

(Translation)

**Minutes of the 6th Meeting of
District Facilities and Works Committee,
the 7th Term Kwun Tong District Council**

Date: 12 November 2024 (Tuesday)
Time: 2:32 p.m. – 3:56 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 HSU Yau-wai
Mr CHEUNG Pui-kong (Vice-chairman)	Mr TSANG Wing-fai
Mr YU Siu-lun	Ms CHING Hoi-yan
Mr YU Man, MH	Ms FENG Yunsi
Mr YU Ka-ming	Mr WONG Kai-san
Mr NG Ting-fung	Ms YU Juliana
Mr LEE Ka-hang	Ms ZHAN Baoyu
Mr FONG Yat-kwan	Mr AU YEUNG Kwan-nok
Mr LAM Wai	Mr TAM Siu-cheuk
Ms KAM Kin	Mr KWAN Kin-wing
Mr MA Yat-chiu, MH	Mr PANG Chi-sang
Mr CHEUNG Ki-tang, MH	Mr CHAN Wah-yu, Nelson, MH, JP (Co-opted Member)
Ms LEUNG Sze-wan	Mr WONG Sun-hung, Sunny (Co-opted Member)

In Attendance

Mr CHEUNG Ka-long, Kelvin	Assistant District Officer (Kwun Tong)2
Mr CHOW Lap-kan, Douglas	Senior Executive Officer (District Council), Kwun Tong District Office
Ms IP Yuk-mei, Eunice	Senior Liaison Officer (4), Kwun Tong District Office
Ms CHAN Pun-ho, Sandy	Liaison Officer-in-charge (District Facilities), Kwun Tong District Office
Miss CHOW Tak-sum, Amy	Senior Executive Officer (District Management), Kwun Tong District Office

Mr LI Kin, Brayden	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
Ms NG Kin-ching	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 WAN Nam-fung, Antony	Senior Engineer/Drainage Projects 2, Drainage Services Department
Miss POON Nga-man, Amy	Engineer/Kowloon 6, Drainage Services Department
Mr LEUNG Wai-lam, William	Engineer/Kowloon (Distribution 4), Water Supplies Department
Mr YIP Yuk-tsang, Steven	District Engineer/Kwun Tong, Highways Department

Secretary

Mr POON Tsz-chun, Edmund	Executive Officer (District Council)5, Kwun Tong District Office
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In Attendance by Invitation

Mr LOH Yew-leong, Lawrence	Senior Project Manager 337,	Item III
	Architectural Services Department	
Miss LEE Hin-hang, Raven	Project Manager 382,	
	Architectural Services Department	
Mr Vick CHENG	Project Manager, Shui On Building Contractors Limited	

Mr Geoffrey WONG	Chief Professional Architect, Ho & Partners Architects Engineers & Development Consultants Limited
Ms YIP Shuk-han, Hannah	Senior Manager (East Kowloon Cultural Centre)3, Item V 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
Ms MA Wing-man, Ashley	Senior Project Manager 323, Architectural Services Department
Ms CHAN Lok-yin	Project Manager 355, Architectural Services Department
Mr Herbert HUNG	Director, Rocco Design Architects Limited

Absent

Mr LUI Tung-hai, MH

Mr WONG Chun-ping, MH, JP

Opening Remarks

The Chairman welcomed all Members of the District Facilities and Works Committee (“DFWC”) and government representatives to the 6th meeting of DFWC under the 7th Term Kwun Tong District Council (“KTDC”).

2. The Chairman said that the Secretariat had received notices of absence from Mr LUI Tung-hai and Mr WONG Chun-ping before the meeting. DFWC consented to the above two applications for absence due to their compliance with Order 64 (1) of the Kwun Tong District Council Standing Orders.

