

(Translation)

**Minutes of the 3rd Meeting of the
Housing Affairs Committee (2020) of
Kwai Tsing District Council**

Date : 2 June 2020

Time: 2:30 p.m. – 5:42 p.m.

Venue: K&T DO Conference Room

<u>Attendee</u>	<u>Time of Arrival</u> <u>(p.m.)</u>	<u>Time of Departure</u> <u>(p.m.)</u>
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	Start of Meeting	End of Meeting
Mr KWOK Tsz-kin	Start of Meeting	End of Meeting
Mr LAM Siu-fai	Start of Meeting	End of Meeting
Mr LAU Chi-kit	Start of Meeting	4:52
Ms LAU Kwai-mui	Start of Meeting	End of Meeting
Miss LEUNG Ching-shan	Start of Meeting	End of Meeting
Mr LEUNG Kam-wai	Start of Meeting	End of Meeting
Ms LEUNG Kar-ming	Start of Meeting	End of Meeting
Mr LEUNG Kwok-wah	Start of Meeting	End of Meeting
Mr LEUNG Wing-kuen	Start of Meeting	End of Meeting
The Hon. LEUNG Yiu-chung	2:48	3:58
Miss LO Yuen-ting	Start of Meeting	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	2:33	End of Meeting
Mr WONG Bing-kuen	3:27	End of Meeting
Mr WONG Tin-yan	2:48	End of Meeting
Mr WONG Yun-tat, Ivan	2:32	End of Meeting

In Attendance

Mr SIN Chung-kai, SBS, JP
Mrs LAI CHAN Wai-fan, Clara

Ms MAK Siu-ling, Iris

Mr LEUNG Chi-man, Ken
Mr LUI Yee-choi

Miss YIM Yik-huen, Bonnie

Mr CHIU Tsz-lok, Jacky (Secretary)

Chairman of the Kwai Tsing District Council
Senior Housing Manager (Kwai Chung),
Housing Department
Senior Property Service Manager/Kwai Chung,
Housing Department
Building Surveyor/D4-3, Buildings Department
Divisional Officer (New Territories South) ,
Fire Services Department
Assistant District Officer (Kwai Tsing), Kwai
Tsing District Office
Executive Assistant (Kwai Tsing) District
Council (9), Kwai Tsing District Office

Absent with Apologies

Mr NG Kim-sing

(With prior notice)

Opening Remarks

The Chairman welcomed all to the 3rd meeting of the Housing Affairs Committee (2020) of Kwai Tsing District Council (K&T DC).

Confirmation of Minutes of the 2nd Meeting (2020) held on 4 May 2020

2. Mr HUI Kei-cheung moved a motion to confirm the minutes. The motion was seconded by Miss LEUNG Ching-shan, and the Committee endorsed the said minutes unanimously.

Follow up Item

Issue Regarding the Awning Windows Being Unable to Open and Close at the Corridors of Harmony Type Public Rental Housing in Kwai Tsing District

(Proposed by Mr CHOW Wai-hung, Rayman)

(HAC Paper No. 21, 21a/D/2020)

3. Ms MAK Siu-ling, Iris, Senior Property Service Manager / Kwai Chung, Housing Department, added as follows:

- (i) There were many different model designs for Harmony Public Housing Building, including Harmony 1, Harmony 2, Harmony 3, Harmony Rural and New Harmony 1, and the same Harmony model design also came in many different styles. Despite that the outer appearance of the buildings that were completed in the same period may look the same, the interior setting could be different due to the different styles of the same model. Since there were many model designs and styles, the design of the awning window at the corridors of each building could be different, but the overall purpose was to improve the air circulation.
- (ii) In order to maintain the air circulation, during the daily patrols, the estate management staff would pay attention to the awning windows at the corridors whether they were often kept open.
- (iii) Some Members reflected that under bad weather condition, there could be situations where rain water was blown into the corridors through the awning windows of some Harmony Buildings. The Housing Department (HD) had instructed the Estate Offices to inspect and clean up the water

drainages regularly to prevent the accumulation of water. Also, relevant management measures were taken when necessary, for example, hanging a canvas for blocking. The situation had been improved after such implementation, and the residents' response were good.

- (iv) Last week the weather in Hong Kong was unstable, the Observatory successively issued the yellow and the red rainstorm warning signals. HD specifically arranged the estate management staff to pay attention to the situations in some of the relevant buildings, it was discovered that there were no situations where the rain water was blown into the corridors through the awning windows.
- (v) HD would continue to monitor the situation closely. If there were situations that rain water was blown into the corridors through the awning windows in individual buildings and floors under the bad weather, HD would study and explore feasible improvement measures.

4. Mr LEUNG Kam-wai raised the following enquiries:

- (i) Whether the decision for HD to set the awning windows at the corridors to a fixed open state was according to the guidelines of the Fire Protection Ordinance or the decision of the Estate Management.
- (ii) He asked the reasons that HD refitted the awning windows at the corridors from a movable type to a fixed type.
- (iii) Whether HD refitting the current fixed windows to movable type would violate the relevant Fire Safety Requirements.

5. The Chairman indicated that if the moveable type awning windows at the corridors did not violate the relevant Fire Safety requirements, he requested that HD should explain the reasons of refitting them to the fixed type.

6. Consolidated replies of Ms MAK Siu-ling, Iris were as follows:

- (i) At present there was no relevant law stipulating the opening state of the awning windows at the corridors.
- (ii) To ensure air circulation, the estate management staff would pay attention to the awning windows at the corridors whether they were often

kept open during patrol.

7. Mr WONG Yun-tat, Ivan raised the following views:

- (i) The result of his own sample inspection indicated that the awning windows at the corridors of the Kwai Chung Estate Phase 1, 3 and 4 could be closed. Also due to a long period of disrepair, the awning windows at the corridors of Phase 3 and 4 were a bit difficult to close.
- (ii) He requested that HD should provide a list on the conditions of the awning windows at the corridors of each public housing building to Members for reference, instead of being inspected by Members for HD.

