

(Translation)

**Minutes of the 8th Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 25 March 2025 (Tuesday)

Time: 2:30 p.m. – 3:34 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 NG Ting-fung	Mr WONG Kai-san
Ms LEE Shuk-woon, Sophia	Ms ZHAN Baoyu
Mr LEE Ka-hang	Mr AU YEUNG Kwan-nok
Mr LAM Wai	Ms CHU Lok-wai
Mr OR Chong-shing, Wilson, MH	Mr CHENG Keung-fung
Mr HUNG Kam-in, MH	Mr KAN Ming-tung, MH
Mr CHEUNG Yiu-pan	Mr TAM Siu-cheuk
Mr CHEUNG Pui-kong	Mr KWAN Kin-wing
Mr CHEUNG Ki-tang, MH	Mr PANG Chi-sang
Ms FU Pik-chun, MH	Ms CHU Siu-fan (Co-opted Member)
Mr HSU Yau-wai	Mr TSANG Yau-cheung (Co-opted Member)
Mr LIN Ho-man, MH	

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

Secretary

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

In Attendance by Invitation

Ms KWAN Hoi-ye, Irene Architect 12,
Housing Department

Item II

Opening Remarks

The Chairman welcomed all Members of the Housing and Development Planning Committee (“HDPC”) and government representatives to the 8th 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. 4/2025)

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

4. Members raised views and enquiries as follows:

4.1 Members enquired whether HD had discussed with the Education Bureau (“EDB”) and the Transport Department (“TD”) the intake arrangements for the public housing projects in the Anderson Road Quarry area so that the relevant departments could plan early for students’ admission arrangements and future ancillary transport facilities.

- 4.2 Members expressed concern that the construction noise from Pik Wan Road Site A might affect nearby schools and hinder students' revision. Therefore, they suggested that the contractor suspend the construction works during school examination and public examination periods. In addition, Members enquired when the foundation works at the site would be completed.
 - 4.3 Members enquired about the intake date for On Sau Court.
 - 4.4 Members pointed out that the lighting and machinery noise coming from the On Lai Court site at night had affected residents of On Tat Estate, and therefore hoped that HD would follow up on the matter and report to Members.
 - 4.5 Members indicated that some residents were interested in applying for security guard positions at On Sau Court and hoped that HD would provide information about the future management company of the court.
 - 4.6 Members requested HD to urge the contractor to complete the water supply and electrical connection works near Tak Tin Street as soon as possible, as the current road closure arrangements had severely affected residents in Lam Tin.
5. The representative of HD responded to Members' views and enquiries as follows:
- 5.1 HD stated that it was studying how an orderly intake arrangement could be made for the housing projects in the Anderson Road Quarry area and would also coordinate with TD and the Highways Department ("HyD") on future transport arrangements.
 - 5.2 HD stated that it would enquire with the contractor of the Pik Wan Road project about the works schedule and would reply to Members' enquiries later. In addition, HD indicated that it would request the contractor to avoid noisy works during the examination periods.
 - 5.3 HD said that it would enquire with the relevant section about the intake date for On Sau Court and the arrangement for recruiting security guards for the court.
 - 5.4 HD stated that it would enquire with the contractor of the On Lai Court project about the details of nighttime site operations and would also ascertain whether it had applied for a Construction Noise Permit from the Environmental Protection Department.

5.5 HD indicated that it would enquire with the Water Supplies Department and the Drainage Services Department about the progress of the Tak Tin Street project.

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

6.1 Members pointed out that there was a keen demand for social welfare facilities in the community, and therefore enquired about the completion dates and service places for the various social welfare facilities in the Hiu Ming Street project.

6.2 Members suggested that HD clearly indicate the specific year of completion for projects in the paper.

6.3 Members enquired about the public transport arrangements for the Hiu Ming Street project.

6.4 Members hoped that TD would draw on the experience of transport planning for On Tai Estate and On Tat Estate and make appropriate planning of transportation routes for the housing projects in the Anderson Road Quarry area based on residents' commuting needs.

