

(Translation)

**Minutes of the 6th Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 26 November 2024 (Tuesday)

Time: 2:30 p.m. – 4:03 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 Man, MH	Ms FENG Yunsi
Mr YU Ka-ming	Mr WONG Chun-ping, MH, JP
Mr LEE Ka-hang	Mr WONG Kai-san
Mr FONG Yat-kwan	Ms ZHAN Baoyu
Mr LAM Wai	Mr AU YEUNG Kwan-nok
Mr OR Chong-shing, Wilson, MH	Ms CHU Lok-wai
Mr HUNG Kam-in, MH	Mr CHENG Keung-fung
Mr CHEUNG Yiu-pan	Mr KAN Ming-tung, MH
Mr CHEUNG Pui-kong	Mr TAM Siu-cheuk
Mr CHEUNG Ki-tang, MH	Mr KWAN Kin-wing
Ms FU Pik-chun, MH	Mr PANG Chi-sang
Mr HSU Yau-wai	Ms CHU Siu-fan (Co-opted Member)
Mr LIN Ho-man, MH	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 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

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

Ms LAW Wai-ming, Vivian Architect 131,
Housing Department

Item II

Absent

Mr NG Ting-fung
Mr MA Yat-chiu, MH

Opening Remarks

The Chairman welcomed all Members of the Housing and Development Planning Committee (“HDPC”) and government representatives to the 6th meeting of HDPC under the 7th Term Kwun Tong District Council (“KTDC”).

2. The Chairman said that the Secretariat had received notices of absence from Mr MA Yat-chiu and Mr NG Ting-fung before the meeting. HDPC consented to the above two applications for absence due to their 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 5th meeting were confirmed.

II. Progress Report of Public Housing Projects under the Housing Department

(KTDC HDPC Paper No. 12/2024)

4. The representative of the Housing Department (“HD”) presented the paper.
5. Members raised views and enquiries as follows:
 - 5.1 Members wished to invite the organisation responsible for operating the “Light Public Housing” project at Choi Hing Road, Ngau Tau Kok to attend the meeting to brief Members on the intake arrangements for the project.
 - 5.2 Members hoped that HD would pay attention to the issue of concrete spalling in the Hiu Ming Street project.
 - 5.3 Members opined that the number of parking spaces in the Hiu Ming Street project would not be sufficient to meet the needs of future residents and visitors.
 - 5.4 Members suggested including the Cha Kwo Ling Development Project in the paper.
 - 5.5 Members hoped that HD would pay attention to the road closure arrangements for the lay-by works on Tak Tin Street, including traffic and pedestrian safety issues.
6. The representative of HD responded to Members’ views and enquiries as follows:
 - 6.1 HD said that it would ask the project team of the Hiu Ming Street project to follow up on the concrete spalling issue and enhance safety measures.
 - 6.2 Regarding the number of parking spaces in the Hiu Ming Street project, HD said that a traffic assessment had been conducted during the preliminary design stage of the project, and the number of parking spaces was determined based on the assessment results.
 - 6.3 HD indicated that the lay-by works on Tak Tin Street would be completed next year and that it would relay Members’ views regarding traffic and pedestrian safety to the project team.
7. Members raised follow-up views and enquiries as follows:
 - 7.1 Members pointed out that the parking spaces in On Tai Estate were insufficient and hoped that HD would explore ways to better utilise land resources to increase the

number of parking spaces.

- 7.2 Members hoped that HD would urge the construction sites on New Clear Water Bay Road near Choi Wan Estate to pay attention to the dust issue caused by construction vehicles.
- 7.3 Members enquired about the number of monthly and hourly parking spaces at the open-air car park of Lei Yue Mun Phase 4.
- 7.4 Members enquired whether the ancillary facilities block in Lei Yue Mun Phase 4 would be completed simultaneously with the two adjacent residential buildings.
- 7.5 Members noted that the subsidised housing project near the Anderson Road Quarry would accommodate over 15 000 residents in the future and enquired whether HD had coordinated with the Education Bureau (“EDB”) on the issue of school transfers for children.
- 7.6 Members enquired when HD would begin allocating units of the public housing project at Wang Chiu Road and whether units would be reserved for tenants affected by the redevelopment of Choi Hung Estate.
- 7.7 Members enquired when the social welfare facilities in the Wang Chiu Road project would be handed over to the Social Welfare Department (“SWD”) for further arrangements.
- 7.8 Members enquired about the criteria adopted by HD when planning parking spaces for construction projects.