I. Confirmation of Minutes of Last Meeting

3. The Secretariat had earlier circulated the draft minutes of the last meeting to all Members. Members had not raised any other comments before and during the meeting. The minutes of the 5th 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. 25/2024)

4. The representative of LCSD presented the paper.

5. Members thanked LCSD for assisting in the establishment of community libraries, allowing the public to borrow books from public library collections at the district councillors’ ward offices. They also enquired whether the department could set up community book drops or collection points for the public to return library materials.

6. LCSD stated that the return of library materials involved fines and system security, and noted Members’ suggestions.

7. Members noted the paper.

III. Report on the Management of LCSD Facilities in Kwun Tong District for August to September 2024
(KTDC DFWC Paper No. 26/2024)

8. The Chairman welcomed the representatives of LCSD, the Architectural Services Department (“ArchSD”), the contractor, and the consultant to the meeting.

9. The representative of LCSD presented the paper.

10. Members raised views and enquiries as follows:

10.1 Members pointed out that Jordan Valley Swimming Pool and Kwun Tong Swimming Pool would soon be closed for annual maintenance. They were concerned about whether the closure of the two swimming pools would overload Lam Tin Swimming Pool, and enquired whether LCSD would deploy additional manpower for management and shorten the maintenance time.

10.2 Members were concerned about the progress and completion date of the Transformation Project of Public Play Space at Jordan Valley Park (“JVP transformation project”). They also raised concerns over the height and safety of

the slides in the climbing area, and therefore enquired whether ArchSD would implement relevant safety measures and arrangements.

10.3 Members enquired whether LCSD and ArchSD could add artists' impressions of the project on the hoardings of the children's play area in Jordan Valley Park.

10.4 Members enquired about the details of LCSD's trial of the artificial intelligence drowning detection system ("drowning detection system") at Kwun Tong Swimming Pool.

10.5 Members indicated that the overall performance of the security service contractor ("security company") had consistently been rated as "average" in the report, and enquired how LCSD would improve the service quality of the security company.

10.6 Members hoped that the relevant government departments could strengthen communication with KTDC regarding the progress of various facility projects in the district.

11. The representative of LCSD responded to members' views and enquiries as follows:

11.1 Lam Tin Swimming Pool: LCSD indicated that it had earlier coordinated the annual maintenance schedules for swimming pools in various districts. According to the department's records, the swimming pool had never exceeded capacity. The department would continue to cleanse the swimming pool during daily session breaks to ensure cleanliness and hygiene.

11.2 Performance of the security company: LCSD explained that the overall performance of the security company was rated as "average", primarily due to manpower shortage and instances of absenteeism during night shifts. Although the contractor had increased the number of short-term contract staff as substitutes in recent months, the permanent staffing still needed improvement. Therefore, the department would ensure that the security company had employed sufficient permanent staff before raising the company's performance rating according to the existing evaluation mechanism. Additionally, LCSD would also regularly meet with the management of the security company and continue to closely monitor its performance.

11.3 Details of the drowning detection system: LCSD would continue to collaborate with the team of the University of Hong Kong's Sports Artificial Intelligence Laboratory

to review and study the effectiveness of installing underwater analysis cameras.

- 11.4 Strengthening communication with KTDC: LCSD would continue to maintain close liaison with Members regarding the progress of the JVP transformation project and arrange site inspections and meetings with Members in due course.
12. The representative of ArchSD responded to Members' views and enquiries as follows:
 - 12.1 Progress of the JVP transformation project: ArchSD stated that the park site was constrained by landfill capping and other factors. That said, the department would actively strive to complete the foundation works in January next year and expected the entire project to be completed in March.
 - 12.2 Slide height and safety: ArchSD indicated that to add more interesting elements, the slides in the climbing area would be higher than before the transformation works. Additionally, the department stated that all play facilities came with safety certificates issued by the manufacturing countries and were inspected by qualified playground safety inspectors to ensure that the facilities were safe, accessible, and capable of accommodating various play experiences.
 - 12.3 Provision of artists' impressions on the hoardings: ArchSD had added artists' impressions on the hoardings of the children's play area in Jordan Valley Park and would explore ways to beautify the hoarding design.
 - 12.4 Strengthening communication with KTDC: ArchSD would maintain close liaison with LCSD regarding the progress of the JVP transformation project and strengthen communication with Members.
 13. Members raised views and enquiries as follows:
 - 13.1 Members were concerned about the occupational safety of the JVP transformation project and enquired about the safety measures for the project.
 - 13.2 Members were concerned about the cost of the greening works at the Sau Mau Ping Road/Hiu Kwong Street Sitting-out Area.
 - 13.3 Members hoped that LCSD would shorten the annual maintenance period for Jordan Valley Swimming Pool and Kwun Tong Swimming Pool to prevent

