

**Minutes of the 9th Meeting of  
the Social Services, Housing and Development Planning Committee of  
the Kowloon City District Council**

Date: 3 June 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 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
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

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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 ninth 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 8th Meeting**

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

**Item 2****Work Plan 2025-2026 of the Housing Department**

(SSHDPC Paper No. 12/2025)

5. **The representative of the Housing Department (HD)** introduced the Paper and supplemented as follows:

- (i) to cater for the needs of elders, the Department had launched the “Internet of Things (IoT) Door Sensor System Installation for Elderly Households” (the Scheme) in some public rental housing (PRH) estates on a trial basis in April this year. The elderly households who voluntarily participated in the Scheme could install sensors at the back of the door of their flats, which assisted their relatives or friends in keeping track of the movement of elders in and out of their flats. If the door had not been opened for a certain period, the system would send a notification through the mobile phone text message to the designated contact person(s) of elders so that relatives or friends could provide appropriate care; and
- (ii) existing under-occupation households with all family members aged 70 or above were eligible to apply for a transfer to a PRH flat of suitable size through the “Full Rent Exemption Scheme for Elderly Households” and enjoy full rent exemption upon their transfer.

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

- (i) using the function of entering passwords for entry was still the access control system in most PRH estates at present, which was prone to password leakage. The order in PRH estates might be affected. Therefore, Members suggested the Department to consider the introduction of smart access control systems to enhance the safety of PRH estates;

- (ii) enquired about how the Department would allocate resources to non-governmental organisations (NGOs) for organising activities upon the dissolution of Estate Management Advisory Committee;
- (iii) the frequency of inviting applications for the Harmonious Families Transfer (HFT) Exercise had been reduced from twice a year in the past to once a year. As a result, applicants often had to wait for over six years to be successfully transferred. With the gradual stabilisation of PRH supply at present, the Department should consider restoring the frequency of inviting applications for the HFT Exercise to twice a year;
- (iv) there was a lack of publicity about various schemes mentioned in the Department's Paper. As a result, many elderly households were unaware of the details of the schemes. To enable more households to learn about the details of various schemes, it was suggested that the Department should organise activities in PRH estates to promote these schemes;
- (v) to achieve goals such as enhancing management efficiency, expediting the entry and exit of vehicles, streamlining payment processes and collecting parking data, it was suggested to provide additional smart car park facilities in PRH estates with technologies such as number plate recognition, guidance and car searching systems, automated payment systems, safety monitoring and data analysis;
- (vi) to alleviate the problem of dripping air-conditioners in PRH estates, it was suggested that the Department should include inspections on air-conditioner pipes in the "Drainage Enhancement Programme", use infrared technology to detect dripping air-conditioners and assist households in need to replace ageing or damaged pipes; and
- (vii) to minimise the impact of rodent infestation on residents of PRH estate and enhance their sense of well-being, it was suggested that the Department should assist PRH households in installing facilities such as rodent meshes and study ways to enhance the overall efficiency of rodent prevention and control in PRH estates.

7. **The representative of the HD** replied with the main points as follows:
- (i) the Department earlier launched a pilot scheme on the use of smart management and smart access control systems in some PRH estates. The Department would like to decide on whether to further promote the smart estate management system to other PRH estates upon collecting the usage data on smart estate management;
  - (ii) the Department had maintained partnerships with various NGOs (including district organisations serving PRH estates) and assisted in organising a variety of activities in PRH estates. The Department would study the feasibility of strengthening collaboration and publicity of various schemes with the relevant NGOs;
  - (iii) the Department would strengthen publicity of various schemes applicable to tenants of PRH estates through leaflets, estate notice boards and the “Housing Channel”;
  - (iv) the Department would proactively send letters to households eligible for the “Full Rent Exemption Scheme for Elderly Households” and invite their participation. Publicity on the relevant scheme would also be strengthened through various channels;
  - (v) the Department noted the proposal for the provision of additional smart car parks and would convey the proposal to its Commercial Properties Support Services Section for consideration;
  - (vi) the Department noted Members’ proposal for implementing the use of infrared equipment to detect dripping air-conditioners in PRH estates. The Department would consider using such equipment in individual PRH estates and conducting a feasibility study upon reviewing its actual effects; and
  - (vii) in terms of the problem of rodent infestation, the Department had engaged professional rodent control companies to carry out rodent prevention and control work in Kai Ching Estate, Tak Long Estate and Oi Man Estate in the district. In addition, the Department had sought advice from the Food and Environmental Hygiene Department on rodent prevention and control in the hope of enhancing the rodent

