

(Translation)

**Minutes of the 3rd Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 21 May 2024 (Tuesday)

Time: 2:30 p.m. – 4:11 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 Man, MH

Mr YU Ka-ming

Mr NG Ting-fung

Mr LEE Ka-hang

Mr FONG Yat-kwan

Mr LAM Wai

Mr OR Chong-shing, Wilson, MH

Mr HUNG Kam-in, MH

Mr MA Yat-chiu, MH

Mr CHEUNG Yiu-pan

Mr CHEUNG Pui-kong

Mr CHEUNG Ki-tang, MH

Ms FU Pik-chun, MH

Mr LIN Ho-man, MH

Mr HSU Yau-wai

Mr TSANG Wing-fai

Ms CHING Hoi-yan

Ms FENG Yunsi

Mr WONG Kai-san

Ms ZHAN Baoyu

Mr AU YEUNG Kwan-nok

Ms CHU Lok-wai

Mr CHENG Keung-fung

Mr KAN Ming-tung, MH

Mr TAM Siu-cheuk

Mr KWAN Kin-wing

Mr PANG Chi-sang

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 NG Pui-shan, Charlotte

Town Planner/Kowloon 4,
Planning Department

Mr CHAN Muk-keung, Ringo Senior Estate Surveyor/Kwun Tong
(District Lands Office, Kowloon East),
Lands 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

Secretary

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

In Attendance by Invitation

Mr CHONG Lai-ho, Daniel Architect 38,
Housing Department

Item II

Absentee

Mr WONG Chun-ping, MH, JP

Opening Remarks

The Chairman welcomed all Members of the Housing and Development Planning Committee (“HDPC”) and government representatives to the 3rd meeting of HDPC under the 7th Term Kwun Tong District Council (“KTDC”).

2. The Chairman said that the Secretariat had received a notice of absence from Mr WONG Chun-ping before the meeting. HDPC 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. Members had no further comments or amendments and the minutes of the 2nd meeting were confirmed.

**II. Progress Report of Public Housing Projects under the Housing Department
(KTDC HDPC Paper No. 6/2024)**

4. The representative of HD presented the paper.
5. Members raised views and enquiries as follows:
 - 5.1 Members hoped that HD would provide them with details of the social welfare facilities in the paper and the progress of works in future. They enquired how HD would coordinate the provision of social welfare facilities with the Social Welfare Department (“SWD”).
 - 5.2 Members hoped that HD would provide more retail facilities for residents in future public housing projects.
 - 5.3 Members suggested that HD include in the Progress Report of Public Housing Projects (“Progress Report”) information related to the two lifts connecting Lei Yue Mun Road and Ko Chiu Road in the Pik Wan Road project.
 - 5.4 Members said that construction works started at 8 a.m. at the Pik Wan Road site and did not stop until nearly 9 p.m., causing nuisance to residents. They hoped that HD would adjust the construction hours of the project.
 - 5.5 Members suggested that HD arrange for the staff responsible for the relevant projects to contact Members proactively to follow up on the enquiries raised by them during meetings.
 - 5.6 Members enquired about the ratio of hourly parking spaces in each housing project in the paper.
6. The representative of HD responded to Members’ views and enquiries as follows:
 - 6.1 HD said it would try to provide social welfare and retail facilities in public housing projects as far as possible and would consider including details of social welfare facilities and the progress of works in the Progress Report.
 - 6.2 HD had been maintaining close liaison with SWD during the design and construction stages of the projects. Hence, HD took into account SWD’s requirements for social welfare facilities during the design process. After completion, the relevant facilities

would be handed over to SWD or social welfare organisations for internal renovation as per relevant standards.

6.3 HD noted that Members wished to include information regarding the two lifts of the Pik Wan Road project in the Progress Report and would relay such views to the department.

6.4 HD said that it had been concerned about the noise problem at the Pik Wan Road site and would explore the feasibility of conducting noisy works during daytime with the contractor.

6.5 HD said that it would arrange for the responsible staff for each project to contact Members directly to follow up on their enquiries and views.

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

7.1 Members opined that the parking spaces provided in the projects in the vicinity of Anderson Road Quarry were insufficient and anticipated that this would lead to illegal parking problems in future. They urged HD to increase the supply of parking spaces in the area.