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

- 8.1 HD indicated that it would request the project teams responsible for the projects in the Anderson Road Quarry area to pay attention to the dust problem caused by construction vehicles.
- 8.2 HD stated that it would ask the relevant officers to follow up with EDB on the placement arrangements for future students in the projects in the Anderson Road Quarry area.
- 8.3 HD explained that the open-air car park in Lei Yue Mun Phase 4 was primarily

intended for users of the ancillary facilities block and was not meant to provide hourly parking spaces, whereas another covered car park in the project would provide hourly parking spaces.

- 8.4 HD said that the ancillary facilities block in Lei Yue Mun Phase 4 would be completed simultaneously with the two residential buildings, and was expected to commence service in 2026.
- 8.5 HD said that the social welfare facilities at the Wang Chiu Road project would be handed over to SWD upon the completion of the housing estate.
- 8.6 HD indicated that it would plan the parking spaces in accordance with the Hong Kong Planning Standards and Guidelines (“HKPSG”), and would also conduct district consultations. Taking Lei Yue Mun Phase 4 as an example, HD increased the number of parking spaces by 50% after consulting KTDC. In addition, HD stated that it would increase the supply of parking spaces as far as possible based on the individual circumstances of each housing estate.
- 8.7 HD said that there was no updated information regarding the allocation of public housing units at Wang Chiu Road for the time being, while some tenants affected by the Choi Hung Estate redevelopment project would be arranged to move into the new Mei Tung Estate.

(Post-meeting note: The Hong Kong Housing Authority (“HA”) announced in December 2024 the clearance and rehousing arrangements for three blocks in Phase 1 of the redevelopment of Choi Hung Estate. In addition to reserving flats in the new Mei Tung Estate in the same district for tenants, those affected by the clearance would be given priority to purchase flats offered under the Green Form Subsidised Home Ownership Scheme (“GSH”) at Wang Chiu Road Phases 1 and 2, comprising a total of 4 043 saleable flats, including flats converted from public rental housing (“PRH”) units to GSH flats at Wang Chiu Road Phase 1.)

9. Members raised views and enquiries as follows:

- 9.1 Members enquired about the ratio used by HD in planning parking spaces.
- 9.2 Members stated there would be a total of 5 800 additional units in the Anderson Road Quarry area, and expressed concerns that this would increase the traffic burden on Clear Water Bay Road and Sau Mau Ping Road.

10. The representative of HD stated that HKPSG clearly specified the ratio of residential units to parking spaces, but this included various conditions and detailed provisions which were difficult to explain in detail at the meeting.

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

12. Members noted the paper.

III. Management Problems of Public Housing Estates in Kwun Tong District (KTDC HDPC Paper No. 13/2024)

13. The Chairman referred Members to the paper.

14. Members raised views and enquiries as follows:

14.1 Members said that several lifts in Ko Cheung Court had been out of service recently. They urged HD to enhance inspection and maintenance efforts.

14.2 Members pointed out that the problem of illicit cigarettes was severe in housing estates in the district, particularly in Yau Tong Estate, On Tat Estate and Lok Wah South Estate. They hoped that HD would step up monitoring of the situation and work with relevant departments to enforce the law.

14.3 Members said that HD had recently reduced the number of garbage bags distributed, which failed to meet the needs of residents.

14.4 Members said that HD had recently added units near the staircase at Lee Foo House in Shun Lee Estate. They hoped that the department would inform KTDC Members and nearby residents before making such arrangements.

