

(Translation)

**Minutes of the 4th Meeting of  
Housing and Development Planning Committee,  
the 7th Term Kwun Tong District Council**

**Date:** 23 July 2024 (Tuesday)

**Time:** 2:30 p.m. – 3:54 p.m.

**Venue:** Conference Room, Kwun Tong District Office,  
Unit 05-07, 20/E, 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 Chun-ping, MH, JP

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

Mr CHOW Lap-kan, Douglas

Mr CHAN Wai-seng

Ms LEE Yuk-sin, Florence

Assistant District Officer (Kwun Tong)1

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

Housing Manager/Kowloon East 1,  
Housing Department

Senior Town Planner/Kowloon 5,  
Planning Department

|                           |  |
|---------------------------|--|
| Mr CHAN Muk-keung, Ringo  | Senior Estate Surveyor/Kwun Tong<br>(District Lands Office, Kowloon East),<br>Lands Department |
| Mr WONG Ka-ming           | Engineer/38(East),<br>Civil Engineering and Development Department                             |
| Miss POON Nga-man, Amy    | Engineer/Kowloon 6,<br>Drainage Services Department  |
| Mr LEUNG Wai-lam, William | Engineer/Kowloon (Distribution 4),<br>Water Supplies Department                                |

**Secretary**

|                         |   |
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| Miss CHAN Sing-yu, Toby | Executive Officer (District Council)(3),<br>Kwun Tong District Office |
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**In Attendance by Invitation**

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| Ms LUK Pui-ling, Jane | Architect 35,<br>Housing Department |
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**Item II**

**Opening Remarks**

The Chairman welcomed all Members of the Housing and Development Planning Committee (“HDPC”) and government representatives to the 4th 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 3rd meeting were confirmed.

**II. Progress Report of Public Housing Projects under the Housing Department (“HD”) (KTDC HDPC Paper No. 8/2024)**

3. The representative of HD presented the paper.

4. Members raised views and enquiries as follows:

- 4.1 Members suggested that HD include in the Progress Report of Public Housing Projects (“Progress Report”) the names of housing estates of the construction projects in the Anderson Road Quarry area.
- 4.2 Members said that concrete mixers of the construction projects in the Anderson Road Quarry area frequently left concrete on the road surface. They hoped that HD would enhance monitoring of the situation.
- 4.3 Members hoped that HD would provide a wet market in the Anderson Road Quarry area.
- 4.4 Members enquired about the latest development of the site reserved for education purposes in Wang Chiu Road Phase 2.
- 4.5 Members hoped that HD would follow up with the site contractor on the rodent and mosquito infestation problems of the Wang Chiu Road project to reduce the impact on residents of the nearby Kai Yip Estate.
- 4.6 Members suggested that HD include the number of hourly parking spaces for each project in the Progress Report.
- 4.7 Members hoped that HD would update the types of development for each project in the Progress Report.
- 4.8 Members said that stakeholders near the Tak Tin Street project relayed that they were affected by construction noise and unable to contact the person-in-charge of the site, hoping that HD would follow up on the issue.
- 4.9 Members said that a government department was currently conducting drainage works at Pik Wan Road with partial road closure, seriously affecting the traffic there. They hoped that HD would coordinate with the department and follow up on the matter.
- 4.10 Members hoped that HD would specify the uses of social welfare facilities for each project in the Progress Report.

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

- 5.1 HD said that it would provide details of social welfare facilities, names of housing estates, number of hourly parking spaces and types of development for each project in the next Progress Report.
  - 5.2 HD understood Members' concerns about the rodent and mosquito infestation problems at the Wang Chiu Road project and said that it would follow up on the issues.
  - 5.3 HD said that all projects had to apply to the Environmental Protection Department ("EPD") for a construction noise permit and could only carry out noisy works between 7 a.m. and 7 p.m. HD would follow up on the noise problem of the Tak Tin Street project.
  - 5.4 HD said that it would relay Members' concerns about traffic congestion to other government departments carrying out works at Wang Chiu Road.
6. Members raised follow-up views and enquiries as follows:
- 6.1 Members hoped that HD would increase the supply of parking spaces for projects in the Anderson Road Quarry area.
  - 6.2 Members said that earlier, some iron bars had fallen to the ground from a construction vehicle when it drove past the junction of On Kin Road and On Sau Road, which seriously affected road safety. Members hoped that HD would request contractors to enhance safety awareness.
  - 6.3 Members said that many large construction vehicles entered and exited the construction site of the Tak Tin Street project, resulting in damage and depressions in the nearby road surface. They hoped that HD would follow up on the matter.
  - 6.4 Members indicated that there were complaints from the public that noisy works were being carried out at the Pik Wan Road project outside the hours approved by EPD. They hoped that HD would step up monitoring of the situation.
  - 6.5 Members enquired about the definition of "retail parking spaces for private cars" in the Progress Report and the criteria adopted by HD in planning the ratio of parking spaces for each project.
  - 6.6 Members enquired about the progress and the department responsible for the lift project at Pik Wan Road, and hoped that HD would include the project in the Progress Report.