7.2 Members urged HD to build pedestrian links connecting to On Tai Estate and Sze Shun in the vicinity of Anderson Road Quarry to enhance pedestrian connectivity in the area.

7.3 Members said that the two projects at Pik Wan Road would provide lifts connecting Pik Wan Road and Ko Chiu Road, yet Members had not received any information on road closures related to the projects. They hoped that HD would enhance communication with Members.

7.4 Members pointed out that concrete mixers from the Anderson Road Quarry site left a large amount of concrete on the road when they drove past On Sau Road and Po Lam Road. They requested that HD follow up on the matter.

7.5 Members enquired about the specific completion date of the On Sau Court site.

7.6 Members enquired whether a wet market would be provided in the Anderson Road Quarry area.

- 7.7 Members hoped that HD would build a lift connecting to On Tai Estate in the vicinity of Anderson Road Quarry.
- 7.8 Members urged HD to open the completed sections of the Tak Tin Street project as soon as possible, allowing members of the public to cross the road.
- 7.9 Members relayed that noisy works started at around 8 a.m. on Saturdays at the Pik Wan Road site and hoped that HD would follow up on the noise problem.

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

- 8.1 HD said it would enquire with the relevant section about the proportion of hourly parking spaces in each project in the paper and report to Members later.
- 8.2 HD said it would study ways to further enhance the pedestrian connectivity at Pik Wan Road and Ko Chiu Road.
- 8.3 HD would relay to the department the views regarding the provision of a wet market and lifts in the vicinity of Anderson Road Quarry.
- 8.4 Regarding the noise problem at the Pik Wan Road site, HD would handle the matter seriously if the contractor was found breaching the conditions of the construction noise permit. HD would also explore with the contractor ways to appropriately schedule noisy works during daytime without affecting the works progress.
- 8.5 Regarding the Tak Tin Street project, HD said that the works for the main building, nearby roads and the car park of the project did not need to be completed at the same time. HD would advise the contractor to open the completed sections as soon as possible.
- 8.6 HD said that the specific completion time for On Sau Court would be provided after the meeting.
- 8.7 HD said that it would explore with the Transport Department ("TD") whether there was sufficient space to provide metered parking spaces in the vicinity of Anderson Road Quarry.

9. The Chairman concluded the concerns of Members and requested that HD seriously follow up on the relevant views.

10. Members suggested that HD notify relevant Members about nearby works based on their ward office addresses, allowing them to provide relevant information to residents.

11. The representative of HD said that relevant officers from the department would be asked to proactively contact Members regarding district matters and promptly notify Members and residents before the commencement of works.

12. Members noted the paper.

**III. Management Problems of Public Housing Estates in Kwun Tong District
(KTDC HDPC Paper No. 7/2024)**

13. The Chairman invited Members to refer to the paper.

14. Members raised views and enquiries as follows:

14.1 Members suggested that HD provide flagpoles at Lok Wah South Estate and Shun Tin Estate.

14.2 Members suggested that HD reinstall used clothes recycling banks near Wun Wah House of Lok Wah South Estate.

14.3 Members said that at present, refuse from households living below the fourth floor at Lee Cheung House of Shun Lee Estate was transported using passenger lifts. They hoped that HD would follow up on the situation.

14.4 Members relayed that rodent infestation was severe in Shun Lee Estate and urged HD to improve the environmental hygiene of the estate.

14.5 Members suggested that HD remove the railings between the basketball court at Shun Tin Estate and the footbridge connecting to On Tai Estate.

14.6 Members noticed that after HD removed litter bins from the public areas of housing estates, the situation of residents littering had worsened. Hence, Members suggested that HD reduce the number of litter bins in a gradual manner.

14.7 Members were concerned about the cleanliness of housing estates and hoped that HD would strengthen the monitoring of cleaning companies.

14.8 Members urged HD to follow up on the tree pruning request from residents of Shun On Estate.

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

15.1 HD said that flagpoles were provided in four housing estates in Kwun Tong District and would relay to the department the suggestion to provide additional flagpoles.

