow-

up if problems were found.

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

- (i) the Authority left residents at a loss for the continuous delay in the acquisition on the grounds of the deteriorating economic environment. It was enquired that if there was an established mechanism to regulate the time period for making offers and to handle situations where residents refused to sell their properties;
- (ii) public rental housing (PRH) flats could originally be allocated to the affected SDU households within the area of KC-018 through the Express Flat Allocation Scheme. However, the Authority kept delaying offers so that PRH flats could not be allocated to the related SDU households. It was enquired that if compensation would be made for the loss of time and money bore by residents due to the delay in offers;
- (iii) some buildings within the area of KC-018 received repair orders issued by the BD or the Fire Services Department, causing misunderstanding among some residents that the Authority would no longer proceed with the acquisition. Since only households who had already sold their properties to the Authority were eligible for maintenance subsidies, and acquisition procedures for KC-018 had not been completed at present, residents were therefore required to bear the costs of complying with the repair orders themselves. This imposed a significant burden on grassroots families or elders. It was suggested that the Authority should provide practical support; and
- (iv) the acquisition of KC-018 Project had exceeded the original offer period of 18 to 24 months. Residents felt anxious and helpless due to the long waiting period. To reassure residents, it was requested that the Authority should provide residents with a strict timetable for acquisition procedures at the soonest.

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

- (i) KC-018 Project was affected by many factors at the current stage. Therefore, a specific timetable could not be provided for the time

being. However, the Chairman of the URA had promised at the Legislative Council meeting last year that the announced projects would be completed as soon as possible; and

- (ii) various preparatory work for KC-018 Project was currently in progress. The Authority had noted the requests of Members and residents for making acquisition proposals and completing the project at the soonest. To respond to residents' requests as early as possible, the Authority would timely commence acquisition procedures.

11. **The Chairman** made a conclusion and stated that the URA conducted a vast amount of building rehabilitation and redevelopment work in Kowloon City in the past. More than ten acquisition projects had been completed. He thanked the URA's efforts in the community planning and building rehabilitation work in Kowloon City. He also stated that residents had been longing for the Acquisition Scheme for Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018). He would like the URA to commence the scheme as soon as possible.

Item 3

Problems Regarding the Sliding Windows of the Balconies at Kwun Shan Court (SSHDPC Paper No. 8/2025)

12. **A Member** introduced the Paper.

13. **The Chairman** invited Members to refer to the written reply furnished by the Housing Department (HD), i.e. Document No. 8 tabled.

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

- (i) the planning of Kwun Shan Court complied with the Hong Kong Planning Standards and Guidelines. An environmental assessment study was conducted during the preliminary design stage. To mitigate the impact of traffic noise on flats facing East Kowloon Corridor, the study report recommended the installation of acoustic balconies, acoustic windows and/ or fixed windows; and
- (ii) the design of acoustic balconies, acoustic windows and fixed windows had to comply with the requirements of the Buildings Ordinance in Hong Kong. A sliding window was installed at the

outermost part of the acoustic balcony, which served to reduce the impact of traffic noise from adjacent roads on residents as well as to maintain ventilation and an open view of the flat. To achieve the noise reduction effect, the said sliding window must remain in a specific position. Residents could visit the management office and refer to the detailed information on acoustic balconies, acoustic windows and fixed windows if necessary.

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

- (i) the sliding windows at Kwun Shan Court could not be completely closed, which failed to achieve the noise reduction effect. Members considered that the Department's statement was suspected of misleading the public; and
- (ii) if it was illegal for residents to install sealed windows in their flats on their own.

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

- (i) the design of the sliding windows at Kwun Shan Court complied with the requirements of the Buildings Ordinance. The design could also strike a balance between noise reduction and ventilation. This design had been adopted in Wing Cheong Estate as early as 2013; and
- (ii) windows could be sealed at the back of green balconies. If residents would like to install windows on their own, they must appoint a qualified contractor to make alterations and repairs in accordance with the related ordinance.

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

Item 4

Concern about the Problem of Water Pipe Leakage at the External Wall of a Building at Tak Long Estate

(SSHDPC Paper No. 9/2025)

18. **A Member** introduced the Paper.

19. **The Chairman** invited Members to refer to the written reply furnished by the HD, i.e. Document No. 7 tabled.