8. Mr LEUNG Kwok-wah raised the following enquiries and views:

- (i) He asked HD that why the handling methods of the awning windows at the corridors of different buildings in the Shek Lei Estate were varied.
- (ii) He was not satisfied with the explanation provided by HD on the issue.

9. The Chairman stated that Members and the residents wished that the awning windows at the corridors could be closed under bad weather condition.

10. Consolidated replies of Ms MAK Siu-ling, Iris were as follow:

- (i) As mentioned, there were many different model designs in the Harmony Public Housing Buildings, there were also many styles among them. Hence, the design of the awning windows at the corridor of each building might be different.
- (ii) Under bad weather condition, it was not common for rain water to be blown into the corridor from the awning windows of the Harmony type buildings. HD would take the relevant management measures when necessary.

11. The Chairman hoped that HD would pay a close attention to the situations, and refit the awning windows at the corridors to moveable types if necessary so as to reduce the impacts on residents.

Discussion Items

Endorsement of the Membership Lists of the Working Groups under the Housing Affairs Committee in 2020 to 2021

(Proposed by Kwai Tsing District Council Secretariat)

(HAC Paper No. 23/D/2020)

12. The Committee endorsed the Membership Lists of the Working Groups under the Housing Affairs Committee in 2020 to 2021 unanimously.

Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Housing Department to Increase the Number of Closed Circuit Television (CCTV) Monitoring Systems in Public Rental Housing Estates, Including Falling Object Monitoring System (FMOS), Mobile Digital CCTV System (MDCCTV) and Mobile Surveillance System (MSS), to Enhance the Deterrent Effect Against Throwing Objects from Heights.”

(Proposed by Miss LEUNG Ching-shan; seconded by The Honourable LEUNG Yiu-chung)

(HAC Paper No. 24, 24a/D/2020)

13. Miss LEUNG Ching-shan presented the Paper.

14. Consolidated replies of Mrs LAI CHAN Wai-fan, Clara, Senior Housing Manager (Kwai Chung), Housing Department were as follows:

- (i) In order to monitor and deter the acts of objects thrown from heights, since 1998, all the public housing estates under the Hong Kong Housing Authority (HA) were all equipped with the Falling Object Monitoring System (FOMS). Initially, the system only stored the black & white images shot from the rooftops of the buildings. It was upgraded to store colour images captured from the rooftops of the buildings or from the empty units by hard disk digital video recorders. Currently, after optimisation, MSS was positioned on the building exterior walls and lamp posts with outfitting high definition lens, which was easily installed on the rooftops.
- (ii) HD welcomed the opinions from Members and the residents. If there were needs from an individual housing estate, the department would increase its quantity.

- (iii) The monitoring systems would only be installed near the black spots, where usually objects thrown from heights appeared. HD would maintain communications with the members of the Estate Management Advisory Committees (EMAC) and various stakeholders in the district so as to listen to their related opinions.
- (iv) HD would comply with the legal requirements if there were recordings carried out by the monitoring systems installed in the public housing area, a notice would be posted at the entrance of the building. An addition notices would also be posted near the surveillance area.
- (v) Each estate office would flexibly manoeuvre the positions of the monitoring systems depending on actual needs.
- (vi) To prevent objects thrown from heights, the self-discipline of the residents was particularly important. HD would continue, through publicity and education, promote the message of against throwing objects from heights to the residents of the public housing.

15. Miss LO Yuen-ting raised the following views:

- (i) Currently the number of the HD teams to detect objects thrown from heights in the estates were not enough.
- (ii) HD should provide funding to the estate management office, and allow the estate management staffs to decide on which public housing building to install the monitoring systems according to the actual situations.

16. The Honourable LEUNG Yiu-chung asked HD about the current cheapest cost of monitoring systems.

17. Mrs LAI CHAN Wai-fan, Clara replied the cost of each monitoring system was about 20,000 to 30,000 dollars.

18. The Honourable LEUNG Yiu-chung raised the following views:

- (i) HD should increase the fixed type monitoring systems in the estates.
- (ii) The behaviour of throwing objects from heights, in addition to posing a danger, could also result in environmental hygiene problem. HD should

strengthen the promotion of the message of against throwing objects from heights to the residents of the public housing, to increase the deterrence of objects thrown from heights situations.

19. Mr SIN Chung-kai raised the following views:

- (i) At least one monitoring system should be installed on each public housing building.
- (ii) Protecting personal privacy was certainly important, however, in the long run, HD should make better improvement arrangement and introduce more high-tech monitoring systems to deter as well as to deal with the complaint cases of objects thrown from heights.

20. Mr TAM Ka-chun, Warren raised the following enquiries:

- (i) The effectiveness of the handling of the problem of objects thrown from heights under HD's current system.
- (ii) Whether the monitoring systems of HD could accurately detect the problem of objects thrown from heights were originated from which public housing unit.
- (iii) The storage and the handling of the video snippets collected by HD through FOMS.

21. Mr LEUNG Kwok-wah indicated that with regards to the problems of throwing objects from heights and illegal gambling in the public housing area, he agreed that the monitoring systems could have the effect of vigilance and deterrence.

22. Mr TSUI Hiu-kit indicated that the housing estate management manager of the Cheong Hong Estate also supported the addition of monitoring systems in the estate, but lately had not received the relevant funding. He asked HD about the relevant reasons.

23. Mr HUI Kei-cheung raised the following enquiries:

- (i) The effectiveness of successful prosecutions carried out through the evidence collected by HD through FOMS.
- (ii) The mentioned 7 sets fixed type, 2 sets mobile type, and 64 sets MSS

were installed respectively in which housing estates in the 21 Kwai Tsing District Public Housing Estates.

