

(Translation)

**Minutes of the 5th Meeting of
District Facilities and Works Committee,
the 7th Term Kwun Tong District Council**

Date: 10 September 2024 (Tuesday)

Time: 2:30 p.m. – 4:32 p.m.

Venue: Conference Room, Kwun Tong District Office,
Unit 05-07, 20/F, Millennium City 6, 392 Kwun Tong Road,
Kwun Tong, Kowloon

Present

Mr OR Chong-shing Wilson, MH (Chairman)

Mr CHEUNG Pui-kong (Vice-chairman)

Mr YU Siu-lun

Mr YU Man, MH

Mr YU Ka-ming

Mr NG Ting-fung

Mr LUI Tung-hai, MH

Mr LEE Ka-hang

Mr FONG Yat-kwan

Mr LAM Wai

Ms KAM Kin

Mr MA Yat-chiu, MH

Mr CHEUNG Ki-tang, MH

Ms LEUNG Sze-wan

Mr HSU Yau-wai

Mr TSANG Wing-fai

Ms CHING Hoi-yan

Ms FENG Yunsi

Mr WONG Chun-ping, MH, JP

Mr WONG Kai-san

Ms YU Juliana

Ms ZHAN Baoyu

Mr AU YEUNG Kwan-nok

Mr TAM Siu-cheuk

Mr KWAN Kin-wing

Mr PANG Chi-sang

Mr CHAN Wah-yu, Nelson, MH, JP (Co-opted Member)

Mr WONG Sun-hung, Sunny (Co-opted Member)

In Attendance

Mr CHEUNG Ka-long, Kelvin

Mr CHOW Lap-kan, Douglas

Ms IP Yuk-mei, Eunice

Ms CHAN Pun-ho, Sandy

Miss CHOW Tak-sum, Amy

Assistant District Officer (Kwun Tong)2

Senior Executive Officer (District Council),

Kwun Tong District Office

Senior Liaison Officer (4),

Kwun Tong District Office

Liaison Officer-in-charge (District Facilities),

Kwun Tong District Office

Senior Executive Officer (District Management),

Mr LI Kin, Brayden	Kwun Tong District Office Executive Officer I (District Management), Kwun Tong District Office
Miss LEE Yuen-tung, Phoebe	Executive Officer II (District Management), Kwun Tong District Office
Ms CHEUNG Yee-mei, May	Chief Leisure Manager (Kowloon), Leisure and Cultural Services Department
Mr LUI Chi-chung	District Leisure Manager (Kwun Tong), Leisure and Cultural Services Department
Ms SIU Sau-king, Michelle	Deputy District Leisure Manager (District Support) Kwun Tong, Leisure and Cultural Services Department
Ms WONG Sze-wan	Senior Librarian (Kwun Tong), Leisure and Cultural Services Department
Mr YEUNG Sau-man, Simon	Senior Executive Officer (Planning)31, Leisure and Cultural Services Department
Mr YIP Wai-choi, James	Senior Engineer/6 (East), Civil Engineering and Development Department
Mr LEUNG Wai-lam, William	Engineer/Kowloon (Distribution 4), Water Supplies Department
Mr YIP Yuk-tsang, Steven	District Engineer/Kwun Tong, Highways Department

In Attendance by Invitation

Ms HO Wai-yan, Vivian	Senior Project Manager (Technical Section), Leisure and Cultural Services Department	Item IV
Mr LEE Chi-lung, Joseph	Project Manager 1 (Project Team), Leisure and Cultural Services Department	
Mr SIU Kin-wai, Kevin	Director, AaaM Limited	
Ms CHAN Yuen-lam, Kimberly	Architectural Designer, AaaM Limited	
Ms HO Yee-ting, Boon	Architectural Designer, AaaM Limited	
Ms MA Wing-man, Ashley	Senior Project Manager 323, Architectural Services Department	Item VI
Ms CHAN Lok-yin	Project Manager 355,	

Ms YIP Shuk-han, Hannah	Architectural Services Department Senior Manager (East Kowloon Cultural Centre)3, Leisure and Cultural Services Department
Mr WONG Kin-kwok, Thomas	Manager (East Kowloon Cultural Centre)1, Leisure and Cultural Services Department
Ms CHING Wing-lam, Rosata	Assistant Manager (East Kowloon Cultural Centre)4, Leisure and Cultural Services Department
Mr Herbert HUNG	Director, Rocco Design Architects Limited

Secretary

Miss FUNG Siu-man, Alina	Executive Officer (District Council)5, Kwun Tong District Office
Mr POON Tsz-chun, Edmund	Executive Officer (District Council)5 (designate), Kwun Tong District Office

Opening Remarks

The Chairman welcomed all Members of the District Facilities and Works Committee (“DFWC”) and government representatives to the 5th meeting of DFWC under the 7th Term Kwun Tong District Council (“KTDC”). He also extended a special welcome to the Co-opt Members, Mr Nelson CHAN and Mr Sunny WONG, for attending this meeting for the first time.