14.5 Members said that cleaning workers had been using passenger lifts to transport refuse from lower-floor units of Lee Foo House in Shun Lee Estate. They enquired about the progress of HD's follow-up on this issue.

14.6 Members hoped that HD would enhance the landscaping and greening efforts in public housing estates, including vertical greening.

14.7 Members enquired about the progress of replacing the intercom at the entrance of the On Tat Estate Car Park.

14.8 Members hoped that HD would step up enforcement against the issue of objects being thrown from height in On Tat Estate.

14.9 Members enquired about the progress of installing flagpoles in Lok Wah South Estate.

14.10 Members said that the lift retrofitting works at the subway in Lok Wah South Estate had led to rodent infestation in the vicinity. They hoped that HD would step up anti-rodent work.

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

15.1 Regarding the issue of lifts at Ko Cheung Court, HD said that it would ask relevant personnel to enhance the inspection and maintenance of lifts.

15.2 Regarding the problem of illicit cigarettes, HD would request property management companies and estate managers to pay closer attention to the situation.

(Post-meeting note: Estate offices had arranged for security guards to strengthen patrols on all floors in housing blocks within the estates and to strictly enforce visitor registration management. If such situations were identified, they would take immediate follow-up actions and contact the Customs and Excise Department and the police for handling.)

15.3 Regarding the addition of units at Lee Foo House in Shun Lee Estate, HD said that in view of the pressing demand for PRH, HD was making every effort to utilise space to build additional units, aiming to shorten the waiting time for the public.

15.4 Regarding the use of passenger lifts for transporting refuse at Lee Foo House in Shun Lee Estate, HD would arrange for estate personnel to contact Members directly.

(Post-meeting note: The works for the retrofitting of a refuse chute for the lower floors at Lee Foo House in Shun Lee Estate had been submitted to the Independent Checking Unit for approval.)

15.5 HD expected to further improve the vertical greening irrigation system in Yau Lai

Estate next spring and would follow up with Members after the meeting.

(Post-meeting note: The Yau Lai Estate Property Services Management Office completed the repair works for the vertical greening irrigation system in mid-October 2024. The system was now back in operation, and the replanting of vertical greening plants was planned for spring 2025.)

15.6 Regarding the installation of flagpoles at Lok Wah South Estate, HD stated that it would request estate management staff to report the progress to Members.

(Post-meeting note: Link REIT's preliminary reply was that they had no comment, but further discussions would be required once specific costs (e.g. installation and maintenance fees for the flagpoles) were confirmed. The estate office would continue to follow up on the matter.)

15.7 Regarding the rodent infestation problem caused by the construction site of the lift retrofitting works at the subway in Lok Wah South Estate, HD would work with the Food and Environmental Hygiene Department ("FEHD") to step up anti-rodent work.

(Post-meeting note: During a joint inspection by the Lok Wah South Estate Office and FEHD on 7 November 2024, several rat holes were discovered in the planters near the relevant location. Rodenticides were placed in the rat holes on the same day, and regular inspections of the planters would be conducted. The office, together with FEHD staff, subsequently inspected the site again on 25 November and 5 December, and no rat holes or signs of rodent activity were found at the relevant location.)

15.8 HD indicated that it would request the relevant personnel to report to Members on the progress of replacing the intercom at the entrance of the On Tat Estate Car Park.

(Post-meeting note: The replacement of the intercom system at the entrance of the On Tat Estate Car Park was completed on 3 December 2024.)

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

16.1 Members enquired whether HD kept records of public housing residents keeping dogs and whether there was a penalty mechanism in place to address the problem of dog fouling in public places.

16.2 Members said that the problem of feral pigeons in the district was severe, especially

in Upper and Lower Ngau Tau Kok Estates. They hoped that HD would urge the security guards to strengthen patrol and publicity efforts.

