

**Minutes of the 5th Meeting of  
the 7th Term Kowloon City District Council**

Date: 26 September 2024 (Thursday)  
Time: 2:30 p.m.  
Venue: Conference Room, Kowloon City District Office

**Present:**

Chairman: Miss CHOI Man-kwan, Alice, JP

Members: Mr TING Kin-wa, MH  
Mr CHO Wui-hung, MH  
Mr NG Fan-kam, MH  
Mr NG Po-keung, 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 FUNG Mo-kwan  
Ms LAU Yuen-yin  
Mr PUN Kwok-wah, JP  
Mr LAI Yin-chung  
Mr KWAN Ho-yeung

Secretary: Ms LAU Wai-yin, Stella      Senior Executive Officer (District Council), Kowloon City District Office

**Absent:**

Members: Mr LEE Chiu-yu  
Dr Rizwan ULLAH, MH

**In Attendance:** Mr WU Ho-man, Kenneth      Assistant District Officer, Kowloon City District Office  
Mr LEE Chi-leung,      Senior Executive Officer (District Humphrey      Management), Kowloon City District Office

Miss MAK Wai-man, Sandy	Senior Liaison Officer (Building Management), Kowloon City District Office
Mr CHAN Yat-kin, Kaiser	Senior Liaison Officer (District Liaison)1, Kowloon City District Office
Miss LIU Suk-fun, Connie	Senior Liaison Officer (District Liaison)2, Kowloon City District Office
Ms SO Lai-yee, Ivy	Senior Liaison Officer (District Liaison)3, Kowloon City District Office
Ms YIP Nga-ching, Cynthia	Senior Transport Officer / Kai Tak and Kowloon Bay, Transport Department
Mr CHAN Chi-sing	District Environmental Hygiene Superintendent, Kowloon City, Food and Environmental Hygiene Department
Ms MAK Siu-ling, Iris	Chief Manager / Management (Kowloon West and Sai Kung), Housing Department
Ms CHEUNG Yee-mei, May	Chief Leisure Manager (Kowloon), Leisure and Cultural Services Department
Ms CHUI Pui-sim, Patience	Deputy District Leisure Manager, (Kowloon City)3, Leisure and Cultural Services Department
Mr FUNG Yiu-cheung, Dennis	Chief Engineer / East 4, Civil Engineering and Development Department
Mr LEUNG Kwok-wing	Deputy District Commander, Kowloon City District, Hong Kong Police Force
Ms LAU Ching-nam, Rachel	Police Community Relations Officer, Kowloon City District, Hong Kong Police Force
Ms TSE Tsui-yan	District Commander, Sau Mau Ping District, Hong Kong Police Force

Mr TAM Man-hoi	Police Community Relations Officer, Sau Mau Ping District, Hong Kong Police Force
Ms CHAN Shuk-ping	Divisional Commander, Ngau Tau Kok, Hong Kong Police Force

Attendance by Invitation:

Item 1	Mr YEUNG Yan-kin, Andy, FSDSM	Director of Fire Services
	Mr WONG Man-yan	Divisional Commander (Kowloon Central), Fire Services Department
	Mr LEUNG Tak-yiu	Assistant Chief Ambulance Officer (Kowloon Central and East), Fire Services Department
	Mr LAW Wing-chun	Divisional Officer (Corporate Services) (Acting), Fire Services Department
Item 3	Dr CHOW Po-ling, Paulina	Kowloon Central Hospital Cluster Chief Manager (Planning and Commissioning), Hospital Authority
	Mr Matthew CHENG	Senior Project Manager, Hospital Authority
Item 4	Mr CHOY Tak-shing, Dixon	Senior Estate Surveyor / Urban Renewal 2 (Urban Renewal Section), Lands Department
	Ms CHONG Lok-ying, Sylvia	Estate Surveyor / Urban Renewal 2 (2) (Urban Renewal Section), Lands Department
	Mr Mike KWAN	General Manager, Planning and Design, Urban Renewal Authority
	Ms KWAN Mei-po	Senior Manager, Planning and Design, Urban Renewal Authority
	Mr Kelvin YUEN	Senior Manager, Acquisition and Clearance, Urban Renewal Authority
	Mr Gary WOO	Senior Manager, Property and Land, Urban Renewal Authority

	Ms YAN Sin-wah	Senior Manager, Community Development, Urban Renewal Authority
	Mr CHEUNG Sai-yik	Manager, Building Rehabilitation, Urban Renewal Authority
Item 5	Ms Joyce WAN	Senior Manager – Public Relations & Communications, Kai Tak Sports Park Limited

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### **Opening Remarks and Appointment of the Secretary of the Kowloon City District Council (KCDC) by the Chairman**

1. **The Chairman** welcomed all Members and representatives of departments to the fifth meeting of the 7th term KCDC.

2. **The Chairman** reminded Members to register their interests in accordance with the regulation of 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 she could make a decision in accordance with the Standing Orders.

3. **The Chairman** stated that in accordance with Order 32 of the Standing Orders, the quorum of the District Council meeting was not less than half the Members holding the office for the time being. If the quorum was not present at the commencement of the meeting or in the course of the meeting, she would direct the Secretary to summon the absentees. If the quorum was still not present 15 minutes thereafter, she would adjourn the meeting. According to the regulation of Order 13 of the Standing Orders, she then set out that each attendee was allowed to make a maximum of two speeches during a discussion on the same agenda item and the time limit for each speech was two minutes. She also reminded the attendees to switch off their mobile phones or to switch the ringers to vibration notification to avoid causing disturbances to the meeting.

4. According to Section 69 of the District Councils Ordinance, **the Chairman** appointed Ms Stella LAU, Senior Executive Officer of the Kowloon City District Office (KCDO), as the Secretary of the KCDC.

5. **The Chairman** stated that the Secretariat received the notification forms for absence from meetings from Dr Rizwan ULLAH and Mr LEE Chiu-yu prior to the meeting. The reason for the absence of Dr Rizwan ULLAH was “attended the ‘Celebration of 75th Anniversary of Founding of People’s Republic of China: the National Day and Professional Exchange Delegation from Hong Kong Education Sector’ organised by the Ministry of Education and Hong Kong Education Bureau as one of the key speakers”. The reason for the absence of Mr LEE Chiu-yu was “participated in overseas courses to complete the Executive Master of Public Administration Programme of Tsinghua University”.

