

(Translation)

**Minutes of the 2<sup>nd</sup> Meeting of the  
Housing Affairs Committee (2020) of  
Kwai Tsing District Council**

Date : 4 May 2020

Time: 2:31 p.m. – 7:30 p.m.

Venue: K&T DO Conference Room

<b><u>Attendee</u></b>	<b><u>Time of Arrival</u></b> <b><u>(p.m.)</u></b>	<b><u>Time of Departure</u></b> <b><u>(p.m.)</u></b>
Mr CHOW Wai-hung, Rayman (Chairman)	Start of Meeting	End of Meeting
Mr HON Chun-yin (Vice-chairman)	Start of Meeting	End of Meeting
Mr CHEUNG Man-lung	Start of Meeting	End of Meeting
Mr HUI Kei-cheung	3:51	End of Meeting
Miss KWOK Fu-yung	Start of Meeting	4:48
Mr KWOK Tsz-kin	2:55	End of Meeting
Mr LAM Siu-fai	Start of Meeting	End of Meeting
Mr LAU Chi-kit	Start of Meeting	End of Meeting
Ms LAU Kwai-mui	Start of Meeting	End of Meeting
Miss LEUNG Ching-shan	Start of Meeting	6:00
Mr LEUNG Kam-wai	Start of Meeting	End of Meeting
Ms LEUNG Kar-ming	Start of Meeting	7:16
Mr LEUNG Kwok-wah	Start of Meeting	End of Meeting
Mr LEUNG Wing-kuen	2:58	End of Meeting
The Hon. LEUNG Yiu-chung	3:34	4:21
Miss LO Yuen-ting	Start of Meeting	7:25
Mr NG Kim-sing	2:35	End of Meeting
Mr TAM Ka-chun, Warren	Start of Meeting	End of Meeting
Mr TONG Ho-man	Start of Meeting	End of Meeting
Mr TSUI Hiu-kit	2:37	7:25
Mr WONG Bing-kuen	3:39	7:04
Miss WONG Pit-man	Start of Meeting	7:07
Mr WONG Tin-yan	Start of Meeting	End of Meeting
Mr WONG Yun-tat, Ivan	Start of Meeting	7:11

### **In Attendance**

Mr SIN Chung-kai, SBS, JP	Chairman of the Kwai Tsing District Council
Mrs LAI CHAN Wai-fan, Clara	Senior Housing Manager (Kwai Chung), Housing Department
Ms MAK Siu-ling, Iris	Senior Property Service Manager/Kwai Chung, Housing Department
Mr WONG Ka-chun, Danny	Senior Transport Officer/Kwai Tsing 1, Transport Department
Miss LEE Che-ying, Emily	Engineer/ District Facilities, Transport Department
Miss YIM Yik-huen, Bonnie	Assistant District Officer (Kwai Tsing), Kwai Tsing District Office
Mr CHIU Tsz-lok, Jacky (Secretary)	Executive Assistant (Kwai Tsing) District Council (9), Kwai Tsing District Office

## **Opening Remarks**

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The Chairman welcomed all to the 2<sup>nd</sup> meeting of the Housing Affairs Committee (2020) of Kwai Tsing District Council (K&T DC).

## **Confirmation of Minutes of the 1st Special Meeting (2020) held on 16 January 2020**

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2. Mr LAM Siu-fai moved a motion to confirm the minutes. The motion was seconded by Mr TAM Ka-chun, Warren and Mr WONG Tin-yan, and the Committee endorsed the said minutes unanimously.

## **Introduction of Paper**

### **Housing Department's Work Plan in Kwai Tsing 2020/2021**

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(Proposed by the Housing Department)

(HAC Paper No. 12/D/2020)

3. The Chairman welcomed Mrs LAI CHAN Wai-fan, Clara, Senior Housing Manager (Kwai Chung) and Ms MAK Siu-ling, Iris, Senior Property Service Manager/Kwai Chung of the Housing Department (HD) to the meeting.

4. Mrs LAI CHAN Wai-fan, Clara introduced the paper.

5. Miss LO Yuen-ting put forth opinions and enquiries as follows:

- (i) In view of discrepancies in quality of contractors in estate management, HD did not have sound management and monitoring on contractors. She suggested HD make reference to the views of members of the Estate Management Advisory Committees (EMAC), District Councillors and Chairpersons of Mutual Aid Committees on contractors when considering contract renewal.
- (ii) Quality of the Total Maintenance Scheme was also uneven. Tenants of Cheung Hang Estate said that HD was not responsible for repair and maintenance after the completion of the Total Maintenance Scheme. She opined that HD should also be responsible for repair and maintenance after completion of the Total Maintenance Scheme.
- (iii) The Harmonious Families Transfer (HFT) Exercise disappointed tenants

because of the small number of available units and the long waiting time. She enquired whether HD would provide special arrangements for the recurrent applicants or those having a longer waiting time.

6. Mr WONG Yun-tat, Ivan put forth opinions as follows:

- (i) Effectiveness of "Operation Tai Ping Tei" was not significant. Amid the epidemic, the resources should be allocated to the cleaning workers as it was more appropriate to enhance the protection for them.
- (ii) Tenants' complaints on noise problem were frequently received. She opined that HD should adopt more ways to handle the complaints such as the use of scientific equipment.
- (iii) Under the epidemic, many elderly and grassroots tenants still preferred to pay the rent directly at an estate office. She hoped that HD could try to remain the normal services of the estate offices.
- (iv) HD should mobilise more human resources to the estate offices to guide and assist the tenants in completing the Income and Assets Declaration Form.

7. Mr LEUNG Kam-wai put forth opinions and enquiries as follows:

- (i) HD should enhance patrolling and enforcement on fouling and illegal gambling.
- (ii) He enquired whether HD could provide a timetable of the Total Maintenance Scheme in Kwai Tsing District in the coming few years for Members. HD launched the Scheme in Kwai Chung Estate in 2008 which was 12 years ago. He would like to know the exact time of next round of the Scheme in Kwai Chung Estate.
- (iii) Regarding Estate Maintenance and Improvement, he hoped that HD could submit a written paper for Members' information.
- (iv) There was a time limit for the Rent Assistance Scheme (RAS). There were restrictions for families constantly with low income under the RAS and they could not receive the rent assistance for a period of time.

- (v) HD should increase the number of available units under the transfer schemes.

8. Mr WONG Tin-yan put forth opinions and enquiries as follows:

- (i) Regarding the efficiency of recycling bins, quite a lot of residents of Lai King Estate reflected that the cleaning workers had been processing both recyclable waste and general waste altogether. He said that he had once enquired whether HD had been keeping formal documents and records to confirm that the cleaning contractors had delivered the recyclable waste to the collectors.
- (ii) Regarding the works on pest control, he enquired whether HD had an existing mechanism to review the effectiveness of baits.
- (iii) He questioned the effectiveness of the monitoring system against throwing objects from heights and enquired whether HD had existing a mechanism to review the effectiveness of the equipment.
- (iv) As regards supervising security staff and cleaning workers of contractors, he enquired whether HD would formulate a more transparent complaint lodging system for tenants.

9. Mr TAM Ka-chun, Warren put forth enquiries and opinions as follows:

- (i) He enquired HD whether District Councillors of all constituencies had participated in EMAC and said that he had not received any information so far.
- (ii) He quoted from the Audit Commission that the repair services provided by HD varied in quality and requested that HD should provide the Total Maintenance Scheme work report for monitoring purpose. The report should include which estates had been provided with the Total Maintenance Scheme, respective expenditures on each estate, respective works in each unit and the average number of visits required for works completion, the review system and the effectiveness of the Total Maintenance Scheme.
- (iii) He enquired about the work details and costs of the two works items of Easeful Court.

10. Miss LEUNG Ching-shan put forth opinions and enquiries as follows:

- (i) The situation of throwing objects from heights was serious in Kwai Shing West Estate. She opined that HD should install long-term fixed cameras in the black spots of the aged public rental housing estates to increase the deterrent effect.
- (ii) The pigeon problem was serious in Kwai Shing West Estate and HD should enhance enforcement.
- (iii) She enquired whether HD would increase manpower for security and cleaning in view of the serious unemployment.
- (iv) The waiting time for a tenant to meet a staff of the estate office was too long. She hoped that HD could improve the design of the meeting venues and enhance the privacy of meetings

11. Mr LAU Chi-kit put forth opinions and enquiries as follows:

- (i) Quite a lot of works under the Total Maintenance Scheme were delayed amid the epidemic. He requested that HD should provide a timetable and the standards for resuming the Total Maintenance Scheme and inform Members on the protective measures for staff under the Total Maintenance Scheme.
- (ii) The problem of illegal gambling at the promenade of Cheung Fat Estate was serious. The problem had been reflected to the Police and HD but it continued to exist. He enquired whether the Department could provide a more effective solution.

12. Ms LAU Kwai-mui said that the rusting problem of seawater mains of Shek Cheung House and Shek Fu House in Shek Lei (II) Estate was very serious which led to prolonged seepage and rusting of gas pipes and drinking water pipes. These could easily cause danger. She requested HD to gradually replace the seawater mains of these two buildings as soon as possible.

13. Mr LAM Siu-fai put forth opinions and enquiries as follows:

- (i) HD did not mention about the interim housing in Shek Lei in the meeting

document. He enquired how tenants of the Shek Lei interim housing could live a better life if those units were not cleared. He pointed out that the Department had been repairing the interim housing which caused nuisance to residents and school students nearby. The Department should face up to the issue of the Shek Lei interim housing.