- 16.3 Members mentioned that a resident had previously informed the security personnel in the estate about hearing cries for help from a nearby unit, but the security personnel responded that they observed nothing unusual at that time. However, HD staff later discovered that an elderly person living nearby had passed away alone at home. Members hoped that HD would enhance the crisis awareness of frontline security staff.
- 16.4 Members enquired about the arrangements for implementing the “HAPPY Family • Colourful and Fun Estate Project (“HAPPY Estate Project”)” in Kwun Tong District.
- 16.5 Members enquired how HD would take enforcement actions against pigeon feeding by residents of Tenants Purchase Scheme (“TPS”) estates.
- 16.6 Members said that a public housing resident who had previously committed arson had caused panic among nearby residents. They hoped that HD would keep an eye on the resident.
- 16.7 Members enquired how they should communicate requests to HD for additional seating or play equipment in the estates.
- 16.8 Members enquired about the progress of clearing the anti-epidemic supplies that had been stored for years in the ground-floor conference room of On Yat House in Shun On Estate.

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

- 17.1 HD indicated that in principle, public housing estates did not allow residents to keep dogs, except for those with medical certification requiring the keeping of guide dogs or companion dogs. Residents permitted to keep dogs were still required to comply with the relevant conditions and ensure that no disturbance was caused.
- 17.2 HD said that it would step up publicity in housing estates regarding the prohibition of feeding feral pigeons.

(Post-meeting note: HD had requested the estate offices of Upper and Lower Ngau Tau Kok Estates to enhance patrols and display posters and banners in conspicuous locations. HD

had also conducted joint operations with the Agriculture, Fisheries and Conservation Department, FEHD and the Leisure and Cultural Services Department in these estates to combat illegal feeding activities.)

17.3 HD said that it would ask estate staff to pay closer attention to the situation of individuals living alone.

(Post-meeting note: HD would instruct frontline estate management staff to closely monitor the situation of individuals living alone. It would also proactively reach out to elderly residents who had not yet installed the Safety Bell through home visits and daily interactions with residents, such as handling tenancy matters and following up on maintenance issues.)

17.4 Regarding the HAPpy Estate Project, HD said that it would check with the relevant personnel about the latest arrangements and provide relevant information to Members later.

(Post-meeting note: The Secretariat circulated to Members on 6 January 2025 the information provided by HD regarding the Proposed Well-being Design Guide and Implementation Progress of Pilot Projects in Kwun Tong District.)

17.5 Regarding the resident who had committed arson, HD advised that referral to social workers for follow-up could be considered.

(Post-meeting note: HD had installed CCTVs at the relevant location, arranged for security guards to strengthen patrols on that floor, and provided patrol log books. In addition, HD had attempted to contact the family members of the resident to understand the situation and would assist in referring the case to social workers for follow-up if necessary.)

17.6 Regarding the addition of play equipment, HD said that it would depend on the circumstances of individual estates.

(Post-meeting note: If Members contacted the Shun On Estate Property Services Management Office to put forward the relevant proposals, staff of the estate office would arrange a site visit with Members to study the feasibility of the proposals.)

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

18.1 Members hoped that HD would strengthen the supervision of estate maintenance

service contractors and shorten the repair time for facilities as much as possible.

18.2 Members noted that HD had been planting greenery on the podiums of newly built housing estates in recent years. However, water seepage issues occurred after heavy rain, affecting facilities beneath the podiums (such as District Council Members' ward offices) and also leading to mosquito infestations. They hoped that HD would pay attention to the matter.

18.3 Members enquired whether HD could provide the number of residents permitted to keep pets in housing estates.

18.4 Members enquired whether HD had a mechanism in place to approve various organisations to post publicity materials on estate notice boards.

18.5 Members mentioned that dogs had previously intruded into their ward offices, and that many dogs relieved themselves indiscriminately in housing estates. They hoped that HD would step up monitoring of the situation.

