

(Translation)

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

Date: 7 October 2024

Time: 2:30 p.m. – 4:09 p.m.

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

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Departure</u>
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	2:35 p.m.	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	3:06 p.m.	End of Meeting
Ms GUO Huimin	Start of Meeting	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
Mr LAM Lik-shan (Co-opted member)	Start of Meeting	End of Meeting

Standing Members

Ms WONG Ngan	Senior Housing Manager (Kwai Chung), Housing Department
Mr CHOR Chun-hay, Elvis	Building Surveyor/D4-1, Buildings Department
Mr WONG Wing-yiu	Structural Engineer/New Territories 7, Buildings Department
Ms WONG Sau-kuen, Joe	District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Mr FAN Chin-wai, Joseph	Engineer/14 (West), Civil Engineering and Development Department
Mr LAM Ho-lun, Alan	Engineer/New Territories West (Distribution 4), Water Supplies Department
Ms LAM Hang-ling, Sara	Acting Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr CHUNG Wai-hung	Senior Health Inspector (Regional Joint Office) New Territories West 1, Food and Environmental Hygiene Department
Ms CHEUNG Yuen-ping	Engineer/Tsuen Kwai 3, Drainage Services Department
Mr LUI Wing-cho	Senior Town Planner/Kwai Tsing, Planning 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
Miss TSANG Chui-yuk, Yuki	Executive Officer (Administration), Kwai Tsing District Office
Mr LEE Ming-ki	Senior Inspector of Works (Kwai Tsing), Kwai Tsing District Office
Mr CHU Pui-tat	Inspector of Works (Kwai Tsing), Kwai Tsing District Office
Mr CHIU Leung-ye, Louie	Liaison Officer in-charge Kwai Chung (Central & South), Kwai Tsing District Office

Departmental and Organisation Representatives in Attendance by Invitation

Ms LAU Ka-ni, Vicky	Maintenance Surveyor/Consultant Management 3, Housing Department
Mr CHIK Yik-yue, Kurt	Building Surveyor/Fire Safety 20, Buildings Department
Mr KEUNG Wing-cheong, Darren	Divisional Commander (New Territories South West), New Territories South Command, Fire Services Department
Mr SZE Kun-fu	Assistant Divisional Officer (Building Improvement)24, Fire Services Department
Mr HUNG Tsz-kwan	Assistant Fire Staff Officer (New Territories South), Fire Services Department
Miss HO Yin-king, Susanne	Senior Liaison Officer (1)/Acting Assistant District Officer (Kwai

**Responsible
Department**

Ms FOK Hoi-ka, Cherry
Tsing), Kwai Tsing District Office
Executive Officer (District-led Actions Scheme), Kwai Tsing
District Office

Secretary

Mr CHAN Tak-pang, Angus
Executive Officer (District Council) 2, Kwai Tsing District
Office

Absentees

Ms KWOK Fu-yung, MH
(On maternity leave)

Ms LAM Siu-fong (Co-opted
member)
(Application for absence not approved)

Opening Remarks

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

2. Members unanimously endorsed the applications for absence by Miss KWOK Fu-yung and Ms LAM Siu-fong.

(Post-meeting note: Ms LAM Siu-fong failed to submit a valid medical certificate after the meeting. Her application for absence was thus not approved.)

Confirmation of Minutes of the 4th Meeting (2024) held on 5 August 2024

3. Members endorsed the minutes unanimously.

Discussion Items

Concern about the Impacts of the Fire Safety (Buildings) Ordinance, Cap. 572, Laws of Hong Kong, on Public Housing Estates in Kwai Tsing District

(Proposed by Miss LAM Ying-wai, Miss LO Yuen-ting, MH, Miss MOK Yee-ki, Ms CHENG Lam, Ms GUO Huimin and Mr NG King-wah)

(DFWC Paper Nos. 19/D/2024, No. 19a/D/2024, No. 19b/D/2024 and No. 19c/D/2024)