6. **The Chairman** stated that in accordance with Order 64 of the Standing Orders, the meeting shall only give consent to applications for absence filed on the grounds of sickness, attendance at a meeting / an activity on behalf of the District Council, or other reasons considered reasonable by the meeting such as confinement, assumption of paternal care, fulfilment of civic obligations required by the law, serious illness or injury, attendance at a meeting / an activity of the Legislative Council or an advisory body / organisation appointed by the State / the Government. Since Dr Rizwan ULLAH had to attend an activity organised by the State / the Government and was one of the key speakers, she announced that the application for absence from Dr Rizwan ULLAH was accepted after consulting Members. Since the application for absence from Mr LEE Chiu-yu belonged to a personal reason, she announced that the application for absence from Mr LEE Chiu-yu was not accepted after consulting Members.

### **Item 1**

#### **Meeting with the Director of Fire Services**

7. **The Chairman** welcomed Mr Andy YEUNG, the Director of Fire Services, and other representatives of the Fire Services Department (FSD) to this meeting.

8. **Mr Andy YEUNG, the Director of Fire Services**, introduced the work of the FSD with the main points as follows:

- (i) there were three fire stations in Kowloon City District at present, namely Ma Tau Chung Fire Station, Hung Hom Fire Station and Kowloon Tong Fire Station. From January to September 2024, the FSD received a total of about 26 700 fire calls across the territory. Among them, Kowloon City District accounted for 1 562 calls. Cases that the FSD was able to achieve the performance pledge of

arriving within 6 minutes reached 97%;

- (ii) there were three ambulance depots in Kowloon City District at present, namely Ho Man Tin Ambulance Depot, Kowloon Tong Ambulance Depot and Ma Tau Chung Ambulance Depot. From January to September 2024, the FSD received a total of about 550 000 ambulance calls across the territory. Among them, Kowloon City District accounted for 32 342 calls. Cases that the FSD was able to achieve the performance pledge of arriving within 12 minutes reached 96%;
- (iii) the FSD would apply the risk-based principle and give priority to inspect old buildings with higher fire risks. For example, the FSD would inspect buildings with higher risks biannually, while the FSD would inspect buildings with lower risks annually or biennially. The FSD would like to complete inspections of all buildings in Kowloon City District within four years and had inspected 890 buildings so far;
- (iv) upon the No. 3 alarm fire at New Lucky House, the FSD selected 1 000 old buildings with higher fire risks across the territory and conducted special inspection operations through deploying more than 100 personnel internally. So far, inspections of 940 buildings had been completed and about 6 300 fire hazard abatement notices (FHANs) had been issued. Among them, Kowloon City District accounted for 70 buildings. The FSD had completed inspections of 62 buildings among them and issued 363 FHANs;
- (v) after analysing the data on the FHANs, cases involving smoke stop doors being propped open or damaged accounted for about 1 800 cases and about 1 600 cases respectively, while cases involving means of escape being obstructed accounted for about 1 000 cases. Over 90 per cent of cases were complied with immediately upon receipt of the FHANs;
- (vi) currently, there were approximately 11 000 composite buildings built before 1987 across the territory. Among them, Kowloon City District accounted for 1 250 buildings. The FSD was enforcing the law in accordance with the Fire Safety (Buildings) Ordinance (Cap. 572) (the Ordinance) and had successfully completed inspections of

1 155 buildings and issued about 40 000 fire safety directions (Directions), requesting the relevant owners to enhance the fire safety standards of the buildings. Among them, a total of 1 917 Directions for 46 buildings had been complied with;

- (vii) to assist owners in complying with the Directions, the FSD had enhanced the relevant processes and divided it into four stages, including: (a) establishing Building Improvement Support Centre (BISC) and Building Improvement Community Support Team (BICST) to help owners in forming owners' corporations (OCs) together with members of the community; introducing a whitelist to assist the OCs in hiring fire protection engineering contractors; (b) simplifying the process for approving fire service installation plans, including launching a checklist and making exchanges with fire protection engineering contractors regularly to assist contractors in submitting plans that met the standards; (c) providing a one-stop service to assist applicants in contacting government departments such as the Buildings Department (BD) or the Water Supplies Department (WSD) to facilitate owners in commencing the works as early as possible; and (d) arranging dedicated colleagues to be responsible for the work on acceptance inspections related to the Ordinance and hold meetings with owners and contractors before the acceptance inspections to enhance the success rates of acceptance inspections. Since the enhancement of the aforementioned processes, the number of cases completing the aforementioned stages from January to August 2024 were higher than the same period in 2023: the number of cases that completed the first stage (establishment of the OCs and hiring of contractors) increased from 296 to 705; the number of cases that completed the second stage (approval of fire service installation plans) increased from 297 to 724; the number of cases that completed the third stage (commencement of works) increased from 98 to 205; the number of cases that completed the fourth stage (completion of acceptance inspections) increased from 43 to 96;
- (viii) the service hours of the BISC were from 9:00 a.m. to 8:00 p.m. on Mondays to Saturdays. Owners and contractors could seek assistance from the Department on matters related to compliance with the Directions. Since its establishment, the BISC had received

approximately 5 600 cases on requests for assistance and had proactively contacted more than 3 400 cases so as to enhance the compliance rate of the Directions;

