

(Translation)

**Minutes of the 9th Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 20 May 2025 (Tuesday)

Time: 2:30 p.m. – 3:10 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 HSU Yau-wai
Mr YU Siu-lun (Vice-chairman)	Mr TSANG Wing-fai
Mr YU Man, MH	Ms CHING Hoi-yan
Mr YU Ka-ming	Ms FENG Yunsi
Mr NG Ting-fung	Mr WONG Chun-ping, BBS, MH, JP
Ms LEE Shuk-woon, Sophia, MH	Mr WONG Kai-san
Mr LEE Ka-hang	Ms ZHAN Baoyu
Mr LAM Wai	Mr AU YEUNG Kwan-nok
Mr OR Chong-shing, Wilson, MH	Mr KAN Ming-tung, MH
Mr HUNG Kam-in, MH	Mr TAM Siu-cheuk
Mr CHEUNG Yiu-pan	Mr KWAN Kin-wing
Mr CHEUNG Pui-kong	Mr PANG Chi-sang
Mr CHEUNG Ki-tang, MH	Ms CHU Siu-fan (Co-opted Member)
Ms FU Pik-chun, 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 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

enquired about the noise mitigation measures implemented at the site.

- 4.3 Members enquired about the reasons for the repeated delays in the completion of the Tak Tin Street project.
- 4.4 Members enquired about the latest progress on the reprovisioning of recreation facilities under the Hiu Ming Street project.
- 4.5 Members enquired about the name of the housing development at Pik Wan Road Site A and its exact completion date.
- 4.6 Members requested HD to shorten the duration of footpath closures due to the Tak Tin Street project as far as practicable, and to provide a covered walkway at the location.
- 4.7 Members enquired whether future residents of Ko Wang Court would be required to bear the management fees and electricity charges of the ancillary facilities block.
- 4.8 Members enquired about the commissioning date of the polyclinic at Pik Wan Road Site A.

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

- 5.1 HD stated that it would enquire with the relevant divisions regarding the use of the site between Wang Chiu Road Phases 1 and 2, the reasons for the delay of the Tak Tin Street project and the related road closure arrangements, the management fee arrangements for Ko Wang Court, and the reprovisioning of recreation facilities under the Hiu Ming Street project. HD would report to Members in due course.
- 5.2 HD understood Members' concern about the noise issue at the Pik Wan Road site. It would request the project team to maintain communication with schools and, as far as practicable, adjust the works schedule to accommodate school examination periods.

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

- 6.1 Members enquired about the completion and intake dates of On Sau Court.
- 6.2 Members reported receiving complaints from residents about drilling noise from On Sau Court at midnight, which affected nearby residents.

- 6.3 Members again enquired about the future use of the L-shaped site between Wang Chiu Road Phases 1 and 2.
- 6.4 Members enquired about the exact completion date of the Wang Chiu Road project.
- 6.5 Members requested that HD provide more information on the social welfare and educational facilities for each project mentioned in the paper.

7. The representative of HD stated that the department would enquire with the relevant divisions regarding the use of the site between Wang Chiu Road Phases 1 and 2, the details of the social welfare and educational facilities, as well as the completion and intake dates of On Sau Court and the noise issue, and would report to Members in due course.

(Post meeting note: According to the Education Bureau's website on the results of the Second School Allocation Exercise 2020, the Wang Chiu Road site had been allocated to United Christian College. The division responsible for the project indicated that progress would depend on the works, and no further information was available at this stage.)

8. The Chairman summarised the issues of concern to Members and requested HD to follow up on their views.
9. Members noted the paper.

III. Management Problems of Public Housing Estates in Kwun Tong District **(KTDC HDPC Paper No. 7/2025)**

10. The Chairman referred Members to the paper.
11. Members raised views and enquiries as follows:
 - 11.1 Members pointed out that the feral pigeon problem in Shun Lee Estate was serious, preventing residents from drying clothes outside their windows. They requested that HD set up drying areas at suitable locations within the estate.
 - 11.2 Members commended the property manager of Lok Wah South Estate for actively following up on issues within the estate.

(Post meeting note: The representative of HD conveyed Members' commendation to the Housing Manager of Lok Wah South Estate.)

12. The representative of HD stated that the department would explore the feasibility of providing drying racks in public areas of Shun Lee Estate, and thanked Members for their suggestions.

(Post meeting note: HD had earlier expanded the drying area next to the basketball court at Lee Cheung House, Shun Lee Estate. Additionally, the Shun Lee Estate Management Office had strengthened a series of measures to tackle the nuisance caused by pigeons, including putting up prominent notices and banners in public areas to remind tenants not to feed pigeons; enhancing patrols and cleaning efforts in public areas; conducting joint operations regularly with the Agriculture, Fisheries and Conservation Department and Link to promote the prohibition of pigeon feeding; and planning to install bird spikes in areas where pigeons congregated.)

13. The Chairman commended HD for its earlier arrangement of meetings between DC Members and property managers from various sub-districts. He believed that the arrangement facilitated communication and expressed the hope that the department would arrange such meetings on a regular basis.

14. Members noted the paper.

IV. Any Other Business

15. Members did not raise other items for discussion.

V. Date of Next Meeting

16. The next meeting was scheduled to be held on 22 July 2025 (Tuesday).

17. There being no other business, the meeting was adjourned at 3:10 p.m.

The minutes of the meeting were confirmed on 22 July 2025.

Kwun Tong District Council Secretariat
July 2025