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

- (i) the Department had been closely monitoring the conditions of water pipes at external walls of buildings at PRH estates. Staff of Tak Long Estate Property Services Management Office would immediately follow up and arrange for repairs if problems with water pipes at the external wall of a building were found during routine checks;
- (ii) workers of PRH estates would also inspect nearby external water pipes when carrying out refurbishment of vacant flats and/ or other repair works at external walls. Repairs would be arranged if necessary. Apart from routine inspections, estate management offices would also regularly monitor the conditions of water pipes at external walls through annual inspections;
- (iii) the inspection of Tak Long Estate this year had commenced and was expected to be completed in April. According to records, all water pipes at external walls inspected to date were in good conditions with no abnormalities detected; and
- (iv) over the past year, leakage was found in water pipes at external walls of individual flats in Tak Ying House of Tak Long Estate. All of which had been properly repaired in a timely manner. In respect of the case mentioned by the Member, upon receipt of the referral in mid-January this year, the estate management office had completed the repairs in late January. The estate management office recently revisited the relevant flat for re-inspection. The household confirmed that the situation of leakage was no longer found.

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

Item 5**Request to Conduct an Estate-wide Window Inspection at Kai Ching Estate**

(SSHDPC Paper No. 10/2025)

22. **A Member** introduced the Paper and supplemented as follows:

- (i) the Department stated that the falling window was an isolated incident due to improper use by the resident. However, the Member suspected that the falling of relevant window was due to safety issues potentially existed. To ensure public safety, the Department was therefore urged to arrange for an estate-wide window inspection;
- (ii) the Department should step up publicity work, reminding residents that they must immediately notify the estate management office for follow-up if they found abnormalities when opening and closing windows; and
- (iii) although Kai Ching Estate had been included in the Total Maintenance Scheme in 2027, the intake of Kai Ching Estate would be more than 14 years by then, which did not comply with the requirements of inspecting the conditions of rental flats in PRH estates in every five or ten years. Hence, Members suggested conducting an estate-wide window inspection in advance and prioritising windows of flats located facing walkways without covers.

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

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

- (i) the Department had always attached great importance to the safety of windows in PRH flats under its purview. During routine checks, estate management offices would immediately arrange for contractors to follow up if abnormalities in windows were found. Tenants could also report to the respective estate management office if they suspected or found problems with windows in their flats. The management office would promptly follow up according to the “Responsive In-flat Maintenance Services”;

- (ii) through the Total Maintenance Scheme, the Department proactively inspected the conditions of rental flats in PRH estates under its purview every five or ten years and offered comprehensive repair services, including carrying out window inspections and repairs. Kai Ching Estate had been included in the Total Maintenance Scheme in 2027. By then, the Department would deploy staff to comprehensively inspect the conditions of flats in the estate (including windows) and arrange for necessary repairs;
- (iii) regarding the window falling incident in Sheung Ching House of Kai Ching Estate, the Department had inspected all windows in the relevant flat on the same day and confirmed that there were no abnormalities. The related repair work had also been completed the next day. According to the information of the estate management office, the records showed that the flat involved did not request for window inspection or repair over the past six months. Upon a preliminary investigation, the Department found that although the incident did not take place with intention, the resident involved showed improper behaviour in using the window. Thus, the Department considered that this was an isolated incident; and
- (iv) to enhance publicity and education work, the estate management offices had posted notices to teach tenants about the proper use of windows. Tenants were especially reminded to contact the management office immediately to arrange for inspection and repair if they found abnormalities while opening and closing windows. Tenants should not forcefully open or close windows to ensure the safety of themselves and the public.

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

- (i) to eliminate the potential risks to the public, it was suggested that the Department should conduct an estate-wide window inspection at Kai Ching Estate;
- (ii) enquired about the specific approach used by the Department in conducting routine checks at PRH estates;

- (iii) the intake of Kai Ching Estate had been more than a decade. Windows of some flats had begun to age. To avoid another window falling accident before the commencement of the large-scale maintenance in 2027, it was suggested that the Department should consider commencing a comprehensive inspection and repair in phases at Kai Ching Estate in advance this year;
- (iv) at present, the Department disseminated the message on window safety by distributing leaflets to residents. Nevertheless, the publicity efforts of distributing leaflets alone were insufficient. To assist residents in solving window safety problems, it was suggested that the Department should make reference to the Mandatory Window Inspection Scheme for private buildings; and
- (v) suggested the Department to consider monitoring the window safety of PRH estates by adopting the stringent standards for monitoring windows in private buildings, as well as arrange an estate-wide window inspection for Kai Ching Estate as soon as possible.

26. **The representative of the HD** stated that the Department had noted Members' suggestion to conduct an estate-wide inspection at Kai Ching Estate in advance and would convey it to the related section of the Department for consideration.

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

Item 6

Initiative on Making Good Use of a Former School Site to Tie in with the Development of Sports, Culture and Arts in the Community

(SSHDPC Paper No. 11/2025)

28. **A Member** introduced the Paper.