prevention and control efficiency in PRH estates.

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

### **Item 3**

#### **Proposal to Rezone the Spaces Underneath Some Flyovers in the District as Premises for Non-profit Making Organisations**

(SSHDPC Paper No. 13/2025)

9. **A Member** introduced the Paper.

10. **The Chairman** invited Members to refer to the written replies furnished by the Planning Department (PlanD), the Highways Department and the Lands Department (LandsD), i.e. Documents No. 1 to 3 tabled.

11. **The representative of the PlanD** replied with the main points as follows:

- (i) since the management of the Government's land and roads did not fall within the Department's purview, the Department did not have the related information on the current vacancy situation of spaces underneath the flyovers and the number of flyovers that its spaces underneath was solely used for storage in Kowloon City District;
- (ii) flyovers and footbridges were primarily designed and built as transport corridors and pedestrian links to facilitate the transport and pedestrian movements. They might not be suitably located and the traffic and environmental conditions might not be conducive to accommodating all land use activities in the spaces underneath flyovers;
- (iii) however, using the sites underneath flyovers or footbridges were considered as alternative solutions when suitable sites in urban areas (such as To Kwa Wan) were largely exhausted, given that such uses were defined as acceptable in accordance with Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG), such as land use, structural, fire safety, traffic, environmental, visual and all other relevant aspects;

- (iv) the Wanchai District Women's Association at Moreton Terrace and To Kwa Wan Kaifong Welfare Association mentioned in the Paper were located on sites indicated as "roads" in the Approved Causeway Bay Outline Zoning Plan No. S/H6/17 and Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 (OZPs) respectively. According to Chapter 12 of the HKPSG, the use of the two premises as "offices of non-government organisations and associations providing convenient public service" was an acceptable use of spaces underneath flyovers or footbridges. Operated under short-term tenancies, the two plots of land were currently considered as a temporary use under the two OZPs;
- (v) the Department must refer to the requirements of the HKPSG and the OZPs when studying the feasibility of the provision of parks and premises of organisations in the spaces underneath the flyovers in Kowloon City District. In respect of the provision of parks, passive open space including sitting-out-area with adequate buffer or shield from adjacent roads was considered as an acceptable use according to Chapter 12 of the HKPSG. "Open space" (including parks) was also considered as an always permitted use according to the Notes of the OZPs. With regard to the provision of premises of organisations, "offices of non-government organisations and associations providing convenient public service" was an acceptable use set out under Chapter 12 of the HKPSG if its service did not involve long-term adverse environmental impacts on users caused by adjacent roads. According to the Notes of the OZPs, the temporary "institutional use" was an always permitted use, while the non-temporary "institutional use" (premises of organisations) on sites indicated as "roads" must apply for a permission from the Town Planning Board; and
- (vi) the spaces underneath flyovers did not fall within the Department's purview. Whether the relevant locations could be considered as other uses were subject to consideration by the departments responsible for its management. However, the Department would provide planning advice on the feasibility of the relevant proposals based on the actual circumstances of individual cases upon receipt of related short-term tenancy applications from the LandsD.

