

(Translation)

**Minutes of the Third Meeting of the
District Facilities and Works Committee (2024) of the
Kwai Tsing District Council**

Date: 3 June 2024

Time: 2:30 p.m. – 3:02 p.m.

Venue: Kwai Tsing District Office (“K&T DO”) Conference Room

Present

Time of Arrival

Time of Departure

Miss LO Yuen-ting, MH (Chairman)	Start of Meeting	End of Meeting
Mr AU Chi-fai (Vice Chairman)	Start of Meeting	End of Meeting
Ms WANG Chung-wing	Start of Meeting	End of Meeting
Mr NG Chi-wah	Start of Meeting	End of Meeting
Mr NG King-wah	Start of Meeting	End of Meeting
Miss CHU Lai-ling, MH	Start of Meeting	End of Meeting
Mr NG Yam-fung, Benny	Start of Meeting	End of Meeting
Mr LEE Wai-lok	Start of Meeting	End of Meeting
Miss CHAU Kit-ying	Start of Meeting	End of Meeting
Ms LAM Ying-wai	Start of Meeting	End of Meeting
Ms LAM Chui-ling, MH, JP	Start of Meeting	End of Meeting
Mr TSUI Hiu-kit	Start of Meeting	End of Meeting
Mr YUEN Yun-hung	Start of Meeting	End of Meeting
Miss MOK Yee-ki	Start of Meeting	End of Meeting
Ms KWOK Fu-yung, MH	Start of Meeting	End of Meeting
Ms GUO Huimin	2:32 p.m.	End of Meeting
Ms CHAN On-ni	Start of Meeting	End of Meeting
Mr PANG Yap-ming	Start of Meeting	End of Meeting
Mr WONG Chun-yeung	Start of Meeting	End of Meeting
Miss WONG Shuk-man	Start of Meeting	End of Meeting
Mr WONG Siu-kwan	Start of Meeting	End of Meeting
Ms LAU Mei-lo	Start of Meeting	End of Meeting.
Mr POON Chi-shing, MH	Start of Meeting	End of Meeting
Ms TANG Lai-ling	Start of Meeting	End of Meeting
Ms CHENG Lam	Start of Meeting	End of Meeting

Mr SO Pak-tsan, MH	Start of Meeting	End of Meeting
--------------------	------------------	----------------

Standing Members

Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Mr CHUNG Ho-yan, Adam	Acting District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Ms WONG Ngan	Senior Housing Manager (Kwai Chung), Housing Department
Ms LAM Hang-ling, Sara	Acting Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr FAN Chin-wai, Joseph	Engineer/14 (West), Civil Engineering and Development Department
Mr HO Chung-hang	Building Surveyor/D4-3, Buildings Department
Mr WONG Wing-yiu	Professional Officer 2-4/Joint Office 2, Buildings Department
Mr CHUNG Wai-hung	Senior Health Inspector (Regional Joint Office) New Territories West 1, Food and Environmental Hygiene Department
Mr LUI Wing-cho	Senior Town Planner/Kwai Tsing, Planning Department
Ms CHEUNG Yuen-ping	Engineer/Tsuen Kwai 3, Drainage Services Department
Ms KONG Yuen-fan, Bonnie	Architect (Works)5, Works Section, Division II, Home Affairs Department
Ms TANG Suet-fun, Joy	Senior Project Manager, WCWP International Limited
Ms NG Pui-ki, Christy	Senior Executive Officer (District Management), Kwai Tsing District Office, Home Affairs Department
Mr CHU Chun-fan, Alvin	Executive Officer (Administration), Kwai Tsing District Office, Home Affairs Department
Mr LEE Ming-ki	Senior Inspector of Works (Kwai Tsing), Kwai Tsing District Office, Home Affairs Department
Mr CHU Pui-tat	Inspector of Works (Kwai Tsing), Kwai Tsing District Office, Home Affairs Department
Mr CHIU Leung-ye, Louie	Liaison Officer in-charge Kwai Chung (Central & South), Kwai Tsing District Office, Home Affairs Department

**Responsible
Department**

Secretary

Mr CHOI Man-kit, Angus

Executive Officer (DC) 1, Kwai Tsing District Office, Home
Affairs Department

Opening Remarks

The Chairman welcomed Members to the third meeting of the District Facilities and Works Committee (“DFWC”) (2024) of the Kwai Tsing DC (“K&T DC”).