29. **The Chairman** invited Members to refer to the written replies furnished by the Planning Department (PlanD), the Education Bureau (EDB), the Social Welfare Department (SWD) and the Kowloon City District Office (KCDO), i.e. Documents No. 1, 2, 4 and 5 tabled.

30. **Members** raised the following views:

- (i) Kowloon City District was densely populated with insufficient space for youth activities and learning. According to previous studies, every 37 000 young people aged 15 to 19 in Kowloon City District could only share one study room on average. In addition, the cramped living space in the district left young people short of a good learning environment, affecting their opportunities for upward mobility; and
- (ii) to provide additional study rooms for the use by young people in Kowloon City District, the Department should make good use of vacant public places in the district such as former school premises that were vacant.

31. **The representative of the EDB** replied with the main points as follows:

- (i) the EDB had all along upheld the principle of making good use of public resources. Under the existing mechanism, the EDB would review if the vacant or the soon-to-be-vacated school premises were suitable to be retained for school use. Upon confirming that the vacant or the soon-to-be-vacated school premises were not required to be retained for school use, the EDB would release the relevant sites in accordance with the Central Clearing House mechanism for the PlanD to consider suitable long-term alternative uses. For the vacant school premises that had been retained for school use but the related works were yet to be commenced, the EDB would also identify short-term uses by other bureaux/ departments while waiting for the reuse of such school premises to make good use of land resources. Regarding the proposal to convert the former school site on Tsing Chau Street, the said site was the former school premises of Kowloon Docks Memorial Primary School. The EDB had allocated the relevant school premises to the adjacent Holy Angels Canossian School for reprovisioning. The EDB was commencing the corresponding work in accordance with the established mechanism and procedures; and

- (ii) according to the information collected by the Bureau, there were a total of eight study rooms in Kowloon City District at present. Among which, five were subsidised by the SWD, one was subsidised by the Bureau, and the other two were attached to public libraries under the purview of the Leisure and Cultural Services Department, providing a total of approximately 580 seats. Overall speaking, the study rooms in the district were able to provide sufficient seats to cater to the daily needs of residents in the district and the peak demand during the public examination period.

32. **The representative of the KCDO** replied with the main points as follows:

- (i) there were two community hall facilities managed by the KCDO in Kowloon City District at present, which were located on Bailey Street in Hung Hom (only approximately an eight-minute walk from the former school site on Tsing Chau Street) and Concorde Road in Kai Tak respectively. Facilities such as multi-purpose halls and conference rooms were provided for booking by local organisations to run diversified community involvement activities. In 2024, the average utilisation rate of multi-purpose halls in the two community halls was approximately 80 per cent, which could generally meet the community needs of organising various activities; and
- (ii) to provide more facilities for booking by local organisations to run different types of community activities, the Home Affairs Department was also planning to establish two new community halls on Carpenter Road in Kowloon City and on Sheung Foo Street in Ho Man Tin.

33. **Members** raised the following views:

- (i) the approximate 580 seats provided in the study rooms in the district might not be sufficient for the young people in the district to use as self-study and learning purposes. Moreover, most of the study rooms were not conveniently located. It was suggested that the Department should actively identify more locations suitable for the construction of study rooms; and
- (ii) to avoid wastage, it was recommended that vacant school premises should be slightly refurbished and opened for the use by the young

people and residents in the district before redevelopment. In addition, some areas of the community halls could also be opened during examination periods for the young people to use as self-study and learning purposes.

34. **The representative of the EDB** replied that the Bureau had decided to redevelop the former school premises of Kowloon Docks Memorial Primary School for the reprovisioning of Holy Angels Canossian School. The Bureau was commencing the corresponding work in accordance with the established mechanism and procedures.

35. **The representative of the KCDO** stated that the Office would, where feasible, open the multi-purpose halls or conference rooms in the community halls for the use by the residents and young people in the district so as to make good use of resources.

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

Item 7

Any Other Business

37. **The Chairman** stated that the Hong Kong Joint Council for People with Disabilities invited the Kowloon City District Council (KCDC) to send a representative to join the “Organising Committee for International Day of Persons with Disabilities” and participate in the preparatory work for the International Day of Persons with Disabilities 2025. The Chairman of the District Council instructed the SSHDPC to discuss and nominate a Member to participate. After discussion, the Committee decided that Mr WONG Chi would represent the KCDC to participate.

Item 8

Date of Next Meeting

38. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 3 June 2025 and the closing date for submission of papers would be 19 May 2025.

39. **The Chairman** announced the adjournment of the meeting at 3:19 p.m.

The minutes of this meeting were confirmed on 3 June 2025.

The Chairman

The Secretary

KCDC Secretariat
June 2025