(Post-meeting note: According to the National Flag and National Emblem Ordinance, the Regional Flag and Regional Emblem Ordinance and the stipulations published by the Chief Executive, the display of the national flag/regional flag was a matter of great solemnity, and the relevant regulations and legislative requirements must be strictly complied with. For instance, the flags should be displayed with dignity and respect at a suitable place and at a specified time. Regarding the proposed provision of flagpoles at Lok Wah South Estate and Shun Tin Estate, the Estate Offices of Lok Wah South Estate and Shun Tin Estate invited relevant District Council members and the Kwun Tong District Office ("KTDO"), along with HD's engineering section to conduct inspections in the housing estates in June 2024. The engineering section said that it would conduct a feasibility study for the proposed location in Lok Wah South Estate. As for Shun Tin Estate, given that the proposed flagpole location was relatively close to the trees in the estate, the office had proposed that the tree management section conduct a technical feasibility study on the proposed works. If the proposed works were technically feasible, the Estate Offices of Lok Wah South Estate and Shun Tin Estate would consult with other stakeholders regarding the additional expenditure and other matters.)

15.2 HD said it would relay to the HD staff responsible for Lok Wah South Estate the views concerning used clothes recycling banks.

(Post-meeting note: A used clothes recycling bank was already provided at Lok Wah South Estate. Regarding the suggestion to provide an additional used clothes recycling bank at Lok Wah South Estate, the office met with Members on 21 June 2024 to discuss the provision of an additional used clothes recycling bank at the open space in front of Man Wah House. HD was currently arranging for the procurement of a new used clothes recycling bank to be provided at the said location.)

- 15.3 HD said it would study the issue of transporting refuse using passenger lifts at Lee Cheung House of Shun Lee Estate with frontline staff and property managers.

(Post-meeting note: The Shun Lee Estate Management Office had started to improve the situation in which refuse from households living in flats below the fourth floor of Lee Cheung House was transported to the refuse station on the fourth floor using passenger lifts. The office was considering retrofitting a refuse chute from the third floor to the ground floor, as well as adding a refuse room on the ground floor. Also, to facilitate refuse transportation, the Property Services Management Office was discussing with the Food and Environmental Hygiene Department (“FEHD”) the provision of a refuse loading point on the ground floor of Lee Cheung House to avoid using passenger lifts to transport refuse from flats below the fourth floor. At present, only the second and third floors of Lee Cheung House needed to use lifts to transport refuse due to the absence of a refuse chute. HD had instructed the cleaning contractor to use lifts to transport refuse only during non-peak hours and to clean the lifts thoroughly after use. In addition, HD was now consulting with FEHD to explore the possibility of collecting refuse on the ground floor and the feasible options for installing refuse chutes on the relevant floors.)

- 15.4 HD said that the property manager had conducted inspections in Shun Lee Market for several days and had discussed with the relevant departments how to address the rodent problem in Shun Lee Estate.

(Posting-meeting note: The Shun Lee Estate Management Office had conducted thorough checks in the entire estate and stepped up cleaning work in public areas: in addition to regularly clearing miscellaneous items in public areas, engaging outsourced contractors to place rodenticides at the blackspots in public areas, installing mobile surveillance systems (“MSS”) to monitor the situation, and keeping refuse rooms and the surrounding areas clean and tidy, the office also carried out intensive operations at the blackspots, including conducting patrols every night, increasing the number of rodent cages, and placing a large amount of rodenticides. The blackspots included the public areas in the estate near the wet market operated by Link REIT, the Civil Engineering and Development Department’s construction site near Lee Hang House, the refuse room at Lee Cheung House and the planters at Lee Ming House. The office also patrolled the estate at night with the use of infrared detectors, installed four Ekomille rodent traps and increased the number of rodent cages for more effective capture of live rodents. As a result of the work carried out in recent months, no rat sightings or carcasses had been found during the nightly inspections, and rodent traps had only captured rodents on sporadic days. The rodent problem in the estate had

now been brought under control. The office had conducted three joint inspections with FEHD and Link REIT in May and June and would continue to follow up on the environmental hygiene matters in the estate.)

- 15.5 HD would explore with the Highways Department (“HyD”) the possibility of removing the railings between the basketball court at Shun Tin Estate and the footbridge connecting to On Tai Estate.