- (ii) Regarding the estate management, HD should increase the resources and manpower in cleaning.
- (iii) HD should focus on fighting against illegal gambling and fouling in Public Rental Housing (PRH) estates.

14. Mr LEUNG Kwok-wah put forth opinions and enquiries as follows:

- (i) HD should review the impacts of the epidemic on the tenants under the "Well-off Tenants Policies" and waive their rent.
- (ii) Ever since the Anti-Extradition Law Amendment Bill Movement, HD had suspended the programme of recycling glass bottles. He enquired whether HD would launch the programme again.

15. Mr TONG Ho-man put forth opinions as follows:

- (i) Cleaning of Kwai Tsui Estate was not satisfactory. The housing manager said that there was insufficient manpower. HD should face up to and understand the problem.
- (ii) HD should focus on the cleaning work during the epidemic.

16. Mr NG Kim-sing put forth opinions and enquiries as follows:

- (i) Cleaning of Kwai Luen Estate was not satisfactory. HD should face up to the problem.
- (ii) He enquired for the actual commencement and the completion dates of the noise barriers of Luen Yat House and Luen Yuet House in Kwai Luen Estate.
- (iii) He enquired HD for the standards of launching the programme of recycling glass bottles in PRH estates and whether more environmentally

friendly programmes would be launched.

17. Mr SIN Chung-kai put forth opinions as follows:

- (i) The three buildings of Fu Yiu House, Lok Yiu House and Kwai Yiu House in Lai Yiu Estate adopted the double cruciform or twin tower design. Tenants had been enjoying the ventilation and thus objected against the prototype of the smoke door setting up in the estate. The above works posed an impact on the ventilation system of the three buildings which would deteriorate the epidemic. HD should stop the works and collect tenants' views again.
- (ii) If the above works were commenced in other PRH estates, opposition from tenants would be increasing.

18. Ms LEUNG Kar-ming raised the following views:

- (i) The amount of waste disposed by all buildings of Cheung Hong Estate (Phase II) increased and she requested HD to add at least two more garbage collection bins at each floor.
- (ii) The rodent infestation of Cheung Hong Estate (Phase II) was serious, especially near the shopping centre and the market. She hoped that HD could enhance the rodent disinfestation work and the supervision of the cleaning work.
- (iii) The problem of throwing objects from heights was serious in Cheung Hong Estate (Phase II). She requested that HD should install fixed Closed Circuit Television (CCTV) in each building.

19. Mr TSUI Hiu-kit put forth opinions as follows:

- (i) There was inadequacy in the monitoring system at height in Cheung Hong Estate. He had been receiving tenants' complaints. He opined that the costs of installing monitoring system for HD were lower than the costs of dealing with the problem manually. He requested HD to install a monitoring system at height in each block and provide an installation timetable.
- (ii) He requested that HD should install mobile supervision equipment on

each floor to fight against the problems of fouling and smoking in the rear staircases.

20. Mr HON Chun-yin put forth opinions as follows:

- (i) The mosquito problem at the two HD sites near Cheung Ching Estate was serious. He hoped that the Department could enhance the communication with the Food and Environmental Hygiene Department (FEHD) to mitigate the problem.
- (ii) Noise problem within the estate affected relationship among neighbours. The Marking Scheme for Estate Management Enforcement was not fully put into practice in the estate. He requested that HD should provide better solutions for its frontline staff to carry out enforcement actions.
- (iii) He received complaints on the Total Maintenance Scheme from tenants of Cheung Ching Estate. He requested that HD should enhance the supervision on contractors.
- (iv) He requested that HD should handle and complete the test on installing booster bumps in the blocks of Cheung Ching Estate.

21. The Chairman put forth opinions as follows:

- (i) He enquired whether HD would upgrade its CCTV system and submit a Paper to Members after the meeting.
- (ii) He enquired whether HD would improve the tools for collecting glass bottles, instead of suspending the whole programme.

22. Ms MAK Siu-ling, Iris replied by saying that regarding monitoring performance of management companies, HD collected EMAC members' scores and views on estate management through questionnaire. HD also conducted the random phone interviews quarterly through contractors to understand tenants' views on estate management. Moreover, property service administration units visited the estates to conduct an inspection every month. Random check by senior managers in units were also conducted. Internal quarterly meetings were convened after the data collection to look into and discuss the performance of HD's management companies. Therefore, she opined that the current supervision system at the time was comprehensive.

23. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) According to the agreement, a service contractor of the Hong Kong Housing Authority (HA) shall submit a report and documents of proof to the estate office after delivering recyclable materials to the collector. HD also counted on the amount of collected materials frequently. The Department would proactively cooperate with the Environmental Protection Department to resume the glass bottle collection programme in PRH estates as far as practicable.
- (ii) HD staff would inspect the estates every day. If a black spot of illegal gambling was found, they would communicate with the Police and carry out appropriate actions.
- (iii) HD estate management staff would review the manpower requirements for cleaning and security from time to time and would consider mobilising more manpower if necessary.
- (iv) Task Force in the HD Headquarters was responsible for monitoring the quality of the Total Maintenance Scheme. She would relay Members' views on the quality of the Scheme to the team.
- (v) Regarding HFT and Overcrowding Relief Exercise, in view of limited PRH resources, the amount of available units for transfer was subject to the quota and the housing supply. She would relay Members' views on increasing quota to the team concerned.
- (vi) Regarding the work of pest disinfection, HD had been maintaining a close connection with FEHD to closely follow up on the status of individual PRH estates. HD had been inspecting PRH estates with FEHD staff from time to time. Meanwhile, HD would review and discuss the effectiveness of baits with FEHD. If Members found the rodent infestation in an estate, they could contact the estate staff directly.
- (vii) HD noted tenants' concern on the monitoring system. If Members considered it necessary to install such system in individual estates, the Department would handle such requests flexibly. Members' request for installing such system would be relayed to staff concerned.
- (viii) There are standards for the designs of all Estate offices. Regarding

views of Miss LEUNG Ching-shan, HD would review the existing arrangements to enhance privacy when meeting public.

- (ix) Enquiry made by Mr TAM Ka-chun, Warren on participating in EMAC would be relayed.
- (x) HD would gradually resume the Total Maintenance Scheme in Cheung Fat Estate.
- (xi) As for illegal gambling at the promenade of Cheung Fat Estate, she would ask colleagues concerned to follow up and answer Members directly.
- (xii) HD had been concerning about the pigeon problem of Kwai Shing West Estate. Apart from enhancing estate cleaning and urging tenants not to feed birds, HD would also make reference to successful examples of other estates and contact Miss LEUNG Ching-shan later for follow-up.
- (xiii) Regarding Member's request on relaxing the regulation on providing three-month income proof for "Well-off Tenants" when applying for a lower rent, it would be relayed to the unit concerned.

24. The Chairman pointed out that HD did not reply on the problems of smoke doors and interim housing affairs.

25. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) Under the Total Maintenance Scheme, estates aging 10-30 years old would be inspected every ten years. For those over 30 years old would be inspected every five years.
- (ii) Regarding the problem of seawater mains of Shek Cheung House and Shek Fu House in Shek Lei (II) Estate, she would request colleagues concerned to follow up and reply to the Member directly.

(Post-meeting note: HD said that staff concerned had contacted the Member for follow-up.)

- (iii) Regarding the work progress of noise barriers of Kwai Luen Estate, HD had been maintaining close contact and reporting the status to EMAC.

The works were under the design stage at the time and the works was expected to commence in the second half of this year.

- (iv) Regarding the works of smoke doors in Lai Yiu Estate, in order to be in line with the requirements stipulated in the Fire Safety (Buildings) Ordinance, HD shall install smoke doors in the aged PRH blocks. Regarding Member's concern about the impact on ventilation after the installation of the smoke doors, she would request colleagues concerned to follow up and directly answer the Member.

(Post-meeting note: HD said that staff contacted had contacted the Member to explain and follow up on the matter.)

26. Mr SIN Chung-kai put forth opinions as follows:

- (v) He had discussed with the housing manager of Lai Yiu Estate in January of this year but the manager had been changed.
- (vi) The impact of the smoke door design on ventilation did not only involve Lai Yiu Estate, but also all aged PRH estates in the style of double cruciform or twin tower. The problem was very serious and he believed that most of the affected tenants would strongly object. He requested that HD should review the related plan and conduct an on-site inspection with the Fire Services Department (FSD) to directly listen to tenants' views.

27. The Chairman said that he would like to convene a special meeting of the House Affairs Committee to focus on the installation of the smoke doors for all aged PRH estates in the style of double cruciform or twin tower and interim housing affairs in Kwai Tsing District.

28. Mr LAM Siu-fai said that awning windows in harmony type PRH blocks altered under the Fire Safety Ordinance would disturb the tenants under typhoon.

29. The Chairman said that installation and improvement of fire safety system in HD's PRH estates would be discussed in the special meeting and he hoped to invite FSD to the special meeting.

30. Mr SIN Chung-kai requested that HD should submit the timetable for smoke door installation in all aged PRH estates in the style of double cruciform or twin tower.

31. Mr LEUNG Kwok-wah said that regarding awning windows in harmony type PRH blocks altered under the Fire Safety Ordinance, the actual practices varied among the PRH estates. He requested HD and FSD to make explanation.

32. Mr TAM Ka-chun, Warren put forth opinions as follows:

- (i) He requested HD to submit a Work Report of the Total Maintenance Scheme to Members for the supervision purpose and set up a Project Cost Management Office to monitor all HD works.
- (ii) He requested HD to submit work details and costs on estate maintenance and improvement for public information.