- (ix) the BICST visited elder owners of old buildings through hiring members of the community and assisted them in forming OCs and applying for the Fire Safety Improvement Works Subsidy Scheme (the FSW Scheme);
- (x) since July 2023, the FSD had been collaborating with the WSD in launching the improvised hose reel system (direct pumping design) and the improvised fire hydrant / hose reel system (direct pumping design). Under the premise that the fresh water supply remained uncontaminated and measures against unlawful water consumption were in place, fixed fire pumps were allowed to be directly connected to the government mains so that the installation of fire service water tanks was not required. It was believed that the relevant design could facilitate owners to comply with the Directions;
- (xi) regarding the measures to facilitate the public and businesses, in view of the continued growing demand from the public on public housing and transitional housing projects, the FSD would enhance various processes of the relevant project, including expediting the approval of plans and allocating additional manpower to conduct acceptance inspections so that the average duration of the work on acceptance inspections would be reduced from about 45 days in the past to about 25 days;
- (xii) in view of the “Day x Night Vibes” events that would take place across various districts in the territory, applications for the Temporary Places of Public Entertainment Licences were required for a number of event venues. The FSD would give priority to handling the relevant applications with measures including flexible manpower deployment to accept appointments for conducting inspections seven days a week and issuance of Fire Services Certificates on-site. Hence, the average duration of the whole process had been reduced from about 34 days in the past to about 5 days. Taking Kowloon City District as an example, the processing time of “Kowloon City Songkran Festival 2024” event was two days;



- (xiii) in respect of district developments, the FSD would enhance the work on acceptance inspections for major projects such as Kai Tak Sports Park (KTSP). Apart from expediting the approval of plans, the FSD would simultaneously handle applications for various licences (such as fire service facilities, dangerous goods and restaurants). The FSD had conducted hot smoke tests at the KTSP and acceptance inspections on the Smart Infrared Fire Monitor System (Fire Monitor System) which was firstly installed in Hong Kong. In addition, the FSD was well prepared to conduct acceptance inspections for the Central Kowloon Route works to be completed in 2025;
- (xiv) with regard to community work, the FSD established the Community Collaboration Network in 2022 with chairpersons of the 18 District Fire Safety Committees (DFSCs) across the territory as its members. The FSD would formulate strategies and key performance indicators each year and implement with assistance from the DFSCs in each district. The work included: (a) in response to the situation of smoke stop doors being propped open or damaged, the DFSCs would step up publicity in the community and report the relevant situations; and (b) the FSD, together with the DFSCs, would conduct fire drills in old buildings and three-nil buildings in the district, as well as distribute “three treasures for fire protection” (fire extinguishers, fire blankets and stand-alone fire detectors) to residents of three-nil buildings. From January to September 2024, the FSD had distributed 1 400 sets of “three treasures for fire protection” to targets including 75 households in Kowloon City District. Moreover, the FSD was implementing the Home Fire Safety Visits Pilot Scheme (Visit Scheme) in Shun On Estate. Through visiting approximately 120 households who lived alone or with families of elder doubletons in that estate, the FSD assisted them in identifying and eliminating fire hazards at home, provided advice on fire protection, as well as distributed “three treasures for fire protection” to them;
- (xv) in view of about 27 cardiac arrest cases occurring across the territory every day, the FSD formed the Resuscitation Alliance (RA) in 2023 together with a total of nine organisations, including the Hospital Authority (HA) and the Hong Kong Red Cross. The RA would promote the concept of “Anyone” that “Anyone Can Save Lives” to educate the public on how to perform cardiopulmonary resuscitation

(CPR) and use automated external defibrillators (AEDs) so that more members of the public knew how to save lives. Since its establishment, more than 140 000 persons had registered as members of the RA. Furthermore, the FSD had set up an online information platform named “Centralised AED Registry for Emergency”. More than 3 000 AEDs were registered on the platform and placed at locations including fire stations and ambulance depots across the territory. The public could search for the nearest AED and the route to its location through the platform;

- (xvi) the FSD established the Fire & Ambulance Services Teen Connect in 2021 and provided trainings on firefighting and rescue skills, trainings on Chinese-style foot drill, national education and visits to the Greater Bay Area for more than 1 000 youth so far. In addition, the FSD would launch the Community Emergency Responder Scheme in December 2024 to enhance the awareness of fire safety and emergency preparedness in the face of extreme weather of the members of the community;
- (xvii) in respect of application of technology, the FSD had adopted the “Patient Tagging System for Multiple Casualties Incidents”, enabling frontline ambulance crew and hospitals under the purview of the HA to get a grasp of the latest information immediately on the relevant incidents and casualties to facilitate the carrying out of triage work, arrangement of appropriate ambulance resources and notification of related hospitals for emergency preparedness;
- (xviii) currently, the FSD had about 30 unmanned aircraft systems with functions including imaging, gas detection, thermal detection, night vision and lighting. During mountain rescue operations, the FSD had also used the unmanned aircraft systems to take pictures between mountains, then utilised intelligent systems to analyse the locations of persons awaiting to be rescued; and
- (xix) at present, the FSD had a robotic dog to assist firemen in detecting the situations at the scene of the incident of hazardous materials. The FSD also had two firefighting robots that could replace firemen in entering locations with a risk of collapse so that firefighting work could be carried out remotely.

9. **Mr NG Po-keung** welcomed Director YEUNG to visit the KCDC and thanked the FSD's work. He raised the following views:

- (i) the application for the third round of the FSW Scheme had closed on 30 September 2023. He requested the Department to launch a new round of the scheme as soon as possible to assist owners of old buildings in complying with the Directions;
- (ii) he expressed support for the Government's proposed plan to select 10 to 20 buildings as pilot buildings for the default works on fire safety after the passage of amendments to the Ordinance. He also suggested increasing the number of pilot buildings and waiving the surcharges imposed to owners with difficulties; and
- (iii) he enquired about the number of buildings that could benefit from the direct pumping design proposal and the ways to promote the proposal.

10. **Mr LAM Pok** welcomed Director YEUNG to visit the KCDC and thanked the FSD's work. He raised the following views:

- (i) some of the elder owners living in buildings with difficulty in establishing OCs were worried about being fined or imprisoned for failing to comply with the Directions. He suggested establishing an exemption clause for the aforementioned owners;
- (ii) he proposed the introduction of a points system regarding the order of the default works on fire safety and to take into consideration factors such as if an OC had been established, if the OC was operating effectively and the proportion of elders in the building with a view to addressing fire safety problems in old buildings more effectively;
- (iii) rooftops of many old buildings were under private ownership and there was inadequate space for the installation of water tanks in public areas. He enquired if the direct pumping design proposal was applicable to all old buildings where water tanks could not be installed; and
- (iv) he suggested the Department to make regular exchanges with the OCs and property management companies in the district and introduce the

latest information on fire and ambulance services to them.

