

(Translation)

**Minutes of the 5th Meeting of  
Housing and Development Planning Committee,  
the 7th Term Kwun Tong District Council**

**Date:** 24 September 2024 (Tuesday)

**Time:** 2:30 p.m. – 3:37 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

Ms LEE Shuk-woon, Sophia

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 HSU Yau-wai

Mr LIN Ho-man, MH

Mr TSANG Wing-fai

Ms CHING Hoi-yan

Ms FENG Yungsi

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

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 YIP Wai-choi, James Senior Engineer/6 (East),  
Civil Engineering and Development Department

Miss LIU Siting Engineer/Kowloon 5,  
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 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 5th 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. 10/2024)**

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

4. Members raised views and enquiries as follows:

- 4.1 Members pointed out that the paper showed that there was only one block of building at Pik Wan Road Site B (Ko Hei Court) and enquired whether Pik Wan Road Site A also fell within the Ko Hei Court area.
  - 4.2 Members enquired about the specific intake dates for the sites near Anderson Road Quarry.
  - 4.3 Members stated that Pik Wan Road Site B only provided eight motorcycle parking spaces, and hoped that HD would increase the supply of parking spaces in the court to resolve the shortage of motorcycle parking spaces in Lam Tin Area.
  - 4.4 Members mentioned that part of the footpath on Ko Chiu Road was closed due to the construction works on Pik Wan Road and asked when it could be reopened.
5. The representative of HD responded to Members' views and enquiries as follows:
- 5.1 HD stated that Pik Wan Road Sites A and B were different projects and would be sold separately.
  - 5.2 HD indicated that the sites near Anderson Road Quarry would be completed in 2024 and 2025. However, the actual completion dates would depend on the circumstances of each individual site.
  - 5.3 HD stated that the number of parking spaces for the project was determined at the early design stage according to the Hong Kong Planning Standards and Guidelines ("HKPSG"). Therefore, increasing the supply of parking spaces at the later stages of the project would be somewhat difficult.
  - 5.4 HD said that it would enquire with the officers responsible for the Pik Wan Road sites about the reopening date of the footpath on Ko Chiu Road and would provide a response later.
6. Members raised follow-up views and enquiries as follows:
- 6.1 Members said that the paper showed "as of June 2024" in the upper right corner and enquired whether the paper had not been updated since June.
  - 6.2 Members enquired when HD would hand over the social welfare facilities in the project to the social welfare organisations for operation.

7. The representative of HD responded to Members' views and enquiries as follows:
- 7.1 HD clarified that the date on the paper should have been August 2024, and that its content contained the most up-to-date information.
- 7.2 HD indicated that the exact handover date of the social welfare facilities could not be provided for the time being. Nevertheless, the department would apply for an occupation permit after the completion of the project and then hand over the facilities to the Social Welfare Department ("SWD"). SWD would subsequently turn over the facilities to the social welfare organisations for interior fitting-out works.
8. Members enquired whether HD would plan the electric vehicle charging facilities before or after the population intake of housing estates.
9. The representative of HD stated that all future completed estates would be equipped with electric vehicle charging-enabling infrastructure, and the estates could install chargers as needed.
10. Members noted the paper.

**III. Management Problems of Public Housing Estates in Kwun Tong District  
(KTDC HDPC Paper No. 11/2024)**

11. The Chairman referred Members to the paper.
12. Members raised views and enquiries as follows:
- 12.1 Members stated that the issue of illicit cigarette leaflets in On Tat Estate had recently become serious and hoped that HD would strengthen prosecution and patrol.
- 12.2 Members enquired whether HD would continue distributing green garbage bags provided by the Environmental Protection Department ("EPD") or distribute white garbage bags after November.
- 12.3 Members pointed out that HD had stated in the paper that it would study the feasibility of widening the walkway next to the footbridge connecting Po Tat Estate and Sau Mau Ping South Estate ("Po Tat Estate footbridge"), and thus enquired about the progress of the study.