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

7.1 HD stated that it would discuss with the Social Welfare Department ("SWD") the commissioning dates of the social welfare facilities in the Hiu Ming Street project and would also enquire with SWD about the service places of the facilities concerned.

7.2 HD indicated that it would convey Members' views on the year of completion to the relevant personnel.

7.3 HD stated that a traffic assessment had been conducted for the Hiu Ming Street project and that bus routes and public transport arrangements were planned in coordination with TD. HD would maintain liaison with TD to ensure that the public transport services provided could meet residents' needs.

8. Members noted the paper.

III. Management Problems of Public Housing Estates in Kwun Tong District
(KTDC HDPC Paper No. 5/2025)

9. The Chairman referred Members to the paper.
10. Members raised views and enquiries as follows:
 - 10.1 Members enquired about the development plan for the site of Christian & Missionary Alliance Sun Kei Primary School (Ping Shek) (“Sun Kei Primary School”) after rezoning, and hoped that the site could be used for the provision of more childcare services in the Kwun Tong West area.
 - 10.2 Members commended the Shun Tin Estate Office of HD for actively following up on the removal of the railings between the basketball court at Shun Tin Estate and the footbridge connecting to On Tai Estate.
 - 10.3 Members urged HD to expedite the progress of the flagpole installation works in Shun Tin Estate.
 - 10.4 Members appreciated the efforts of the management company of Yau Lai Estate in providing additional leisure facilities in the estate and commended its high work efficiency. In addition, Members enquired about the tendering progress of the vertical greening works in the estate and the future maintenance plan for the greening facilities. Members also suggested planting Yellow Pui in the estate to beautify its environment.
 - 10.5 Members enquired how HD would address the refuse collection system failure in Yau Lai Estate.
 - 10.6 Members hoped that HD would address the odour problem at the refuse collection point (“RCP”) near Hang Tai House of On Tai Estate.
 - 10.7 Members hoped that HD and the relevant government departments would discuss the design of the footbridge connecting On Tai Estate to Shun Tin Estate with them in due course.
 - 10.8 Members hoped that HD would extend smart estate management to housing estates in Kwun Tong North as soon as possible to help resolve problems such as objects being thrown from height, water dripping from air-conditioners, and noise.
 - 10.9 Members suggested that HD liaise with HyD to seek the construction of lifts and footbridges at the following locations to facilitate residents’ future access to stations of

the Smart and Green Mass Transit System (“SGMTS”) in East Kowloon: (i) the hillside outside the RCP near Tat Chui House of Po Tat Estate; and (ii) the hillside near Sau Mau Ping Road, off Sau Lok House of Sau Mau Ping Estate.

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

11.1 HD replied that it would enquire with EDB about the development plan for the Sun Kei Primary School site.

(Post-meeting note: After the former Christian & Missionary Alliance Sun Kei Primary School (Ping Shek) located in Ping Shek Estate ceased operations, the sponsoring body returned the school premises to the Government on 31 August 2024. Upon review, EDB decided to retain the school premises for primary and secondary school use. The school premises had been allocated for other temporary uses before reverting to school use.)

11.2 HD indicated that the tree section had been following up on the flagpole installation works in Shun Tin Estate. HD would report to Members on the latest works progress in due course.

(Post-meeting note: Staff of the Shun Tin Estate Office and the engineering section of HD had visited Shun Tin Square with Members on 7 April 2025 to further examine the proposed location and details of the flagpole installation works. HD was currently proceeding with the design process for the proposed flagpole location.)

11.3 HD stated that the property management team and the management company of Yau Lai Estate would be responsible for following up on the maintenance of greening facilities. As regards the suggestion of planting Yellow Pui, the department replied that it would need to consider whether the terrain and wind direction of Yau Lai Estate were suitable for planting such trees.