11. **Mr LAM Tak-shing** welcomed Director YEUNG to visit the KCDC and raised the following views:

- (i) many owners of old buildings were unable to comply with the Directions since they were unable to pay the expenses for the works or could not be reached. He requested the Department to offer assistance;
- (ii) recently, a merchant of a street-level shop in a certain old building received a Direction issued by the Department while the residents on its upper floor did not received the relevant Directions. Therefore, the merchant considered that the relevant practice was unfair;
- (iii) he considered that the default works on fire safety were a benevolent policy and recommended the Department to set up a website to step up the publicity regarding the information on the pilot scheme;
- (iv) he enquired if the direct pumping design proposal was suitable for households above the fourth floor; and
- (v) he enquired about the number of contractors on the whitelist.

12. **Ms Vivian WONG** welcomed Director YEUNG to visit the KCDC and raised the following views:

- (i) she suggested the Department to issue certificates to participants who had completed the training of the Community Emergency Responder Scheme to encourage the participation of more young people;
- (ii) she suggested the Department to create an infographic to educate the elders on the ways to use the “three treasures for fire protection” correctly; and
- (iii) in the light of a number of fires broke out in construction sites in recent years, she enquired if the Department had stepped up inspections.

13. **Mr CHEUNG King-fan** welcomed Director YEUNG to visit the KCDC and raised the following views:

- (i) he enquired about the progress of licence issuance of the restaurants in the KTSP;
- (ii) he enquired about the details of the Fire Monitor System, such as whether it would be affected by pyrotechnic effects during performances;
- (iii) he expressed support for the Visit Scheme and suggested extending it to Kowloon City District; and
- (iv) there were six AEDs in Kai Tak area at present, three of which were not opened all day. He enquired about the standards for placing AEDs and suggested placing them outside the clubhouses of Care Teams and offices of Members.

14. **Mr Andy YEUNG, the Director of the FSD**, gave a reply with the main points as follows:

- (i) the third round of the FSW Scheme received a total of about 4 400 applications. Over \$1 billion remaining from the funding of \$5.5 billion. Upon completion of the related works, the FSD would launch a new round of the scheme in response to market demands;
- (ii) the Legislative Council was currently reviewing the amendments to the Ordinance. The legislative intent was to enable more members of the public to comply with the Directions, thereby enhancing the fire safety of buildings. The FSD had established the BISC to assist owners in complying with the Directions in four stages. Upon the passage of the amendments, the FSD would try to raise the number of pilot buildings to 20 to 60 per year and waive the surcharges imposed to owners with difficulties;
- (iii) when conducting default works on fire safety, the FSD proposed to divide the works into two parts, namely design and works, and would hire a term consultancy company to be responsible for the design or works of an area. The FSD would announce the relevant

information on its website in a timely manner;

- (iv) it was impossible for the FSD to carry out all the default works on fire safety. Upon the passage of the amendments, the FSD proposed to establish an advisory committee and invited the joining of individuals from the industry, engineering sector and academia with a view to formulating a points system as suggested by Members;
- (v) from July 2023 till now, the FSD had completed the approval of more than 20 applications involving direct pumping design. Among them, the works of two applications had been completed. Since the main works of the relevant proposal required the installation of a non-return valve to prevent the backflow of fresh water into the fresh water pipes, the water pressure of water supply in general at present was sufficient to supply water to about the twelfth floor after adopting the relevant proposal. Moreover, since the old buildings with more than 12 storeys in height built before 1987 had already installed water tanks, the relevant proposal was equivalent to applicable to most of the old buildings;
- (vi) the OCs or management companies could contact the fire stations in their district to arrange fire drills. When the public arrived at the meeting point, the FSD would introduce the points to note in case of fire to the public. In addition, the DFSCs and the fire stations would assist three-nil buildings in arranging fire drills;
- (vii) regarding the incident that households on the upper floors did not receive the Directions, Members could provide more detailed information after the meeting so that the Department could know more and follow up;
- (viii) the FSD would issue certificates to participants who had completed the training of the Community Emergency Responder Scheme. As the scheme was officially launched only in December 2024, the FSD would disseminate more information via the DFSCs in a timely manner;
- (ix) when the FSD distributed the “three treasures for fire protection”, the infographic on the ways to use correctly had already been included in

the bag. If Members required the relevant information, they could contact the fire stations in the district;

- (x) the FSD would monitor the fire safety measures on construction sites at different construction stages, including (a) in accordance with Section 16 (1) (b) of the Buildings Ordinance (Cap. 123), a certificate issued by the FSD must be obtained prior to commencement of works. As the FSD would review the relevant plans, the fire station in the district would take note of the situations of all construction sites in the district; (b) the FSD would inspect construction sites biannually and test the fire service equipment in the construction site on-site; (c) prior to commencement of works, the FSD would inform contractors that if construction sites had been built to a specific height, contractors must notify the FSD to let the Department inspect the sites and review its fire protection facilities. In view of the No. 4 alarm fire at the Mariners' Club in 2023, the FSD had lowered the aforementioned specific height from 80 metres to 30 metres; (d) upon modification, contractors would also build fire hoses for the use after moving in in future at the same time during construction. If a fire broke out in construction sites, the FSD could directly use the relevant equipment so as to minimise the time of connecting fire hoses to higher places; and (e) contractors must obtain certificates of completion of works issued by the FSD before applying for Occupation Permits to the BD;
- (xi) the FSD had carried out acceptance inspections on the fire service equipment in the KTSP on-site and inspected the proposed locations for setting up restaurants in advance, as well as notified the Park of the relevant requirements for obtaining restaurant licences. The Park would list out the relevant requirements during the tender process, hoping to expedite the progress of licence applications for restaurants;
- (xii) the Fire Monitor System was equipped with an infrared detector. If a larger fire source was found, the Fire Monitor System would calibrate and spray water. The fire engineering consultant had taken into consideration the possible pyrotechnic effects occurred during performances when installing the Fire Monitor System;

- (xiii) the Visit Scheme was a trial programme. The FSD had visited 144 elder households in Shun On Estate to assist them in identifying and eliminating household fire hazards and distribute “three treasures for fire protection” to them. Upon the completion of the pilot scheme, the FSD would review the effectiveness to make further arrangements; and
- (xiv) the FSD had been discussing with various property management companies over the years and successfully raised the number of AEDs from about 100 ten years ago to about 3 100 at present. Since there were no global standards for placing AEDs for the time being, the FSD had not set rigid indicators that the Department would like to find an AED within a two- to three-minute walk. If Members had any suggestions regarding the matter on the placement of AEDs, they could collaborate with the related social welfare organisations or directly discuss with the FSD.