- (iii) The detailed locations of the black spots where objects thrown from heights often appeared.

24. Mr HON Chun-yin raised the following views:

- (i) In carrying out prosecutions, the evidence collected through FOMS was very important.
- (ii) There were in total only 73 sets of monitoring systems in the 21 Kwai Tsing District public housing estates, the quantity was not enough.

25. The Chairman raised the following views and enquiries:

- (i) He agreed that the number of monitoring systems in the Kwai Tsing District public housing estates was not enough.
- (ii) The cases of successful prosecutions in the public housing estates, where the HD's task force to carry out the detection of objects thrown from heights were dispatched to monitor, were very low, and they usually attend during the day, therefore the problem of objects thrown from heights at night could not be handled properly.
- (iii) EMAC had reached a consensus regarding the increase of the monitoring systems in the estates, he asked why HD had not carried out the above decision.

26. Consolidated replies of Mrs LAI CHAN Wai-fan, Clara were as follows:

- (i) She clearly understood the intention of Members to increase the number of monitoring systems in the public housing estates.
- (ii) HD would, depending on the actual situations and needs, increase the number of monitoring systems. Hopefully Members would understand that the arrangement took time, however it was emphasised that it would not be due to the lack of cost and not consider increasing the number of monitoring systems.

- (iii) Based on past experience, the process of objects thrown from heights could be recorded via FOMS in most situations. Because of this, HD could use the existing Marking Scheme for Estate Management Enforcement to handle the relevant issues.
- (iv) The recording via FOMS would be carried out at a tilted angle so as to avoid observing directly into the situations inside the rental unit and to protect personal privacy.
- (v) Currently, most of the FOMS in the public housing estates were portable devices, the reasons for the few remaining fixed type and mobile type monitoring systems were those two types of devices could still be used and repaired. Based on factors such as the system functions and cost-effectiveness, only portable devices would be added in the future.
- (vi) Each estate office would flexibly maneuver the locations of the monitoring systems depending on the actual needs. For example, HD had installed five sets of FOMS in Cheung Hang Estate and Cheung Ching Estate respectively. HD would maintain an open attitude and be pleased to increase the number of monitoring systems according to the actual needs.

27. Mr LEUNG Wing-kuen raised the following views:

- (i) The monitoring systems were quite effective in dealing with the problem of objects thrown from heights, but not effective in dealing with the problem of water dripping from upstairs residents.
- (ii) In addition to increase the number of monitoring systems, HD should also reinforce patrols to solve the problems at the same time.

28. Mr SIN Chung-kai raised the following views:

- (i) The task force of HD to carry out the detection of objects thrown from heights in the housing estate failed to have the effect of vigilance and deterrence.
- (ii) HD should have a complete determination to solve the problem of objects thrown from heights.

29. Miss LO Yuen-ting raised the following views:

- (i) As indicated in the actual photos taken by the residents, while drying clothes outside the windows, the residents often encountered garbage and the splashing of dirty water from the residents upstairs. After filing complaints and the deployment of the mobile video recording systems by HD to observe the related positions, yet it could not clearly record the entire process of objects thrown from heights. She believed there was room for improvement in HD's monitoring systems.
- (ii) Even though HD had installed 5 sets of FOMS in Cheung Hang Estate, the placement positions and the shooting angle were not up to expectation. She proposed HD to arrange a site visit for the estate management manager and Members in order to understand the exact location of the black spots for objects thrown from heights.

30. Mr TSUI Hiu-kit raised the following views and enquiries:

- (i) The problem of objects thrown from heights in Cheung On Estate was serious.
- (ii) He inquired about the operating hours of the HD's mobile type monitoring systems.
- (iii) He inquired HD that why the above decision had not been carried out provided that EMAC had reached a consensus regarding the increase of the number of monitoring systems in the estates, the estate management manager had also agreed to the relevant arrangement, and such arrangements were not relevant to the cost factors.

31. Miss LEUNG Ching-shan raised the following enquiries:

- (i) HD's financial budget for increasing the number of monitoring systems.
- (ii) HD's definition of "depending on the actual situations and needs".

32. Mr HUI Kei-cheung raised the following views and enquiries:

- (i) He requested that after the meeting, HD should report to Members in regards to, in which estates were the fixed type, mobile type and the

portable type monitoring systems installed respectively in Kwai Tsing District Public Housing Estates.

- (ii) There were limitations in both manpower and time for portable monitoring systems, HD also indicated that only the portable type devices would be added in the future. He asked how the relevant effectiveness would be measured in the future.

33. The Chairman asked HD the difference between the mobile type and the portable type monitoring systems, and why the estate management staff needed to be next to the monitoring system to carry out surveillance.

34. Mrs LAI CHAN Wai-fan, Clara clarified that FOMS and HD's task force to detect objects thrown from heights in the estates were two different management measures.

35. The Chairman raised the following views:

- (i) HD had not fully determined to solve the problem of objects thrown from heights. He believed that as long as HD expressed a message to the public housing residents on strongly strike throwing objects from heights, in coordination with hardware assistance, it could increase the deterrent effect.
- (ii) The monitoring systems failed to work at night, HD's task force to detect objects thrown from heights in the estates also would not be in attendance at night. HD should seriously look at the situations of objects thrown from heights at night.

36. Consolidated replies of Mrs LAI CHAN Wai-fan, Clara were as follows:

- (i) The shooting range of the monitoring systems was limited, it could not capture the situations outside the windows of all units. The camera would carry out the recording at a tilted angle to avoid observing directly into the situations inside the units so as to protect personal privacy. Before installing the monitoring systems, many technical considerations were needed to be made.
- (ii) HD handled the problem of objects thrown from heights through multi-pronged approach. HD had installed the monitoring systems and

arranged teams to take turns to carry out the task of detecting objects thrown from heights in each estate. In addition, HD would carry out home visit at the target units and promote the message of against throwing objects from heights to the residents through publicity and education such as the estate newsletter.

