

(Translation)

**Minutes of the 10th Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 22 July 2025 (Tuesday)

Time: 2:30 p.m. – 3:16 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 LUI Tung-hai, MH (Chairman)

Mr YU Siu-lun (Vice-chairman)

Mr YU Ka-ming

Mr NG Ting-fung

Ms LEE Shuk-woon, Sophia, MH

Mr LEE Ka-hang

Mr LAM Wai

Mr OR Chong-shing, Wilson, MH

Mr HUNG Kam-in, MH

Mr CHEUNG Yiu-pan

Mr CHEUNG Pui-kong

Mr CHEUNG Ki-tang, MH

Ms FU Pik-chun, MH

Mr HSU Yau-wai

Mr TSANG Wing-fai

Ms CHING Hoi-yan

Ms FENG Yunsi

Mr WONG Chun-ping, BBS, MH, JP

Mr WONG Kai-san

Ms ZHAN Baoyu

Mr AU YEUNG Kwan-nok

Mr CHENG Keung-fung

Mr KAN Ming-tung, MH

Mr TAM Siu-cheuk

Mr KWAN Kin-wing

Mr PANG Chi-sang

Ms CHU Siu-fan (Co-opted Member)

Mr TSANG Yau-cheung (Co-opted Member)

In Attendance

Ms CHAN Wai-chun, Regina

Assistant District Officer (Kwun Tong)¹

Mr CHOW Lap-kan, Douglas

Senior Executive Officer (District Council),
Kwun Tong District Office

Miss CHAN Mut-kit, Helena

Senior Housing Manager/Kowloon East 1,
Housing Department

Ms LEE Yuk-sin, Florence

Senior Town Planner/Kowloon 5,
Planning Department

Mr CHAN Muk-keung, Ringo

Senior Estate Surveyor/Kwun Tong
(District Lands Office, Kowloon East),
Lands Department

Mr HUNG Ka-kui, William Engineer/21(East),
Civil Engineering and Development Department

Mr LEUNG Wai-lam, William Engineer/Kowloon (Distribution 4),
Water Supplies Department

Secretary

Miss CHAN Sing-yu, Toby Executive Officer (District Council)3,
Kwun Tong District Office

In Attendance by Invitation

Mr LAW Ho-ming, Marco Architect 111,
Housing Department

Item II

Opening Remarks

The Chairman welcomed all Members of the Housing and Development Planning Committee (“HDPC”) and government representatives to the 10th meeting of HDPC under the 7th Term Kwun Tong District Council (“KTDC”).

I. Confirmation of Minutes of Last Meeting

2. Members had no further comments or amendments and the minutes of the last meeting were confirmed.

II. Progress Report of Public Housing Projects under the Housing Department (KTDC HDPC Paper No. 8/2025)

3. The representative of the Housing Department (“HD”) presented the paper.

4. Members raised views and enquiries as follows:

4.1 Members enquired about the future use of the L-shaped site between Wang Chiu Road Phases 1 and 2.

4.2 Members expressed concern about the noise and dust issues arising from the Pik Wan Road works, noting that the construction noise had caused serious disturbance to nearby schools.

- 4.3 Members pointed out that the road closure arrangements for the Tak Tin Street project had seriously affected traffic in the Lam Tin area, and hoped that HD would complete the works and reopen the road as soon as possible.
5. The representative of HD responded to Members' views and enquiries as follows:
 - 5.1 The department stated that, according to the Education Bureau's reply, the L-shaped site on Wang Chiu Road had been approved for school use, but the commencement date of the works had not yet been determined.
 - 5.2 Regarding the noise issue arising from the Pik Wan Road works, the department indicated that the contractor had undertaken to implement various noise insulation measures, including the use of noise insulating fabric and acoustic enclosures. The department would also maintain communication with the schools and remind the contractor to adjust the works arrangements as far as possible to accommodate school activities such as examinations and open days.
 - 5.3 The department said that it would urge the project team of the Tak Tin Street project to expedite the works so as to minimise the impact on residents.
6. Members raised follow-up views and enquiries as follows:
 - 6.1 Members enquired whether punitive measures could be taken against the contractor if the noise issue at the Pik Wan Road construction site remained unresolved.
 - 6.2 Members expressed gratitude to HD's staff for actively following up on the views raised by Members regarding the Hiu Ming Street project.
7. The representative of HD stated that the department would relay the noise issue at the Pik Wan Road construction site to the relevant divisions and request the contractor to further enhance the noise insulation measures.
8. The Chairman summarised the issues of concern to Members and requested HD to follow up on their views.
9. Members noted the paper.

