

(Translation)

**Minutes of the 8th Meeting of  
District Facilities and Works Committee,  
the 7th Term Kwun Tong District Council**

**Date:** 11 March 2025 (Tuesday)  
**Time:** 2:30 p.m. – 3:59 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 TSANG Wing-fai
Mr CHEUNG Pui-kong (Vice-chairman)	Ms CHING Hoi-yan
Mr YU Siu-lun	Ms FENG Yunsi
Mr YU Ka-ming	Mr WONG Chun-ping, MH, JP
Mr NG Ting-fung	Mr WONG Kai-san
Mr LUI Tung-hai, MH	Ms YU Juliana
Mr LEE Ka-hang	Ms ZHAN Baoyu
Mr LAM Wai	Mr AU YEUNG Kwan-nok
Ms KAM Kin	Mr CHENG Keung-fung
Mr MA Yat-chiu, MH	Mr TAM Siu-cheuk
Mr CHEUNG Yiu-pan	Mr KWAN Kin-wing
Mr CHEUNG Ki-tang, MH	Mr PANG Chi-sang
Ms LEUNG Sze-wan	Mr CHAN Wah-yu, Nelson, MH, JP (Co-opted Member)
Mr HSU Yau-wai	Mr WONG Sun-hung, Sunny (Co-opted Member)

**In Attendance**

Mr CHEUNG Ka-long, Kelvin	Assistant District Officer (Kwun Tong) <sup>2</sup>
Mr CHOW Lap-kan, Douglas	Senior Executive Officer (District Council), 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 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	
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 TSO Man-hon, Jonathan	Executive Officer (Planning)31A, Leisure and Cultural Services Department	
Mr YIP Wai-choi, James	Senior Engineer/6(East), Civil Engineering and Development 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	
<b><u>Secretary</u></b>		
Mr POON Tsz-chun, Edmund	Executive Officer (District Council)5, Kwun Tong District Office	
<b><u>In Attendance by Invitation</u></b>		
Mr TSE Hung-yan, Tony	Senior Project Manager 337, Architectural Services Department	<b>Items III &amp; IV</b>
Miss LEE Hin-hang, Raven	Project Manager 382, Architectural Services Department	
Mr Peter CHAN	Representative, Ho & Partners Architects Engineers & Development Consultants Limited	
Mr Honson CHOI	Representative, Parks Supplies Company Limited	
Mr Hei CHEUNG	Representative, Parks Supplies Company Limited	

Ms YIP Shuk-han, Hannah	Senior Manager (East Kowloon Cultural Centre)3, Leisure and Cultural Services Department	<b>Item V</b>
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	

**Absent**

Mr YU Man, MH

**Opening Remarks**

The Chairman welcomed all Members of the District Facilities and Works Committee (“DFWC”) and government representatives to the 8th meeting of DFWC under the 7th Term Kwun Tong District Council (“KTDC”).

2. The Chairman said that the Secretariat had received a notice of absence from Mr YU Man before the meeting. DFWC consented to the above application for absence due to its 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 7th 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. 5/2025)**

4. The representative of LCSD presented the paper.

5. Members noted the paper.

**III. Report on the Management of LCSD Facilities in Kwun Tong District for December 2024 to January 2025**  
(KTDC DFWC Paper No. 6/2025)

6. The representative of LCSD presented the paper.

7. Members expressed concerns about the performance of the contractor responsible for horticultural maintenance and the maintenance of flowers at Jordan Valley Park.

8. The representative of LCSD indicated that the contractor would be reminded to follow the relevant guidelines for greening work when performing pruning and horticultural maintenance.

9. Members noted the paper.

**IV. Progress Report on Transformation of Public Play Space at Jordan Valley Park**  
(KTDC DFWC Paper No. 7/2025)

10. The Chairman welcomed the representatives of the Architectural Services Department (“ArchSD”), the representative of Ho & Partners Architects Engineers & Development Consultants Limited and the representatives of Parks Supplies Company Limited (“the Supplier”) to the meeting.

