

(Translation)

**Minutes of the 6th Meeting of the
District Facilities and Works Committee (DFWC)
Southern District Council (SDC) (2024-2027)**

Date : 21 November 2024 (Thursday)

Time : 2:30 p.m.

Venue : SDC Conference Room

Present:

Mr CHU Lap-wai, MH (Chairman of DFWC)
Mr YEUNG Sheung-chun (Vice-Chairman of DFWC)
Ms HO Yuen-wei
Ms LI Ka-ying
Ms LAM Yuk-chun, BBS, MH
Ms LAM Wing-yan
Ms LAM Wing-yee
Mr CHEUNG Chin-chung
Mr CHEUNG Wai-nam
Mr Jonathan LEUNG Chun, MH
Mr CHAN Man-chun, JP
Professor CHAN Yuk-kit, MH, JP
Ms CHAN Wing-yan
Mr PANG Siu-kei
Mr WONG Choi-lap
Ms WONG Yu-ching, Nicole
Mr CHAO Howard
Mr LAU Ngai, Victor
Mr SIU Wai-chung
Mr LAI Ka-chi
Mr LEE Cheuk-yin

Mr TSANG Chung-yeung
Ms LAU Hei-lam, Charlotte
Ms TSO Siu-lui

Secretary:

Miss NG Kin-ying, Jennifer
Executive Officer I (District Management),
Southern District Office

In Attendance:

Mr LEUNG Ying-kit
Senior Executive Officer (District Management),
Southern District Office

Mr YU Chi-ying
District Leisure Manager (Southern),
Leisure and Cultural Services Department

Ms YUEN Man-yi, Yoki
Deputy District Leisure Manager (District
Support) Southern,
Leisure and Cultural Services Department

Mr KWOK Tsz-ho, Derrick
Engineer / W6,
Drainage Services Department

Mr ZHOU Hengrui, Ray
Engineer / E5,
Drainage Services Department

Mr CHAN Wing-kit, William
District Engineer / South,
Highways Department

Ms ZHANG Xu, Suki
Engineer / 21 (S),
Civil Engineering and Development Department

For Agenda Item 4:

Mr LAM Chi-yin, Jimmy
Officer-in-charge (East),
Southern District Office

Mr LEE Yuen-po, Paul
Officer-in-charge (South),
Southern District Office

Ms SZE Shuk-wai, Shirley
Officer-in-charge (West),
Southern District Office

Ms LEE Sin-ting
Assistant Housing Manager / S(HKI) 4(2),
Housing Department

Mr WONG Nam-shing	Assistant Housing Manager / ALC 2, Housing Department
Mr CHAN Kin-hong	Senior Engineer / General Engineering Services / HK 2, Electrical and Mechanical Services Department
Mr LAU Tsz-fung	Engineer / General Engineering Services / HK 2 / 5, Electrical and Mechanical Services Department
Mr YIU Chu-hong	Engineer / General Engineering Services / HK 2 / 2, Electrical and Mechanical Services Department

For Agenda Item 6:

Mr LAM Chi-yin, Jimmy	Officer-in-charge (East), Southern District Office
Mr LEE Yuen-po, Paul	Officer-in-charge (South), Southern District Office
Ms SZE Shuk-wai, Shirley	Officer-in-charge (West), Southern District Office
Mr NG Chung-yuen, Jonathan	Building Services Engineer / HW, Housing Department
Mr CHAN Kai-cheong	Maintenance Surveyor / HW, Housing Department

Opening Remarks:

The Chairman welcomed DFWC members and the following representatives of Government Departments to the meeting:

Leisure and Cultural Services Department

- (i) Mr YU Chi-ying, District Leisure Manager (Southern);
- (ii) Ms YUEN Man-yi, Yoki, Deputy District Leisure Manager (District Support) Southern;

Drainage Services Department

- (iii) Mr KWOK Tsz-ho, Derrick, Engineer / W6;

(iv) Mr ZHOU Hengrui, Ray, Engineer / E5;

Highways Department

(v) Mr CHAN Wing-kit, William, District Engineer / South; and

Civil Engineering and Development Department

(vi) Ms ZHANG Xu, Suki, Engineer / 21 (S).

2. The Chairman said that DFWC members were obliged to attend meetings punctually and avoid leaving while the meeting was being conducted. Details of DFWC members' attendance would be made available for public inspection.

**Agenda Item 1: Confirmation of the Minutes of the 5th DFWC Meeting Held on
26 September 2024**

3. The Chairman asked DFWC members whether to confirm the captioned minutes.
4. The Chairman said that DFWC confirmed the captioned minutes.