Enquiry about the Progress of Sealing Ventilation Windows in the Corridors of Public Housing Estates in Kwai Tsing District

(Proposed by Ms LAU Mei-lo, Mr LEE Wai-lok, Ms CHAN On-ni, Miss CHAU Kit-ying, Mr PANG Yap-ming, Mr AU Chi-fai and Mr SO Pak-tsan, MH)

(DFWC Paper Nos. 20/D/2024 and No. 20a/D/2024)

4. The Chairman pointed out that the aforementioned items were both related to the public housing estates in Kwai Tsing District, and decided that the two items would be combined for discussion to enhance the efficiency of the meeting.

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

- (i) Requested relevant departments to provide them with a detailed introduction of the Fire Safety (Buildings) Ordinance (“the Ordinance”), so that they could explain the policies involved to residents. Members also suggested that relevant departments should conduct publicity campaigns across housing estates to introduce the content of the Ordinance to residents and answer their enquiries;
- (ii) Enquired about the progress and specific timetable of the works of sealing ventilation windows in the corridors of public housing estates in Kwai Tsing District;
- (iii) Enquired whether Tenants Purchase Scheme (“TPS”) estates in Kwai Tsing District (such as Cheung On Estate, Cheung Fat Estate and Kwai Hing Estate) would be affected by the Ordinance. If so, whether the works of sealing ventilation windows had to be carried out in relevant estates;
- (iv) Noticed that some residents had modified their ventilation windows in the corridors by themselves, hence enquired whether such practice was appropriate. Besides, Members asked what measures would be taken if the materials used by residents for sealing ventilation windows in the corridors failed to meet the fire prevention standards specified in the Ordinance;
- (v) The architectural designs of some housing estates (for example, Tai Wo Hau Estate) made them unsuitable for the works of sealing ventilation windows in the corridors. If the Ordinance was enforced arbitrarily in those buildings, it could adversely affect their ventilation. The Department was suggested to conduct fire risk assessments on relevant buildings based on the number of fires in the past and temporarily postpone the enforcement of the Ordinance in individual buildings; and
- (vi) Some housing estates (such as Shek Lei (I) Estate) had their ventilation openings at backstairs sealed, which hindered residents from cooling off there and obstructed security patrols of buildings. Therefore, Members enquired whether the sealing of ventilation openings at backstairs was subject to the Ordinance.

6. Senior Housing Manager (Kwai Chung) and Maintenance Surveyor/Consultant Management 3, Housing Department (“HD”), gave a consolidated response as follows:

- (i) The number of buildings that were subject to the Ordinance was substantial, and the conditions of different housing estates and buildings varied. Therefore, individual assessments and coordination with relevant departments to formulate improvement works proposals was necessary. Once fire safety improvement works were finalised, factors such as manpower, scope of the works and alignment with other ongoing works in relevant buildings also had to be taken into consideration before determining the order of the implementation of the works. Currently, some relatively straightforward fire safety improvement works (such as the replacement of fire doors and the installation of emergency lighting systems) had commenced, while the procedures involved in the works of sealing ventilation windows were more complex, so a specific timetable for the relevant works had not yet been drawn up;
- (ii) The Department had publicised the content of the Ordinance to residents through various channels, such as posting relevant notices in the lobbies of buildings and distributing Estate Newsletter to residents. In the future, the Department would enhance publicity by adopting various approaches, including converting vacant units into show flats, organising residents' meetings to answer their enquiries and producing promotional videos, so as to deepen residents' understanding of the Ordinance;
- (iii) Regarding the issue of modification of ventilation windows by some residents on their own, the Department was unable to ascertain whether the materials used for sealing could meet the relevant fire prevention standards. Therefore, the works of sealing ventilation windows for the residential units concerned would still be arranged. Generally, the modifications made by residents would not impact on the future sealing works carried out by the Department;
- (iv) Regarding the fact that Shek Lei (I) Estate had its ventilation openings at backstairs sealed, generally speaking, if there were unprotected ventilation openings on the external wall of a fire escape staircase with other fire risks within six metres of such openings, it was stipulated in the Ordinance that the ventilation openings had to be sealed with fire-rated fixed lights to ensure the safety of means of escape; and

- (v) Currently, there was no specific timetable for carrying out the works of sealing ventilation windows, so the Department was unable to respond to the enquiries about whether the works for individual buildings should be temporarily postponed. The Department emphasised that it would consult District Council members, residents and relevant parties before commencing the works, and the stakeholders' views would be taken into consideration.