- 12.4 Members believed that there was still room to increase parking spaces in the car parks of On Tat Estate and On Tai Estate, and hoped that HD would seriously consider these suggestions.
- 12.5 Members pointed out that the water leakage at the cover of the footbridge in Upper Ngau Tau Kok Estate had not yet improved, and hoped that HD would follow up.
- 12.6 Members stated that there had been a recent robbery case in Lee Foo House, Shun Lee Estate, where the thief followed a tenant into the building through the third-floor podium entrance to commit the crime. They hoped that HD would install closed-circuit television (“CCTV”) cameras at the entrances of the buildings in Shun Lee Estate.
- 12.7 Members mentioned frequent malfunctions in the salt water system of Sau Mau Ping Estate, leading to a temporary suspension of the salt water supply. They hoped that HD would conduct regular inspections and replace the pipes when necessary.

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

- 13.1 Regarding the issue of illicit cigarette leaflets, HD stated that security guards had been instructed to strengthen visitor registration. If the issue persisted, the department would collaborate with the Hong Kong Customs and Excise Department and the Tobacco and Alcohol Control Office of the Department of Health (“TACO”) in enforcement action.

(Post-meeting note: The On Tat Estate Property Services Management Office had instructed the security guards at building entrances to strictly enforce visitor registration and watch out for the entry and exit of strangers, as well as to enhance floor patrols. If any illicit cigarette leaflets were found, they would be reported immediately to TACO. Additionally, TACO had increased its inspection frequency in the estate since October 2024.)

- 13.2 As for the distribution of garbage bags, HD stated that it would discuss the matter with EPD and would report to Members as soon as there were any updates.

(Post-meeting note: According to current information, HD would resume the monthly distribution of white garbage bags to public rental housing tenants after completing the distribution of the free designated bags provided by the Government in November this year.)

13.3 Regarding the widening of the walkway next to the Po Tat Estate footbridge, HD indicated that it would ask the responsible staff to directly contact Members.

(Post-meeting note: The Sau Mau Ping South Estate Management Office had monitored the usage status of the walkway near the bus stop beside the footbridge connecting Sau Mau Ping South Estate to Po Tat Estate during different peak hours in the mornings and evenings from 21 to 27 August and 2 to 9 September 2024 respectively. Observations revealed no overcrowding on that section of the walkway. Therefore, the department would not consider using the sloping land of Sau Mau Ping South Estate to widen the walkway beside the bus stop at the present stage.)

13.4 HD indicated that in recent years, it had increased parking spaces in On Tai Estate and On Tat Estate as far as possible and would explore whether there was room to add more parking spaces.

(Post-meeting note: The estate office had been reviewing and studying how to increase the number of parking spaces in the existing car parks. Since 2019, On Tai Estate had added 34 parking spaces (including seven private car parking spaces and 27 motorcycle parking spaces). It was anticipated that an additional 11 motorcycle parking spaces would be officially provided on 1 November 2024. On Tat Estate had added 19 motorcycle parking spaces since 2022.)

13.5 HD stated that it would work with the Electrical and Mechanical Services Department (“EMSD”) to explore how to install CCTV cameras in Shun Lee Estate.

(Post-meeting note: After investigation, the Shun Lee Estate Management Office found that on the day in question, a female tenant was waiting for the lift in the lobby on the third floor of Lee Foo House when she saw someone outside the door requesting entry. The tenant, without much thought, opened the door to let the person into the building. After the incident, the office immediately inspected all building entrance locks and the coverage of CCTV cameras with engineering staff. It also instructed the security guards at the building entrances to strictly enforce visitor registration and watch out for the entry and exit of strangers. A notice was issued to remind all tenants to be cautious about security. Additionally, the office had contacted the police to request increased attention to the estate’s security issues and to deploy more officers for patrols.)

13.6 HD indicated that it would study the salt water supply issue in Sau Mau Ping Estate with the engineering team after the meeting.

14. The Chairman hoped that HD would arrange for the relevant Members to conduct a site inspection of On Tat Estate and On Tai Estate to study the feasibility of increasing parking spaces.

(Post-meeting note: The On Tai Estate and On Tat Estate Offices would arrange a site inspection with the relevant Members to explore the feasibility of increasing the number of parking spaces in the estates.)