- (iii) Member mentioned that there were CCTV monitoring system installed near the garbage station, it was thought that the location and shooting angle were not able to shoot objects thrown from heights. There was a possibility that the management operation of HD, through the relevant system, was monitoring the illegal abandonment of large debris.
- (iv) HD could report to Members, currently, in which estates were the fixed type, the mobile type and the portable type monitoring systems installed respectively. However, the relevant numbers could be changed with time and the actual situations.
- (v) HD did not set a limit on the expenditure for the installation of FOMS, but emphasised that it took time to arrange if large procurement of the hardware was done at the same time.
- (vi) If Members knew about the black spots of objects thrown from heights, they could strengthen the communications with the estate management office.
- (vii) With regards to the problem of objects thrown from heights at night, the portable monitoring system besides being able to be installed on the rooftop, it could also be installed on the exterior wall of the building. The estate management office and the staff of the engineering team would install those systems at the appropriate locations.

37. The Chairman indicated that he learnt from the estate management manager, the monitoring systems were unable to capture clearly the situations of objects thrown from heights at night. He asked if HD would consider replacing them with monitoring systems that could also be effective at night.

38. Mrs LAI CHAN Wai-fan, Clara would ask the colleagues responsible for relevant work to understand the technical issues of the monitoring systems, and reply to Members after the meeting.

(Post-meeting note: Information from HD indicated that the monitoring systems could still effectively capture the situations of objects thrown from heights at night.)

39. 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. 8/2020 on 15 June 2020.)

Motion: “The Housing Affairs Committee of the Kwai Tsing District Council Requests the Housing Department to Lease Venues to Ethnic Minorities as to Non-Profit-Making Organisations in Areas in Public Rental Housing Estates for Conducting Religious and Ethnic Community Activities.”

(Proposed by Mr LEUNG Wing-kuen; seconded by Mr LEUNG Kwok-wah)

(HAC Paper No. 25, 25a/D/2020)

40. Mr LEUNG Wing-kuen introduced the Paper.

41. Consolidated replies of Ms MAK Siu-ling, Iris were as follows:

- (i) According to the current policy of HA, the eligible non-government organisations that provided welfare and community services to the estate residents, that was the charitable organisations or non-profit-making organisations exempted according to section 88 of the Inland Revenue Ordinance, could rent the welfare facility premises in the public housing estates under HA at preferential rents, according to the recommendation of the relevant government departments or the policy bureau.
- (ii) When vacant welfare facility premises could be leased to the non-government organisations by direct application, HA would upload the information to the website of the HA / HD, in order to publicly let the eligible non-government organisations, that wished to rent the welfare facility premises, submit applications.
- (iii) HD would make consideration based on various aspects including the opinions of management and residents, the engineering technical feasibility of the proposed services provided by the relevant premises and of the restrictions of the land contract terms, etc. To optimise the services for residents, HD would also lease the welfare facility premises at preferential rents to the eligible non-government organisations that were recommended by the relevant government departments / the policy

bureau.

- (iv) HD learnt that nowadays, there was a great demand for such units, but the supply was limited. HD would update the website of the HA / HD from time to time regarding the information of the relevant welfare rental units that the non-government organisations could apply to rent, and detailed information and procedures required for application.

42. Mr SIN Chung-kai raised the following views:

- (i) The religious needs of ethnic minorities should not be overlooked.
- (ii) HD should coordinate with the Home Affairs Bureau (HAB) on assisting ethnic minorities with the use of the facilities for religious activities within the public housing estates.

43. Mr LEUNG Kam-wai raised the following views and enquiries:

- (i) There were not enough places in the community for ethnic minorities to conduct religious activities.
- (ii) He asked the Home Affairs Department (HAD) whether they can reach out to other relevant government departments, to provide ethnic minorities with more places to conduct religious activities.

44. Mr TAM Ka-chun, Warren indicated that the opinions of the minorities may not be taken into account by the community. He wished that various government departments could provide them with more assistance.

45. Mr LAM Siu-fai raised the following views and enquiries:

- (i) The ethnic minorities clearly knew that it was difficult for them to conduct religious and ethnic community activities in the surrounding area within the public housing estates.
- (ii) He asked HAD whether it was possible to arrange and modify some vacant estate school buildings, such as the Kwai Chung Public School, to become the community centre of ethnic minorities.

46. Mr LEUNG Wing-kuen raised the following views:

- (i) He hoped that DC could continue, in the form of a small group, to follow up on this issue.
- (ii) He hoped that HD could relax the qualification of charitable or non-profit-making organisations. He believed that many ethnic minorities did not know how to register their group according to section 88 of the Inland Revenue Ordinance.
- (iii) He hoped that various government departments could formulate some loose policies and measures to look after the disadvantaged groups.

47. The Chairman raised the following views:

- (i) The religious and cultural customs of ethnic minorities were different from those of the locals, relatively fewer groups took them as service targets.
- (ii) Various government departments should allocate some spaces for the use of ethnic minorities, such as the vacant offices of Members.
- (iii) Some community groups did not make good use of the premises rented from HD. He requested that HD review the usage of the relevant premises regularly.

48. Consolidated replies of Miss YIM Yik-huen, Bonnie, Assistant District Officer (Kwai Tsing), Home Affairs Department were as follows:

- (i) As mentioned by Members, this topic had also been proposed in various Committees. The Chairman and Vice Chairman of all the Committees would decide on which Committee would be a suitable platform for discussing this topic.
- (ii) On the matters of renting a place by groups, HD had asked the HAD for advice. The follow-up by HD had already balanced the voices of the ethnic minorities and other residents.
- (iii) The water and electricity supply of quite a few vacant estate school buildings in Kwai Tsing were uncertain, and there might not be roads for vehicles to enter or exit. Refurbishment of the relevant places would

require a lot of resources. HAD could try to assist in the liaison work.