- 6.7 Members said that the Lei Yue Mun Phase 4 Project had caused frequent traffic congestion at Yan Wing Street, and it took a long time for buses to enter Cha Kwo Ling Road. They hoped that HD would follow up on the matter.
- 6.8 Members enquired about the traffic management arrangements for the road in front of Block B of Ko Wang Court.
- 6.9 Members enquired about which organisations would occupy the multi-purpose facility building at Lei Yue Mun Phase 4 in the future.
- 6.10 Members hoped that HD would standardise the format and terminology used in reporting works progress in the Progress Report.
- 6.11 Members stated that many schools in Kwun Tong District were under-enrolled and hoped that HD would review the need to reserve sites for education purposes in the projects.
7. The representative of HD responded to Members' views and enquiries as follows:
- 7.1 HD indicated that it planned the provision of parking spaces for projects according to the Hong Kong Planning Standards and Guidelines ("HKPSG"), including parking spaces for commercial private cars and disabled persons. HD would endeavour to provide parking spaces in accordance with the upper limit stipulated in HKPSG.
- 7.2 Regarding the construction vehicle accident, HD said that it would grade the safety performance of each project quarterly. If the contractor's performance was not up to standard, HD would arrange meetings and request the contractor to review the safety conditions of the site.
- 7.3 HD said that it would ask relevant officers to follow up on the damaged road surface near Tak Tin Street.
- 7.4 HD said that it would relay the noise issue related to the Pik Wan Road project to the department and review if the site had violated the requirements of the construction noise permit.
- 7.5 HD said that the multi-purpose facility building at Lei Yue Mun Phase 4 would provide a residential care home for the elderly, a neighbourhood elderly centre, a day care centre

for the elderly, two office bases of pre-school rehabilitation services, a social and recreational centre for persons with disabilities, a development and support centre for persons with autism, a child care centre, an aided kindergarten-cum-child care centre, a kindergarten, a study room, a welfare premises and a multi-purpose activity centre.

7.6 HD said that it would require persons-in-charge of each project to standardise the format and terminology used in progress reports.

7.7 HD said that the lift project at Pik Wan Road was under the purview of the Civil Engineering and Development Department and therefore had not been included in the Progress Report.

7.8 Regarding the road closure at Lei Yue Mun Road, HD said that it would implement phased road closure as far as possible to minimise the impact on traffic and the public.

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

8.1 Members enquired whether parking spaces with electric vehicle charging facilities (“EV-charging parking spaces”) were provided in the Pik Wan Road Site A project.

8.2 Members said that many construction vehicles travelled along Ko Chiu Road, causing damage and depressions in the road surface.

8.3 Members enquired when the social welfare facilities at Pik Wan Road Site A would commence operation.

8.4 Members pointed out that apart from residential buildings, there was also a community health centre in the Anderson Road Quarry area and opined that the supply of parking spaces in the area was insufficient.

8.5 Members pointed out that the Hiu Ming Street project would take seven to eight years to complete, which they considered too long and unreasonable.

8.6 Members said that residents of Hong Shui Court complained that they could still hear piling noises from the Pik Wan Road site after 7 p.m. on weekdays and on Sundays, which was unsatisfactory. They enquired when the piling works would be completed.

- 8.7 Members said that the minibus stop in front of the Pik Wan Road site had been relocated to a more dangerous position due to the works, affecting pedestrian safety. They hoped that HD would monitor the situation.
- 8.8 Members stated that layout plans for some projects were not provided in the Progress Report.
- 8.9 Members said that the Progress Report did not specify whether parking spaces for disabled persons would be provided in Wang Chiu Road Phases 1 and 2. They enquired how HD determined the ratio of various types of parking spaces.
- 8.10 Members urged HD to complete the lay-by and footpath works of the Tak Tin Street project as soon as possible.
- 8.11 Members asked if HD would reserve space for Care Teams in the new housing estates.
9. The representative of HD responded to Members' views and enquiries as follows:
- 9.1 HD said that all newly completed housing estates would provide EV-charging parking spaces.
- 9.2 HD indicated that it determined the ratio of parking spaces in housing estates in accordance with HKPSG.
- 9.3 HD said that the Hiu Ming Street project would take longer due to the need to reprovision the Hiu Ming Street Playground and carry out slope stabilisation works before constructing the building.
- 9.4 HD said that it would relay the noise issue at the Pik Wan Road site to relevant officers.
- 9.5 Regarding the safety issue at the minibus stop outside the Pik Wan Road site, HD stated while the relocation plan had been approved by the Highways Department, it would monitor the situation.
- 9.6 HD said that it would include layout plans for all projects in the Progress Report.
- 9.7 HD said that unless otherwise specified, private car parking spaces generally included parking spaces for disabled persons.