Confirmation of Minutes of the 2nd Meeting (2024) held on 2 April 2024

2. Members endorsed the minutes unanimously.

Discussion Items

Enquiry about the Utilisation Status of Children’s Play Rooms in Kwai Tsing District and Suggestion on Increasing the Number of Children’s Play Rooms in the District

(Proposed by Mr LEE Wai-lok, Ms CHAN On-ni, Miss CHAU Kit-ying, Mr PANG Yap-ming, Ms LAU Mei-lo, Mr AU Chi-fai and Mr SO Pak-tsan, MH)
(DFWC Paper Nos. 11/D/2024 and 11a/D/2024)

3. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Indicated that the population-to-facility ratio in Kwai Tsing District was much higher than that in districts such as Sha Tin, Kwun Tong and Sham Shui Po, with one children’s play room in Tsing Yi Southwest Sports Centre serving about 50 000 children aged 0 to 14. It was recommended that similar facilities be provided at other locations in the district to meet the demand;
- (ii) Requested Leisure and Cultural Services Department (“LCSD”) to supplement the details of the criteria for establishing children’s play rooms;
- (iii) Emphasised that K&T DC had repeatedly requested LCSD to provide more large-scale play equipment for children in the district to meet the needs of local residents;
- (iv) Pointed out that the children’s play room in Tsing Yi Southwest Sports Centre was relatively small and the design of its facilities was believed to be too simple to satisfy the needs of older children (e.g. aged 6 or above).

Members recommended the Department refer to the design of private playgrounds for a facility upgrade at the children's play room; and

- (v) Recommended the Department not only enhance cleaning of the children's play room for maintaining environmental hygiene, but also relax admission quota of the play room.

4. Acting District Leisure Manager (Kwai Tsing), LCSD, responded as follows:

- (i) The utilisation of the children's play room in Tsing Yi Southwest Sports Centre has been declining since 2021-22. Besides, adding a children's play room in the sports centre would take up the space for other recreational facilities. Therefore, the Department had no plan to add children's play room in the district for that time being;
- (ii) Noted Members' recommendation for adding children's play room and upgrading play facilities in the district. The Department would continue to take note of the residents' demand for children's play room and, when conducting renovation in the future, the feasibility of the recommendation will be studied so that play facilities with greater diversity could be provided to satisfy the needs of children at different ages; and
- (iii) Noted Members' recommendation on enhancing the cleaning of the children's play room and would take proactive follow-up actions.

Request for Optimising the Facilities in Kwong Fai Circuit Playground

(Proposed by Mr WONG Chun-yeung, Mr NG Chi-wah, Mr WONG Siu-kwan and Ms CHENG Lam)

(DFWC Paper Nos. 13/D/2024 and 13a/D/2024)

5. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Indicated that no toilet was available in Kwong Fai Circuit Playground at that moment, hence causing inconvenience to the venue users, as well as the shop tenants and residents nearby. A Member pointed out that a recommendation had been made in the past to build a toilet, yet the

Department had replied back then that the cost could be relatively high as it would be difficult to construct an underground sewage facility there. Considering that the above reply had been given years ago, the Department was enquired about its latest opinion on the recommendation;

- (ii) Recommended that the Department refer to the design of the inclusive playgrounds in Sham Shui Po Park and Hoi Fai Road Park, Tai Kok Tsui, to optimise the play facilities in Kwong Fai Circuit Playground, thereby meeting the needs of the residents; and
- (iii) Recommended that the Department incorporate environmental protection concepts into the design of the children's play facilities in order to raise children's environmental awareness through such facilities.

6. Chief Leisure Manager (New Territories West), LCSD, and Acting District Leisure Manager (Kwai Tsing), LCSD, gave a consolidated response as follows:

- (i) Noted Members' recommendation for building a toilet at Kwong Fai Circuit Playground, but indicated the difficulty in doing so due to hardware limitations. The Department would consider building a toilet if there were large-scale renovation plans for the playground in the future; and
- (ii) Noted Members' recommendation for optimising the facilities at Kwong Fai Circuit Playground, and pointed out that the Department was studying the replacement of large-scale play equipment including slides and swings in the playground in 2025. In addition, taking the opinions of Members into account, the Department would adopt the concept of enhanced parent-child interactions in the playground and consider incorporating environmental protection elements into the play facilities.

7. The Chairman pointed out that the written reply submitted by LCSD mentioned nothing about replacing large-scale play equipment at Kwong Fai Circuit Playground in 2025. Therefore, an enquiry was made on whether the Department would submit follow-up document after the meeting.

8. Acting District Leisure Manager (Kwai Tsing), LCSD, replied that the plan was under study, thus both reference pictures and concrete proposal were not yet available for

submission.