11. The representative of ArchSD presented the paper.

12. Members raised views and enquiries as follows:

12.1 Members raised concerns over the repeated delays in the public play space transformation project at Jordan Valley Park (“Transformation Project”) and enquired how ArchSD monitored the project progress and the Supplier’s performance.

12.2 Members enquired whether ArchSD had discussed interim measures with the Supplier regarding the delayed delivery of play equipment components to Hong Kong, and how ArchSD would ensure that the Supplier could assemble the play

equipment by late June this year.

12.3 Members enquired whether ArchSD had stipulated penalties in the contract for cases where the Supplier failed to fulfil or breached the contract.

12.4 Members enquired about the details of the pre-feasibility study for the Transformation Project.

12.5 Members enquired whether ArchSD could replace the Supplier and how losses caused by project delays would be recovered.

12.6 Members enquired how LCSD and ArchSD would avoid delays in other transformation projects in Kwun Tong District.

13. The representative of ArchSD responded to Members' views and enquiries as follows:

13.1 Contract: The representative of ArchSD indicated that a procurement contract with relatively simple terms was used for this project. Although the contract did not stipulate penalties for project delays, the Government reserved the right to terminate the contract without bearing any liability for losses. In addition, ArchSD would place on record the Supplier's failure to fulfil the contract on time or deliver goods as scheduled. Such records would affect the Supplier's chances of winning future tenders.

13.2 Delivery of play equipment: ArchSD had been requesting the Supplier to provide order details and delivery dates for the play equipment since June last year. However, the Supplier only provided limited responses regarding the delivery dates. Additionally, the Supplier paid extra freight charges to expedite the transportation of some components. Some of the play equipment was delivered to the site in early March this year, while the remaining equipment was expected to arrive by June this year or earlier.

13.3 Project progress: The representative of ArchSD stated that the department had earlier arranged to redesign and reconstruct the foundation according to the actual depth of the landfill capping layer. The relevant works were expected to be substantially completed by late March this year and the children's play area could be partially opened to the public in early April. ArchSD hoped to complete the remaining works as soon as possible in the coming months.

14. The Chairman invited the representative of the Supplier to respond to Members' views and enquiries.

15. The representative of the Supplier replied that the works schedule had been submitted to ArchSD and they would assemble the play equipment according to the construction process.

16. The Chairman asked if the representative of ArchSD had any additional comments on the response from the representative of the Supplier.

17. The representative of ArchSD responded to the Chairman's enquiry as follows:

17.1 ArchSD added that the children's play area was located on the site of the former Jordan Valley Landfill. Therefore, the department had earlier arranged to reconstruct the foundation according to the actual depth of the landfill capping layer and the relevant works were expected to be substantially completed by late March this year.

17.2 ArchSD stated that the Supplier was unable to deliver the play equipment as originally planned in February this year due to various commercial and transportation issues.

18. The Chairman hoped that ArchSD would respond to the following matters: (i) how the performance of the Supplier was being monitored; (ii) details of the pre-feasibility study; and (iii) the progress of other transformation projects in Kwun Tong District.

19. The representative of ArchSD responded to the Chairman's views and enquiries as follows:

19.1 Monitoring of the Supplier: ArchSD held monthly meetings with the Supplier to follow up on the project progress.

19.2 Feasibility study: The representative of ArchSD explained that trial pits could not be excavated during the design stage because the scattered trenches would cover the entire children's play area, posing safety concerns. As a result, the depth of the landfill capping layer could only be inferred based on the park's as-built drawings for the foundation design. However, after cordoning off and dismantling the original facilities, ArchSD discovered that the depth of the landfill capping layer did not match the drawings, necessitating a comprehensive review of the foundation

design and amendments to the plans.

20. Members enquired under what circumstances ArchSD would consider terminating the contract.

21. The Vice-chairman suggested that ArchSD include penalty clauses in future procurement contracts and maintain records of company directors of the suppliers who had breached contracts to prevent them from concealing poor records by setting up new companies to participate in tenders.