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

15.1 Members stated that Po Tat Estate had also experienced temporary suspension of salt water supply and hoped that HD would take note of the issue.

15.2 Members hoped that HD would install seating at the Po Tat Estate bus terminus for elderly passengers to rest while waiting for buses.

15.3 Members pointed out the lack of motorcycle parking spaces in Lam Tin Area and enquired whether HD could add motorcycle parking spaces on the site beneath the footbridge at the junction of Ping Tin Street and On Tin Street.

15.4 Members stated that the recent frequent rainfall had caused soil erosion, resulting in uneven pavement slabs in many of the housing estates in Kwun Tong District. They hoped that HD would follow up on this issue.

15.5 Members indicated that the security situation in Shun On Estate had deteriorated recently. They hoped that HD would urge security guards to strictly enforce visitor registration and to collaborate with the police in law enforcement.

15.6 Members said that a government department had used the ground-floor conference room of On Yat House in Shun On Estate for storing anti-epidemic supplies. They hoped that HD would explain how these supplies would be handled.

15.7 Members hoped that HD would consult local District Council (“DC”) Members and stakeholders before implementing the Community Garden Programme in Yau Lai Estate.

15.8 Members mentioned the severe water leakage from the covered walkway in Yau Lai Estate and hoped that HD would follow up.

15.9 Members hoped that HD would build a community garden in Ko Cheung Court as soon

as possible.

15.10 Members pointed out that many residents of Ko Cheung Court relayed that the cleanliness of the buildings was not satisfactory and hoped that HD would take note of this issue.

15.11 Members indicated that there had been multiple instances of lift malfunctions and temporary suspensions of salt water or fresh water supply in Ko Cheung Court recently. They hoped that HD would improve these issues.

15.12 Members praised HD for seriously following up on the suggestion to remove the railings between the basketball court in Shun Tin Estate and the footbridge leading to On Tai Estate.

15.13 Members enquired about the progress of installing flagpoles in Shun Tin Estate.

15.14 Members suggested that HD set up a public drying area in Shun Tin Estate.

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

16.1 HD indicated that it would ask the works department to inspect the salt water system in Po Tat Estate.

(Post-meeting note: The temporary suspension of salt water supply to the estate mainly involved the maintenance and repair of public facilities or individual units. HD had instructed the Po Tat Estate Property Services Management Office to consolidate the maintenance schedules of different units as far as possible to reduce the frequency of water supply suspension. Additionally, the management office had reminded the maintenance contractor to step up inspections of the estate's water supply facilities to ensure their normal operation.)

16.2 Regarding the provision of seating at the Po Tat Estate bus terminus, HD indicated that if the area was managed by HD, there would be no major issues with the installation of seating. The department would ask the staff concerned to conduct a site inspection.

(Post-meeting note: The Po Tat Estate Office, along with KTDC members, conducted a site inspection of the Po Tat bus terminus in early October 2024 and would conduct a feasibility study on the installation of seating at the bus terminus.)

16.3 HD stated that it would study with the Transport Department (“TD”) the possibility of increasing motorcycle parking spaces on the site beneath the footbridge at the junction of Ping Tin Street and On Tin Street.

(Post-meeting note: Staff from the Ping Tin Estate Management Office subsequently inspected Ping Tin Street/On Tin Street. The open space under the footbridge leading from Ping Tin Estate to Kai Tin Shopping Centre was within the Ping Tin Estate area, while the adjacent pavement was a public area not managed by HD. The open space was located on the periphery of Ping Tin Estate, requiring motorcycles to drive onto the pavement to access it. Considering factors such as estate management and pedestrian safety, the department deemed it unsuitable to add motorcycle parking spaces there.)

16.4 Regarding the issue of uneven road surfaces caused by soil erosion, HD requested Members to provide the names of the estates where such problem had occurred, so that the department could follow up.

(Post-meeting note: HD had informed all property managers and managers of directly managed estates to follow up.)