(Post-meeting note: On 14 June 2024, staff of the Shun Tin Estate Office conducted a site inspection and studied the details of the proposed works (including the removal of railings, planters and related works) with the engineering section of HD, HyD, KTDO, Members and the Chairman of the Sze Shun Area Committee. The staff of HyD said that the department would conduct a feasibility study (such as the removal of railings and concrete barriers beneath the railings, or the construction of a ramp for barrier-free access) with TD. Once the technical feasibility studies for all proposed works were completed, if the proposed works were technically feasible, the Shun Tin Estate Office would consult with other stakeholders (such as other owners) regarding the additional expenditure and residents’ views, etc.)

- 15.6 HD said that it would review the number of litter bins in housing estates.

(Post-meeting note: In view of the scheduled implementation of Municipal Solid Waste Charging (“MSW charging”) on 1 August 2024, HD needed to review and reduce the number of litter bins provided in public areas of public housing estates in order to prevent the abusive use of litter bins placed in public areas of public housing estates as a means to evade MSW charging. To strike a balance between preventing abusive use of litter bins and maintaining environmental hygiene, public housing estates would retain mainly the litter bins located in the lift lobbies on the ground floor of each residential building, as well as in open spaces where residents might stay for a long period of time (e.g. children play areas, elderly fitness corners, sports courts, sitting-out areas). After reviewing the environment and the actual needs within each public housing estate, the remaining litter bins in the public areas of the estates would be removed in phases. The On Tai Estate Office had begun removing the litter bins in the public areas of the estate in phases starting from the first quarter of 2024 after reviewing the estate’s environment. The removal work had been completed at this stage. The On Tai Estate Office would continue to review the actual situation in the estate and, where appropriate, prevent residents from abusing the litter bins placed in public areas. In addition, the On Tai Estate Office would regularly conduct prosecution and allotments of penalty points in the estate in collaboration with the

Mobile Operations Unit to combat littering offences. Staff from the office had also posted notices at conspicuous places in the estate to advise residents not to litter.)

- 15.7 HD said that the tree management section would be asked to review the progress of tree pruning in Shun On Estate.

(Post-meeting note: The Shun On Estate Property Services Management Office inspected the trees concerned with Members on 28 June. Since the areas that required pruning were located at a considerable height, the office had urged the tree contractor to arrange for pruning.)

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

16.1 Members reported that Upper Ngau Tau Kok Estate had insufficient cleaning staff, and some security guards had to participate in cleaning work. They worried that this might affect the law and order in the estate.

16.2 Members hoped that HD would improve the hygiene problem caused by the congregation of feral pigeons in Upper Ngau Tau Kok Estate.

16.3 Members said that HD had indicated in the paper that MSS for the prevention of falling objects from height would be installed in On Tat Estate and enquired about the progress and implementation timetable of the relevant works.

16.4 Members said that after the cessation of the operation of Estate Management Advisory Committees (“EMACs”), Members lacked channels to communicate with HD. They hoped that the department would look into ways to enhance communication with Members and district personalities on estate management matters.

17. The representative of HD responded to Members’ views and enquiries as follows:

17.1 Regarding the cleanliness of Upper Ngau Tau Kok Estate, HD said that the hygiene situation in the estate had improved after communication with the property manager. Also, HD indicated that it was unideal for security guards to participate in cleaning work and would relay the situation to the management company.

(Post-meeting note: HD had requested the Upper Ngau Tau Kok Estate Office to arrange sufficient cleaning staff to handle and replace the food waste bins on a regular basis. The situation had now improved.)

- 17.2 HD said that installing MSS was not difficult and would ask property managers and management companies to follow up.

(Post-meeting note: The MSS and other components would arrive in early August this year and the installation was expected to be completed in mid-August.)

- 17.3 HD said that although EMACs ceased operation, purple suggestion boxes and QR codes were provided in the lobbies of estate buildings for Members to raise their views. Members could also contact estate property managers by phone or email. HD could later arrange for estate property managers to meet with Members to enhance communication.