9.8 HD said that it would provide the completion date of the Tak Tin Street lay-by later.

9.9 HD said that it would relay to the department the suggestion of reserving space for Care Team operations in housing estates.

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

11. Members noted the paper.

### **III. Management Problems of Public Housing Estates in Kwun Tong District (KTDC HDPC Paper No. 9/2024)**

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

13. Members raised views and enquiries as follows:

13.1 Members enquired about the tendering progress of shops at Choi Tak Estate.

13.2 Members enquired about the progress of replacing the entrance gate at the On Tat open car park.

13.3 Members said that EV-charging parking spaces would be provided at Ko Cheung Court in Yau Tong this year. They enquired whether users would be required to pay separately for entering the car park and using the EV-charging parking spaces, and how the management company would handle the problem of prolonged occupation of EV-charging parking spaces by non-residents.

13.4 Members hoped that HD would construct lifts at the slope of Sau Mau Ping Estate as soon as possible.

13.5 Members hoped that HD would remove the wire mesh next to the escalator at the footbridge of Po Tat Estate to facilitate public access.

13.6 Members said that there were insufficient parking spaces at On Tai Estate and hoped that HD would provide more parking spaces in the estate.

(Post-meeting note: The Estate Office of On Tai Estate planned to provide 11 additional motorcycle parking spaces by the end of 2024 and was currently seeking views and approval from relevant government departments.)

13.7 Members pointed out that HD's earlier removal of litter bins in estates to tie in with the Government's implementation of waste charging had resulted in littering problems. They hoped that HD would adopt a progressive approach to educate residents on recycling and discourage littering.

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

14.1 Regarding the tendering progress of Choi Tak Shopping Centre, leasing had been relatively challenging due to the large area of the shop (previously a supermarket). Therefore, HD was studying the possibility of dividing it into several smaller shops for leasing.

(Post-meeting note: Regarding the tendering progress of Choi Tak Shopping Centre, leasing had been relatively difficult due to the large area of the shop. Therefore, HD was studying the possibility of leasing the shop according to market conditions.)

14.2 Regarding the entrance gate of the On Tat open car park, HD said that it was discussing the replacement of the gate with the management company.

(Post-meeting note: Delivery and installation of the new entrance gate of the On Tat open car park was expected to be completed by mid-September 2024.)

14.3 Regarding EV-charging parking spaces, HD said that improvement works were being carried out at various car parks to provide more parking spaces with charging facilities. As EV-charging parking spaces were new facilities, HD needed more time to study the relevant management issues.

(Post-meeting note: Regarding the arrangements for fee-paying EV charging services in hourly parking spaces in car parks managed by the Housing Authority ("HA"), starting from 10 a.m. on 1 April 2024, the hourly charge for medium chargers was \$20. For standard chargers installed at hourly parking spaces, the provision of free charging would be continued. In addition to charging fees, users of hourly parking spaces would also need to pay the prevailing hourly parking fees according to their parking duration. HA would review the above EV charging fees annually, with new fees taking effect from 1 January of the following year upon approval. In addition, hourly parking spaces with

charging facilities were marked with EV symbols in prominent locations to indicate the availability of EV charging. Under normal circumstances, management staff of car parks would designate these parking spaces for priority use by EVs and would, depending on the situation, place traffic cones to reserve them for EVs. Nonetheless, as some car parks had limited hourly parking spaces and non-EV users far outnumbered EV users, to optimise resource utilisation, car park management staff would, depending on the circumstances, allow non-EVs to park in EV-charging spaces during peak hours and when there were no EV users.)

- 14.4 HD said that it would provide supplementary information on the progress of lifts at Sau Mau Ping Estate later.

(Post-meeting note: Ground investigation works and report were completed in August 2024. The consultant was working on the design of foundation and structural plans for submission to the Independent Checking Unit for approval. HD would continue to maintain close liaison with the co-owners. Upon obtaining the latest cost estimates, HD would discuss the lift tower addition works with the co-owners.)