15. **The Chairman** thanked Director YEUNG for taking the time to attend the meeting and make exchanges with the KCDC.

16. **The Chairman** adjourned the meeting for five minutes in accordance with Order 33 of the Standing Orders.

(Adjournment)

## **Item 2**

### **Confirmation of Minutes of the 4th Meeting**

17. **The Chairman** announced that the minutes of the fourth meeting were unanimously endorsed without amendments.



**Item 3****Report on the Progress of the New Acute Hospital Project at Kai Tak Development Area**

(KCDC Paper No. 38/2024)

18. **Mr Matthew CHENG, Senior Project Manager of the Hospital Authority (HA)**, introduced Paper No. 38/2024 with the main points as follows:

- (i) the 2016 Policy Address mentioned the implementation of the First Hospital Development Plan, which included the construction of a new acute hospital in the Kai Tak Development Area (the new hospital);
- (ii) the new hospital was located at the south apron of the former Kai Tak Airport. Its total construction floor area was about 500 000 square metres. It was equipped with 2 400 hospital beds and 37 operating theatres and would serve as a designated trauma centre of the HA;
- (iii) the new hospital comprised a total of five building blocks, namely Acute Block, Administration Block and Education and Training Block located at Site A adjacent to Kwun Tong Bypass, as well as Oncology Block and Specialist Out-patient Clinic Block located at Site B on the waterfront. Together with the two building blocks of the Hong Kong Children's Hospital, the two hospitals would form a "5+2" Public Healthcare Complex; and
- (iv) the foundation works of the three building blocks at Site A had all been completed and the superstructure works were currently underway. The two building blocks at Site B had been topped out and works such as the installation of curtain walls and interior fitting-out were currently underway. The works for Site B were expected to be completed in the second quarter of 2025. Upon completion of acceptance inspections, the new hospital would undergo the preparatory work before coming into service.

19. **Dr Paulina CHOW, Chief Manager (Planning and Commissioning) of Kowloon Central Hospital Cluster**, introduced Paper No. 38/2024 with the main points as follows:

- (i) the new hospital would come into service in phases starting from the first quarter of 2026, among which, the Specialist Out-patient Clinic Block would be the first to be commissioned. Upon commissioning, the number of consultation rooms in the specialist out-patient clinic would increase from 133 at Queen Elizabeth Hospital (QEH) currently to 235, serving more than 1.4 million of specialist outpatient clinic attendances per year. Specialist Out-patient Clinic Block would provide specialist outpatient services in Medicine, Surgery, Paediatrics, Gynaecology and Obstetrics, Orthopaedics, Cardiothoracic Surgery and Neurosurgery, while offering ambulatory service, diagnostic and interventional radiology services and rehabilitation services, as well as housing a community health centre that provided general out-patient service;
- (ii) Oncology Block would be commissioned in the first quarter of 2026, providing patients with one-stop medical services, including oncology in-patient wards (7/F), the oncology specialist out-patient clinic (5/F), oncology ambulatory service (2/F) and radiotherapy (LG1);
- (iii) the new hospital would play a leading role in Kowloon Central Hospital Cluster and would be the designated trauma centre of the HA. The in-patient wards in Acute Block were mainly located from 10/F to 19/F;
- (iv) Administration Block was 18-storey high and equipped with supporting facilities for the new hospital, such as offices and changing rooms;
- (v) Education and Training Block was 18-storey high and equipped with conference facilities for the new hospital, including an auditorium that could accommodate 300 persons;
- (vi) the QEH met with the Transport Department (TD) in January and July 2024 to submit information such as the estimates on the volume of

crowds, time of attendance of healthcare personnel and visiting hours and discuss appropriate transport arrangements in the light of the aforementioned information. In future, the public could use five bus routes and four green minibus (GMB) routes passing through the new hospital to travel to and from locations such as West Kowloon Station, Tsim Sha Tsui, Mong Kok, Prince Edward, Kwun Tong, Kowloon Bay, Ngau Tau Kok, Choi Hung, Yau Tong, Sau Mau Ping, Kowloon Tong, To Kwa Wan and Kowloon City, as well as railway stations such as Kowloon Bay Station, Ngau Tau Kok Station, Kwun Tong Station, Kai Tak Station and Sung Wong Toi Station;

- (vii) the Ambulatory Care Centre Extension (Block T) of the QEH would remain at the current site and continue to provide medical services to patients, among which included the Diabetes and Endocrine Centre, the Renal Dialysis Centre and the Geriatric Day Hospital. In addition, the School of General Nursing would continue to operate at the current site;
- (viii) the QEH would provide information to patients on relocation, follow-up consultations and transport arrangements in a timely manner, and would also provide a hotline to answer enquiries from the public. Besides, the HA would provide the relevant information through the websites of the QEH and HA, as well as the HA mobile application “HA Go”; and
- (ix) the QEH would establish a community liaison group on the “New Acute Hospital at the Kai Tak Development Area” and invite the joining of District Council members to facilitate exchange of views among all parties on the relocation of the new hospital.