7. Building Surveyor/Fire Safety 20, Buildings Department ("BD"), pointed out that one of the objectives of the Ordinance was to ensure the safety of means of escape. The Department would collaborate with HD to determine the fire safety improvement works required for buildings and discuss concrete implementation plans.

8. Divisional Commander (New Territories South West), New Territories South Command and Assistant Divisional Officer (Building Improvement)24, Fire Services Department ("FSD"), gave a consolidated response as follows:

- (i) Past number of fires could not fully reflect the fire risks of buildings. FSD hoped to work closely with other departments concerned to enhance the fire prevention standards of public housing estates to meet the latest requirements, thus enhancing fire protection;
- (ii) The Department had conducted joint inspections with BD in the district regarding the Ordinance. As of the end of August this year, inspections to 60 old public housing estates had been completed. During the inspections, the Department explained the Ordinance to residents to ensure that those affected understood the relevant content; and
- (iii) The Department would issue fire safety directions regarding the specified fire service installations and equipment (such as fire hose reels, fire alarms and fire sprinkler systems) to the targeted buildings and examine the improvement works formulated by it. Currently, the Department had issued directions to 56 targeted buildings, of which two had complied with the directions.

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

- (i) Members once sought the Department's advice on whether the works of sealing ventilation windows in the corridors should be carried out at Cheung Hang Estate. At that time, the Department advised against carrying out the works at Cheung Hang Estate using the Ordinance as an excuse. Yet, the Department invoked the Ordinance to require the sealing of ventilation windows in the corridors of the housing estates in the district. Therefore, Members enquired whether the Department had compiled a list of public housing estates where the works could be implemented. If so, whether the list could be provided to Members for perusal after the meeting;
- (ii) FSD pointed out that comprehensive inspections to old public housing estates in the district had been conducted, with fire safety directions issued to 56 buildings. However, it was mentioned in the paper that only 25 buildings required the works of sealing ventilation windows. Therefore, Members enquired whether other improvement works had to be carried out in the remaining 31 buildings and whether any other public housing estates in the district had met the standards of the Ordinance with no improvement works required;
- (iii) Enquired about the concrete progress in drawing up a timetable for the works of sealing ventilation windows in the corridors (for example, whether the works plan was still being formulated or had already been submitted to relevant departments for approval);
- (iv) The backstairs of Shek Lei (I) Estate already had fire doors and firewalls in place prior to the commencement of the sealing works, which should have met fire safety requirements. Therefore, Members were confused regarding the Department's insistence on taking forward the sealing works and requested an explanation from the Department;
- (v) Enquired whether the sealing of ventilation windows in the corridors was the only option to enforce the Ordinance, and whether other measures (such as the installation of aluminium windows) were feasible. If the relevant works had to be commenced, whether the Department would adopt complementary measures to improve the ventilation of buildings;
- (vi) Enquired whether the Department could carry out the works of sealing ventilation windows in the corridors simultaneously with the refurbishment

works of vacant flats in the targeted buildings; and

- (vii) Enquired how the Department would respond in case of the strong opposition by affected residents to the works of sealing ventilation windows in the corridors.