33. Mr LEUNG Kam-wai put forth opinions and enquiries as follows:

- (i) Regarding estate maintenance and improvement, he requested HD to submit a written paper for Members' reference.
- (ii) He enquired again for the timetable of launching the Total Maintenance Scheme in Kwai Chung Estate.
- (iii) As for the illegal gambling problem, HD should include the number of the enforcement actions in Housing Department's Statistical Returns and Progress Reports on Housing Affairs in the District.
- (iv) He requested that HD should freeze the decision of rent increase and review the rent adjustment mechanism.

34. Mr KWOK Tsz-kin put forth opinions as follows:

- (i) The cleaning services of Cheung Wang Estate at night was unsatisfactory and he requested that HD should enhance the quality of the cleaning services at night.
- (ii) Regarding the problem of domestic waste, he requested that HD should arrange a better refuse collection point and increase the frequency of waste treatment.

35. Mr WONG Yun-tat, Ivan put forth opinions as follows:

- (i) The part about income in the Income and Assets Declaration Form was rather complicated. He suggested following the financial year of the tax Return as the calculating standard to simplify the filling process.
- (ii) Regarding various Transfer Exercises, he requested that HD handle "Secondary Cases" and "Cases Which Might Require Processing" more flexibly.

36. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) The Work Report of the Total Maintenance Scheme would be supplemented after the meeting.

(Post-meeting note: HD said that under the Total Maintenance Scheme, peeling of concrete, the drainage system, windows, barriers and tiles are mainly handled. Ever since the launch of the third five-year Total Maintenance Scheme in April 2016, average spending on maintenance for each flat was about \$2,137. The time required for each unit varied in accordance with different maintenance projects. HD did not have the related statistical record.)

- (ii) Regarding the work details and the costs of Easeful Court, they would be relayed to related colleagues for follow-up.
- (iii) Regarding the enhancement of the cleaning service at night of Cheung Wang Estate, she would request staff concerned to contact Mr KWOK Tsz-kin for follow-up.
- (iv) Regarding the problem of domestic waste, HD would keep a close contact with FEHD and keep following up.

37. Mr LAM Siu-fai said that problem of awning windows along corridors was not about the quality of work, but about HD making the decision merely to comply with the Fire Services Ordinance. During the Typhoon Mangkhut last year, flooding occurred in the units and the corridors as tenants could not open or shut the awning windows.

38. The Chairman requested that HD should follow up on the issue with the Members after the meeting.

39. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) The issue of filling the Income and Assets Declaration Form would be followed up.
- (ii) Quota of transfer exercises was limited. Members' views would be relayed to the units concerned.
- (iii) Work items and the implementation schedule of the Total Maintenance Scheme in Kwai Chung Estate would be provided to Members later.

(Post-meeting note: HD has reflected Members' requests to the works section.)

- (iv) More information would be provided regarding the statistics and the enforcement actions of illegal gambling.

(Post-meeting note: HD would add the information concerned into the Housing Department's Statistical Returns and Progress Reports on Housing Affairs in the District.)

- (v) The view on rent adjustment would be relayed to the unit concerned.

40. The Chairman raised the following views:

- (i) He said that he had once proposed installing CCTV in the black spots of illegal gambling in EMAC but the housing manager said that it was not feasible because of the Privacy Ordinance.
- (ii) The black spots of illegal gambling were mostly in the public areas like parks which did not belong to the private area. It was theoretically and technically feasible. He requested that HD should look further into it.

### **Discussion Items**

#### **Establishment of the Working Groups under the Housing Affairs Committee in 2020 and 2021 and Election of Respective Chairmen**

(Proposed by Mr CHOW Wai-hung, Rayman and Mr HON Chun-yin)

(HAC Paper No. 13/D/2020)

41. The Chairman introduced the paper and stated that the Secretariat would send an invitation to Members for joining the working groups.

(Post-meeting note: The Secretariat sent the invitation email to Members for joining the working groups on 5 May 2020.)

42. The Chairman drew Members' attention to the regulations stipulated in the K&T DC Standing Orders regarding the election of the chairmen of WGs, including paragraph 2 of the Guidelines on the Mechanism of Working Group: "Each member of the Council cannot concurrently hold office as the chairmen of more than three working groups funded by the Council" and paragraph 4(b): "Members of the Council or co-opted members shall nominate candidates at the meeting, and if the candidate is absent, he or she shall give somebody his or her written authorisation to accept the nomination."

43. The Committee unanimously endorsed the proposals stated in the paper in respect of the establishment of the Public Housing Affairs Working Group (PuHAWG), Private Housing Affairs Working Group (PrHAWG) and Interim and Sub-divided Housing Affairs Working Group (ISHAWG)

44. The Chairman invited nominations for the PuHAWG Chairman.

45. Miss WONG Pit-man nominated the Chairman as the PuHAWG Chairman. Mr TAM Ka-chun, Warren seconded the nomination and the Chairman accepted the nomination.

46. As there was only one candidate, the Chairman announced that himself was elected the PuHAWG Chairman.

47. The Chairman invited nominations for the PrHAWG Chairman.

48. Mr LEUNG Kam-wai nominated Mr HON Chun-yin as the PrHAWG Chairman. Mr LEUNG Kwok-wah and Mr LAM Siu-fai seconded the nomination and Mr HON Chun-yin accepted the nomination.

49. As there was only one candidate, the Chairman announced that Mr HON Chun-yin was elected the PrHAWG Chairman.

50. The Chairman invited nominations for the ISHAWG Chairman.

51. Mr LEUNG Wing-kuen nominated Mr LAM Siu-fai as the ISHAWG Chairman. Mr LEUNG Kam-wai seconded the nomination and Mr LAM Siu-fai accepted the nomination.

52. As there was only one candidate, the Chairman announced that Mr LAM Siu-fai was elected the ISHAWG Chairman.

**Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Housing Department to Approve Special Funding for the Replacement of Aluminium-framed Windows at the Three Blocks of Phase 1 of On Yam Estate.”**

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(Proposed by Mr LEUNG Wing-kuen; seconded by Mr LEUNG Kwok-wah)  
(HAC Paper No. 2, 2a/D/2020)

53. Mr LEUNG Wing-kuen and Mr LEUNG Kwok-wah presented the Paper.

54. Ms MAK Siu-ling, Iris said that the three buildings in On Yam Estate (Phase 1) adopted iron-framed windows as the standard design. HD valued much on the safety of the windows in PRH units, and conducted inspections and repairs based on the Code of Practice of the Buildings Department through the Total Maintenance Scheme. If a window in PRH unit was found with a problem, repair or replacement would be arranged based on the actual conditions. There was no plan of full replacement of the iron-framed windows with the aluminium-framed windows at the time. Members could provide information on individual flats to facilitate inspection and follow-up if necessary.

55. Mr LEUNG Wing-kuen put forth opinions as follows:

- (i) He stressed that the damaged iron-framed windows were not confined to On Yam Estate (Phase 1) and he invited HD to inspect in On Yam Estate together to look at the degree of damage or danger of iron-framed windows.
- (ii) In spite of the high costs of the full replacement of the iron-framed windows with the aluminium-framed ones, estate management fees could be lowered in long run.

56. Mr HUI Kei-cheung said that there was similar problem in Tai Wo Hau Estate. The damaged iron-framed windows might also bring about the risk of throwing objects at height. He agreed that HD should fully replace the iron-framed windows with the

aluminium-framed ones.

57. The Honourable LEUNG Yiu-chung put forth opinions as follows:

- (i) The problem of iron-framed windows was territory-wide.
- (ii) Repairing iron-framed windows caused difficulties to HD's staff for repairing as it was hard to procure the parts of old-style iron-framed windows. Non-availability of quality parts also affected the repair quality.
- (iii) HD Headquarters should have the determination to fully resolve the problem. He suggested the Chairman to write a letter to the Director of Housing to request a full replacement of the iron-framed windows with the aluminium-framed ones.

58. Miss LO Yuen-ting put forth opinions as follows:

- (i) She agreed that the problem of iron-framed windows was territory-wide.
- (ii) She said that HD did not have a comprehensive mechanism to handle the maintenance of the iron-framed windows and requested that HD should review and improve the whole mechanism.
- (iii) Seepage of iron-framed windows in Cheung Hang Estate was serious. Tenants faced the problem of flooding in their units in each rainy season.

59. Ms MAK Siu-ling, Iris said that she would reflect Members' views to HD Headquarters.

(Post-meeting note: HD had reflected Members' views to the units concerned in HD Headquarters.)

60. Mr LEUNG Wing-kuen proposed a revision of motion.

61. The Chairman pointed out that under the existing practice of Kwai Tsing District Council, the person who proposed the motion shall not revise it.

**Revised Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Housing Department to Replace for All Households Using Iron-framed Windows with Aluminium-framed Ones.”**

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(Proposed by The Honourable LEUNG Yiu-chung; seconded by Miss LEUNG Ching-shan and Miss LO Yuen-ting)

62. The Chairman accepted the revised motion.

63. The Committee unanimously passed the revised motion.

HD

(Post-meeting note: The Secretariat informed Members of HD's reply on the above motion through Housing Affairs Circulation Paper No. 2/2020 on 15 May 2020.)

**Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Housing Department to Grant Special Funding for Replacing the Iron-framed Windows Currently Used in the Residential Units of Kwai Shing East Estate with Aluminium-framed Ones, and the Streetlamps (Ball-shaped Lamps) in the Estate with LED Ones, Which Have Become More Popular.”**

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(Proposed by Mr CHOW Wai-hung, Rayman; seconded by Miss LEUNG Ching-shan)  
(HAC Paper No. 4, 4a/D/2020)

64. The Chairman said that as the above motion matched with agenda item 6, he moved this agenda item forward to save time and presented the Paper.

65. Ms MAK Siu-ling, Iris said that the ball-shaped lamps used for public lighting in Kwai Shing East Estate at the time adopted high pressure sodium lamps which were high efficacy. Public spaces in newly completed PRH estates adopted LED lamps and the damaged lights in existing public spaces would also be replaced with LED lamps. As there were limited options of LED ball-shaped lamps available in the market, high pressure sodium lamps were still adopted for energy-saving purpose. HD would continue to keep an eye on the market and the technological development, and timely consider a replacement based on the needs and feasibility.

66. Mr TAM Ka-chun, Warren added that the problem of the iron-framed windows also occurred in many estates under the Tenants Purchase Scheme (TPS). There were three TPS estates in Tsing Yi, including Cheung Fat Estate, Cheung On Estate and Tsing Yi Estate. He requested that HD should take care of the problem faced by the tenants concerned.

67. Mr LAM Siu-fai said that the Highways Department had replaced street lamps in many districts with LED lamps and suggested HD to launch a pilot scheme in some PRH estates, such as replacing street lamps of Kwai Shing East Estate and Kwai Shing West Estate into LED lamps. The scheme could be extended to all PRH estates in Kwai Tsing District if it was successfully launched.

**Revised Motion: “The Housing Affairs Committee of the Kwai Tsing District Council to Grant Special Funding for Replacing the Streetlamps (Ball-shaped Lamps) in Public Housing Estates with LED Ones, Which Have Become More Popular.”**

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(Proposed by Mr HON Chun-yin; seconded by Mr KWOK Tsz-kin and Mr CHEUNG Man-lung)

68. The Chairman accepted the revised motion.

69. The Committee unanimously passed the revised motion.

HD

(Post-meeting note: The Secretariat informed Members of HD's reply on the above motion through Housing Affairs Circulation Paper No. 3/2020 on 15 May 2020.)

**Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Housing Department to Approve Special Funding for Retrofitting Escalators at the Staircase Linking Amphitheatre, On Yam Estate and Phase 1 to Meet the Needs of the Elderly.”**

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(Proposed by Mr LEUNG Wing-kuen; seconded by Mr LEUNG Kwok-wah)  
(HAC Paper No. 3, 3a/D/2020)

70. Mr LEUNG Wing-kuen presented the Paper.

71. Ms MAK Siu-ling, Iris said that barrier-free access was set up to link the three buildings of Phase 1, On Yam Estate. She would relay the views to colleagues of the works section.

(Post-meeting note: HD had reflect Members' views to units concerned in HD Headquarters.)

72. The Committee unanimously passed the revised motion.

HD

(Post-meeting note: The Secretariat informed Members of HD's reply on the above

motion through Housing Affairs Circulation Paper No. 4/2020 on 15 May 2020.)

**The New Arrangements Implemented by the Housing Department Concerning the Putting Up of Banners and Posters by Members in Public Housing Estates**

(Proposed by Mr CHOW Wai-hung, Rayman)

(HAC Paper No. 5, 5a/D/2020)

73. The Chairman presented the Paper.

74. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) HD bore the responsibility to provide a safe, clean and serene environment for its tenants. Tenants' welfare should be prioritized in the management policies. In view of limited promotional space available in estates, certain standards needed to be complied with. Display spots in estates were open to the Legislative Council (LegCo) and District Council (DC) Members or residents' associations to disseminate information on services, activities or messages of public concern.
- (ii) The mechanism started to be executed in 1999. HD prioritised applications based on constituencies. For example, the elected DC Member of the constituency concerned was prioritised. Then it came to DC Members of other constituencies and finally the LegCo Members. This arrangement on the order of priority based on constituencies had been cancelled at the time. Instead, a reserved quota of not more than three A3-size posters at each poster display zone of each estate was allocated for the elected DC Members of the constituency concerned. They were also given a reserved quota of one banner at each banner display zone of the estate at the constituency concerned. Each of the elected LegCo Members of the constituency concerned and the five LegCo Members from functional constituency - DC (Second), was allowed to display one A3-size (or two A4-size) posters at each poster display zone under the reserved quota in his constituency. Aside from the reserved quota, all other eligible applications would be processed on a first come, first served basis. These arrangements intended to balance the needs of different parties and make good use of limited space.
- (iii) In 2017, the Ombudsman reviewed the arrangements on the display of publicity materials and made several recommendations in its direct

investigation report. The Ombudsman opined that prioritising order based on constituency was not an ideal practice and suggested HD to strictly followed the principle of first come, first served in processing applications for display of publicity materials. HD understood that DC Members had a very close contact with their residents and came up with the current quota system upon the communication with relevant parties.

- (iv) Staff concerned in HD Headquarters participated in the regular meeting with the Home Affairs Department (HAD) and the representatives of 18 DCs on 17 May 2018. During the meeting, HD staff presented the above new arrangements to DC representatives. The views of different stakeholders were collected. After the meeting, the Department conducted rounds of review and modified details based on the views before coming up with the existing plan.
- (v) She stressed that the existing plan aimed at achieving fairness and maximising the use of limited space in the estates.

75. Mr LEUNG Wing-kuen put forth opinions and enquiries as follows:

- (i) HD's reply could hardly alleviate the concern on the possible political intervention. He opined that despite staff from HD Headquarters had presented the above new arrangements to 18 DC representatives in 2018, it was doubtful why these changes were implemented only from this DC term.
- (ii) He enquired whether HD would formulate new guidelines depends on the election results of the next DC term.

76. Mr LAM Siu-fai put forth opinions as follows:

- (i) As a DC Member on the recurrent term, he did not know about the mentioned regular meeting in 2018 and the DC Member as representative of Kwai Tsing District.
- (ii) He had to guard the pride of DC Members, especially the new ones.
- (iii) The display timetable provided by HD added constraints to the work of DC Members.

77. Miss LEUNG Ching-shan put forth opinions as follows :

- (i) She requested HD to re-consult DC Members of this term on the changes in arrangement.
- (ii) As posters displayed in Kwai Shing West Estate were frequently damaged, she hoped that HD could improve the design of the display boards such as installing glass covers with locks so as to ensure that posters shared by Members would not be damaged.

78. Miss WONG Pit-man enquired whether there was a zone for publicity materials available in the area governed by HD within TPS estates open for applications by DC Members.

79. Mr TAM Ka-chun, Warren said that HD should provide more banner display zones for elected DC members of the constituencies concerned or LegCo Members in the area governed by HD within TPS estates, for example the platform outside Cheung Fat Shopping Centre and Cheung On Bus Terminus.

80. Mr WONG Bing-kuen requested HD to provide information on the space available for poster display in each PRH block and whether seals must be shown on posters as a sign of approval.

81. Mr NG Kim-sing put forth opinions as follows:

- (i) HD's practice was against the democratic DC Members and it was unfair.
- (ii) HD failed to help DC Members in terms of policies and actual practice. Posters displayed were frequently damaged and thus could not effectively disseminate information to residents.

82. Mr LEUNG Kwok-wah put forth opinions as follows:

- (i) HD arranged posters of Members from different constituencies and residents' associations to be posted in same location. Information was mixed up which led to a lower promotional effectiveness. This practice was unreasonable.
- (ii) Elected DC Members of the constituencies concerned should have their own space for publicity materials.

- (iii) He agreed that HD should provide more space for publicity materials for elected DC Members of the constituencies concerned or LegCo Members in the TPS Estates.

83. Mr CHEUNG Man-lung put forth opinions as follows:

- (i) Notices and posters produced by DC Members had time constraints. Time provided by HD for displaying or changing posters was not flexible enough which caused a waste of resources.
- (ii) Under the new quota arrangement, HD reserved some display zones for stakeholders who might not use the display boards. This restricted DC Members' work on disseminating information. He requested that HD should explain why the areas for publicity materials were being wasted.

84. Miss LO Yuen-ting put forth opinions as follows:

- (i) She agreed that elected DC Members of the constituencies concerned should have their own spaces for publicity materials or display boards, as residents would like to get more information of the government or the local affairs through DC Members.
- (ii) She agreed that the time provided by HD for displaying or changing posters was not flexible enough and there was too little space for elected DC Members of the constituencies concerned to display publicity materials.
- (iii) Despite posters were displayed near security staff, they were damaged frequently.

85. The Chairman put forth opinions as follows:

- (i) Residents might not be able to receive local information on livelihood issues under the new arrangements such as DC's dental services or HD's rent policies. Therefore, the amount of information disseminated and displayed by the elected DC Members was decreased.
- (ii) There was insufficient space for publicity in the PRH estates with fewer blocks such as Kwai Luen Estate and Kwai Tsui Estate.

- (iii) Designated publicity zone in lift lobbies were not easily visible to the public, such as areas beside staircases or near the mailboxes. These locations were vulnerable to be damaged and residents seldom went there deliberately to look at the publicity posters.
- (iv) He requested HD to suspend the new plan and resume the original plan in 2019 until obtaining DC consensus.

86. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) Apart from the reserved quota for DC Members, the remaining unused quota would be allocated on a first come, first served basis to applicants. That means DC or LegCo Members could make use of the remaining space to display posters. Therefore, this would not lead to a waste of the spatial resources.
- (ii) HD had been proactively arranging sufficient display zones for applicants. It would ask for EMAC's views if necessary and increase such space as far as practicable (which might include some non-prominent locations).
- (iii) Damage of promotional posters was uncommon. If such problems happened in an individual estate, Members could contact the estate management office for follow-up such as enhancing inspection.
- (iv) Views from different political parties were taken into consideration when formulating this new policy but it was indeed difficult to ask for views from every DC Member. The new arrangements were put into practice in 2020 as the Department received a lot of comments and anticipated that the new arrangements would be controversial. Therefore, it required time to enhance communication with frontline staff with a view to implementing them in a practical manner. After the implementation of new arrangements, the Department would keep a close contact with frontline staff to understand the actual circumstances.
- (v) It was rare to have an estate which covered three constituencies in Kwai Tsing District like Shek Lei (II) Estate, and thus more problems occurred. Operations in other estates were relatively smooth. HD would carry out discretionary arrangements if necessary.

- (vi) Regarding TPS estates, owners' corporations had the right to decide on the use of public spaces. HD's management companies were mainly responsible for tenancy matters, as well as the repair and maintenance within the units.

87. Mr TAM Ka-chun, Warren put forth opinions and enquiries as follows:

- (i) He stressed that part of the public spaces in TPS estates belonged to HD.
- (ii) He enquired how tenants got informed of HD's notices.

88. Mrs LAI CHAN Wai-fan, Clara said that many management and maintenance problems were caused by the mixed ownership in TPS estates. The case mentioned by Mr TAM Ka-chun, Warren was an example.

89. Mr TAM Ka-chun, Warren enquired whether some of the public spaces in TPS estates which belonged to HD could be used for publicity.

90. Mrs LAI CHAN Wai-fan, Clara said that it depended on the content of the Deed of Mutual Covenant (DMC). Only locations designated by DMC to be owned by HD could be arranged for publicity use.

91. Miss WONG Pit-man enquired whether the sports courts belonged to HD such as the two sports courts in Tsing Yi Estate.

92. Mrs LAI CHAN Wai-fan, Clara said that she did not have the information in hand but recreational spaces in estates were generally public parts. She would answer Miss WONG Pit-man's enquiry later.

(Post-meeting note: HD said the staff concerned would contact the Members for follow-up.)

93. The Chairman suggested that HD should arrange staff to visit individual estates so as to understand the problem and to provide feasible solutions.

94. Mr LEUNG Kwok-wah said that HD should separate the publicity space for DC Members and residents' associations to avoid confusion.

95. Mrs LAI CHAN Wai-fan, Clara said that she would request colleagues concerned to contact Members for follow-up regarding the cases of individual estates.

96. Mr HON Chun-yin put forth opinions as follows:

- (i) It was not ideal for DC Members of this term to accept the practice suggested by those of the previous term.
- (ii) HD said just now that DC Members could make use of the remaining space to display more posters but the practices of frontline staff changed frequently which caused confusion to DC Members.
- (iii) New arrangements brought about complaints from DC Members of different political stances and he requested that HD should suspend the whole new arrangement.

97. Mr LAM Siu-fai put forth opinions as follows:

- (i) Take Shek Lei Estate as an example, publicity posters were not posted by DC Members themselves but the estate management staff. The height of the display location was not ideal which caused difficulty in reading.
- (ii) HD should discuss with DC Members of the current term when launching new arrangements and should not invite representatives based on political parties as quite a number of DC Members did not belong to any party.
- (iii) He requested that HD should obtain DC's consensus before launching new arrangement.

98. Mr NG Kim-sing put forth opinions as follows:

- (i) It was hard for him to accept HD's arrangements of displaying notices and posters of the residents' associations and DC Members in the same location, and he agreed that the height of the display location was not ideal.
- (ii) He requested that HD should revise the guidelines, carry out follow-up actions and suspend the whole new arrangement.

99. The Chairman put forth opinions as follows :

- (i) Despite HD consulted with HAD and the Chairpersons of 18 DCs in the

regular meeting in 2018, the Chairpersons had changed and it was impossible to go back to the content of consultation at that time.

- (ii) The new arrangements had been put into practice for more than four months with unsatisfactory results.
- (iii) He requested that HD should suspend the new arrangements and return to the old ones.

100. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) Regarding the suspension of new arrangements, Members had once submitted a related paper on the K&T DC Meeting. HD Headquarters had noted the request.
- (ii) It was understood that the request for the suspension of new arrangements was uncommon. To standardise the policy, the Department would continue to take note of stakeholders' views after launching the new arrangements and timely review the situation. HD had also instructed frontline staff to increase the space for displaying publicity materials as far as practicable depending on actual circumstances.
- (iii) Members mentioned that the height of the display locations were not ideal. The locations might be the newly added. She understood that eye level was the best in delivering messages to residents but for the estates with more applications for display from the residents' associations, a higher location would be better than none.
- (iv) Estate offices would chop a seal on posters as a sign of approval. Posters were then passed to the applicants or the residents' associations for them to post on display boards. Display zones were not reserved for individual Members or residents' associations.
- (v) Views collected by HD on the regular meeting with HAD and Chairpersons of 18 DCs in 2018 were documented.

**Motion: “The Housing Affairs Committee of the Kwai Tsing District Council (K&T DC) Requests the Housing Department to Install Notice Boxes for K&T DC**

**Members to Facilitate the Discharge of Their Duties by Effective Dissemination of Social and Livelihood Information to Residents.”**

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(Proposed by Mr WONG Bing-kuen; seconded by CHOW Wai-hung, Rayman)  
(HAC Paper No. 6, 6a/D/2020)

101. Mr WONG Bing-kuen presented the Paper.
102. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:
- (i) Display zones available in PRH estates were limited. It was really hard to provide a notice board for each of the stakeholders. In case of insufficient publicity, HD would request the housing managers concerned to add space in accordance with actual circumstances.
  - (ii) DC Members did not only disseminate information by means of hanging banners and displaying posters, they could also request to distribute publicity materials by putting them inside the mailboxes or on the security counters.
103. Mr LEUNG Kam-wai put forth opinions as follows:
- (i) DC Members were similar to Mutual Aid Committees in nature. EMAC notice boards were also set up in lift lobbies. He opined that DC Members were special and different from LegCo Members.
  - (ii) HD frequently changed its policy on putting up banners and displaying posters in PRH estates which caused confusion to residents and DC Members.
  - (iii) He requested that HD should add fixed notice boards for DC Members to facilitate the dissemination of information to residents, strengthen the bonding between DC Members and residents and solve the security problem in long run.
104. Mr TAM Ka-chun, Warren said that Easeful Court had a special notice box for DC Members. DC Members could own the key and replace posters on their own. However, ever since the commencement of his term, he could not use the notice box and had to strictly follow HD's regulation on three posters. He questioned whether the last DC Member had the special privilege.

105. Mr LAM Siu-fai put forth opinions as follows:

- (i) There were more constraints for DC Members than Mutual Aid Committees when displaying posters. He doubted that rights of Mutual Aid Committees were too powerful.
- (ii) He doubted why EMAC funds could be used to install notice boards for Mutual Aid Committees.
- (iii) He requested that HD should review the situation.

106. Mr HUI Kei-cheung agreed that HD should install notice boxes for DC Members of Kwai Tsing District. The boxes should be under the care of the DC Members themselves to reduce HD's workload.

107. Mr NG Kim-sing put forth opinions and enquiries as follows:

- (i) The constitutional status of DC Members was increasingly low.
- (ii) He asked for the specific regulation which stipulated the HD principle of first come, first served in displaying posters.

108. The Chairman put forth opinions as follows :

- (i) He doubted HD's saying on limited space for publicity in estates and said that there was vacant publicity space in Kwai Shing East Estate and Lai King Estate.
- (ii) Some stainless iron-framed space for publicity could be converted into DC Members' notice boards if HD was willing to change its usage.

109. Mr WONG Bing-kuen said that each notice board he requested for DC Members only occupied a space with 4 posters but HD reserved a space for total 17 posters for all stakeholders. Therefore, HD's saying of limited publicity space was not accurate.

110. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) She stressed that HD had a close cooperation with DC Members and would try her best to cope with their requests for displaying publicity materials.

- (ii) All housing policies (including estate management policies) must be standardized when put into practice in different districts or estates. If individual DC Members did not have enough publicity space, they could contact the housing manager for follow-up.

111. The Chairman put forth opinions as follows:

- (i) HD had double standards on this issue. For example, Mutual Aid Committees in some estates only had one notice box while some others had two.
- (ii) If HD had to standardise the practice for DC Members to display publicity materials, it should also standardise those of Mutual Aid Committees.

112. Mr NG Kim-sing asked again for the specific regulation which stipulated the HD principle of first come, first served in displaying posters.

113. Mrs LAI CHAN Wai-fan, Clara said that the first come, first served arrangement was not complicated. Publicity space available after the application deadline would be re-distributed to DC Members and the residents' associations. If DC Members found that individual estates did not comply with the regulations, HD could follow up after the meeting.

114. Mr NG Kim-sing requested that HD should provide a text version.

115. Mrs LAI CHAN Wai-fan, Clara said that arrangement could be made after the meeting.

(Post-meeting note: HD said that if there was remaining publicity space available on the first day of display period (i.e. 1st, 11th and 21st of each month), all eligible Members and residents' associations (or their representatives) could submit their posters to the estate offices on the next day. Only one A3-size (or two A4-size) posters could be displayed at each round of application. Estate offices handled these applications on a first come, first served basis.)