(Post-meeting note: The improvement works for the three vertical green panels in Phase 5 had been successfully completed at the end of March 2025. The improvement works for the vertical green panels in Phase 4 were at the tendering stage for the time being. As for the planting of trees such as Yellow Pui in Yau Lai Estate, the Office staff had contacted officers of the Tree Management Section to assess the feasibility of the proposal. Since the trees concerned had to be removed due to their poor growth conditions, the Tree Management Section recommended planting Golden Penda trees at the two locations instead.)

11.4 HD indicated that it would request staff at Yau Lai Estate to follow up on the refuse

collection system failure.

(Post-meeting note: After an in-depth study by HD and the Yau Lai Estate Property Services Management Office, the automated refuse collection system in Phase 1 would be converted into a traditional refuse handling system, taking into account long-term cost-effectiveness and minimising the impact on residents. The department was currently refining the design for the conversion works and drafting the tender documents for the dismantling of the existing system.)

11.5 HD indicated that it would task the engineering section with studying ways to address the odour problem at the RCP in On Tai Estate.

(Post-meeting note: Estate staff had stepped up inspections at the large RCP near Hang Tai House, and no odour was detected during the inspections. In view of Members' concerns, the Office staff had instructed the cleaning contractor to step up cleaning and management of the RCP. Meanwhile, they had also inspected the ventilation and deodorising systems in the RCP to ensure they were functioning properly and effectively mitigating odours.)

11.6 HD said that the implementation schedule of smart estate management was determined by HD headquarters.

11.7 HD stated that it would convey Members' views regarding the SGMTS in East Kowloon to HyD.

(Post-meeting note: HD had conveyed the views to HyD and had requested HyD to contact Members directly.)

12. Members requested HD to disclose the findings of the questionnaire survey on the Responsive In-flat Maintenance Services ("RIMS").

13. The Vice-chairman hoped that HD would pay attention to the safety of scaffolding works in housing estates and strengthen supervision of contractors.

14. The representative of HD indicated that she would convey to the headquarters Members' views regarding the questionnaire survey on RIMS, and would also relay Members' views on works safety to personnel responsible for works supervision.

(Post-meeting note: The survey findings were primarily used by the Hong Kong Housing Authority for analysis of tenants' overall comments to facilitate continuous service quality monitoring, and

therefore were used for internal reference only.)

15. The Chairman hoped that the representatives of HD would enhance their understanding of the situation of the estates in the district to respond to Members' enquiries. He also encouraged Members to submit written enquiries to the Secretariat before the meeting so that the representative of HD could make preparations in advance.

16. Members noted the paper.

IV. Any Other Business

17. Members raised other matters as follows:

17.1 Members hoped to invite personnel responsible for the housing projects in the Anderson Road Quarry area and the operating organisations of Light Public Housing projects to the meeting to respond to Members' enquiries.

17.2 Members hoped that HD would extend the opening hours of estate shroff offices to facilitate rent payment by elderly residents and commercial tenants.

17.3 Members pointed out that many former Mutual Aid Committee ("MAC") offices remained vacant, and therefore hoped that HD would put these spaces to good use.

18. The Vice-chairman hoped that HD would strengthen publicity of the tightening of "Well-off Tenants Policies".

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

19.1 HD indicated that it had not received any feedback from the public regarding the service hours of estate shroff offices so far.

19.2 HD said that it would continue to examine how to make effective use of the former MAC offices.

19.3 HD stated that it would put up posters and provide information pamphlets to explain the details of the tightening of "Well-off Tenants Policies" to the public.

V. Date of Next Meeting

20. The next meeting was scheduled to be held on 20 May 2025 (Tuesday).
21. There being no other business, the meeting was adjourned at 3:34 p.m.

The minutes of the meeting were confirmed on 20 May 2025.

Kwun Tong District Council Secretariat
May 2025