22. The representative of ArchSD indicated that Members' suggestions would be actively considered.

23. The Chairman hoped that ArchSD would properly monitor and expedite the project progress and open part of the facilities for public use by the end of March this year. The Chairman also hoped that LCSD and ArchSD would report to Members on the latest progress of other transformation projects in Kwun Tong District.

24. The representative of LCSD stated that the department would coordinate with ArchSD and provide the relevant information after the meeting.

(Post-meeting note: The works group of LCSD would be responsible for the remaining three public play space transformation projects in Kwun Tong District. The Secretariat had also forwarded the supplementary information provided by LCSD to Members after the meeting.)

25. Members noted the paper.

**V. Progress Report on Recreational and Cultural Works in Kwun Tong District  
(KTDC DFWC Paper No. 8/2025)**

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

27. The representative of LCSD presented the paper and reported on the progress of the works.

28. Members raised views and enquiries as follows:

28.1 Members expressed concern about whether the peripheral transport facilities in the

vicinity of the East Kowloon Cultural Centre (“EKCC”) would be sufficient to accommodate the crowds brought by large-scale events held at EKCC in the future.

28.2 Members hoped that LCSD would provide a schedule of the opening dates for the various venues at EKCC and explain the situation of each venue in the paper.

28.3 Members enquired about the details of the dining facilities at EKCC.

28.4 Members enquired whether LCSD would reference the approach taken at the Kai Tak Sports Park by arranging large-scale drills prior to the opening of EKCC to ensure smooth operations in the future.

28.5 Members hoped that LCSD would provide photos of each venue at EKCC to help them understand the progress of the works.

28.6 Members enquired about the specific opening date of EKCC.

28.7 Members enquired about the ratio of innovative to traditional arts programmes to be held at EKCC in the future.

28.8 Members enquired how LCSD would promote the activities of EKCC to residents.

28.9 Members enquired about the development direction of the former Ma Yau Tong Central Landfill site (“Ma Yau Tong site”).

28.10 Members enquired about the large-scale programmes to be held at EKCC.

28.11 Members suggested that LCSD introduce the facilities, equipment and charges of each venue to groups interested in hiring EKCC.

28.12 Members enquired whether LCSD would consider opening EKCC in phases.

29. The representative of LCSD responded to Members’ views and enquiries as follows:

29.1 Trial programmes and drills: Based on the progress of works at each venue, LCSD had been gradually organising “Unbox EKCC” trial programmes at different venues of EKCC since last year to test ticketing arrangements, crowd control measures and the actual operations of venue facilities. LCSD had continuously collected

feedback and accumulated experience throughout the process. In addition, LCSD had maintained close liaison with different government departments and collaborated with the Hong Kong Police Force and the Fire Services Department to conduct large-scale drills at the end of last year. LCSD would also arrange regular drills in the future.

- 29.2 Opening schedule: Preparations for the opening of EKCC were now in their final stages. LCSD would fully open EKCC by the end of this year as originally planned, with the relevant schedule and arrangements to be announced later.
- 29.3 Theatre: LCSD was in the final stages of installing and testing a series of large-scale stage equipment and systems for the theatre.
- 29.4 Programme types: LCSD had always supported programmes of various art forms and welcomed different performing groups to hire EKCC.
- 29.5 Publicity and promotion: The representative of LCSD thanked Members for their suggestions and stated that the department would promote and publicise the programmes of EKCC through various channels.
- 29.6 Dining facilities: EKCC would include a restaurant and a cafe. LCSD expected the dining facilities to commence operations simultaneously with the opening of EKCC.
- 29.7 Ma Yau Tong site: The Environmental Protection Department (“EPD”) had commenced improvement works on the access road at the Ma Yau Tong site. The department would carry out other short-term infrastructure improvement works based on actual needs, with the hope that these improvements would attract more groups or organisations to propose development plans for the site. In addition, EPD would explore long-term development plans for the Ma Yau Tong site with the relevant policy bureaux and departments.