(Post-meeting note: The Shun Tin Estate Office had posted the Policy on Keeping Small Household Pets and Service Dogs in Public Housing Estates on the ground floor of each block. Additionally, tenants who had been approved to keep service dogs had been reminded that they must comply with the Code of Practice for the Keeping of Dogs in Public Housing Estates. Furthermore, Shun Tin Estate Office staff would conduct irregular floor patrols and home visits, and collaborate with the Central Special Operation Teams to enhance control actions against tenants who kept dogs without approval.)

18.6 Members noticed that estate notice boards still displayed publicity materials of the resigned district councillors from the previous term and hoped that HD would pay more attention to this matter.

(Post-meeting note: Estate offices immediately inspected all estate notice boards and removed those publicity materials.)

18.7 Members enquired about the number of successful prosecutions by HD against residents feeding feral pigeons.

18.8 Members enquired about how HD would collaborate with management offices and owners' corporations ("OCs") to publicise the prohibition of feeding feral pigeons in TPS estates, and to take enforcement actions against such behaviour.

18.9 Members said that many residents in Kwun Tong District had reported insufficient storage space at the “GREEN@COMMUNITY” recycling points in housing estates and hoped that HD would set up recycling points at suitable locations.

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

19.1 HD said that it would relay the issue of prolonged facility repair periods to the engineering section and the estate offices.

19.2 HD indicated that the greening of estate podiums had a cooling effect and the department would pay attention to the issues of water seepage and mosquito infestation.

(Post-meeting note: After the meeting, estate office staff explained to the relevant Members the purpose of planting greenery on the estate podiums. If blockage or water seepage was found, the office would immediately carry out clearing and repairs.)

19.3 HD indicated that it maintained records of the number of residents keeping guide dogs and companion dogs. Cases of unauthorised animal keeping would be handled in accordance with the Marking Scheme for Estate Management Enforcement in Public Housing Estates.

19.4 Regarding estate notice boards, HD said that it would conduct background checks on applicant organisations and would also step up inspections of whether outdated information was displayed on the notice boards.

19.5 HD said that it would enquire with the relevant section about the number of prosecutions against the illegal feeding of feral pigeons and would report to Members later.

(Post-meeting note: No prosecution cases had been recorded so far. Estate offices would increase publicity by posting posters and hanging banners in conspicuous locations in the estates, and would strengthen patrols in the common areas of the estates.)

19.6 HD stated that TPS estates would also adopt the marking scheme to address residents’ misdeeds, and estate property managers would also assist OCs and management companies with enforcement.

(Post-meeting note: OCs/management companies appointed by them were responsible for evidence collection and record keeping, and were required to provide sufficient evidence to HD to establish the misdeeds of public housing residents. HA representatives attending management committee meetings of the OCs were responsible for introducing the implementation of the marking scheme, explaining its execution details, and providing templates of the required documents to assist the OCs/management companies appointed by them in referring cases to HD.)

19.7 Regarding the “GREEN@COMMUNITY” recycling programme, HD pointed out that the locations of the recycling points were determined by the Environmental Protection Department (“EPD”) after inspecting the estates. HD said that it would convey the relevant views to EPD.

20. Members said that the locations of the “GREEN@COMMUNITY” recycling points were proposed by the estate management companies and frontline staff of HD. They hoped that relevant personnel would pay attention to whether the selected locations were appropriate and whether they would affect estate hygiene.

21. The representative of HD indicated that the department would follow up on the issues related to “GREEN@COMMUNITY” with Members after the meeting.

(Post-meeting note: Estate offices would conduct research and assessments when selecting locations to ensure that the “GREEN@COMMUNITY” recycling points were set up in appropriate places. HD had instructed offices to continue to monitor the situation closely and ensure that the recycling points in the estates maintained good hygiene.)

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

23. Members noted the paper.

IV. Any Other Business

24. Members did not raise other items for discussion.

V. Date of Next Meeting

25. The next meeting was scheduled to be held on 21 January 2025 (Tuesday).
26. There being no other business, the meeting was adjourned at 4:03 p.m.

The minutes of the meeting were confirmed on 21 January 2025.

Kwun Tong District Council Secretariat
January 2025