- (iv) The policies and measures of the government had always catered the needs of the ethnic minorities. There was also funding approved last year to assist them in different aspects.

49. Mr LEUNG Wing-kuen raised the following views:

- (i) The modification of the vacant estate school buildings could not solve the religious needs of the ethnic minorities. The places available for rent in the public housing estates were closer to the residence of the ethnic minorities, it would be easier to meet their religious needs.
- (ii) Providing places to the ethnic minorities for carrying out ethnic community activities could reduce the nuisance to other residents.

50. Mr WONG Bing-kuen raised the following views:

- (i) The religious needs of the ethnic minorities were often overlooked by society.
- (ii) The government should establish community centres for the ethnic minorities in all districts to meet their religious and activity needs, or provide financial assistance for them to find and rent suitable places on their own.

51. Mr SIN Chung-kai indicated that HD could carry out the relevant pilot schemes in the housing estates with a higher proportion of the ethnic minority population. He believed that when ethnic minorities had suitable places to carry out their religious activities, it could reduce the nuisance to other residents.

52. Mr HON Chun-yin raised the following views:

- (i) The proportion of the ethnic minorities population in Kwai Tsing District was relatively high.
- (ii) He agreed that the relevant pilot schemes could be carried out in the housing estates with a higher proportion of the ethnic minority population, the relevant suggestions could assist them with the assimilation in the community.

53. Miss YIM Yik-huen, Bonnie indicated that the opinions of Members would be reflected to HAB. If Members found a suitable place, it could be conveyed to HAD. HAD would try to coordinate with other relevant government departments.

54. 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. 9/2020 on 15 June 2020.)

Maintenance Issue of Public Rental Housing

(Proposed by Mr LEUNG Wing-kuen)

(HAC Paper No. 26, 26a/D/2020)

55. Mr LEUNG Wing-kuen introduced the Paper.

56. Consolidated replies of Ms MAK Siu-ling, Iris were as follows:

- (i) Clear guidelines and criteria had been provided in HD's District Term Maintenance Contracts for the contractor in the aspects of construction materials, workmanship and repair price. The contractor would follow the instructions of HD to carry out the maintenance works and contract, the contractor would need to declare to HD the project costs, based on the actual project situations and according to the contract prices for the different construction projects in accordance with the criteria of the maintenance upon the completion of the project. HD would examine the data submitted by the contractor, and issue the project payments to the contractor only after the confirmation of the relevant projects were completed in accordance with the requirements and terms of the contract.
- (ii) HD strictly monitored the performance of the contractor, including setting the acceptance standards with the contractor, conducting daily inspections and spot inspections, and evaluating the performance of the contractor regularly to ensure the quality of the projects and service standards of the contractor.
- (iii) If the contractor's construction materials and workmanships were found to be problematic, HD would certainly follow the contract's requirements, and demand the contractor to make the corrections as soon as practical, until the relevant projects reached the established levels.

- (iv) If there was no continuous improvement by the contractor, HD would issue project warning letters or contract warning letters based on individual circumstance, and reflected such situation in the regular contract review meetings. If the contractor's performance did not meet the standard continuously, the relevant zone maintenance contract terms could be shortened from three years to two years.

57. Mr LAU Chi-kit raised the following views:

- (i) The quality of the maintenance works in the Members' offices carried out by the contractor was uncertain.
- (ii) Residents had no confidence in the maintenance works provided by the contractor. They had even invited Members to bear witness while the maintenance works was carried out by the contractor.
- (iii) He requested that HD should review the evaluation criteria for the performance of the contractor.

58. Miss LEUNG Ching-shan raised the following views and enquiries:

- (i) Under the outsourcing system, some residents reflected that the contractor refused to provide the maintenance works for the units, but they could provide the maintenance services after the follow-up by Members or HD estate management colleagues.
- (ii) The estate office of Kwai Shing High Prosperity Terrace was located in Kwai Chung estate. It required more time to arrive if the residents needed to go to the estate office to handle maintenance problems. She asked if HD could relocate the estate office of High Prosperity Terrace to a place that is closer to Kwai Shing West estate.

59. Mr TAM Ka-chun, Warren raised the following enquiries and views:

- (i) He asked HD whether the tender mechanism had been reviewed and whether a dedicated staff had been assigned to inspect the quality of the maintenance works by the contractor.
- (ii) He asked whether HD would terminate the relevant contract or thereafter

decline the tender of the relevant contractor if the quality of the maintenance works by the contractor was not as ideal.

- (iii) He asked HD if there was a marking scheme under the tender mechanism.
- (iv) The toilets in one of the Members' office had been repaired multiple times, and yet the problems were still not handled properly. He questioned that public fund had not been used properly, and questioned that HD failed to check the performance of the contractor.

60. Mr LEUNG Wing-kuen questioned the repairmen method for rusty steel windows of the contractor, he believed that the contractor was not able to make proper repairs of the problems completely.

61. Mr WONG Tin-yan raised the following views:

- (i) Some residents stated that there had no maintenance or renovation projects carried out inside their units before. But the contractor pointed out that the residents had altered the damaged facilities and installations when they were performing the maintenance works in the unit, and claimed that they would not provide free maintenance services to the residents.
- (ii) He believed that HD could be more careful with the acceptance procedure when allowing the new tenant to choose whether to use the previous tenant's unrestored item.
- (iii) He questioned whether the contractor could possibly overcharge the maintenance cost of the tenant.

62. Mr KWOK Tsz-kin indicated that the quality of the contractor's maintenance works varied. He hoped that HD could report on the progress of all the maintenance projects, to the Members at EMAC.