20. **Mr HE Huahan**’s views were consolidated as follows:

- (i) he was concerned that the problem of traffic congestion in Kai Tak area would affect ambulances in entering and leaving the hospital. Moreover, as the location of the new hospital was farther away from the stations of the planned green mass transit system in Kai Tak, he suggested the related departments to consider providing an additional spur line to connect the new hospital;

- (ii) in view that the Government proposed to amend the Protection of the Harbour Ordinance, he suggested the building of a ferry pier at the location adjacent to the new hospital; and
- (iii) the new hospital would be equipped with a helipad while Kai Tak Division of the Government Flying Service (GFS) was also located there. He enquired whether noise mitigation measures were in place for the new hospital.

21. **Mr KWAN Ho-yeung's** views were consolidated as follows:

- (i) the new hospital would come into service gradually. He enquired whether the new hospital would be fully commissioned after 2027;
- (ii) he enquired whether part of the parking spaces in the new hospital would be reserved for the public to use; and
- (iii) he enquired about the outcome of the Authority's meeting with the TD and the details of the aforementioned bus and GMB routes, including whether they had already come into service and the proposed additional routes.

22. **Mr LAM Tak-shing's** views were consolidated as follows:

- (i) he enquired about the time for the full commissioning of the new hospital and requested all parties to strive for early completion of the works so that the public could use the facilities of the new hospital as early as possible;
- (ii) he suggested raising the frequency of runs of the aforementioned bus and GMB routes prior to the commissioning of the new hospital so that the public in need could take trial rides and understand their operation;
- (iii) he proposed to produce infographics / a list of transport to facilitate the public to find the required traffic information; and
- (iv) as many residents of Hung Hom area would use the services of the QEH and there were no direct bus or GMB routes travelling between

the new hospital and Hung Hom area at present, he was concerned that the matter on relocation would cause inconvenience to residents in Hung Hom area. He suggested the Department to provide additional routes to avoid the need for the public to make interchanges.

23. **Mr Matthew CHENG of the HA** replied and stated that noise barriers had been installed at the rooftop helipad and according to information from the GFS, the in-service helicopters had been replaced with quieter models. The selection of flight paths routed through densely populated areas would be avoided when flying.

24. **Dr Paulina CHOW of Kowloon Central Hospital Cluster** replied with the main points as follows:

- (i) upon completion of the overall project of the new hospital in the fourth quarter of 2026 as scheduled, the Authority was required to conduct acceptance inspections and familiarise itself with the operation of the relevant facilities first;
- (ii) the new hospital would come into service in phases, including the safe and orderly relocation of non-inpatient services to the new hospital first starting from the first quarter of 2026, such as specialist out-patient services and ambulatory services. Detailed arrangements for the matter on the relocation of the remaining services would be announced later;
- (iii) some parking spaces at the new hospital had been reserved for the public to use; and
- (iv) she thanked and noted the suggestion of the relevant infographics.

25. **Ms Cynthia YIP, Senior Transport Officer / Kai Tak and Kowloon Bay of the TD**, replied with the main points as follows:

- (i) the four bus routes currently passing through the new hospital included Citybus Route No. 20A, Route No. 22, Route No. 22M and KMB Route No. 5R, while the five GMB routes included Route No. 86, Route No. 90A, Route No. 90B, Route No. 22A and Route No. 68;

- (ii) the TD had planned to arrange two other franchised bus routes and a GMB supplementary route to serve the two hospitals, including the newly added Citybus Route No. 20X (Kai Tak Cruise Terminal - Tsim Sha Tsui (Circular)) which was implemented in accordance with the “Bus Route Planning Programme 2023-2024 of Kowloon City District” to provide express service from the area of the Kai Tak Hospital directly to Tsim Sha Tsui; the extension of the routing of KMB Route No. X6C (Mei Foo - Kowloon Bay) to Hong Kong Children’s Hospital; and a newly added GMB Supplementary Route No. 88A (Wong Tai Sin Station - Children’s Hospital (Circular)). Depending on the implementation progress of the projects in Kai Tak area and passenger demand, the aforementioned routes were expected to come into service in the fourth quarter of 2024 or thereafter;
- (iii) the TD would continue to closely monitor the progress of the new acute hospital project and the situation of development in the area, and might consider enhancing and improving the public transport services in the area when necessary to meet the demand from the public and healthcare personnel travelling to and from the new acute hospital in Kai Tak; and
- (iv) regarding the provision of additional ferry services, factors such as the related berthing facilities and ancillary facilities for disembarkation in the surrounding areas would have to be considered, while the Department also noted the suggestion regarding the provision of additional public transport between the new hospital and Hung Hom area.

26. **Mr KWAN Ho-yeung** pointed out that the current frequency of runs of KMB Route No. 5R was 30 to 60 minutes per trip, while the frequency of runs of other bus routes was about 20 to 35 minutes per trip. He was concerned that the current frequency of runs could not meet the demand upon commissioning of the new hospital and enquired about the specific arrangements for raising the frequency of runs.

27. **Ms Cynthia YIP of the TD** replied and stated that the occupancy rate of the aforementioned four bus routes passing through the new hospital was about 17% to 58% at present. The capacity was sufficient to meet passenger demand. The Department would closely monitor passenger demand and study the adjustments and enhancements to the existing public transport services in the area in a timely manner

having regard to the progress of the project of the new acute hospital in Kai Tak and situation of passenger volume. In addition, passengers could make use of the real-time arrival system in the mobile phone application to check the arrival times of the related routes to facilitate journey planning.