- 14.5 HD said that it would study ways to increase parking spaces in On Tat Estate.

(Post-meeting note: According to the plan of On Tat Estate, the driveway in the open area of the estate was an emergency vehicular access and designated as a restricted road. It was not suitable to provide additional fixed monthly parking spaces in the open area of the estate.)

- 14.6 Regarding the number of litter bins in housing estates, HD said that it would convey Members' views to the department and study the possibility of increasing the number of litter bins.

(Post-meeting note: Estate Offices would continue to provide litter bins according to the circumstances of the estates to maintain environmental hygiene.)

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

- 15.1 Members said that a glass bottle was thrown from a height during an event held at Shun Lee Estate earlier. However, the closed-circuit television ("CCTV") in that area had been removed by HD earlier, making it impossible to track down the persons involved. Members opined that HD should have consulted local District Council ("DC") Members before removing such facilities.

15.2 Members suggested that HD distribute garbage bags for residents' use.

15.3 Members said that recently, some areas of the car park at On Tai Estate had been cordoned off due to works, resulting in a reduction of parking spaces and residents had to park their vehicles at the roadside. They hoped that HD would complete the works as soon as possible.

15.4 Members pointed out that a shop on the ground floor at On Tai Estate, which was previously a bakery, had not been taken over since it was vacated. They hoped that HD would follow up on the matter.

15.5 Members hoped that HD would step up enforcement against illegal night-time parking of private cars in housing estates.

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

16.1 Regarding the removal of the CCTV at Shun Lee Estate, HD said that relevant information was not available at the moment and would reply to Members after the meeting.

(Post-meeting note: Shun Lee Estate Management Office had installed two CCTV cameras to monitor Lee Hong House after the incident, and one more camera would be installed in due course to monitor other locations of the building. Also, one camera had also been adjusted to monitor the flagpole. The Management Office would consult DC Members before redeploying CCTVs in the future to enhance communication.)

16.2 HD said that it would review the arrangements for distributing garbage bags later.

(Post-meeting note: EPD provided each public rental housing estate household with 20 designated bags per month from June to November 2024. Currently, designated bags were distributed to households in packs of 40 every two months. In support of the Government's policy and to encourage residents to develop habits of waste reduction at source, use designated bags to reduce and track their waste production, and promote recycling during this six-month period, HD would suspend the provision of other free garbage bags.)

- 16.3 Regarding the works at the On Tai Estate car park, HD said that it would ask the management company to look into carrying out works in phases to free up more parking spaces.

(Post-meeting note: Improvement works for EV charging facilities were being carried out at the On Tai Estate car park and were expected to be completed in March 2025. During the works period, some parking spaces might need to be cordoned off for a short period of time due to the works. Affected vehicle owners would be arranged to park temporarily at other spaces, but this would not affect the overall number of monthly parking spaces. At present, no vehicles were parked at the roadside in the car park. Nevertheless, the Estate Office had reminded security guards to pay attention to the parking situation of hourly/monthly parking vehicles during patrol and take appropriate follow-up actions when necessary.)

- 16.4 Regarding the vacant shop at On Tai Estate, HD said that it had changed the shop use and hoped that it could be leased out as soon as possible to provide services for residents.

(Post-meeting note: Shop 112 at On Tai Shopping Centre had been successfully leased out through open tender. The Estate Office would promptly follow up on matters related to the tenancy agreement with the successful tenderer.)

- 16.5 HD said that it would find out who owned the right of way in the estates to follow up on the problem of illegal night-time parking of private cars in housing estates.

(Post-meeting note: Estate Offices would remind security guards to step up patrols and take immediate follow-up actions if illegal parking was found within estate areas.)

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

18. Members noted the paper.

#### **IV. Any Other Business**

19. 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.

20. Members did not raise any enquiry.

21. Members said that owners of Tak Tin Estate were required to pay two additional months of management fees, representing an increase of about 45% in management fees over the past year. Members pointed out that HD owned nearly 2 000 flats in Tak Tin Estate. They enquired about HD's role in the general meetings of the owners' corporation and whether it could prevent unreasonable increases in management fees.

22. The representative of HD responded that although HD owned a large number of flats, it only took up one seat at the meetings, thus its influence was limited. HD said that it would try its best to monitor the work of the Incorporated Owners and discuss the issues of Tak Tin Estate with relevant sections.

**V. Date of Next Meeting**

23. The next meeting was scheduled to be held on 24 September 2024 (Tuesday).

24. There being no other business, the meeting was adjourned at 3:54 p.m.

The minutes of the meeting were confirmed on 24 September 2024.

**Kwun Tong District Council Secretariat**  
**September 2024**