63. Consolidated replies of Ms MAK Siu-ling, Iris were as follows:

- (i) She reiterated that HD would strictly monitor the performance of the contractor. After the completion of the maintenance works, the contractor must, according to the actual situation of the projects and based on the

different construction projects' proposed prices in accordance with the contract, declare the project cost to the department. HD would examine the information submitted by the contractor, and after confirming that the relevant projects were completed in accordance with the requirements and terms of the contract, it would issue the project payments to the contractor.

- (ii) If the contractor's construction materials or workmanships were found to be problematic, HD would certainly follow the contract's requirements and order the contractor to make the corrections as soon as possible, until the relevant projects reached the established levels. If there was no continuous improvement by the contractor, the department would, based on individual circumstances, issue project warning letters or contract warning letters, and reflected it in the regular contract review meetings. If the contractor's performance continuously did not meet the standard, the District Term Maintenance Contracts terms could be shortened from three years to two years.
- (iii) HA had an established procurement policy, and the roster system was used to manage the contractors of the District Term Maintenance Contracts. HA would follow the mechanism of the priority bidding opportunities, according to the past performance assessment scores, etc. of the qualified contractors, to decide and invite them to bid for the District Term Maintenance Contracts. The contractors with poorer performance would receive fewer, or even would not get the bidding opportunities.
- (iv) Regarding the contractors whose performance did not improve continuously, HD Contractor Review Subcommittee would review the past performances of the contractors, to determine the required regulations or sanctions, including restricting or suspension of their bidding qualifications, delisting them from the HA's contractors list, etc.
- (v) Regarding the repairing method of rusty steel windows as mentioned by Members, if surface or local rust was discovered, in general circumstances, the relevant parts would be derusted first, then apply suitable anti-rust material, or replace the related parts as needed. If the steel window was found to be seriously damaged, for example the window frame was deformed or there was serious water seepage situations, etc., replacement of the damaged steel window with

aluminium window would be considered.

- (vi) Members mentioned that there might not be enough time to reporting on the progress of all maintenance projects to EMAC members. She suggested that if Members had individual maintenance problems, they could directly inquire and follow up with the relevant estate manager.
- (vii) With regards to the repair situations of the specific toilet in the Member's office, follow-up actions would be taken and the issue would be reflected to the relevant estate manager. She emphasised that the contractor would not, due to multiple replacements of the same part, be allowed to declare more project costs to HD.

(Post-meeting note: HD indicated that the relevant estate staff had contacted Member for inquiry and follow-up.)

- (viii) According to the current housing collection procedure, before the tenant moved out, the estate management staff would visit the unit to carry out an inspection and remind the tenant to restore the unit to HD in its original condition. If the tenant wanted to keep the fixtures or equipment installed, for example kitchen wall cupboard, etc., HD would generally maintain it in its original position and allow the new tenant to choose whether to continue using it provided that both its structural safety and maintenance were in good condition. If the new tenant chose to continue using it, the tenant should be responsible for the future maintenance of the fixtures or equipment and its maintenance cost. She proposed that Members should discuss individual cases with the relevant estate managers.

64. The Chairman raised the following views:

- (i) Residents could easily tell whether large fixtures and equipment had been modified. However, it might not be able to grasp whether the previous tenant had carried out the modifications for devices such as faucets and pipe fixtures, etc. He believed that HD should clearly list all the unrestored items to the new tenant, otherwise the new tenant might have a chance of bearing the relevant risks.
- (ii) During the acceptance process, HD should provide the unit plan and all the brands and models of all fixtures and facilities to the new tenant.

65. Mr WONG Tin-yan raised the following enquiries and views:

- (i) He asked HD for the definition of "restore".
- (ii) Whether HD had provided sufficient relevant information to the new tenant during the acceptance process, so that they can verify if the fixtures and facilities in the housing had been restored, and confirm if the brands or models of the fixtures and facilities had been restored to their original setting.

66. Mr LAM Siu-fai raised the following views and enquiries:

- (i) The aforementioned situations were common.
- (ii) He asked whether the allocation team would rent out the relevant unit out again after the estate management staff accepted and restored the recovered unit.

67. Consolidated replies of Ms MAK Siu-ling, Iris were as follows:

- (i) HD had established the procedures and standards for refurbishing works on the recovered public housing units. Only after so would the units be rented out.
- (ii) If the tenant accepted the allocated refurbished unit and changed a new faucet, in case of any further needs for repair, he/she could arrange the repair or use the tenant self-paid repair service provided by HD.

68. The Chairman indicated that the Legislative Council at one time had passed a legislation, proposing that tenants should be allowed not to restore the unit before moving out due to environmental considerations. He questioned that the relevant arrangement was unfair to new tenants.

69. Consolidated replies of Mrs LAI CHAN Wai-fan, Clara were as follows:

- (i) If the new tenant discovered the maintenance problems when they moved into the refurbished units, HD would handle it properly.
- (ii) There were established classifications for owner's fixtures in the public

housing. Tenants must not modify Class A fixtures, such as main door, kitchen door and sewage straight pipe, etc. They must inform HD at the discovery of damages, and self-repair were not allowed. Tenants needed to get the approval from HD so they could self-repair class B fixtures at their own expenses, such as toilet bowls. Class C fixtures included faucets, shower heads and water tank accessories, etc. Upon the discovery of wear and tear, modifications would be allowed at own expense, without the approval of HD.

70. Mr KWOK Tsz-kin indicated that there were management companies which purposely delayed the maintenance works of public facilities, therefore he hoped that EMAC could serve as an open platform to inform stakeholders about the maintenance progress.

71. Mr TAM Ka-chun, Warren raised the following enquiries:

- (i) Whether HD had arranged dedicated staff to inspect the quality of the maintenance works by the contractors.
- (ii) Whether HD could publicise the criteria for the bidding of the District Term Maintenance Contracts.