overcrowding at Lam Tin Swimming Pool and reduce the impact on swimmers.

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

14.1 Occupational safety: LCSD and ArchSD both attached great importance to the occupational safety of the JVP transformation project and noted Members' views.

14.2 Greening works: LCSD stated that the greening works at the Sau Mau Ping Road/Hiu Kwong Street Sitting-out Area was a regular minor works project and would not incur excessively high costs.

14.3 Annual pool maintenance period: As usual, LCSD would start closing non-heated swimming pool facilities in various districts from November each year. Groups and schools would be allocated swimming lanes according to the department's current booking guidelines. During the closure of the pools, swimmers could consider using other indoor swimming pools in Kowloon, such as Ho Man Tin Swimming Pool, Morse Park Swimming Pool and Hammer Hill Road Swimming Pool.

15. The representative of ArchSD responded that the department would hand over the children's play area in Jordan Valley Park to LCSD for opening only after ensuring that a safety certificate had been issued.

16. The Chairman stated that Members were highly concerned about the progress of the JVP transformation project and hoped that LCSD and ArchSD would maintain close liaison with Members.

17. The Chairman enquired with the Drainage Services Department ("DSD") about the progress of the 5-a-side soccer pitch project at Kwun Tong Hoi Bun Road Park.

18. The representative of DSD responded that the Legislative Council had approved funding for the Kwun Tong Promenade Stormwater Storage Scheme in July this year, and the project had commenced in mid-August. DSD would report on the project progress to Members in due course and would exchange views with them.

19. Members noted the paper.

IV. Report on the Utilisation of Community Halls/Community Centres in Kwun Tong District
(KTDC DFWC Paper No. 27/2024)

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

21. Members raised views and enquiries as follows:

21.1 Members pointed out that the projector and the large electronic screen in the Yau Tong Community Hall had similar functions and suggested that KTDO review whether it was necessary to retain facilities with similar functions in community halls/centres.

21.2 Members hoped that KTDO would promptly complete the replacement of the central air-conditioning system in the Lam Tin (East) Community Hall, and handle the ceiling seepage issue concurrently during the complete closure of the hall for the air-conditioning system replacement.

21.3 Members stated that more groups would use community halls/centres to hold events during the Lunar New Year holidays. They suggested that KTDO coordinate the project schedules to avoid the simultaneous closure of multiple community halls/centres, thereby reducing the impact on the hiring groups.

21.4 Members enquired whether KTDO would install LED walls in other large community halls/centres in the district.

21.5 Members enquired whether KTDO could replace aged equipment during the complete closure of Lam Tin (West) Estate Community Centre for the maintenance of the hall stage floor. Members also asked whether KTDO could handle other pending repair items during major maintenance works.

21.6 Members enquired about the repair progress of the male toilet and the accessible toilet in the Kai Yip Community Hall.

21.7 Members enquired whether KTDO could handle other pending repair items concurrently during the complete closure of the Shun Lee Estate Community Centre for the replacement of the central air-conditioning system in the hall.

(Post-meeting note: KTDO had arranged to follow up on the replacement of the curtain

tracks on the hall stage and the installation of hinges on the ventilation windows of the hall ceiling during the replacement of the central air-conditioning system in the hall.)