16.5 HD indicated that it would collaborate with the Sau Mau Ping Police District to improve security in Shun On Estate and would request security guards to strictly adhere to visitor registration requirements and to step up patrols.

(Post-meeting note: The property services management offices of Shun Lee Estate and Shun On Estate had contacted the police to request increased attention to estate security issues and deploy more police officers for patrols. The offices had instructed the security guards at building entrances to strictly enforce visitor registration, watch out for the entry and exit of strangers, and enhance floor patrols.)

16.6 HD said it would request the Shun On Estate property manager to contact Members regarding the storage of anti-epidemic supplies on the ground floor of On Yat House.

(Post-meeting note: The Shun On Estate Property Services Management Office was currently assisting in counting the types and quantities of supplies in the ground-floor conference room of On Yat House, and would arrange for the supplies to be sent in batches to other estate offices.)

16.7 HD said that it would ask staff members responsible for Yau Lai Estate to contact Members regarding community garden matters.

(Post-meeting note: The office had consulted local DC Member of the estate about the operation of the community garden, including the venue and opening hours, and would strengthen publicity through the estate newsletter in November.)

16.8 HD indicated that it would ask the works team to repair the covered walkway in Yau Lai Estate.

(Post-meeting note: Regarding the water leakage issue of the covered walkway, the office had applied sealant at the suspected leaking joint at the bottom of the drainage channel. As for the blockage problem of the drainage channel, since some higher areas were difficult to reach, the office had arranged for cleaning workers to clear it, with completion expected in mid-November.)

16.9 HD mentioned that it was not yet known when the Community Garden Programme would be implemented in Ko Cheung Court.

(Post-meeting note: The staff concerned conducted a site inspection of the court environment with DC Members in mid-October 2024 and would carry out a feasibility study on the provision of a community garden in the court.)

16.10 HD stated that it would enhance the cleaning work in Ko Cheung Court.

(Post-meeting note: HD had instructed the Ko Cheung Court Office to review the existing cleaning arrangements and required cleaning workers to step up the cleaning work on different floors.)

16.11 HD stated that it would follow up on the issues of lift malfunctions and the temporary suspension of fresh water/salt water supply to Ko Cheung Court.

(Post-meeting note: HD had required the lift maintenance contractor to properly execute and supervise daily maintenance works, including the timely replacement of damaged parts and arranging inspections for frequently malfunctioning lifts. The suspension of water supply to the court mainly involved the maintenance and repair of public facilities or individual units. The Ko Cheung Court Office had been instructed to consolidate the maintenance schedules for different units as far as possible to reduce the frequency of water supply suspensions. Additionally, the office had reminded the maintenance contractor to strengthen inspections of the water supply facilities in the court to ensure their normal operation.)

16.12 HD stated that it would request the property management unit of Shun Tin Estate to follow up on the progress of installing the flagpoles.

(Post-meeting note: Due to various underground pipe installations in the square and the close proximity of trees in the estate to the square, the Shun Tin Estate Office suggested conducting a feasibility study on the location and height of the proposed flagpoles. It was in consultation with landscape architects, the Tree Management Section and other stakeholders.)

16.13 HD indicated that it would arrange for the property management unit of Shun Tin Estate to explore with relevant Members the proposal to increase public drying areas.

(Post-meeting note: Staff from the Shun Tin Estate Office inspected the drying facility arrangements in the estate with DC members on 18 October 2024. Currently, there were drying areas in Shun Tin Estate and each unit was equipped with basic clothes-drying facilities. During specific seasonal periods, the office designated suitable public areas of the estate as temporary drying areas for tenants to use.)

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

17.1 Members pointed out that recently, some individuals had impersonated HD staff to visit estate residents and sell products or services. They hoped that the department would step up publicity and education among residents to reduce their chances of being deceived.

17.2 Members indicated that if the salt water supply to the estate was suspended over the weekend, HD currently only arranged for repairs on the next working day (i.e. Monday). They hoped that HD would carry out repairs immediately after the suspension of salt water supply.

17.3 Members enquired about the progress of “HAppy Family • Colourful and Fun Estate Project” and which housing estates in Kwun Tong District would be included in the project in the next two years.