72. Mr HON Chun-yin indicated that he had received complaints from the residents regarding outsourced contractors. HD should make good use of public fund to supervise and monitor the quality of its projects.

73. Mrs LAI CHAN Wai-fan, Clara indicated that HA used a roster registration system to manage project contractors and service providers. HA would decide, based on the factors such as its financial capacity, work experience, company structure and resources, etc., whether they could be included in the roster, and their ranking in the roster. The relevant information had been listed on the HA website.

Information Papers

Housing Department's Statistical Returns and Progress Reports on Housing Affairs in the District (March to April 2020)

(Proposed by the Housing Department)

(HAC Paper No. 27/I/2020)

74. Mr LEUNG Kwok-wah asked whether the rentable units in each Kwai Tsing

district estate, as stated in Annex 9, could be directly allocated to the applicants on the waiting list, or handed back to the headquarter to make the relevant arrangement again for allocation.

75. Miss LO Yuen-ting indicated that the total elevator failure time in Cheung Hang Estate was the longest among all Kwai Tsing district public housing estates. She asked HD why the relevant elevators were still malfunctioned after multiple repairs.

76. Mr WONG Tin-yan questioned the accuracy of the number of complaints in Kwai Tsing district public housing estate (Annex 3), and asked about the criteria to categorise relevant cases as complaints.

77. Mr LEUNG Kam-wai raised the following views and enquiries:

- (i) Taking Kwai Chung Estate as an example, the actual number of complaints in the estate should be more than that shown in Annex 3.
- (ii) He asked about the reasons for the long repair time of the flushing water supply in Kwai Chung Estate.
- (iii) The problem of illegal gambling in public places at Yuk Kwai House, Kwai Chung Estate was serious, he questioned the effectiveness of the HD's actions.

78. Mr KWOK Tsz-kin raised the following views and enquiries:

- (i) The problem of illegal parking in Cheung Wang Estate was serious. However, as shown in Annex 1, the number of vehicles that encountered impoundment in Cheung Wang Estate was zero. He indicated that the residents suffered from serious nuisances on this issue.
- (ii) He questioned the accuracy of statistics of Annex 3.
- (iii) Fresh water supply was often suspended in individual estate, he asked HD about the relevant reasons.

79. Mr WONG Yun-tat, Ivan also questioned the accuracy of statistics of Annex 3.

80. Mr HUI Kei-cheung raised the following enquiries and views:

- (i) The L6 elevator controller of Fu Tak House, Tai Wo Hau Estate often appeared to malfunction. He asked HD why the relevant elevator still appear to malfunction after multiple repairs.
- (ii) The fresh water and flushing water supply were often taking turns to suspend in Tai Wo Hau Estate, he requested HD to face the problems squarely.
- (iii) There was a total of 33 rentable units in Tai Wo Hau Estate, however, the waiting for transfer in the district was still serious, he asked HD about the relevant reasons.

81. Mr TAM Ka-chun, Warren indicated that the elevator controller and the elevator cabin equipment at L1, Tower 1, Easeful Court appeared to malfunction repeatedly, he requested HD to face squarely its maintenance quality.

82. Mr WONG Bing-kuen raised the following views:

- (i) Whenever flushing water was suspended in Tai Wo Hau Estate, the affected area was quite large, he hoped that HD could provide improvement measures, for example installing valves to reduce the effect on residents.
- (ii) He questioned the accuracy of statistics of Annex 3.

83. Mr HON Chun-yin raised the following views:

- (i) The problem of illegal gambling in Cheung Ching Estate was severe.
- (ii) He requested that HD should face squarely the problem of water dripping from air-conditioners, and include the related problem in the Marking Scheme.

84. Mr LAM Siu-fai raised the following views:

- (i) He believed that the most common cause of water dripping from air-conditioners was the clogging of the drainage pipe. He requested that HD should prompt the air-conditioner mechanics or the residents to regularly check the drainage pipes of the air-conditioners, or to check the

drainage pipe of the air-conditioner altogether when the residents changed a new air-conditioner.

- (ii) He proposed that HD should disclose the relevant results and effectiveness of the Marking Scheme to the residents in order to achieve the vigilant and deterrent effect.

85. Mr SIN Chung-kai raised the following enquiries:

- (i) The difference between “The Council Members' complaint numbers” and “The Council Members' referred cases numbers” in Annex 3.
- (ii) The definition of “The Council Members' complaint numbers” under the sections of “Estate Staff” or “Contractor’s Staff” in Annex 3.

86. The Chairman raised the following views and enquiries:

- (i) He questioned the accuracy of the number of Council Members' referred cases as it must be more than that contained in Annex 3.
- (ii) The time of elevation malfunction in some housing estates exceeded 200 hours. He asked HD about the reasons and questioned the effectiveness of the maintenance.
- (iii) The problems of objects thrown from heights and illegal gambling in public places in Kwai Shing East Estate were serious. He questioned the effectiveness of HD's actions.
- (iv) He requested that HD should submit the details of each estate's comprehensive maintenance plan to the Committee.

87. Mrs LAI CHAN Wai Fan, Clara indicated that more studies on the details of the repair works could be done after the meeting.

88. Mr LAM Siu-fai indicated that he did not agree with requesting HD to submit the details of each estate's comprehensive maintenance plan to the committee. He believed that the number of blocks of each estate and the extent of old and new was different. Such details might lead to the unfair comparison. He believed that, it would be enough for the estate management office to check on the maintenance problems.

89. Mr TAM Ka-chun, Warren indicated that at present, HD could not provide the relevant information at the meeting. He proposed to first consult the opinions of Members on the problems after the meeting.