10. Senior Housing Manager (Kwai Chung) and Maintenance Surveyor/Consultant Management 3, HD, gave a consolidated response as follows:

- (i) The Department had submitted the proposal for the sealing of ventilation windows in the corridors to relevant departments for approval. However, it took time to complete the approval process, and the sealing works also had to be coordinated with other building works. Therefore, the actual implementation schedule and details had not yet been finalised;
- (ii) Cheung Hang Estate was not one of the public housing estates regulated by the Ordinance, and the Department would follow up on the matter after the meeting;
- (iii) Pursuant to the requirements of the Ordinance, the Department had to undertake the works of sealing ventilation windows in the corridors. Before commencement of the works, the Department would issue letters to residents and would actively answer their enquiries so as to familiarise all the affected residents with the details of the works;
- (iv) Regarding the fact that Shek Lei (I) Estate had its ventilation openings at backstairs sealed, although fire doors and firewalls were in place for fire prevention, there were other unprotected areas within six metres of those openings (such as residential units and common corridors). Therefore, the ventilation openings concerned had to be sealed with fire-resistant materials in accordance with the Ordinance to ensure fire safety;
- (v) The Department had completed a feasibility study on various options for the enforcement of the Ordinance. In addition to sealing ventilation windows in the corridors, the Department had explored alternatives to enhance the fire prevention standards of buildings to meet the requirements of the Ordinance (including the installation of smoke extraction systems and fire sprinkler systems). However, due to the structural constraints and

architectural designs of old public housing estates, the alternatives were unfeasible. Therefore, it was ultimately decided to seal ventilation windows in the corridors with fire-resisting boards;

- (vi) The Department would consider sealing ventilation windows during the refurbishment of vacant flats to minimise the impact on residents; and
- (vii) There were seven public housing estates in Kwai Tsing District under the Department's purview, with a total of 56 buildings subject to the Ordinance. Upon receipt of fire safety directions, the Department had formulated and submitted fire safety improvement proposals based on the relevant requirements. Proposals involving fire service installations and equipment had to be approved by FSD, while those concerning the planning, design and construction of buildings were subject to approval by BD. Once the proposals were accepted by both BD and FSD, the Department would promptly arrange for the necessary fire safety improvement works, which included the sealing of ventilation windows in the corridors of 25 buildings. The Department had coordinated on matters regarding manpower, departmental resources and other building works, while gradually commencing other work.

11. Divisional Commander (New Territories South West), New Territories South Command and Assistant Divisional Officer (Building Improvement)²⁴, FSD, gave a consolidated response as follows:

- (i) The joint inspections to public housing estates in Kwai Tsing District that were subject to the Ordinance and fell under the purview of HD, had been completed; and
- (ii) The Department had issued fire safety directions to 56 targeted buildings that were inspected. The directions mainly focused on improvement measures related to fire service installations and equipment, without involving the works of sealing ventilation windows in the corridors mentioned in the paper.

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

- (i) Enquired whether the Department would prioritise fire safety improvement works for residents who had signed new tenancy agreements after the Ordinance came into effect;
- (ii) During the works of sealing ventilation openings at the backstairs of Shek Lei (I) Estate, aluminium windows were installed as fire barriers. Therefore, Members questioned why ventilation windows in the corridors had to be sealed instead of using aluminium windows as an alternative. They also enquired, if residents opened their main doors to improve ventilation upon the completion of the aforementioned works, whether it would give rise to potential fire risks;
- (iii) Enquired about the impact of the Ordinance on the TPS estates in Kwai Tsing District, as well as the related arrangements; and
- (iv) Members requested the Department to provide a list of the 56 buildings in the district that had received fire safety directions, along with the details of the required works to be carried out.

13. Maintenance Surveyor/Consultant Management 3, HD, responded as follows:

- (i) The ventilation windows of the buildings concerned that had to be sealed were non-fire-rated louvres, which were ineffective in preventing the passage of smoke and fire. While most residential units had main doors with adequate fire resistance period, if the door of a unit could not meet the relevant requirements, the Department would arrange for its replacement to enhance fire safety;
- (ii) Instead of ordinary aluminium windows, fire-rated fixed lights that complied with relevant requirements would be installed under the fire safety works at the backstairs of Shek Lei (I) Estate. As for the handling arrangement of ventilation windows in corridors, the Department once compared the two options of installing fire-rated fixed lights and sealing the existing ventilation windows with fire-resisting boards. After consideration of factors such as material flexibility, cost and installation difficulty, the Department concluded that sealing the existing ventilation windows with fire-resisting boards was the most suitable approach;