116. Mr TAM Ka-chun, Warren said that regarding the phenomenon mentioned just now, he invited HD to communicate with management companies on the differential treatment on stakeholders in spite of the presence of hardware.

117. The Committee unanimously passed the motion.

HD

(Post-meeting note: The Secretariat informed Members of HD's reply on the above motion through Housing Affairs Circulation Paper No. 5/2020 on 15 May 2020.)

**Follow-up Action on Sheung Man Court under the New Home Ownership Scheme**

(Proposed by Mr HUI Kei-cheung)

(HAC Paper No. 14, 14a, 14b/D/2020)

118. The Chairman welcomed Mr WONG Ka-chun, Danny, Senior Transport Officer/Kwai Tsing 1 and Miss LEE Che-ying, Emily, Engineer/ District Facilities of the Transport Department (TD) to the meeting.

119. Mr HUI Kei-cheung presented the Paper.

120. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) Sheung Man Court was still under inspection and there was no formal intake date.
- (ii) Information showed that the slope works within the estate included soil nails, rock dowels, buttress and retaining walls, and sewage pipes. All of them were completed.
- (iii) City Professional Management Limited had been engaged through tendering process to take charge of the daily management of Sheung Man Court.
- (iv) As for the management fees, the Paper was prepared in early February and HA endorsed later the recommended management fees of Sheung Man Court via Paper No. SHC 8/2020 of its Subsidised Housing Committee in the late February. The monthly management fees for each residential unit ranged between \$1,163 to \$1,876, which meant the average fee for each unit was about \$1,331. The management fees for each court were charged on the principles of "cost recovery".
- (v) Sheung Man Court had only one block with 494 units. Its scale was smaller compared to that of the other two courts in the Paper (Yung Ming Court and Yu Tai Court). As maintenance and management fees of

Sheung Man Court were only shared among 400 some owners, the average management fees for each unit would be higher.

121. Miss LEE Che-ying, Emily gave a consolidated response as follows:

- (i) The vehicular access of Sheung Man Court was set up at the east side of Texaco Road, south of Tai Wo Hau Road. As Texaco Road was busy and crowded, in order to allow vehicles to access Sheung Man Court in an orderly manner, TD placed traffic signs and road markings outside the vehicular access of Sheung Man Court to control vehicles entering and leaving Sheung Man Court.
- (ii) Drivers could only enter Sheung Man Court via south of Texaco Road.
- (iii) Drivers could only leave Sheung Man Court by turning leftward into Texaco Road (southward direction) and then rightward into Tsuen Wan at the junction of Texaco Road/Kwai Fuk Road, or leftward into Kwai Fong at the junction of Texaco Road/Kwai Fuk Road; or heading towards Tsing Tsuen Interchange and then heading to Tsing Yi via Tsing Tsuen Road, or heading into the direction towards Tuen Mun/Kowloon via Tsuen Wan Road.

122. Mr HUI Kei-cheung put forth opinions and enquiries as follows:

- (i) He requested HD to update the information on the Paper.

(Post-meeting note: The Secretariat informed Members of HD's reply on the above updated paper through Housing Affairs Circulation Paper No. 1/2020 on 5 May 2020.)

- (ii) He requested that HD should make compensation for the higher management fees arisen from single-block design.
- (iii) He requested that HD should waive management fees in times of the economic downturn.
- (iv) He enquired whether TD provided guidance or diversion options to avoid drivers making mistakes when accessing Sheung Ming Court.
- (v) He enquired when TD would relocate the bus stop back to its original location.

123. Mr WONG Bing-kuen enquired TD whether vehicles could access Sheung Man Court via Texaco Road (northward direction).

124. Mr LEUNG Wing-kuen put forth opinions and enquiries as follows:

- (i) There had been a lot of traffic accidents in Texaco Road. It became riskier after opening a vehicular access for Sheung Man Court.
- (ii) He asked TD how to evaluate the risk in the future.

125. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) Management fees of Home Ownership Scheme (HOS) flats were charged on the "cost recovery" principles to cover the total monthly operational expenses of individual courts. The management fee of each unit of an HOS flats was determined by apportioning the total estimated expenses in proportion to the management shares allocated to that unit according to DMC to be executed by the first purchaser of the court. This was made in accordance with the guidelines drawn up by the Legal Advisory and Conveyancing Office of the Lands Department and applied to all HOS courts.
- (ii) Waiver of the management fees was subject to the financial status of the court and was to be decided by the management company or the future owners' corporation.

126. Miss LEE Che-ying, Emily gave a consolidated response as follows:

- (i) TD has discussed with work-related colleagues of HD. Some measures would be implemented in Texaco Road, including a road sign of no right turn in Texaco Road (northward direction), so as to prevent vehicles from turning rightward into Sheung Man Court from Texaco Road (northward direction).
- (ii) "Left turn only" arrangements would also be implemented at the access of Sheung Man Court.
- (iii) A dotted line would also be drawn between the two southward lanes opposite to Texaco Road (southward direction) to prevent vehicles from

driving from fast lane into slow lane and then entering Sheung Man Court.

127. Mr WONG Ka-chun, Danny gave a consolidated response as follows:

- (i) One of the main considerations for the location of bus stops was the road traffic flow. The bus stop near Tai Wo Hau Road was only 20-30 metres away after turning from Tai Wo Hau Road into Texaco Road. Passengers of multiple bus lanes boarding and leaving that particular bus terminal would affect the traffic of Tai Wo Hau Road. Bus stops and minibus stops were scattered at the time to avoid buses and minibuses clustering in one single spot and lead to traffic congestion.
- (ii) Considering the locations of vehicular and pedestrian access of Sheung Man Court, some bus stops were set up in front of the access to avoid blockages.

128. Mr HUI Kei-cheung put forth opinions and enquiries as follows:

- (i) Maintenance and repair fees were included when calculating the management fees. He enquired whether the management fees would increase after including the slopes into plot ratio.
- (ii) He requested HD to exercise discretion in handling management fees and provide special funding to the court's maintenance fund to maintain the slopes.
- (iii) Locations of bus stops for routes no. 42C and no. 930 were different from the past.

129. The Chairman put forth opinions as follows:

- (i) He requested that HD submit a written reply on the management fees to the Committee.

(Post-meeting note: The Secretariat informed Members of HD's reply on the above updated paper through Housing Affairs Circulation Paper No. 1/2020 on 5 May 2020.)

- (ii) Regarding the locations of bus stops and minibus stops, he suggested TD to contact DC Members concerned for a site inspection.

**Housing Department's Plan to Accelerate the Sale of Flats in Tenants Purchase Scheme Estates**

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(Proposed by Mr TAM Ka-chun, Warren, Mr CHEUNG Man-lung, Mr LAU Chi-kit and Miss WONG Pit-man)

(HAC Paper No. 15, 15a/D/2020)

130. Mr TAM Ka-chun, Warren and Mr LAU Chi-kit presented the Paper.
131. Mr CHEUNG Man-lung enquired whether public facilities would be sold concurrently when HD sold TPS units at a large scale, and whether the facilities would be transferred to existing owners after all units were sold. Many owners worried that their burden would become heavier and the management problem would become more serious at the time.
132. Miss WONG Pit-man made the following enquiries:
- (i) She enquired whether the maintenance fund would be different when HD continued to sell the remaining TPS units.
  - (ii) She enquired for the risk for tenants who did not intend or have the ability to purchase their own flats.
133. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:
- (i) The 2019 Policy Address proposed that HA should expedite the sales of about 42,000 unsold units in TPS estates to respond to home ownership aspirations of PRH tenants. HA endorsed freezing the letting of recovered TPS flats from 11 March 2020 on 10 March 2020 to facilitate future sales.
  - (ii) There were not many vacant TPS flats in Kwai Tsing District, ranging from 1-6 in each estate.
  - (iii) This plan helped to resolve the estate management and maintenance problems arisen from the mixed ownership. As what Members had mentioned, owners of TPS flats and HA were both landlords of the PRH estates. This did not only make HD difficult to implement a comprehensive estate management policy, but also became more difficult to handle the repair work on flats to be sold and let when compared to

PRH estates.

- (iv) HA was the owner which owned more flats in TPS estates. Selling more flats would not change this situation. If the future owners' corporation still welcomed HD, HA representative would remain its role in matters of the owners' corporation after HD was elected successfully.
- (v) HA would invite the LegCo Panel on Housing to express views on how to speed up the sales of unsold TPS units, including target buyers, prices and alienation restriction, as well as the sales method.
- (vi) There were no implementation details at the time. HA would carefully consider stakeholders' views before launching the formal plan.
- (vii) She stressed that these retrieved TPS flats had been available for purchase by existing tenants and thus the proposal of speeding up sales of unsold TPS units did not convert the extra flats for letting into flats for sales, but only extended the sales of flats for letting to other categories of buyers.

134. Mr LAU Chi-kit put forth opinions as follows :

- (i) HD could directly appoint a Member into the owners' corporation without going through an election.
- (ii) Regarding the home ownership aspirations of the PRH tenants, the TPS tenants were mainly the elderly living in the one-person units and they did not have the need for home ownership. This sales plan made them worried a lot about the possibility of eviction.

135. Mr TAM Ka-chun, Warren put forth opinions and enquiries as follows:

- (i) He hoped that the two HD representatives could reflect Members' concerns to HD Headquarters after the meeting.
- (ii) He enquired whether HD had stopped letting the retrieved TPS flats and said that the Department did not provide a concrete implementation date of selling those flats to green form or white form applicants at the time. This vacuum period would reduce the amount of PRH units. He enquired how HD shortened the PRH waiting time.