90. Consolidated replies of Mrs LAI CHAN Wai Fan, Clara were as follows:

- (i) Regarding the numbers in Annex 3, if the relevant HD staff received dissatisfied opinions from the residents, such opinions would count as complaints. As for number of referred cases by Members, it defined situations, where Members assisted residents with applying for transfer or provided opinions on housing policies and measures, etc. Where such cases did not involve dissatisfaction or improper handling by the staff, those would be included in the number of referred cases. She indicated that she would get an understanding from the colleagues responsible for collecting the information, and would pay attention to the accuracy of the information.
- (ii) The Transfer Scheme depended on the size of the rentable units as provided by each estate, the number of family members in the eligible tenants, and the factors such as the priority order of their approved transfer, etc. The rentable units provided by each estate were allocated not only to the transfer applicants in the estate, but also to the people on the public housing waiting list, families applying for transfer from outside the estate, and people who needed to be transferred due to maintenance arrangements. HD also had guidelines for arranging especially urgent transfer application cases.
- (iii) Regarding the malfunction of individual elevator, she would enquire on relevant estate management colleagues after the meeting, and ask them to contact the relevant Members for explanation and follow-up. The engineering staff of HD would closely monitor the performance of the contractor.
- (iv) Water dripping from air-conditioners was a marking item on the Marking Scheme for Estate Management Enforcement. An arrangement would be made for the estate management staff to pay a close attention to the relevant situations.
- (v) The inquiry from Member concerning that the number of vehicles as shown in Annex 1 that encountered impoundment in Cheung Wang

Estate was zero would be subject to referral.

- (vi) Regarding the difference between the number of actions and the number of residents that were allotted points under the Marking Scheme for Estate Management Enforcement, the prosecution works were delayed due to the epidemic, it was believed that future reports could reflect the effectiveness of the prosecutions.
- (vii) On the matter of the flushing water supply maintenance period being too long in Kwai Chung Estate, she would get an understanding from the colleagues of the relevant engineering team and follow up after the meeting.
- (viii) About the suggestion proposed by Members to the department that to disclose the numbers of the Marking Scheme for Estate Management Enforcement to the residents in order to get the vigilant and deterrent effect, HD would continue to promote the message of self-discipline to the public housing residents through publicity education, for example the estate communication.

91. Mr WONG Bing-kuen raised the following views and enquiries:

- (i) The affected area of the suspension of flushing water supply to the whole building as compared to the partial building was greater. HD had provided explanations on the number of times the flushing water supply had been suspended in the partial buildings in Tai Wo Hau Estate and recorded the details of the situations. He asked the reasons that HD had not provided an explanation for the suspension of the whole building.
- (ii) For the older buildings such as those in Tai Wo Hau Estate, the affected area was greater when there was a suspension of flushing water supply. He asked HD to provide improvement measures and conduct follow-up actions.

92. Mr LEUNG Kwok-wah raised the following views:

- (i) The affected area due to the suspension of flushing water supply in Shek Lei (I) Estate was as great as that of Tai Wo Hau Estate. He hoped that HD would follow up.

- (ii) HD should give more flexibility to the urgent applicants of the transfer program.

93. Mr KWOK Tsz-kin raised the following views:

- (i) The problem of smoking and carrying burning cigarettes in the public housing estates was serious.
- (ii) The effectiveness of the estate communication was not good. HD should review its publicity education model.

94. Consolidated replies of Ms MAK Siu-ling, Iris were as follows:

- (i) HD had dedicated colleagues responsible for monitoring the performance of the contractor. If the elevator appeared to have serious malfunctions, and / or the contractor's performance continued without improvement, the department would, based on individual cases, meet its management to carry out face-to-face talk, or issue a warning letter.
- (ii) On the frequency of the suspension of fresh water and flushing water supply in Tai Wo Hau Estate, the relevant improvement measures would be studied and followed up with the relevant engineering colleagues, for example, exploring the feasibility of adding valves.

(Post-meeting note: HD indicated that the relevant estate staff had already contacted Members to follow up.)

- (iii) The estate management staff would be instructed to remind the residents to check the drain pipes of the air-conditioners.

(Post-meeting note: HD indicated that it had instructed each estate management staffs to follow up.)

Hong Kong Housing Society's Statistical Returns and Progress Reports on Housing Affairs in the District (March to April 2020)

(Proposed by the Hong Kong Housing Society)

(HAC Paper No. 28/I/2020)

95. Mr LEUNG Kam-wai inquired the Secretariat why the Hong Kong Housing Society (HKHS) did not send a representative to attend this meeting.

96. The Secretary replied that invitation letters had already been sent to HKHS, the Buildings Department (BD), the Planning Department (PlanD) and the Joint Offices for Investigation of Water Seepage Complaints (JO) on 8 May, 2020 inviting them to send permanent representatives to attend the committee meeting. BD and JO had already sent permanent representatives to attend the committee meeting, HKHS and PlanD indicated that if there were issues that involved their area of authorities and works, they would, as needed, send representatives to attend the committee meeting.

Any Other Business

97. The Chairman hoped to invite the relevant representatives of the Environment Bureau to the next meeting, and discuss the relevant arrangement of the Municipal Solid Waste (MSW) Charging, for example to have a discussion on the amenities and measures in public housing estates.

98. Mr LAM Siu-fai worried that the relevant government departments might misunderstand that the K&T DC hoped to implement the relevant pilot project in Kwai Tsing district.

99. Mr LEUNG Wing-kuen indicated that the issues relating to the MSW Charging should be discussed at the Community Affairs Committee or the K&T DC meeting.

100. Miss YIM Yik-huen, Bonnie proposed that when the Environment Bureau introduced to the DC about the relevant measures and arrangements in the future, it would be up to the relevant departments to decide on which platform, DC or its Committees, to make the introduction.

Date of Next Meeting

101. The next meeting was scheduled to be held on 4 August 2020 (Tuesday).

Kwai Tsing District Council Secretariat
July 2020