- (iii) The Department had submitted improvement proposals to FSD and BD for their approval based on the fire safety directions. Due to the different architectural designs and layouts of each building, the required fire safety improvement works also varied. Therefore, it was not possible to provide details of the improvement proposals for Members' reference for the time being, but the Department would take active follow-up actions after the meeting; and
- (iv) TPS estates were privately owned and were not under the Department's purview. The enforcement authorities would conduct joint inspections to these estates in phases to determine the fire safety improvement works required for each targeted building.

14. The Chairman requested the Department to provide a written reply after the meeting, listing the buildings that had received fire safety directions and the details of the related works.

(Post-meeting note: The information paper submitted by HD regarding the above matter was contained in DFWC Paper No. 45/2024, and was circulated to the Committee on 31 October 2024.)

15. Assistant Divisional Officer (Building Improvement)24, FSD, said that HD had submitted improvement proposals for the 56 targeted buildings that had received fire safety directions, and most of the proposals had been approved. HD would arrange for the relevant works for the buildings involved in due course, and the Department would also actively facilitate the acceptance process once the works were completed.

16. Building Surveyor/Fire Safety 20, BD, said that arrangements would be made for carrying out joint inspections at TPS estates with FSD, and fire safety directions would be issued when and as necessary. However, further information was not available for the time being as the works were still at the investigation stage.

Suggestion on Providing Bicycle Parking Spaces in Tsing Yi Northeast Park

(Proposed by Ms WANG Chung-wing, Ms LAM Chui-ling, MH, JP and Miss LO Yuen-ting, MH)

(DFWC Paper Nos. 21/D/2024, No. 21a/D/2024 and No. 21b/D/2024)

17. Members discussed the aforesaid matter, and put forth enquiries and opinions as

follows:

- (i) Tsing Yi Northeast Park provided a cycling track and a cycling track for children, but had no bicycle parking facilities. Considering that the park was quite large, there were many locations (such as the waterfront promenade and the area around and right behind the Complex) available to accommodate bicycle parking spaces. Therefore, Members requested that the Department should actively consider the relevant suggestion;
- (ii) Many residents living in Cheung On Estate and Cheung Fat Estate used bicycles as a means of transport. However, there were currently no bicycle parking spaces near these estates. As a result, some residents had to park their bicycles in unauthorised areas, leading to enforcement actions by relevant departments and subsequent losses. Therefore, Members suggested that in addition to providing bicycle parking spaces in Tsing Yi Northeast Park, the Department should also explore the possibility of adding bicycle parking spaces in the open areas below the residential blocks of these estates to facilitate residents' traveling needs; and
- (iii) Tsing Yi had a hilly terrain, with steep roads and a significant presence of heavy trucks, resulting in a high rate of fatal accidents involving bicycles. Therefore, the provision of bicycle parking spaces could help reduce accidents and ensure the safety of residents.

18. District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department (“LCSD”), noted Members' suggestion regarding the provision of bicycle parking spaces in Tsing Yi Northeast Park and said that there was no ancillary facilities for cycling under the current road network in Kwai Tsing District. As a result, the Department had no plan to provide bicycle parking spaces at individual locations. However, if any department was exploring the feasibility of providing bicycle parking spaces and related ancillary facilities in Kwai Tsing District, the Department would be willing to support and provide advice.

19. Senior Housing Manager (Kwai Chung) of HD pointed out that Cheung On Estate and Cheung Fat Estate were TPS estates, with the day-to-day management matters undertaken by the property management companies appointed by their owners' corporations. The Department would forward Members' suggestion of providing bicycle parking spaces below the residential blocks of these estates to the owners' corporations and property management companies concerned. For other public housing estates in Kwai

Tsing District under the Department's purview, the suggestion would be forwarded to relevant estate offices after the meeting. However, individual assessments were necessary given the unique circumstances of each estate.