21.8 Members enquired about the reasons for the relatively low usage rate of the Kwun Tong Community Centre from September to October this year.

21.9 Members enquired whether KTDO would conduct separate tender exercises for various facility repair/replacement projects for community halls/centres.

21.10 Members suggested that KTDO simplify and digitalise the application procedures for using community halls/centres.

22. The representative of KTDO responded to Members' views and enquiries as follows:

22.1 Coordination of the project schedules: KTDO would coordinate the project schedules for various community halls/centres to avoid the simultaneous closure of multiple venues as far as possible. The office would also maintain close liaison with district groups, Care Teams and KTDC Members to minimise the impact on stakeholders.

22.2 Community hall/centre facilities: KTDO would, where circumstances permitted, repair or replace the facilities of community halls/centres, ensuring that the facilities remained up-to-date. The office would also consider the feasibility of installing LED walls.

22.3 Concurrent handling of pending repair items: KTDO would explore the possibility of handling pending repair items for community halls/centres during major maintenance works, in order to enhance cost-effectiveness and reduce the impact on users.

22.4 Kai Yip Community Hall: KTDO would continue to coordinate with the management office and tenants of Kai Yip Shopping Centre regarding the repair arrangements for the male toilet and the accessible toilet, and would report the progress to Members in due course.

22.5 Procurement procedure for repairing or replacing facilities: KTDO would first request the relevant government departments to inspect the damaged/aged facilities in community halls/centres and carry out simple repairs immediately. If large-scale repairs were needed, the relevant departments might need to initiate the procurement procedure, which would take longer than simple repairs. KTDO would report the

progress to Members in due course.

22.6 Kwun Tong Community Centre: KTDO stated that the Registration and Electoral Office used the Kwun Tong Community Center to hold a seminar in September this year, resulting in a lower usage rate of the centre than before.

22.7 Digitalisation of application procedures: KTDO had conveyed the relevant views to the Home Affairs Department. However, digitalisation involved technical and resource considerations. The office hoped to commence the relevant work as soon as possible.

23. The Chairman hoped that KTDO would (i) strengthen communication with Members; (ii) coordinate the schedules for the closure of community halls/centres; and (iii) shorten the construction period as far as possible to reduce the impact on venue users.

24. Members noted the paper.

**V. Progress Report on Recreational and Cultural Works in Kwun Tong District
(KTDC DFWC Paper No. 28/2024)**

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

26. The representatives of LCSD, ArchSD and the consultant presented the paper and project progress.

27. Members raised views and enquiries as follows:

27.1 Members enquired with LCSD about the details of the recent malfunction of the outdoor escalator at the East Kowloon Cultural Centre (“EKCC”) and the corresponding maintenance plan.

27.2 Members suggested that LCSD invite schools to participate in trial programmes at EKCC.

27.3 Members asked whether LCSD could allow schools or groups to use the outdoor public space at EKCC for filming.

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

28.1 Outdoor escalator: LCSD stated that the outdoor escalator at EKCC broke down recently. The department immediately notified the relevant engineering staff to carry out repairs. At the same time, notices were posted and staff were arranged to divert the flow of crowds. The department conducted regular inspections of the escalator during off-peak hours every week to ensure its proper functioning.

28.2 Trial programmes: LCSD indicated that trial programmes were primarily aimed at ensuring the safety of the stage and venue installations. After the trial, the venue also needed to be closed for subsequent maintenance and remedial works. LCSD noted Members' suggestions and hoped to invite various groups to participate in future trial programmes.

28.3 Use of outdoor public space: LCSD welcomed enquiries from various groups regarding the use of outdoor public spaces at EKCC. The department would consider each enquiry and application on a case-by-case basis.

29. Members raised views and enquiries as follows:

29.1 Members enquired with LCSD about the details of the preliminary report on the Landfill Gas Hazard Assessment ("LFGHA") for the Sai Tso Wan site.