2. The Chairman said that the Secretariat had not received any notice of absence from Members before the meeting.
3. The Chairman thanked the Secretary, Miss Alina FUNG, for supporting and facilitating the work of KTDC and DFWC, and praised her outstanding performance in her past work.

I. Confirmation of Minutes of Last Meeting

4. Members had no further comments and the minutes of the last meeting were confirmed.

II. Report on the Utilisation of Public Libraries of the Leisure and Cultural Services Department (“LCSD”) in Kwun Tong District
(KTDC DFWC Paper No. 20/2024)

5. The representative of LCSD presented the paper.
6. Members noted the paper.

III. Report on the Management of LCSD Facilities in Kwun Tong District for June to July 2024
(KTDC DFWC Paper No. 21/2024)

7. The representative of LCSD presented the paper.
8. Members raised views and enquiries as follows:
 - 8.1 Members were aware that the overall performance of the security service contractor (“security company”) had consistently been “average” over the past year. They enquired whether LCSD had investigated and monitored the performance of the security company. Members also suggested that LCSD provide more feedback to the security company and encourage the security guards to improve their performance.
 - 8.2 Members enquired about the progress of the public play space transformation project at Jordan Valley Park (“Jordan Valley Park transformation project”).
 - 8.3 Members welcomed LCSD’s extension of the opening hours of the Sau Mau Ping Road Safety Town (“Safety Town”) and enquired about the arrangements for the evening opening hours.
 - 8.4 Members noted that the flower beds at the entrance of the Safety Town were currently vacant and enquired whether LCSD had alternative arrangements.
 - 8.5 Members enquired whether members of the public could use scooters and electric scooters in the Safety Town.
9. The representative of LCSD responded to Members’ views and enquiries as follows:

- 9.1 LCSD stated that it monitored the security company's services according to the contract. The overall performance rating in the security service contract report was "average" mainly due to staff shortages at the security company. Although the security company had more staff available from March to May this year, the number of employees on duty remained unstable. LCSD would continue to closely monitor the security company and would only adjust its rating after ensuring stable staffing.
- 9.2 LCSD indicated that the Jordan Valley Park transformation project commenced at the end of last year and was expected to be completed by the end of this year to early next year. LCSD would closely monitor the project progress and provide Members with timely updates.
- 9.3 LCSD stated that it was implementing an extension of the Safety Town's opening hours on a trial basis to accommodate evening visits by groups and members of the public in need. The department was also reviewing the arrangements for the existing flower beds and would notify Members later.

(Post-meeting note: LCSD contacted Members on 14 October 2024. The landscaping in Safety Town was expected to be reinstalled in late December this year to enhance its aesthetic appeal following the completion of ongoing maintenance works.)

10. The Chairman indicated that Members were concerned about the Jordan Valley Park transformation project. He requested LCSD to update DFWC on the latest progress of the project after the meeting, and arrange for Members to conduct a site inspection of Jordan Valley Park.

(Post-meeting note: The Secretariat forwarded supplementary information provided by LCSD on the Jordan Valley Park transformation project to Members for circulation on 17 October 2024, and arranged with LCSD for Members to conduct a site inspection of Jordan Valley Park on 30 October.)

11. Members noted the paper.

IV. Transformation of Public Play Spaces at Lok Wah Playground and Lam Tin Park (KTDC DFWC Paper No. 22/2024)

12. The Chairman welcomed the representatives of LCSD and AaaM Limited ("AaaM") to the meeting.

13. The representatives of LCSD and AaaM presented the paper.
14. Members raised views and enquiries as follows:
 - 14.1 Members were concerned about whether the transformation of the public play spaces at Lok Wah Playground and Lam Tin Park (“transformation projects”) could meet the needs of different users to achieve intergenerational harmony.
 - 14.2 Members recommended using more durable materials that were easy to replace and procure to facilitate future maintenance. Additionally, they suggested increasing the adoption of natural materials and avoiding the use of plastics.
 - 14.3 Members suggested that LCSD provide QR codes in the play spaces to introduce the facilities to users and facilitate data collection for future analysis.
 - 14.4 Members were concerned about the height and safety of the slides.
 - 14.5 Members were concerned about the appeal of the musical installations in Lam Tin Park’s public play space. They pointed out that the usage rate of the musical installations in other public play spaces in Kwun Tong District was generally low, and enquired whether AaaM would consider installing more appealing sensory play facilities.
 - 14.6 Members were worried that the excessive use of colours in Lok Wah Playground might affect children’s brain development and concentration.
 - 14.7 Members were concerned about the level of public participation in the transformation projects and enquired how LCSD would encourage more local residents to participate.
15. The representative of AaaM responded to Members’ views and enquiries as follows:
 - 15.1 Accommodation for different users: To meet the needs of different individuals, AaaM planned to relocate the central arbour of Lok Wah Playground to the west and refurbish the planter area. AaaM also considered adding a sitting-out area to facilitate different users in resting and looking after children.
 - 15.2 Materials for play facilities: AaaM indicated that it would avoid using a single type of material as far as possible for play components and would consider utilising different