20. The Chairman pointed out that there was a lot of idle land in Kwai Tsing District and suggested that the Department should actively consider developing these sites for various uses, making them accessible to residents.

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

- (i) Members suggested that the Department should refer to the practice of providing bicycle parking spaces in the covered open space of Tsing Yi Market and explore the possibility of providing bicycle parking spaces at Cheung Fat Market or other suitable locations to facilitate residents' commuting by bicycles;
- (ii) The problem of insufficient bicycle parking spaces had persistently troubled residents in the district, and law enforcement actions by relevant authorities against the illegally parked bicycles had also caused dissatisfaction among residents. Therefore, Members hoped that the Department would promptly assess the feasibility of providing bicycle parking spaces;
- (iii) Members had suggested providing bicycle parking spaces at various suitable locations within the park in the paper submitted, but the Department had yet to respond whether the provision of bicycle parking spaces at those locations was feasible. Therefore, Members asked for a direct response from the Department; and
- (iv) Currently, among the many parks in Tsing Yi area, only Tsing Yi Northeast Park had cycling tracks. Therefore, Members suggested that in addition to examining the feasibility of providing bicycle parking spaces, the Department could also consider extending the existing cycling tracks within the park or providing new cycling tracks to allow residents to enjoy the waterfront scenery while cycling, thereby promoting the sport of cycling.

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

- (i) The Department noted Members' suggestion about the provision of bicycle parking spaces and was willing to work with relevant departments to study the feasibility of providing bicycle parking spaces in the park; and
- (ii) Regarding Members' suggestion about the locations where bicycle parking spaces should be provided, the Department believed that the lack of a cycling network near the waterfront promenade made it unsuitable for the provision of bicycle parking spaces. As for the area near the Park Office, the Department would take the views of relevant departments into consideration before conducting further study. If necessary, the Department would arrange on-site inspections for Members.

(Post-meeting note: LCSD had conducted an on-site inspection with Members at Tsing Yi Northeast Park on 1 November 2024 to listen to Members' opinions and explain the limitations of providing relevant facilities in the park. The Department would follow up on the feasibility study on the provision of bicycle parking spaces at the park entrance (i.e. the area near the car park).)

Suggestion on Providing Toilets, Hand-washing and Drinking Fountain Facilities in Kwai Hop Street Playground, Mei King Playground and Liu To Road Garden

(Proposed by Mr NG Chi-wah, Mr WONG Chun-yeung, Mr WONG Siu-kwan, Miss MOK Yee-ki, Miss LO Yuen-ting, MH, Mr POON Chi-shing, MH, Mr NG King-wah, Mr TSUI Hiu-kit and Ms CHENG Lam)

(DFWC Paper Nos. 22/D/2024 and No. 22a/D/2024)

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

- (i) Kwai Hop Street Playground covered a large area, providing multiple recreational and fitness facilities which attracted many residents. Members once enquired about the possibility of providing toilets in the playground, but the Department said at that time that it would be difficult to carry out the connection of pipes. Therefore, Members asked the Department about the current progress of the feasibility assessment for the works;
- (ii) The Department said that residents could walk five minutes to the nearby

Kwai Shing East Shopping Centre to use the toilets there. Such claim, however, did not take the actual circumstances into account. Currently, residents had to cross the road to go to Kwai Shing East Shopping Centre, which might take more than five minutes. Furthermore, the main users of Kwai Hop Street Playground were elderly and children who had a greater demand for toilets. Therefore, Members hoped that the Department would actively consider the relevant suggestion to meet the needs of residents;