#### **Item 4**

#### **Ma Tau Wai Road / Lok Shan Road Development Project (KC-020) of the Urban Renewal Authority**

(KCDC Paper No. 39/2024)

28. **Ms KWAN Mei-po, Senior Manager, Planning and Design of the Urban Renewal Authority**, introduced Paper No. 39/2024 with the main points as follows:

- (i) the Urban Renewal Authority (URA) implemented the Ma Tau Wai Road / Lok Shan Road Development Project (KC-020) in the form of a development project according to the regulation under Section 26 of the Urban Renewal Authority Ordinance (URAO) on 9 August 2024 and conducted a freezing survey from the same date to 11 August to ascertain the number of households as well as understand the occupancy status of the property within the project area;
- (ii) the KC-020 project would be carried out in accordance with a number of objectives of urban renewal set out in paragraph 5 of the Urban Renewal Strategy, including: (a) restructuring of concerned urban areas; (b) redeveloping dilapidated buildings into new buildings; and (c) enhancing the townscape with landscape and urban design;
- (iii) the area of the KC-020 project comprised 324 to 354 Ma Tau Wai Road (even numbers). The gross site area was about 2 120 square metres, with building age over 55 in average and old buildings ranging from three to nine storeys in height. There were problems of sub-divided flats, dilapidation and environmental hygiene inside. The project involved a total of about 112 property interests. It was estimated that about 133 households and about 20 merchants would be affected respectively. The project belonged to Residential (Group A) use and was expected to provide about 11 830 square metres of floor area for domestic use and 2 360 square metres of floor area for commercial use. The project was scheduled for completion in 2033/34;

- (iv) on the west of the KC-020 project was the adjoining Kau Pui Lung Road / Chi Kiang Street Development Scheme (CBS-2:KC) which was approved in February 2024. The URA intended to connect the two projects to enhance the connectivity of ground spaces and share a vehicular run in/out facing Kau Pui Lung Road so as to retain the shop frontage facing Ma Tau Wai Road. The URA also intended to extend the underground shopping street of the CBS-2:KC Scheme to the project area and connect it to Exit B of To Kwa Wan Station. It would also connect to another community under redevelopment located at the south-eastern side (KC-009 to KC-014 and KC-016) through the MTR station, thereby enhancing the connectivity of and bringing extended planning gains to the area;
- (v) the KC-020 project was undergoing a two-month publication period until 9 October. The URA held two public sessions on 15 August to explain the project details to affected owners, tenants and the public and to collect their views and published the Stage 2 social impact assessment report on 25 September. After the end of the publication period, the URA would consider the views received and was required to submit any objections not yet withdrawn on or before 9 January 2025 to the Secretary for Development (SDEV);
- (vi) the SDEV would consider whether to authorise the URA to conduct the KC-020 project and, if so authorised by the Secretary, persons who had made objections might appeal against the relevant decision within 30 days. The URA would only be able to make an acquisition offer to owners after the Appeal Board Panel had overruled the relevant objections and gazetted the notice. The aforementioned planning procedure was expected to take nine to twelfth months; and
- (vii) if the public had comments or objections on the KC-020 project, they might submit Form No. S24 to the URA before 9 October 2024. The relevant form was available at URA offices, the Kowloon City Home Affairs Enquiry Centre and the URA website.



29. **Mr Kelvin YUEN, Senior Manager, Acquisition and Clearance of the URA**, introduced Paper No. 39/2024 with the main points as follows:

- (i) the URA would follow the existing principles in property acquisition to offer owner-occupiers of domestic properties the market value of the property assessed on vacant possession basis and a Home Purchase Allowance calculated on the basis of the price per square foot of a seven-year-old “notional replacement flat” in the same locality, and would provide owner-occupiers with a “Flat-for-Flat” option;
- (ii) the URA would offer non-occupier owners of domestic properties (owners of tenanted and vacant properties) as well as owner-occupiers and non-occupier owners of non-domestic properties the market value of their property assessed on vacant possession basis and the applicable allowance;
- (iii) the URA would offer an ex-gratia allowance to eligible domestic tenants. Re-housing arrangements would be made for tenants who were genuinely living in relevant units before the first day of freezing survey and eligible for public rental housing;
- (iv) the URA would offer eligible commercial tenants an ex-gratia allowance equivalent to three times the rateable value plus an ex-gratia business allowance (if applicable);
- (v) the URA would acquire properties within the project area through the form of private negotiation. If the URA could not acquire the relevant property interests in this way or contact the owners, it might make a written application to the SDEV according to the URAO requesting him to recommend to the Chief Executive in Council the resumption of land required within the confirmed area of the development project pursuant to the Lands Resumption Ordinance (LRO). If the relevant application of the URA was approved by the SDEV, the Government would gazette the land required to be resumed within the area of the development project for public consultation pursuant to the LRO. The URA was required to submit the relevant application within 12 months upon obtaining the SDEV’s approval to implement the development project; and

- (vi) if the Chief Executive accepted the recommendation and ordered the resumption of the land, the Government would publish in the Gazette a Government Notice to resume the land and issue offers of statutory compensation to the former owner upon land reversion to the Government. In the event that an agreement as to the amount of compensation could not be reached between the two parties, the former owner might submit the claim to the Lands Tribunal for a determination of the amount of the compensation.

30. **Mr Gary WOO, Senior Manager, Property and Land of the URA**, introduced Paper No. 39/2024 and stated that if the SDEV authorised the project to be carried out, the URA would make an application to the related government departments for the publication in the Gazette and the approval of both the proposed road closure and road works related to the two development projects under the Roads (Works, Use and Compensation) Ordinance (Cap. 370), proposals including: (a) permanent closure of part of the existing rear lanes; (b) construction of an underground opening to To Kwa Wan Station of the MTR subject to technical feasibility and consent of the related government departments; and (c) other ancillary works.

31. **Mr KWAN Ho-yeung** stated that some of the buildings within the project area were in the process of complying with the Directions or Mandatory Building Inspection Scheme (MBIS) or Mandatory Window Inspection Scheme Notices and had applied for the related subsidy schemes of the URA. He enquired whether the project would affect owners in receiving related subsidies.

32. **Mr CHEUNG Sai-yik, Manager, Building Rehabilitation of the URA**, replied with the main points as follows:

- (i) all the 15 buildings in the project area had received the Directions, MBIS notices or repair orders. Among them, 12 buildings had applied for subsidy schemes such as “Operation Building Bright 2.0”. The URA was offering aiding service to the OCs of six of these buildings in assisting the arrangements for the related rehabilitation works;
- (ii) in view of the commencement of the KC-020 project, the URA had held meetings with the OCs of the aforementioned six buildings to understand their intentions and the progress of the related rehabilitation works. It was learnt that engineering consultants had

been engaged for five of these buildings and one of them had started the works. All the OCs were willing to continue with the related rehabilitation works; and

- (iii) if the buildings in the project eventually completed the rehabilitation works and discharged the relevant repair orders in accordance with the requirements of the subsidy scheme, the arrangements for owners to receive related subsidies would not be affected.