(Post-meeting note: As Mutual Aid Committees ceased operation on 1 January 2023, EMACs had also ceased operation correspondingly. To enhance communication with tenants of public rental housing (“PRH”) estates, HD had implemented the following measures starting in January 2023: i) collecting tenants’ views by placing suggestion boxes at the ground floor lobbies of estate residential buildings and estate offices; ii) conducting tenants’ opinion surveys by electronic means to proactively collect views from PRH tenants on estate management and environmental hygiene. Apart from providing paper survey forms, QR codes and hyperlinks were also provided in the notices for opinion collection to facilitate tenants in completing electronic questionnaires; iii) publicising the work of the Housing Authority (“HA”)/HD through various means, such as the Housing Channel, Estate Newsletter, posting notices/posters; iv) utilising information technology and social media platforms (such as Facebook, Instagram and YouTube channels) to disseminate information on estate management matters and publicise HA/HD’s work. HD welcomed Members to contact estate managers and estate property managers by phone or email and conduct meetings with them to exchange views on daily estate management matters.)

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

18.1 Members requested that HD regularly update and share the organisation chart of HD’s Kowloon East Region (“organisation chart”) with Members.

18.2 Members suggested inviting senior managers of HD to follow up with individual Members on the matters they raised during the meeting. They also suggested establishing a mechanism to meet with Members on a regular basis.

18.3 Members enquired about the details of HD's plan to install a passenger traffic monitoring and flow control system at Domain in Yau Tong, including whether the system had a video-recording function.

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

19.1 HD said that it would provide Members with the latest organisation chart through the Secretariat.

(Post-meeting note: In light of staff changes, the organisation chart had been updated with the names, work phone numbers and emails of the estate management personnel included. HD had distributed the list to Members by email with the assistance of the Secretariat on 23 May 2024 for their information.)

19.2 HD said that it would arrange for property management staff to discuss estate management matters directly with Members.

(Post-meeting note: Estate managers, estate property managers and property management companies would communicate and liaise with Members on estate matters.)

19.3 Regarding the passenger traffic monitoring and flow control system at Domain in Yau Tong, HD would ask staff from the Commercial Properties Division to provide a reply to Members later.

(Post-meeting note: The above matter had been referred to the staff of the Commercial Properties Division for follow-up and response.)

20. The Chairman concluded Members' concerns and requested that HD seriously follow up on Members' views.

21. Members noted the paper.

IV. Any Other Business

22. The Chairman said that the Housing Bureau ("HB") had submitted the tabled paper "KTDC (2023-2024) HDPC Works Progress Report – Light Public Housing ("LPH") and Transitional Housing" regarding the LPH and transitional housing projects in Kwun Tong District and invited

Members to note the paper. The Chairman invited enquiries from Members and asked the Secretariat to relay them to HB.

23. Members raised enquiries as follows:

23.1 Members enquired about the management arrangements after the completion of LPHs.

23.2 Members enquired whether Care Teams would be invited to provide assistance to residents during the population intake of the LPH and transitional housing projects.

23.3 Members enquired about the latest progress of the transitional housing at Choi Hing Road.

(Post-meeting note: The Secretariat had conveyed the above enquiries from Members to HB and circulated to Members HB's response to their enquiries on 11 July 2024.)

24. Members raised other matters as follows:

24.1 Members enquired about how the Lands Department ("LandsD") would consult District Council members and district personalities regarding the renewal of short-term tenancies ("STTs").

24.2 The Vice-chairman enquired about the redevelopment of the Kowloonbay International Trade and Exhibition Centre ("KITEC") and asked how the rezoning would impact Kwun Tong District.

24.3 The Vice-chairman said that there had been frequent rainstorms recently and hoped that the Drainage Services Department would step up efforts in cleaning drains to keep the channels clear and minimise flood risk.

25. The representative of LandsD responded that STTs could be classified into two types: the first type was granted through open tender. LandsD would normally re-tender the site upon the expiry of the fixed term or the first three years of the tenancy (whichever was later). During the re-tendering process, it would consult the relevant departments as per normal procedures and conduct local consultation through District Offices; the second type was granted by means of direct grant and approval for renewal of the STT of the site was subject to policy support from the relevant policy bureau or department. LandsD said that it would arrange for its staff to respond to Members' enquiries directly.

26. The representative of the Planning Department (“PlanD”) said that the developer of KITEC had submitted a planning application for the redevelopment project and was currently collecting public views. PlanD would report to Members if there were any updates.

V. Date of Next Meeting

27. The next meeting was scheduled to be held on 23 July 2024 (Tuesday).

28. There being no other business, the meeting was adjourned at 4:11 p.m.

The minutes of the meeting were confirmed on 23 July 2024.

Kwun Tong District Council Secretariat

July 2024