29.2 Members hoped that LCSD would provide an Inclusive Park for Pets at the Sai Tso Wan site.

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

30.1 LFGHA: LCSD stated that due to the proximity of the Sai Tso Wan Park development project to the former Sai Tso Wan landfill site, a hazard assessment had been conducted for the site. The preliminary report pointed out that if the recommended preventive measures outlined in the assessment were properly implemented, the works were not expected to affect the feasibility of the proposed project.

30.2 Provision of an Inclusive Park for Pets: LCSD stated that the Government was studying the provision of recreational facilities and a public car park on the site under the principle of "single site, multiple use". The department would consider the

population changes, residents' needs and facility usage in the district and would consult KTDC and relevant stakeholders in due course. The department noted Members' suggestions and would conduct a detailed study on their feasibility.

31. Members noted the paper.

VI. Overview of Projects under the District Minor Works Programme of Kwun Tong District Office
(KTDC DFWC Paper No. 29/2024)

32. The Chairman referred Members to the paper.

33. Members raised views and enquiries as follows:

33.1 Members enquired about the progress of the provision of an inclined lift between Chun Wah Road and Lok Wah North Estate (“inclined lift project”).

33.2 Members were concerned about the construction of a cover for the walkway on On Sau Road connecting On Tat Estate and On Tai Estate (“walkway cover project”). They hoped that the cover would be installed behind the noise barrier to avoid occupying the existing walkway.

33.3 Members enquired about the locations of rain shelters/benches in the minor works projects that KTDO was implementing or planning to implement in the second half of the 2024-25 year.

33.4 Members hoped that KTDO would strengthen communication with KTDC regarding the District Minor Works Programme.

34. The representative of KTDO responded to Members' views and enquiries as follows:

34.1 Progress of the inclined lift project: KTDO was coordinating with the Highways Department (“HyD”) on the arrangements for the shared use of the construction site, and would issue the tender as soon as consensus was reached.

34.2 Walkway cover project: KTDO stated that the walkway cover project would commence after the completion of the inclined lift project. The detailed design of the

walkway cover could then be carried out.

- 34.3 Rain shelters/benches: KTDO would provide relevant information to Members after the meeting.

(Post-meeting note: In the second half of the 2024-25 year, KTDO was implementing or planning to implement the bench installation projects at the following locations: the area outside the podium of Kwai Hin House in Lower Ngau Tau Kok Estate; next to Sam Ka Tsuen Recreation Ground on Cha Kwo Ling Road; outside Block 32 of Laguna City on Sin Fat Road; in front of Mei Tong House on Yau Tong Road; outside Wan Hon Estate on Wan Hon Street; and at the staircase next to Ping Shek Playground.)

35. Members noted the paper.

VII. Any Other Business

36. The Chairman enquired with DSD about the latest progress of the Revitalization of Tsui Ping River project.

37. The representative of DSD responded that the Revitalization of Tsui Ping River project had entered its final stage, with floor paving and final cleaning work currently underway. The department invited the KTDC Chairman and all DC Members to attend the Opening Ceremony of Revitalization of Tsui Ping River on 12 December.

(Post-meeting note: The Secretariat forwarded the event invitation to all Members on 13 November.)

38. Members remarked that Tsui Ping River would become a new landmark in Kwun Tong District, and hoped that DSD would step up publicity on the Revitalization of Tsui Ping River project.

39. DSD thanked Members for their views and stated that it would enhance the publicity of the project.

40. The Chairman encouraged Members to assist in publicising the project.

VIII. Date of Next Meeting

41. The next meeting was scheduled to be held at 2:30 p.m. on 7 January 2025 (Tuesday).

42. There being no other business, the meeting was adjourned at 3:56 p.m.

The minutes of the meeting were confirmed on 7 January 2025.

Kwun Tong District Council Secretariat

January 2025