materials, such as eco-timber and steel.

- 15.3 Safety of play facilities: AaaM stated that the height of the slides and the thickness of the safety matting must comply with relevant safety standards.
- 15.4 Provision of QR codes: AaaM stated that it would briefly introduce the design concept and facilities of the play space on the signage. However, the provision of QR codes involved online support and maintenance issues, which required further study with LCSD.
- 15.5 Consultation: Last year, the AaaM team collaborated with the Hong Kong Young Women's Christian Association Jockey Club Lok Wah Integrated Social Service Centre to interview nearby schools and dozens of families in the district regarding the Lok Wah Playground transformation project. The consultation work was believed to be representative.
- 15.6 Lighting effects of Lok Wah Playground: AaaM stated that the playground mainly adopted neutral colours. It would pay attention to the colour proportions during design optimisation.

16. The representative of LCSD responded to Members' views and enquiries as follows:

- 16.1 Repair and maintenance: LCSD would require the contractor to use durable materials and keep spare parts in reserve for future repairs.
- 16.2 Consultation and residents' participation: LCSD had been committed to enhancing community participation. It had required AaaM to organise community involvement activities, including workshops, surveys and community street counters, to collect views from schools and organisations in Lok Wah and Lam Tin while recruiting stakeholders for consultation. Additionally, LCSD and AaaM would use posters and social media platforms to publicise the transformation projects.

17. Members raised follow-up views and enquires as follows:

- 17.1 Members noted that many elderly residents used the public play space at Lam Tin Park, and were therefore concerned about the impact of the transformation project on them.
- 17.2 Members enquired about the coverage area of the safety matting in the public play space

of Lam Tin Park and suggested converting the steps in the play space into ramps.

- 17.3 Members suggested that LCSD convert the surrounding areas and planters of the public play spaces at Lok Wah Playground and Lam Tin Park into sitting-out areas. They enquired whether LCSD would remove the two boulders in the play space. Additionally, Members asked whether LCSD would install steel frames in Lok Wah Playground or Lam Tin Park.
- 17.4 Members suggested incorporating parent-child interactive elements into the play facilities and using the surrounding space to expand the facilities.
- 17.5 Members pointed out that the public play space in Lam Tin Park was some distance from the entrance of the park and suggested installing signage or decorations along the path to the play space to attract public use of the facilities.
- 17.6 Members suggested that LCSD consider inter-departmental coordination for future transformation of public play spaces in Kwun Tong District and hire different design companies to diversify the designs.
- 17.7 Members enquired whether the design of Lok Wah Playground would be out of place with the surrounding environment.
- 17.8 Members recommended that LCSD implement time-sharing arrangements in public play spaces to increase the usage rate of the facilities.
- 17.9 Members pointed out that the repair times for play facilities in the past had been excessively long and enquired about the origin of the equipment parts.
- 17.10 Members hoped that LCSD would continue to revitalise other sitting-out areas in Kwun Tong District in the future.

18. LCSD stated that the usage rate of its venues was high; therefore, the department conducted routine inspections of play facilities to ensure safety. If any damage was found in the facilities, the department would immediately notify the maintenance department to handle it. The repair time depended on the extent of the damage and whether the facilities were still under warranty. LCSD would, as far as possible, select durable facilities and materials and keep spare parts in reserve for future repairs to shorten repair times.