III. Management Problems of Public Housing Estates in Kwun Tong District **(KTDC HDPC Paper No. 9/2025)**

10. The Chairman referred Members to the paper.
11. Members raised views and enquiries as follows:
 - 11.1 Members enquired about the progress of leasing the vacant shop at On Tat Estate.
 - 11.2 Members pointed out that during the recent typhoon, several smoke stop doors in Shun Lee Estate had been damaged by strong winds, causing the glass to shatter and posing a danger to residents. They hoped that HD would follow up on the matter.
 - 11.3 Members pointed out that the issue of objects being thrown from heights was serious in the housing estates in the district, but the existing mobile cameras could only monitor the first to tenth floors of the buildings. They suggested that HD install additional cameras and make use of artificial intelligence technology to strengthen enforcement.
 - 11.4 Members pointed out that a recent replacement of individual gate valves in Lee Foo House of Shun Lee Estate had resulted in a suspension of water supply in the entire building. They suggested that HD improve the water supply systems of old buildings.
12. The representative of HD responded to Members' views and enquiries as follows:
 - 12.1 The department stated that the Commercial Properties Management Unit was conducting the tendering and screening procedures for the shop previously occupied by Tokachi Gyuu Japanese Restaurant in On Tat Estate. Members would be informed as soon as there were further updates.

(Post-meeting note: The Commercial Properties Management Unit of HD was arranging to invite relevant commercial tenants to submit tenders for the lease of Shop LG12 in On Tat Shopping Centre by way of restricted tender for operation under the existing trade category. The eligibility of the commercial tenants was being assessed, and the leasing arrangements would be made as soon as possible upon completion of the tendering exercise.)
 - 12.2 The department indicated that it would request the engineering section to follow up on the issue of the shattered glass in the smoke stop doors at Shun Lee Estate and to explore possible solutions.

(Post-meeting note: As the recent typhoon, with winds reaching hurricane force, had primarily affected the exposed side of staircase door no.1 of the three twin-tower type blocks of Shun Lee Estate, the damage to the smoke stop doors was an isolated incident, and the damaged areas had been promptly inspected and dealt with. The Shun Lee Estate Management Office would, in response to the concern raised, inspect the smoke stop doors before the arrival of a typhoon, and immediately notify the engineering section for follow-up action if the doors made excessive noise when closing or if any other damage was detected.)

12.3 Regarding the issue of objects being thrown from heights, the department stated that mobile cameras had been installed in several housing estates within the district and that it would increase the number of cameras as far as practicable in the future.

(Post-meeting note: Two sets of high-definition mobile surveillance systems had been installed in Yau Lai Estate. The department was procuring an additional set and would, depending on the actual circumstances, consider whether additional cameras needed to be installed.)

12.4 The department indicated that it would relay Members' suggestions on improving the water supply systems of old buildings to the engineering section.

(Post-meeting note: Regarding the repair and maintenance of the water supply system gate valves, HD arranged for contractors to inspect the gate valves of buildings annually. If any defects were identified, the department would arrange repairs to ensure the proper functioning of the systems.)

13. Members noted the paper.

IV. Any Other Business

14. Members did not raise other items for discussion.

V. Date of Next Meeting

15. The next meeting was scheduled to be held on 23 September 2025 (Tuesday).

16. There being no other business, the meeting was adjourned at 3:16 p.m.

The minutes of the meeting were confirmed on 2 October 2025.

Kwun Tong District Council Secretariat
September 2025