

(Translation)

**Minutes of the 11th Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 2 October 2025 (Thursday)

Time: 3:30 p.m. – 4:12 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 TSANG Wing-fai
Mr YU Siu-lun (Vice-chairman)	Ms CHING Hoi-yan
Mr YU Ka-ming	Mr WONG Chun-ping, BBS, MH, JP
Mr NG Ting-fung	Mr WONG Kai-san
Ms LEE Shuk-woon, Sophia, MH	Ms ZHAN Baoyu
Mr LEE Ka-hang	Mr AU YEUNG Kwan-nok
Mr LAM Wai	Mr CHENG Keung-fung
Mr OR Chong-shing, Wilson, MH	Mr KAN Ming-tung, MH
Mr HUNG Kam-in, MH	Mr TAM Siu-cheuk
Mr CHEUNG Yiu-pan	Mr KWAN Kin-wing
Mr CHEUNG Pui-kong	Mr PANG Chi-sang
Mr CHEUNG Ki-tang, MH	Ms CHU Siu-fan (Co-opted Member)
Mr HSU Yau-wai	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
Ms HO Ka-yi, Karen	Senior Estate Surveyor/Kwun Tong (District Lands Office, Kowloon East), Lands Department

retaining wall. Members urged HD and relevant departments to properly address the site's drainage issues and clarify the management responsibility for the narrow space between the site and the school.

4.3 Members were concerned about the safety of the vehicular ingress and egress of the Hiu Ming Street project and requested that HD review and improve the relevant design.

4.4 Members enquired whether the car park at Wang Chiu Road Phase 1 would be commissioned simultaneously with the project.

5. The representative of HD responded to Members' views and enquiries as follows:

5.1 HD stated that it would follow up on Members' enquiries with the relevant departments and report back to Members later.

5.2 HD stated that it had briefed the two schools at Hiu Ming Street on the temporary traffic arrangements last month and had deployed staff to assist in diverting traffic flow after the school year commenced, reminding teachers, students, and pedestrians to pay attention to safety. HD would continue to maintain close liaison with the schools.

6. Members raised follow-up views and enquiries as follows:

6.1 Members pointed out that the paper showed that a kindergarten would be provided in Wang Chiu Road Phase 1, and subsequently enquired whether the site between Wang Chiu Road Phase 1 and Phase 2 would not be used for primary or secondary school purposes.

6.2 Members hoped that HD would announce the details of social welfare facilities for Wang Chiu Road Phase 2 as early as possible.

6.3 Members suggested that HD provide additional pedestrian connection facilities in the Yip On Factory Estate project.

7. The representative of HD responded to Members' views and enquiries as follows:

7.1 HD stated that the school site at Wang Chiu Road had been allocated to United Christian College for re-provisioning in 2020, and the announcement was made on the Education Bureau website in March 2021.

7.2 HD stated that it would check the pedestrian connection arrangements for the Yip On Factory Estate project with the relevant departments and discuss improvement measures with TD.

8. The Chairman concluded the matters of concern to Members and requested HD to follow up on Members' views.

9. Members noted the paper.

III. Management Problems of Public Housing Estates in Kwun Tong District
(KTDC HDPC Paper No. 11/2025)

10. The Chairman referred Members to the paper.

11. Members raised views and enquiries as follows:

11.1 Members pointed out that a contractor had temporarily placed pruned branches next to the fire access at Sau Yee House, Sau Mau Ping Estate, just a few hours before the hoisting of Typhoon Signal No. 8, posing a potential safety hazard. Members suggested that HD provide clear guidelines for contractors regarding work arrangements during typhoons to ensure the safety of residents.

(Post-meeting note: The Property Service Administration Unit (Kowloon East Region) of HD had sternly reminded the tree management contractor to: (i) respond more flexibly to weather changes and allow sufficient time for each stage of work to minimise the impact of emergencies on resident safety; and (ii) strengthen communication with staff of estate offices and the Property Service Administration Unit, and report difficulties in a timely manner.)

11.2 Members pointed out that the practices of various public housing estates for handling sudden water supply suspensions were inconsistent. They suggested that HD formulate unified guidelines to mitigate inconvenience to residents.

(Post-meeting note: Due to emergency repairs by the Water Supplies Department ("WSD") for a burst pipe at Shun Tin Estate, the fresh water supply to Shun On Estate and Shun Lee Estate had to be suspended in the early hours of 7 September. Upon receiving notification from WSD, the Shun On Estate Property Services Management Office immediately filled the water tanks. However, the Shun Lee Estate Management Office did not receive notification

from WSD that night and was unable to make corresponding arrangements. HD had reminded all relevant property services management offices and staff of directly managed estates to immediately arrange for water storage upon receiving notification of an emergency suspension of fresh water supply to minimise inconvenience to residents.)

11.3 Members urged HD to deploy staff to clear dangerous trees in the vicinity of Lee On Road as soon as possible.

(Post-meeting note: After Super Typhoon “Ragasa” moved away from Hong Kong, the tree management unit of HD immediately inspected trees in areas with high pedestrian and vehicular flow to identify trees with potential risks and took appropriate measures, such as stabilising trees, removing broken branches or unstable trees, and cordoning off trees awaiting treatment, as well as promptly clearing fallen trees and branches. The aforementioned measures covered the Lee On Road area to ensure public safety.)

11.4 Members urged HD to replace the faulty refuse compactor at the Yau Tong Estate refuse collection point as soon as possible.

(Post-meeting note: The refuse compactor at the Yau Tong Estate refuse collection point was previously operating intermittently due to a fault in the bin-tipper bracket. Following repairs, it resumed normal operation in early October. The Yau Tong Estate Office had requested the maintenance contractor to replace the bin-tipper bracket, with completion expected in the first quarter of 2026. HD would continue to monitor the operation of the compactor and briefed Members on the follow-up progress on 10 and 21 October.)

11.5 Members suggested that HD formulate work guidelines for inclement weather conditions to ensure the safety of frontline staff.

(Post-meeting note: Under inclement weather conditions, estate offices of HD would make appropriate and flexible arrangements based on the nature and scope of work. Generally, frontline staff would perform duties indoors and under safe conditions. In cases involving emergency or essential outdoor work, frontline personnel would wear adequate safety equipment and personal protective equipment, such as safety helmets with chin straps, raincoats, and waterproof safety boots, to ensure duties were performed under safe conditions.)

11.6 Members pointed out that the outfalls on the podium of Po Tat Estate were insufficient and the drainage pipes were rusted, leading to a tendency for the podium to flood during adverse weather. Members suggested that HD review and improve the

drainage facilities and take this as a reference in the planning of new estates.

(Post-meeting note: Regarding the ponding issues on certain parts of the Po Tat Estate podium during adverse weather, the Po Tat Estate Office was studying improvement plans and intended to conduct high-pressure drain cleaning before the end of the Lunar Year. The Office would step up monitoring and take appropriate follow-up measures, and had contacted the Member concerned to explain the follow-up progress.)

12. The representative of HD stated that the department would follow up on Members' views and enquiries with the relevant departments and report back to Members later.

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 25 November 2025 (Tuesday).

16. There being no other business, the meeting was adjourned at 4:12 p.m.

The minutes of the meeting were confirmed on 25 November 2025.

Kwun Tong District Council Secretariat
November 2025