30. Members raised views and enquiries as follows:

- 30.1 Members hoped that LCSD would provide a detailed introduction of the venue facilities at EKCC in the form of a PowerPoint presentation at the next meeting.
- 30.2 Members enquired whether LCSD would introduce the venue facilities at EKCC to

various arts groups.

30.3 Members hoped that LCSD would provide more information about the dining facilities at EKCC.

31. The representative of LCSD hoped to invite KTDC Members to visit EKCC in the near future to further introduce its venues and dining facilities. The department would also provide detailed information about the venues and stage facilities in due course.

32. Members raised views and enquiries as follows:

32.1 Members enquired about the development direction of the Sai Tso Wan Park and suggested that LCSD establish an Inclusive Park for Pets at the site.

32.2 Members suggested that LCSD introduce the advanced equipment and facilities of EKCC through online platforms.

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

33.1 Introduction of EKCC facilities: LCSD had earlier produced an online series titled "Into the EKCC" to introduce various arts technology projects and stage technology applications, aiming to deepen public understanding of arts technology through publicity and education. The programme had been uploaded to EKCC's website for public viewing. LCSD would continue to enhance the introduction and promotion of the facilities.

33.2 Sai Tso Wan Park: The Government was conducting a preliminary study on the provision of recreational facilities and a public car park at the Sai Tso Wan site under the "single site, multiple use" principle. The specific development plans were yet to be finalised by the project proponent department. LCSD noted the suggestion to establish an Inclusive Park for Pets.

34. The Chairman hoped that LCSD would (i) arrange a site visit to EKCC for KTDC Members as soon as possible; (ii) report on the progress of works at EKCC in the form of a PowerPoint presentation; and (iii) include more details in the paper.

35. Members noted the paper.

**VI. Report on the Utilisation of Community Halls/Community Centres in Kwun Tong District**

**(KTDC DFWC Paper No. 9/2025)**

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

37. Members raised views and enquiries as follows:

37.1 Members enquired about the progress of installing a large electronic display wall (“LED wall”) in the Yau Tong Community Hall and suggested that KTDO provide a briefing to hiring groups on how to use the facility.

37.2 Members enquired about the progress of repair works at the Lam Tin (East) Community Hall.

37.3 Members enquired whether hiring groups would need to submit a separate application to use the LED wall.

38. The representative of KTDO responded to Members’ views and enquiries as follows:

38.1 LED wall in Yau Tong Community Hall: The representative of KTDO stated that in addition to installing the LED wall, the hall’s audio equipment also needed to be replaced. KTDO expected the works to be completed by mid-April. Furthermore, KTDO noted Members’ suggestions and would arrange to brief hiring groups on how to use the LED wall.

(Post-meeting note: The installation of the LED wall and the replacement of the audio equipment were completed on 22 April. The community hall was reopened for use by groups on 23 April. If groups wished to use the LED wall, KTDO would provide assistance.)

38.2 Lam Tin (East) Community Hall: The representative of KTDO stated that the relevant works department had removed the old air-conditioning system in the hall. KTDO would arrange for the installation of the new air-conditioning system as soon as it was delivered.

38.3 Application for using the LED wall: The representative of KTDO stated that the

application form for use of the hall did not include a separate option for applying to use the LED wall.

(Post-meeting note: If a group wished to use the LED wall, it should indicate so when submitting the application form for use of the hall, so that the person-in-charge of the hall could make appropriate arrangements.)

39. The Chairman stated that prior to the meeting, he and the Vice-chairman had met with representatives of KTDO, persons-in-charge of the relevant community halls/centres, and representatives of the relevant works departments to follow up on and review the maintenance projects of various community halls/centres.

40. Members noted the paper.

#### **VII. Any Other Business**

41. Members did not raise any other discussion items.

#### **VIII. Date of Next Meeting**

42. The next meeting was scheduled to be held at 2:30 p.m. on 6 May 2025 (Tuesday).

43. There being no other business, the meeting was adjourned at 3:59 p.m.

The minutes of the meeting were confirmed on 6 May 2025.

**Kwun Tong District Council Secretariat**  
**May 2025**