- (iii) Seepage problem would not be resolved after HD sold the TPS flats. If the flat right above the vacant flat is owned by a landlord, HD should first solve the seepage problem before selling the vacant flat.
- (iv) These estates aged between 20 and 40 years old at the time. There should be other problems apart from seepage. There was indeed no incentive to attract the non-residents to purchase.
- (v) He asked whether HAD, HD and owners' corporation communicated and cooperated on the issues of maintenance fund and repair under the Mandatory Building Inspection Scheme.

136. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) She reiterated that HD representative could only enter the owners' corporation by means of election.
- (ii) She stressed that the Marking Scheme was only one of the management measures and pointed out that the execution of management policies was more complex under the mixed ownership.
- (iii) She replied that HA started freezing the letting of retrieved TPS units from 11 March 2020. There was no concrete information on the date of sale at the time.

137. The Chairman enquired whether HD could provide information on the timetable for freezing the letting of retrieved TPS flats and the sales of those flats.

138. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) Such information could not be provided at this stage. Latest information would be reported to the Committee.
- (ii) She stressed that HD would only sell TPS flats after proper repair.

### **Request to Discuss Issues Regarding Vent Pipes on the Roof of Public Rental Housing**

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(Proposed by Mr LAM Siu-fai, Ms LAU Kwai-mui and Mr HON Chun-yin)  
(HAC Paper No. 16, 16a/D/2020)

139. Ms LAU Kwai-mui presented the Paper and said that she was not satisfied with HD's response of saying that the block complied with the building standards at that time. She opined that HD should update its standard and stressed that vent pipes of Shek Lei Estate obviously did not meet the standards.

140. Mr LAM Siu-fai put forth opinions and enquiries as follows:

- (i) Vent pipes of a PRH estate in New Territories East were located above the roof but those of Shek Lei Estate were located beside the window of the units at 40/F.
- (ii) HD's reply stated that the design of vent pipes complied with the standard of environmental hygiene. He asked whether it was the assessment result by HD, Centre for Health Protection or professionals.
- (iii) He requested that HD should thoroughly review the vent pipes of all PRH blocks in Kwai Tsing District to see whether they complied with the safety standards and regulations of the Building Ordinance.

141. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) Sewerage facilities of HA's buildings complied with the building standards at that time.
- (ii) Amid COVID-19 epidemic, HD had inspected all vent pipes on roof of PRH blocks to ensure they complied with the current standard, i.e. vent pipes were away from the roof surface for more than one metre.

142. The Chairman enquired about the definition of "away from surface for more than one metre".

143. Ms MAK Siu-ling, Iris said that vent pipes had to extend upwards away from roof surface for not less than one metre.

144. Mr LAM Siu-fai put forth opinions as follows :

- (i) Top of dung channel and vent pipe were required to be higher than the fence for one metre, but according to the actual photos taken by residents, the dung channel and vent pipe were not higher than the standard and

they were just beside the window of the unit.

- (ii) It was reported that the vent pipes of some buildings were higher than floor surface for one meter which led to the "wake effect". He opined that it was also potentially dangerous for vent pipes to be lower than the standard.
- (iii) He requested that HD should seriously handle the design problem of the vent pipes.

145. Ms LAU Kwai-mui put forth opinions as follows :

- (i) She stressed that the Buildings Ordinance stipulated that air outlets of the dung channels and the vent pipes shall be higher than the roof for at least one metre.
- (ii) According to the Environment Bureau, pipes were designed to be away from the roof for at least two metres or above in general.

146. Mr LEUNG Kwok-wah put forth opinions and enquiries as follows:

- (i) He enquired HD whether there were differences between the building standards at that time and at present. He took Shek Lei (I) Estate as an example and stated that it began the residential intake in 1985. Repair or redevelopment was required if the design did not comply with the present standards.
- (ii) He enquired HD whether the present design could prevent the "wake effect". Even the design standards were complied with, some measures should be done to prevent the "wake effect" such as changing the ventilation direction to avoid the air outlet facing towards the residential units.
- (iii) He requested that HD should proactively check whether residents had altered their vent pipes without authorisation.

147. The Chairman put forth opinions and enquiries as follows:

- (i) He stressed that HD was the largest owner in Hong Kong as PRH accounted for a very high proportion of all residential units in Hong

Kong.

- (ii) Residents understood that viruses could spread through aerosol via COVID-19. Latest medical or scientific data also pointed out that vent pipes might help spreading virus. The systematic loopholes at the time should be reviewed and professionals should be engaged to test whether air from vent pipes would inversely flow back to the residential units. Such test should not be conducted only after virus infection.
- (iii) As Members had discovered the problem, he suggested that HD could handle from buildings concerned first.

148. Ms MAK Siu-ling, Iris said that according to the Buildings Ordinance, vent pipes should extend upwards away from the roof surface for not less than one metre. HD had recently inspected all vent pipes at the roof of PRH blocks and confirmed that they complied with the current standards. HD would follow up on the building information provided by Mr LAM Siu-fai later.

(Post-meeting note: HD said that the staff concerned had contacted the Members for explanation and follow-up.)

149. Ms LEUNG Kar-ming asked for the types of vent pipes HD had inspected and opined that HD should inspect all types of pipes in all residential blocks, so as to allay residents' concern and ensure their safety.

150. Mr LAM Siu-fai put forth opinions as follows :

- (i) HD generally requested that top of dung channels and vent pipes to be higher than the fence for 1.1 metre. However, actual photos taken by residents showed that the locations of dung channels and vent pipes were not higher than the standard.
- (ii) The existing problem was not only confined to the spread of virus, but also a psychological one, as the location of vent pipes in Shek Lei Estate was even lower than that of the buildings with the outbreak of COVID-19.
- (iii) Even HD did not consider it as a violation of law, it was still unacceptable to have air outlets of dung channel and vent pipe beside a window. He hoped that HD could resolve it as soon as possible so that

residents living at high levels could feel safe as they always smelt odour.

151. Ms MAK Siu-ling, Iris understood that Members' concern on the possibility of the "wake effect" affecting the health of residents living at high floors. The Government had set up an inter-departmental expert group for follow-up. HD would pay a close attention and wait for the expert report and recommendation before making an appropriate follow-up.

152. The Chairman suggested that the expert group concerned could visit the estates with confirmed cases and conducted testing there, such as Hong Mei House in Cheung Hong Estate. The testing results should be more valuable than those from a random choice of buildings.

153. Ms MAK Siu-ling, Iris believed that Hong Mei House in Cheung Hong Estate was already included in the investigation area of the expert group. The view would be relayed to that expert group.

(Post-meeting note: HD said that relevant views had been relayed to the inter-departmental expert group concerned.)

154. Mr LEUNG Kwok-wah enquired how HD inspected or dealt with residents who had altered vent pipes.

155. The Chairman enquired whether HD could provide figures on the units which had altered vent pipes.

156. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) HD would request the flats which had altered vent pipes to reinstate the original design.
- (ii) If a PRH block was found with a confirmed case, HD would proactively inspect all the units which adopted the same sewerage pipes and vent pipes as the flat with confirmed case. If the vent pipe was found to be cut off, it would be timely re-connected. If re-connection was not possible, the vent pipe would be properly sealed.

157. The Chairman asked whether HD would launch a large-scale programme to inspect whether flats had altered vent pipes.

158. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) Follow-up actions would be taken if HD found any alteration during the maintenance and inspection.
- (ii) HD would display notices to remind residents not to carry out any alteration works.
- (iii) For enquiries, residents could contact their estate office for follow-up.

**Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Hong Kong Housing Authority to Relax the Existing Eligibility Criteria for Application of the Rent Assistance Scheme for Public Rental Housing from the Existing Requirement of Average Monthly Household Income in the Previous 3 Months Below the Limit to Only the Household Income in the Previous 1 Month Below the Limit to be Eligible.”**

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(Proposed by Mr CHOW Wai-hung, Rayman; seconded by Mr KWOK Tsz-kin and Mr LEUNG Wing-kuen)

(HAC Paper No. 19, 19a/D/2020)

159. The Chairman presented the Paper.

160. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) Current regulations stated that a tenant shall provide income proof of the past three months when making an application for the rent assistance programme, so as to confirm whether he complies with the existing income limit.
- (ii) In case a tenant faced a sudden income drop due to the significant changes in family status, such as sudden unemployment, serious illness, disability or hospitalisation of the only working family member, HD would consider to relax the regulation of providing the three-month income proof for these special cases and exercise discretion in vetting these rent assistance applications.
- (iii) HD understood that the socio-economic conditions at the time were not good and thus it had informed the frontline staff of this discretionary arrangement by means of email. HD would also publicise this arrangement, such as presentation to residents' representatives in EMAC

meetings, so that the public could be informed of this arrangement.

161. Miss LO Yuen-ting requested that HD should inform the frontline staff of this arrangement as soon as possible.

162. Mr LEUNG Kam-wai put forth opinions as follows:

- (i) Apart from providing the three-month income proof, there were also other constraints for the rent assistance applicants, including a continuous tenancy for two years, the size of the flat occupied not exceeding the maximum allocation standard and the application lasting for not more than four years.
- (ii) HD had always been saying that it would exercise discretion but district officers did not do so during the actual applications vetting procedure.
- (iii) He suggested that cases related to this motion should be handled by housing managers concerned in person.