- (iii) The toilets at Mayfair Gardens Shopping Arcade near Mei King Playground were only open to its business operators and customers, so the Department's suggestion for playground users to use the toilets in that shopping arcade was not reasonable;
- (iv) Mei King Playground had a number of sports facilities, and users would need to cool down or drink water urgently after exercises. Therefore, Members hoped that the Department would actively consider providing hand-washing and drinking fountain facilities there to meet the needs of residents;
- (v) Suggested that the Department should take into account the ancillary facilities needed for residents when considering the construction of recreational facilities in the future;
- (vi) Enquired when the Department would be able to complete the feasibility assessment for the provision of toilets; and
- (vii) Kwai Hop Street Playground and Mei King Playground respectively covered an area of 7 700 and 7 800 square metres, offering ample space for the provision of toilets, hand-washing and drinking fountain facilities. Therefore, Members hoped that the Department would actively consider the relevant suggestion.

24. The Chairman pointed out that the Department once said that it would refurbish the existing children's play equipment at Mei King Playground or provide new ones. Therefore, it was suggested that the Department should explore the feasibility of providing toilets, hand-washing and drinking fountain facilities when planning for the relevant works.

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

- (i) Kwai Hop Street Playground and Mei King Playground covered large areas, with many active facilities and a large number of users. The Department had previously liaised with relevant departments to conduct a feasibility study on the suggestion of providing toilets, hand-washing and drinking fountain facilities, and it would take active follow-up actions after the meeting; and
- (ii) Due to the limited area of Liu To Road Garden, the construction of toilets would affect the existing facilities. Therefore, it was not suggested to provide toilets there.

Enquiry about the Matters Regarding the Housing Department's Crisis and Risk Management Mechanism

(Proposed by Miss LO Yuen-ting, MH, Ms KWOK Fu-yung, MH, Ms TANG Lai-ling, Ms CHENG Lam, Mr NG Chi-wah, Mr WONG Chun-yeung, Ms LAM Ying-wai and Miss WONG Shuk-man)

(DFWC Paper Nos. 23/D/2024 and No. 23a/D/2024)

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

- (i) Incidents, such as the suspensions of gas and water supply and pipe bursts, had recently occurred one after another in multiple public housing estates in Kwai Tsing District, which affected residents' daily lives. However, the Department had not sent staff to provide on-site assistance. Therefore, Members enquired whether the Department had categorised incidents based on severity to determine whether to dispatch staff for on-site assistance;
- (ii) In light of the shortfall in the responsiveness of frontline personnel, Members enquired whether the Department had supervised the performance of management companies or provided training to frontline personnel; and
- (iii) Enquired whether the Department had established a communication mechanism to coordinate with various relevant departments in case of incidents and report relevant situations to Care Teams and District Council members, so that assistance could be promptly provided to residents.

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

- (i) The Department had established working guidelines for various situations occurring within public housing estates (such as water supply suspension and power outages). And the Department would contact relevant departments or personnel according to the nature of incidents, including notifying engineering staff for emergency inspections and repairs, as well as arranging estate management staff to inform local Care Teams, District Council members and relevant organisations. If assistance from other departments was required, the Department would promptly reach out to the concerned departments;
- (ii) The Department would actively assist residents with care needs or mobility difficulties in the event of incidents. During emergencies, under the authorisation of residents with care needs, the Department would inform their contact persons and forward relevant information to other departments (such as the Police and FSD) for coordination or rescue purposes; and
- (iii) If a serious incident occurred, the Department would immediately activate emergency response procedures, contact relevant departments and coordinate efforts among all parties until such emergencies were resolved.

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

- (i) Previously a gas leakage incident occurred in Kwai Tsui Estate, affecting over 800 households, but the Department did not send any staff to assist during the course of the incident. However, during the incidents that had occurred in some other estates, the Department was able to promptly dispatch staff to coordinate efforts. Therefore, Members questioned whether the Department had strictly implemented its emergency response mechanism; and
- (ii) Expressed appreciation for the Department's prompt action in contacting District Council members during the fire at Chui Kwai House, Kwai Chung Estate. However, water accumulated on the floor after firemen had extinguished the fire, affecting the residents of lower units. Therefore, Members suggested that the Department should reach out to the contractor

to provide cleaning services in case of similar situations.