**Agenda Item 2: Report on the Management of Facilities in the Southern District by LCSD
(DFWC Paper No. 17/2024)**

5. The Chairman invited the representatives of the Leisure and Cultural Services Department (LCSD) to briefly introduce the agenda item.
6. LCSD representatives briefly introduced the management of facilities in the Southern District, and the progress of greening works and works projects.
7. DFWC members noted the content of the paper.

**Agenda Item 3: Overview of the Projects under the District Minor Works Programme
(DFWC Paper No. 18/2024)**

8. The Chairman invited the representatives of the Southern District Office (SDO) to briefly introduce the agenda item.
9. SDO representatives briefly introduced the agenda item and added the following:
 - (i) The three major projects completed in the first half of 2024-25 included the construction of a trail along the rocky shore at Sandy Bay, removal of debris on the existing natural stream course at Big Wave Bay Village, and grass cutting;

and

- (ii) A number of District Minor Work (DMW) projects would continue in the second half of 2024-25. Among them, 11 were facility improvement works, some of which were expected to be completed within the current financial year. Those works included the provision of lighting at the pedestrian footpath in Ap Lei Chau Praya and construction of retaining walls at Big Wave Bay Village (both due for completion in the fourth quarter of 2024), addition of railings for the pedestrian staircase at No. 50-52 Stanley Main Street (due for completion in 2024), extension of Waterfall Bay Park for connecting to Cyberport (due for completion in the first quarter of 2025) and construction of a rain shelter at Victoria Road near West Island School (due for completion in the fourth quarter of 2025).

10. DFWC members raised the following comments and enquiries:

- (i) Noting that the funding for provision of lighting at the minibus stop at Stanley Plaza had earlier been approved, but there had been no concrete timetable for the works so far. The progress of the works was hence enquired about;
- (ii) The said DMW projects and their progress mentioned by the SDO representatives had not been detailed in the paper. SDO was requested to provide supplementary information on the details of the works after the meeting; and
- (iii) As seen from an earlier site inspection, LCSD had accepted DFWC members' suggestions regarding the extension of Waterfall Bay Park project, including provision of additional road signs and photo-taking spots. It was hoped that LCSD could provide the latest progress or photographs of the works, instead of reporting to DFWC only after the works had been completed.

11. SDO representatives gave a consolidated response as follows:

- (i) The tendering of the improvement works for the minibus stop at Stanley Plaza

had been completed and the works were expected to be completed in the second quarter of 2025; and

- (ii) Information on the DMW projects would be provided after the meeting.

12. LCSD representatives gave a consolidated response as follows:

- (i) The project already included the installation of directional signs to guide the public to Cyberport or Waterfall Bay Park;
- (ii) Regarding DFWC members' suggestion of installation of the display board near the footbridge to introduce the history of Waterfall Bay, LCSD had approached the works departments and was now exploring the suitable location for such installation. The relevant Departments would be consulted on the content of the information in due course; and
- (iii) A feature wall would be provided at the entrance of Waterfall Bay Park as a photo-taking spot.

13. The Chairman requested SDO to provide the relevant supplementary information after the meeting.

(Post-meeting note: SDO had provided the supplementary information to DFWC members on 19 December 2024.)

Agenda Item 4: Conditions of the Facilities of Community Halls and Community Centres

(i) Review of the Conditions of the Facilities of Community Halls in the Southern District

(Item raised by Ms LI Ka-ying, Mr CHEUNG Wai-nam, Mr WONG Choi-lap, Professor CHAN Yuk-kit, MH, JP, Mr LAU Ngai, Victor, Mr SIU Wai-chung and Ms LAU Hei-lam, Charlotte)

(ii) Improvements to the Facilities of Community Halls and Community Centres

(Item raised by Ms WONG Yu-ching, Nicole, Ms HO Yuen-wei, Ms LAM Yuk-chun, BBS, MH, Ms LAM Wing-ye, Mr LEE Cheuk-yin and Mr TSANG Chung-yeung)

(DFWC Paper No. 19/2024)

14. The Chairman welcomed the following representatives of Government Departments to the meeting for the discussion of agenda item 4:

- (i) Mr LAM Chi-yin, Jimmy, Officer-in-charge (East) of SDO;
- (ii) Mr LEE Yuen-po, Paul, Officer-in-charge (South) of SDO;
- (iii) Ms SZE Shuk-wai, Shirley, Officer-in-charge (West) of SDO;
- (iv) Ms LEE Sin-ting, Assistant Housing Manager / S(HKI) 4(2) of the Housing Department (HD);
- (v) Mr WONG Nam-shing, Assistant Housing Manager / ALC 2 of HD;
- (vi) Mr CHAN Kin-hong, Senior Engineer / General Engineering Services / HK 2 of the Electrical and Mechanical Services Department (EMSD);
- (vii) Mr LAU Tsz-fung, Engineer / General Engineering Services / HK 2/5 of EMSD;
and
- (viii) Mr YIU Chu-hong, Engineer / General Engineering Services / HK 2/2 of EMSD.