9. The Chairman hoped that the Department will continue to consult different stakeholders on facility improvement at Kwong Fai Circuit Playground, as well as to actively report the progress and details of the plan to K&T DC.

Request for Improving the Barrier-free Facilities between Lei Pui Street and Shek Hing House

(Proposed by Mr NG Yam-fung, Benny, Ms KWOK Fu-yung, MH, Mr YUEN Yun-hung and Miss WONG Shuk-man)

(DFWC Paper Nos. 12/D/2024 and 12a/D/2024)

10. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Pointed out that Shek Hing House is located on a hill, where residents can only access from Lei Pui Street via stairs or a one-way ascending escalator, while wheelchair users can only do so via a winding slope. The overall design is deemed to be very inconvenient for elderly people and persons with disabilities. The Department was thus requested to review and improve the barrier-free facilities; and
- (ii) Found the written reply from the Department unreasonable since prior consultation with Gaw Capital Partners was required on the recommendation put forward by Members. A Member indicated that he had already repeatedly relayed the residents' opinions on the issue of concern to the Property Management Office of Shek Lei (I) Estate, so he reckoned that the Department should be fully aware of residents' demand for barrier-free facilities. In this connection, he requested the Department to give a detail account of whether it had conducted any feasibility study on improving such facilities in the past.

11. Senior Housing Manager (Kwai Chung), Housing Department ("HD"), responded as follows:

- (i) The concerned location is on a hillside. Prior consultation with professionals, such as geotechnical engineers and structural engineers, has

to be done for ensuring the feasibility of any improvement works to be carried out;

- (ii) The concerned location is a common area at Shek Lei (I) Estate, where the ownership is shared between Hong Kong Housing Authority (“HA”) and Gaw Capital Partners. The consent of all property owners must be obtained before any improvement works are performed, and the property owners must bear all related costs; and
- (iii) The Department was aware that a Member had previously reported to it and the property management office about the issue of concern. The Department also pointed out that it had studied and discussed improvement plans with Gaw Capital Partners. Regarding the recommendation put forward by Members, the Department would proactively contact Gaw Capital Partners for follow-ups, such as inviting its representatives to conduct on-site inspections.

12. Members discussed the departmental replies above, and put forth enquiries and opinions as follows:

- (i) Considering that Gaw Capital Partners is a private equity fund management company, it might be unwilling to invest in common area improvement for the public housing estate. In this regard, Members enquired of the Department about its measures to improve the residents’ barrier-free access in case the company would not give consent to the improvement works;
- (ii) Opined that the crux of the difficulty in implementing the improvement works was that HD failed to fully consider the distribution of ownership of the facilities in common area when selling the properties in public housing estates to private enterprises/consortia in early years. It seemed that the Department shirked its responsibility by saying that it had to consult with Gaw Capital Partners on the improvement works. Therefore, the Department was reminded of its undeniable responsibility in improving the barrier-free accessibility of the residents; and
- (iii) Requested the Department to give detail accounts of its past negotiations with Gaw Capital Partners regarding the barrier-free facilities between Lei

Pui Street and Shek Hing House, the improvement plans considered, as well as the timeline. In the event that the Department could invite representatives from GAW Gaw Capital Partners to conduct co-inspection on site, Members should also be invited to join the inspection.

13. Senior Housing Manager (Kwai Chung), HD, responded as follows:

- (i) The Department had formulated a preliminary proposal to improve the barrier-free facilities between Lei Pui Street and Shek Hing House, and would conduct research and follow-ups with Gaw Capital Partners with reference to relevant recommendation;
- (ii) Reiterated that the concerned area is jointly owned by HA and Gaw Capital Partners, and the consent of Gaw Capital Partners must be obtained before carrying out any improvement works; and
- (iii) The Department would supplement the details of the past discussions after the meeting.

14. The Chairman requested the Department to provide a written reply on the aforesaid matter after the meeting.

(Post-meeting note: HD had given a reply in respect of the aforesaid matter. For details, refer to DFWC Circulation (Information) Paper No. 27/2024.)

Any Other Business

15. Members reported that some of the locations designated for hanging Kwai Tsing District Council members' banners were lack of clear directions or had already been damaged. Therefore, they hoped the Department could carry out a follow-up within a month.

16. Acting Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), LandsD, noted Members' request and would follow up the matter as soon as possible.

Date of Next Meeting

17. The next meeting was scheduled to be held on 5 August 2024 (Monday).

Kwai Tsing DC Secretariat

July 2024