19. The representative of AaaM responded to Members' views and enquiries as follows:
- 19.1 Coverage area of the safety matting: To align with the existing infrastructure and trees in Lam Tin Park's public play space, the coverage area of the safety matting after transformation would be comparable to the current one.
- 19.2 Removal of boulders: AaaM indicated that the two boulders were located near the tree roots, making the removal process complex, which might affect the trees and potentially extend the construction period. Therefore, there were no plans to remove the boulders.
- 19.3 Impact of the transformation project on the elderly: AaaM was aware that the elderly primarily exercised and practised Tai Chi in the elderly fitness corner and socialised in the arbours or under shade trees in the public play space. It was believed that the transformation project would not have a significant impact on them.
- 19.4 Design of Lok Wah Playground: AaaM stated that it would continue to adjust the colours and designs of the arbours and play facilities to ensure the facilities harmonised with their surroundings after transformation.
- 19.5 Planters: AaaM indicated that it would refurbish the planters at Lok Wah Playground and explore the feasibility of installing seating.
- 19.6 Parent-child interactive play facilities: AaaM indicated that the climbing facilities would be designed by the contractor responsible for building the play facilities. AaaM would request the contractor to consider the needs of different users and explore the incorporation of parent-child interactive elements. Additionally, AaaM mentioned that there were already fitness facilities available on-site.
20. The Chairman hoped that LCSD would (i) enhance public participation in the transformation projects; (ii) explore the feasibility of providing QR codes at play facilities; (iii) promptly commence transformation projects at other public play or open spaces in Kwun Tong District; and (iv) follow up on the views raised by Members during the meeting.
21. Members noted the paper.

V. **Report on the Utilisation of Community Halls/Community Centres in Kwun Tong District (KTDC DFWC Paper No. 23/2024)**

22. The representative of the Kwun Tong District Office (“KTDO”) presented the paper.

23. Members raised views and enquiries as follows:

23.1 Members hoped that KTDO would improve the management arrangements for community halls/centres and proactively inspect all venues to replace damaged/aged facilities as soon as possible.

23.2 Members hoped that KTDO would promptly replace the air-conditioning system and audio equipment at Kai Yip Community Hall.

(Post-meeting note: The replacement of the audio equipment at Kai Yip Community Hall was completed at the end of January 2024, and the new audio equipment was functioning properly. As for the air-conditioning system at the hall, the replacement of components was completed in August 2024, and it was currently operating normally.)

23.3 Members enquired whether KTDO would handle the ceiling water leakage issue while Lam Tin (East) Community Hall was fully closed for the replacement of the central air-conditioning system in the hall.

(Post-meeting note: KTDO would continue to coordinate with relevant departments, including the Electrical and Mechanical Services Department (“EMSD”), the Housing Department, and the Architectural Services Department (“ArchSD”), to handle the replacement of the central air-conditioning system and the ceiling water leakage issue during the hall’s closure in the first quarter of 2025, as far as possible.)

23.4 Members relayed that the projector at Lam Tin (West) Estate Community Centre had aged and that there was insufficient seating.

(Post-meeting note: KTDO would relay the issue of the ageing projector at Lam Tin (West) Estate Community Centre to EMSD for follow-up. As for the seating shortage, KTDO planned to purchase additional seats later to meet the daily operational needs of the centre.)

23.5 Members hoped that KTDO would choose more easily repairable projector lifts to reduce the Government’s financial burden and shorten repair times.

23.6 Members stated that Shun Lee Estate Community Centre had undergone air-conditioning system repair works two years ago, and enquired KTDO why the venue was closed again for related works. Members also relayed that the metal gate at the main entrance of the community centre was damaged and enquired whether KTDO conducted regular maintenance of the facilities.

(Post-meeting note: After inspecting the air handling unit in the hall, EMSD indicated that the air-conditioning system needed a complete replacement due to ageing parts. The venue was expected to be fully closed for about three months to carry out the works, which were tentatively scheduled to take place from late December 2024 to March 2025. Additionally, regarding the issue of the damaged rolling shutter at the main entrance of the hall of Shun Lee Estate Community Centre, EMSD arranged for staff to repair it on 19 September 2024. The rolling shutter had since returned to normal operation.)

24. The representative of KTDO stated that it would conduct regular inspections of community halls/centres and establish a maintenance checklist for phased works. He thanked Members for their suggestions and indicated that KTDO would follow up on each and every one of them.

25. Members noted the paper.

**VI. Progress Report on Recreational and Cultural Works in Kwun Tong District
(KTDC DFWC Paper No. 24/2024)**

26. The Chairman welcomed the representatives of LCSD, ArchSD and the consultant to the meeting.

27. The representatives of LCSD, ArchSD and the consultant presented the paper and works progress.

28. Members noted the paper.

VII. Any Other Business

29. Members did not raise any other discussion items.

VIII. Date of Next Meeting

30. The next meeting was scheduled to be held at 2:30 p.m. on 12 November 2024 (Tuesday).

31. There being no other business, the meeting was adjourned at 4:32 p.m.

The minutes of the meeting were confirmed on 12 November 2024.

Kwun Tong District Council Secretariat

November 2024