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

### **Item 5**

#### **Concern over the Arrangements for Ancillary Facilities and Activities after the Opening of Kai Tak Sports Park**

(KCDC Paper No. 40/2024)

34. **Mr NG Po-keung** introduced Paper No. 40/2024 with the main points as follows:

- (i) as the noise from events at the KTSP might affect residents near the venue, the Park should adopt effective noise insulation measures;
- (ii) the Park should collaborate with the surrounding merchants and communities in advance to explore business opportunities by introducing different products in collaboration with them, as well as organise various community activities such as sports games, cultural festivals and bazaars, so as to enhance residents' sense of participation and sense of belonging;
- (iii) the Park should cooperate with schools and community-level organisations in providing sports trainings and education programmes, with a view to promoting healthy living of the public and enhancing their quality of life. In addition, he enquired about the eligibility criteria and fees for hiring venues or facilities in the KTSP by members of the community; and
- (iv) he suggested the Park to use more renewable energy facilities and smart systems, such as solar photovoltaic panels systems, smart

management systems and smart parking management systems and develop mobile applications for the public to book venues or facilities.

35. **The Chairman** invited Members to refer to the written reply furnished by the Kai Tak Sports Park Limited (KTSPL), i.e. Document No. 1 tabled.

36. **Mr CHEUNG King-fan** enquired about the details of the relevant test events and the hiring of venues or facilities.

37. **Ms Joyce WAN, Senior Manager of the KTSPL**, replied with the main points as follows:

- (i) the recreational and sports facilities in the KTSP, including the 50 000-seat Kai Tak Stadium, the 10 000-seat Kai Tak Arena, the 5 000-seat Kai Tak Youth Sports Ground, the Sports Health and Wellness Centre, a bowling centre, the rock climbing area, beach volleyball courts, tennis courts and a covered 5-a-side football pitch, were suitable for booking and using by users of all age groups and with different interests;
- (ii) the installation of the retractable rooftop with sound insulation function had been completed at Kai Tak Stadium. About 100 extending and retracting tests (each taking about 30 minutes) had been conducted. The Park would communicate with organisers prior to the hosting of events and decide on the extending / retracting status of the rooftop having regard to the weather conditions and the type of events;
- (iii) there were over 200 retail and catering shops at Kai Tak Mall, including some 70 outlets of international cuisine with special features and diversified concept restaurants at the Dining Cove where the public and tourists could dine in the indoor or outdoor areas. At present, the occupancy rate of the aforementioned shops was very satisfactory and the Park was planning to conduct trial runs arrangement in a timely manner;
- (iv) Coldplay had earlier announced that it would organise three concerts at Kai Tak Stadium in April 2025. The Park would announce more sports and entertainment events in a timely manner;

- (v) as hiring of venues by organisations involved ticketing arrangements, to complement with the official opening of the venues in the KTSP and implement the arrangements for hiring and events with organisers in a timely manner, we were now accepting booking of venues by organisations. When no events or competitions were being hosted, the Park would open suitable time slots for hiring by the public. The Park had developed a mobile application and was formulating the procedures for booking venues. The relevant details would be announced upon the official opening of the venues in a timely manner; and
- (vi) under “Kai Tak Sports Initiative”, a community project of the Park, various community programmes that enhanced physical and mental health for people of different physical fitness levels and ages would be regularly organised, including “Kai Tak Sports Initiative School Programmes” organised since 2021. The “Kai Tak Sports Initiative School Programmes” aimed to promote various sports events in schools, especially urban sports and new sports that were to the liking of the youth, so as to cultivate their interests in sports at an early age. Sports events included skateboarding, breaking, sport climbing, crate stacking, rope skipping, lacrosse and shuttlecock, as well as 3-on-3 basketball which had become highly popular among the youth in recent years. Over the past five years, the “Kai Tak Sports Initiative” had organised 150 community sports activities, with a total of about 120 000 participants. Events of a larger scale included the “City Heritage Run” Series in 18 districts, City Cultural Orienteering Race and the Sports Carnival.

## **Item 6**

### **Any Other Business**

#### **(1) Invitation Letter from the Children’s Cancer Foundation**

38. **The Chairman** invited Members to refer to the invitation letter issued by the Children’s Cancer Foundation stating that the Children’s Cancer Foundation would organise a charity run event in Kai Tak on 19 January 2025, inviting the KCDC to be the supporting organisation of the event. The Children’s Cancer Foundation would like to use the KCDC logo in the publicity materials of the event.

39. **The Chairman**, after consulting Members, announced that the KCDC had agreed to be the supporting organisation of the charity run event and allowed the organiser to use the KCDC logo in the publicity materials of the event.

**(2) Lions Club of Center Point H.K.S.A.R.**

40. **Mr CHEUNG King-fan** stated that Lions Clubs of Center Point H.K.S.A.R. would regularly organise the “Lion-hearted, Elder-centred” activity to provide services to the disadvantaged such as the elders, the youth and the blind by gathering elites from all walks of life in society. The 11<sup>th</sup> term of the “Lion-hearted, Elder-centred” activity would be organised by Lions Club of Center Point as well as co-organised by the Tung Wah Group of Hospitals and the Hong Kong Sheng Kung Hui to provide check-ups for and distribute daily necessities to the elders through collaborating with the Kowloon City District Health Centre Express. The ceremony of the event would be held at 9:00 a.m. on 12 January 2025 at PLK Stanley Ho Sau Nan Primary School. He would like the KCDC and the KCDO to support the relevant events.

41. **The Chairman** invited interested Members to contact Mr CHEUNG King-fan or the Secretariat.

**Item 7**

**Date of Next Meeting**

42. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 28 November 2024 and the closing date for submission of papers would be 13 November 2024.

(Post-meeting note: The date of the next meeting was changed to 5 December 2024 at 2:30 p.m. and the closing date for submission of papers was 27 November 2024.)

43. **The Chairman** adjourned the meeting at 4:57 p.m.

The minutes of this meeting were confirmed on 5 December 2024.

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The Chairman

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The Secretary