17.4 Members indicated that the mosquito and rodent infestations were severe in the housing estates of Kwun Tong District and hoped that HD would follow up.

17.5 Members enquired about the progress of the tendering exercise for the supermarket space in Choi Tak Estate and hoped that HD would proactively report on the progress.

- 17.6 Members said that the quality of estate management companies had been deteriorating, and their cleanliness performance was not satisfactory.
- 17.7 Members indicated that EPD had earlier requisitioned some estate facilities to implement the Municipal Solid Waste Charging Scheme and hoped that HD would release the relevant space for other uses.
- 17.8 Members hoped that HD would strengthen collaboration with the Po Tat Community Development Advisory Committee regarding the management issues of Po Tat Estate.
- 17.9 Members pressed further on the progress of installing flagpoles in Shun Tin Estate.
18. The representative of HD responded to Members' views and enquiries as follows:
- 18.1 HD stated that it would issue a notice to residents regarding door-to-door sales, reminding them to report any suspicious situations to the police or contact HD staff.
- 18.2 Regarding the temporary suspension of salt water supply, HD indicated that some of the salt water systems were not located within the estate and had to be handled by the Water Supplies Department, resulting in a longer repair time.
- 18.3 HD stated that it would enquire with the headquarters about the progress and details of "HAPPY Family • Colourful and Fun Estate Project".

(Post-meeting note: On 4 November, the Secretariat circulated to Members the progress information provided by HD regarding the proposed well-being design guide and the implementation of the pilot projects in Kwun Tong District.)

- 18.4 HD indicated that the Food and Environmental Hygiene Department ("FEHD") regularly provided the dengue fever gravidtrap index, which indicated an improvement in the mosquito situation in the district. However, recent frequent rainfall might have worsened the mosquito problem. The department would continue to follow up on the rodent and mosquito problems in housing estates.
- 18.5 HD mentioned that the supermarket space in Choi Tak Estate was relatively large, making it more difficult to lease out after closure. The department's commercial section was considering subdividing the space into several smaller units for leasing. It would report back to Members if there were any updates.

(Post-meeting note: HD was conducting further feasibility studies on different leasing options for the Choi Tak Shopping Centre unit, having regard to the retail market conditions and the needs of estate residents. Staff from the tenancy management unit would maintain close communication with the local DC members and provide timely updates on the latest leasing progress of the shopping centre unit.)

18.6 HD indicated that the installation of flagpoles in Shun Tin Estate should be feasible after addressing the tree issues, although this might need to be implemented in the next financial year.

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

19.1 Members indicated that the Lands Department (“LandsD”) had consulted Members regarding the addition of 73 motorcycle parking spaces in Sau Mau Ping Estate and hoped that the department would implement the proposal as soon as possible.

19.2 Members stated that the escalator works on the Po Tat Estate footbridge had been completed, but the reinstatement works on nearby facilities had not yet started. They hoped that the Civil Engineering and Development Department (“CEDD”) would commence the reinstatement works promptly.

20. The representative of LandsD indicated that the relevant application would be processed as soon as possible.

21. The representative of CEDD explained that due to manpower shortages in the construction industry, the contractor would first concentrate manpower on completing the two footbridge projects to open the facilities for public use as soon as possible. Therefore, the reinstatement works could only be completed later.

22. Members enquired whether LandsD could discuss with Link REIT the possibility of increasing motorcycle parking spaces in Tsui Ping Estate.

23. The representative of LandsD stated that it would process relevant applications according to procedures as soon as they were received.

24. The Chairman summarised the issues of concern to Members and requested HD to seriously follow up on their suggestions.

25. Members noted the paper.

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

26. 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.

27. Members did not raise any enquiry.

#### **V. Date of Next Meeting**

28. The next meeting was scheduled to be held on 26 November 2024 (Tuesday).

29. There being no other business, the meeting was adjourned at 3:37 p.m.

The minutes of the meeting were confirmed on 26 November 2024.

**Kwun Tong District Council Secretariat**  
**November 2024**