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

#### **Item 4**

#### **Improving the Lighting of Corridors at Oi Man Estate in Ho Man Tin to Safeguard the Safety of Elders**

(SSHDPC Paper No. 14/2025)

13. A **Member** introduced the Paper and suggested the Department to pay attention to whether the light in the corridors of the estate would penetrate through transparent glass windows into the flats, thereby affecting residents' rest.

14. **The Chairman** invited Members to refer to the written reply furnished by the HD, i.e. Document No. 4 tabled.

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

- (i) to ensure proper functioning of facilities, the Department had been paying attention to the maintenance and repair of facilities in the estate. According to records, the illumination level of corridors in all buildings in Oi Man Estate complied with general design standards. The lighting in corridors was mainly divided into two types, namely lights always activated and automatically activated during the preset time (timers) in the evening. The estate management office would adjust the illumination time of corridor lights according to seasonal conditions. Meanwhile, the estate management office would also make appropriate adjustments in a timely manner based on actual environmental needs. For example, to ensure sufficient illumination on each floor, corridor lights would be activated manually if the sky was suddenly darkened;
- (ii) the estate management office would deploy staff to inspect each floor of the building daily. If any ceiling lights in corridors were found to be damaged, staff would arrange for a timely replacement/ repair. Meanwhile, the Department would conduct reviews from time to time and consider enhancing lighting facilities in different locations based on factors such as actual circumstances and energy efficiency. For example, the Department had recently replaced the corridor lights always activated in each block with light-emitting diode (LED) lights

which had a higher efficiency. The remaining corridor lights would be replaced in sequence. The illumination conditions of corridors in each block would further be enhanced by then; and

- (iii) to ensure proper functioning of systems, the estate management office had deployed staff to inspect lighting facilities in the estate. The Department had also noted Members' valuable suggestions. To achieve the best, most effective and energy-saving illumination effect, the Department would continue to review and consider implementing enhancement works based on the actual circumstances of the estate, as well as appropriately adjust the timers to ensure the accuracy of time settings and meet the actual environmental needs.

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

#### **Item 5**

#### **Improving the Facilities of Oi Man Estate Community Hall to Meet the Needs of Residents**

(SSHDPC Paper No. 15/2025)

17. **A Member** introduced the Paper.

18. **The Chairman** invited Members to refer to the written reply furnished by the HD, i.e. Document No. 5 tabled.

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

- (i) with an extremely high utilisation rate, Oi Man Estate Hall (the Hall) under the Department was a venue where groups or organisations in the area organised various community activities from time to time. The Department had been conducting routine inspections to review the condition of the equipment in the Hall from time to time, and arrange for replacement or repair in a timely manner. Upon a recent review, the Department would arrange for related enhancement works, including refurbishing the door and stage of the Hall and replacing the ceiling lights at the entrance of the Hall to improve the illumination of the relevant locations;

- (ii) in view of the extremely high utilisation rate of the Hall, the aforementioned enhancement works would be commenced in a timely manner having regard to the usage situation of the Hall. In addition, to facilitate residents/ the public to learn about the location of the Hall, the Department would provide additional signage leading to the Hall at appropriate locations in the estate; and
- (iii) regarding barrier-free facilities and other enhancement proposals, the Department had to conduct further studies to explore the feasibility of the related alteration works due to the actual environmental constraints of the Hall's location and the involvement of substantial alterations in the proposals.

20. **The Chairman** stated that the equipment at Oi Man Estate Hall was dilapidated. To enhance the experience of more than 7 000 households in a total of 12 blocks in Oi Man Estate when they participated in activities, the Department was suggested to provide additional and refurbish relevant equipment such as the door, ceiling, signage, projection screen and acoustics.

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

#### **Item 6**

##### **Any Other Business**

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

#### **Item 7**

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

23. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 22 July 2025 and the closing date for submission of papers would be 7 July 2025.

24. **The Chairman** announced the adjournment of the meeting at 3:08 p.m.

The minutes of this meeting were confirmed on 22 July 2025.

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The Chairman

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The Secretary

KCDC Secretariat  
July 2025