163. Mr LAM Siu-fai put forth opinions as follows:

- (i) Tenants who were required to pay 1.5 or two times rent might become unemployed due to the epidemic and thus needed to apply for the rent assistance. He was afraid that HD's frontline staff did not exercise discretion on handling such applications because of the absence of the background information.
- (ii) He suggested HD to send this motion to estate offices in written form so as to exercise discretion and process applications in a more humane manner.

164. Mr WONG Bing-kuen hoped that HD could exercise discretion in handling applications, especially on the applicants who needed to pay 1.5 or two times rent.

165. The Chairman put forth opinions as follows:

- (i) He suggested that HD could formulate the formal administrative measures to replace the way of exercising discretion, so as to facilitate the application process by frontline staff and avoid adding their workload.

- (ii) He agreed that for cases which charged 1.5 or two times rent at the time together with a significant income drop, HD could consider an immediate rent waiver instead of paying the rent first and refund at a later stage.

166. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) HD Headquarters had already informed frontline staff by means of email to timely promote the rent assistance.
- (ii) She would propose to the Headquarters to inform frontline staff again on the arrangements of the rent assistance.
- (iii) She would relay Members' request on relaxing the regulation of providing the three-month income proof for applications which were charged 1.5 or two times rent at the time to the Headquarters.

167. The Committee unanimously passed the motion.

HD

(Post-meeting note: The Secretariat informed the Members of HD's reply on the above motion through Housing Affairs Circulation Paper No. 6/2020 on 15 May 2020.)

**Extempore motion: “Requests the Housing Department to Provide Sufficient Anti-Epidemic Supplies to All Security Guards and Cleansing Workers in Public Housing Estates.”**

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(Proposed by Mr KWOK Tsz-kin; seconded by Mr CHEUNG Man-lung and Mr HON Chun-yin)

168. Mr KWOK Tsz-kin presented the extempore motion and said that frontline staff of individual estates like Cheung Wang Estate lacked face masks at work.

169. The Chairman announced to vote on whether to accept the extempore motion. The Committee unanimously accepted the impromptu motion.

170. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) According to the cleaning services agreements of estates, contractors are required to provide suitable protective equipment for their staff. As there would be a higher risk for staff at work in times of epidemic, contractors shall bear more responsibility in providing protective

equipment for their staff.

- (ii) The Government had been proactively improving the protective equipment for the security and cleaning staff. HD had been providing a face mask for each cleaning worker every day. Regarding the security staff, similar arrangement could not be made due to the limited supply of resources, but HD had been reminding contractors from time to time to fulfil their responsibility as an employer by providing suitable protective equipment for their frontline staff. HD would continue to follow up on the issue.

171. Mr KWOK Tsz-kin put forth opinions as follows:

- (i) Security staff had difficulty in purchasing face masks because of their working hour.
- (ii) The cleaning and security staff frequently met residents while working. He requested that HD should timely review the situation with the estate offices.

172. Mrs LAI CHAN Wai-fan, Clara said that the contractors would be repeatedly reminded of their responsibility as an employer, i.e. providing suitable protective equipment for their frontline staff.

173. The Chairman put the extempore motion to a vote. The Committee unanimously endorsed the extempore motion.

HD

(Post-meeting note: The Secretariat informed Members of HD's reply on the above motion through Housing Affairs Circulation Paper No. 7/2020 on 15 May 2020.)

### **Information Papers**

#### **Housing Department's Statistical Returns and Progress Reports on Housing Affairs in the District (January to February 2020)**

(Proposed by the Housing Department)

(HAC Paper No. 17/I/2020)

174. Mr LEUNG Kam-wai quoted Yuk Kwai House and Chau Kwai House in Kwai Chung Estate as an example and pointed out that the problem of lift incidents had become serious recently and asked for the reasons.

175. Mr LEUNG Wing-kuen said that the problem of lift incidents in On Yam Estate was more serious than that in Kwai Chung Estate. Annex 4 of the Paper showed that about 70-80% of lift incidents were caused by "malfunctioning of controller". He enquired whether HD's engineers had followed up on that and looked for the reasons of the frequent malfunction of controller.

176. Mr HUI Kei-cheung put forth opinions and enquiries as follows:

- (i) He said the he had mentioned in a meeting of the Housing Affairs Committee last year that the problem of lift incidents in harmony-style buildings was especially serious and proposed the lift modernisation in harmony-style buildings. The suggestion was accepted.
- (ii) He asked for the timetable of lift modernisation in Tai Wo Hau Estate.
- (iii) He pointed out that the problem of lift incidents was serious in Fu Tak House in Tai Wo Hau Estate and hoped that HD could supervise the contractor concerned.

177. Mr LEUNG Kwok-wah said that the problem of lift incidents still occurred frequently in many blocks of Shek Lei (I) Estate after the modernisation works. He hoped that HD could follow up on the issue.

178. Mr WONG Tin-yan enquired about the figures on complaints from PRH estates in Kwai Tsing District. The actual figures should be higher than the ones shown on the Paper. He enquired about the criteria to be counted as complaints.

179. The Chairman said that the lifts in Kwai Shing East Estate were out of order frequently. He pointed out that the Paper did not provide details on the damaged parts and the frequency of damage was increasingly high. He suggested that HD could communicate with the lift contractors to understand the main reasons for the frequent lift incidents.

180. Ms MAK Siu-ling, Iris gave a consolidated response as follows:

- (i) HD had been closely monitoring the performance of the lifts contractors.
- (ii) If frequent malfunction of lifts was found in individual estate, HD would try to understand the situation from contractors. If the situation persists,

HD engineers/senior engineers would meet with the contractor managements and urge for improvements. HD would send a letter of persuasion, or even warning letters when necessary.

- (iii) If the poor performance of lift parts brought about the frequent malfunction, HD would request the contractors to replace the parts concerned if necessary.
- (iv) Controller was a large lift device. It contained a large number of mechanical and electronic parts and it was responsible for controlling lift operations. As the operation of controllers involved many different parts, "malfunctioning of controller" in the Paper might refer to the malfunctioning of different parts in controller.

181. Mrs LAI CHAN Wai-fan, Clara gave a consolidated response as follows:

- (i) Number of complaint cases did not include the requests for household splitting and transfer.
- (ii) The reason of malfunctioning of lifts in Yuk Kwai House and Chau Kwai House of Kwai Chung Estate was not found even after checking electronic panels and relevant connections, as well as replacing spur units. Accordingly, HD's Special Maintenance Section conducted inspection again for the lifts and found that the spur units for flex inside lift shafts did not function properly. The spur units needed to be replaced. Accordingly, HD workers had met contractor on 21 February and 4 March 2020 to urge them to improve services.

182. Mr WONG Tin-yan enquired about the criteria of complaint cases to be included.

183. Mrs LAI CHAN Wai-fan, Clara said that complaints might not be made in written form. Whenever a case was related to expression of dissatisfaction or inadequate services, it would be counted as a complaint case. Regarding the figures of Lai King Estate in the Paper, she would try to look into them with the colleagues responsible for data collection.

184. Mr WONG Tin-yan reiterated that Lai King Estate was only an example and he enquired what criteria were required to be included in the figures on complaints in the Paper. He said that the actual complaint cases received by Members should be more than the numbers shown on the Paper.

185. Mrs LAI CHAN Wai-fan, Clara said that she would try to look into them with the colleagues responsible for data collection and would pay attention to the accuracy of information.

186. The Chairman said that there were quite a lot of complaints on the repair and maintenance in Kwai Shing East Estate but the figures shown in the Paper was zero. He hoped that HD could show the actual figures in view to urge the management companies to improve their service quality.

187. Mr HUI Kei-cheung asked for the timetable for the lift upgrade works in Tai Wo Hau Estate.

188. Ms MAK Siu-ling, Iris said that information on lift upgrade works in Tai Wo Hau Estate would be provided after the meeting.

(Post-meeting note: HD said that colleagues concerned had informed the Members concerned of the preliminary work. The works concerned was expected to commence at Q1 or Q2 of 2022 at the earliest.)

### **Hong Kong Housing Society's Statistical Returns and Progress Reports on Housing Affairs in the District (January to February 2020)**

(Proposed by the Hong Kong Housing Society)

(HAC Paper No. 18/I/2020)

189. Mr TAM Ka-chun, Warren asked the Secretariat why the Hong Kong Housing Society (HS) did not send a representative to this meeting and hoped that HAD's representative would also attend this meeting.

190. The Secretary replied that HS was not a regular attendant of the Committee's meetings and suggested that Members could consider inviting HS representatives to the meetings in the future.

191. Mr LEUNG Kam-wai said that HS had been refusing to attend the meeting and requested that HS should send a regular representative to meetings in the future to facilitate response and follow-up questions by Members.

192. Mr HON Chun-yin said that the two estates in Kwai Tsing District were managed by HS. HS representative in meetings not only provided answers to related issues, but also enlarged the supervision scope of this Committee.

193. The Chairman invited the Secretariat to arrange representatives of other departments related to housing affairs to attend the Committee's meetings, such as the Buildings Department, the Planning Department and Joint Offices for Investigation of Water Seepage Complaints.

(Post-meeting note: The Secretariat issued letters to invite HS, the Buildings Department, the Planning Department and Joint Offices for Investigation of Water Seepage Complaints on 8 May 2020 to send a regular representative to attend the Committee's meetings.)

**Any Other Business**

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194. There was no other business.

**Date of Next Meeting**

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195. The next meeting was scheduled to be held on 2 June 2020 (Tuesday).

Kwai Tsing District Council Secretariat  
May 2020