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

- (i) Upon receiving a report of an incident, the Department would continuously monitor the development of the incident, provide timely assistance and contact relevant departments for follow-up actions;
- (ii) Members' opinions were noted and the property management companies concerned would be reminded to strengthen frontline support;
- (iii) In the event of incidents, the Department would also handle back-end tasks on top of dispatching staff to provide on-site assistance. For example, in case of fire, the Department would contact affected residents and notify other sections to arrange temporary units for those affected by the fire; and
- (iv) Members' opinions were noted and the cleaning service contractor would be reminded to strengthen cleaning services after the fire.

Concern about the Hygienic Conditions of the Buildings in Tai Wo Hau Estate

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

(DFWC Paper Nos. 24/D/2024 and No. 24a/D/2024)

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

- (i) The hygienic conditions of the buildings in Tai Wo Hau Estate were appalling, with the staircases, handrails and walls of some buildings covered with dirt, and cigarette butts found on the ground, causing distress to residents who used the staircases. Therefore, Members asked the Department to provide the cleaning schedule of Tai Wo Hau Estate and enquired about the relevant cleaning methods; and
- (ii) Expressed appreciation for the Department's prompt action in arranging the contractor to clean the backstairs after receiving reports from Members. However, the hygienic conditions of some areas (such as handrails and walls) still needed to be improved. Therefore, Members suggested that the

Department should enhance cleaning efforts and regularly organise large-scale cleaning operations to improve the overall hygiene of the buildings.

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

- (i) The current contract signed with the cleaning service contractor had specified the scope of cleaning, time of cleaning and cleaning frequency. The cleaning arrangements and schedule involved would also be displayed in the lobbies of the buildings for residents' reference; and
- (ii) Members' concerns about the hygienic conditions in Tai Wo Hau Estate were noted. The Department would contact the relevant contractor to step up cleaning efforts and request security personnel to tighten their supervision. If unsatisfactory hygienic conditions were identified, the Department would ask the contractor to strengthen their cleaning work.

Information Paper

Overview of District Minor Works Projects in Kwai Tsing District (2024-25)

(DFWC Paper No. 25/I/2024)

32. Members noted the aforesaid paper, and put forth enquiries and opinions as follows:

- (i) Enquired about the differences between the rain shelter and arbour mentioned in the paper, as well as whether consideration would be made for retrofitting the arbour to enhance its function of rain proofing; and
- (ii) It was mentioned in the paper that revitalisation works would be carried out by the Department at Lantau Link View Point, and over 100 proposals submitted by residents had been collected. Therefore, Members enquired of the Department about the preliminary details of the proposed works.

33. Senior Liaison Officer (1)/Acting Assistant District Officer (Kwai Tsing), K&T DO, responded as follows:

- (i) The rain shelter and arbour were built in different eras, and they differed only in design and appearance. Both rain shelter and arbour served the same function of rain proofing; and

- (ii) The Department previously collected proposals submitted by residents through the “Let’s think about Lantau Link - Revitalisation of Lantau Link Viewing Platform” campaign and invited residents to vote on the proposals subsequently. The Department was currently conducting a feasibility study on the revitalisation plan to identify challenges in areas such as design, architectural structure and ancillary facilities.

(Post-meeting note: Generally, the tops of rain shelters and arbours were made of a combination of polycarbonate panels and perforated panels. Polycarbonate panels were used for UV protection and rain proofing, while perforated panels for shading. Perforated panels were not necessary for rain shelters, but the rain shelters managed by K&T DO were typically made of perforated panels, making the function of rain shelters and arbours almost the same. Rain shelters were smaller in size and were usually constructed along walkways, whereas arbours were larger (due to the lattice design on the top) and were typically installed in sitting-out areas.)

Any Other Business

34. There was no other business.

Date of Next Meeting

35. The next meeting was scheduled to be held on 2 December 2024 (Monday).

Kwai Tsing District Council Secretariat
November 2024