15. Mr WONG Choi-lap and Ms HO Yuen-wai briefly introduced the agenda item and added that the average population served by each community hall / community centre in the Southern District was only about 52 000, which was less than that of other

districts (i.e. 70 000). However, the public in general gave concentrated patronage to four of the five community halls / community centres in the Southern District, readily overloading their capacities.

16. SDO representatives and HD representatives said that they had already submitted written replies and had no more to add.

17. EMSD representatives briefly introduced the written reply and added that under its Service Level Agreement with SDO, regular inspections were conducted for different equipment according to their life cycle. For example, audio-visual equipment was inspected once a year and lifts once a week. EMSD would also report regularly to SDO on the condition of the equipment and make recommendations for replacement. In addition, the refurbishment of audio-visual equipment in the community halls in the Southern District had commenced. The works at Ap Lei Chau Community Hall had been completed, while those at Wah Kwai, South Horizons, Lei Tung and Stanley Community Halls would be successively completed in the following few months.

18. DFWC members raised the following comments and enquiries:

- (i) According to HD's written reply, Ap Lei Chau Community Hall did not have any maintenance and repair projects at the time. In that connection, there was enquiry about the criteria adopted by HD in determining whether the facilities were in need of repair. As Ap Lei Chau Community Hall was already ageing and its external walls, staircases and ramps were particularly in need of refurbishment, it was hoped that apart from regular repairs and maintenance, HD would pay special attention to the conditions of the floor and external walls;
- (ii) Regarding the seven complaints received by SDO, enquiry was made about the details of the cases and the conditions of the community halls / community centres involved. It was also hoped that SDO would report on the conditions of each community hall / community centre by following the established practice in the past;

- (iii) As the utilisation rates of certain community halls had been on the low side in 2023 and 2024, Departments should step up publicity and explore ways to enhance the utilisation rates, in particular for the conference rooms there; and
- (iv) According to the Department's reply, the renovation works for various facilities in the community halls / community centres had been gradually completed, but the public had reflected that there were still faulty facilities in the venues, and it was also found that the venue staff did not know how to operate the facilities. It was hoped that the Department could ensure that the venue staff were acquainted with the operation of all the facilities so that they could give operational guidance to the public.

19. The Chairman invited HD to respond to the situation of Ap Lei Chau Community Hall.

20. HD representatives responded that there was no proposed maintenance project for Ap Lei Chau Community Hall at the moment, and would discuss the issue with the relevant Departments in mid-2025.

21. The Chairman said that Ms LAM Yuk-chun, BBS, MH was able to provide photographs on the condition of Ap Lei Chau Community Hall, and requested the Departments to contact her after the meeting.

22. SDO representatives responded that SDO would submit half-yearly reports to DFWC on the utilisation rates and management of the community halls / community centres.

(Post-meeting note: Regarding the enquiry about the seven complaints about community hall / community centre facilities mentioned in Annex 3 to the paper, SDO responded that those complaints included the structural issue of the external wall of Wah Kwai Community Centre, the problem with the Government's Wi-Fi coverage in the activity room of Wah Kwai Community Centre, malfunctioning of the air-conditioners in Lei Tung Community Hall, one complaint on the hygiene problem with

the toilets of Lei Tung Community Hall and another on that of South Horizons Community Centre, and two complaints about the slow progress of the resurfacing of the wooden floor in Ap Lei Chau Community Hall.)

23. In closing, the Chairman said that as stated in the paper, many members of the public often held activities in community halls / community centres, which were even used as shelters in the event of natural disasters. As such, DFWC members were very concerned about the utilisation rates and maintenance of community halls / community centres, and relevant information had been provided by the Departments. In addition, he said that he had received frequent complaints from the public about damages to the facilities and external walls of community halls / community centres. Hence, it was hoped that the Departments would pay extra attention to the situation and carry out repairs as soon as possible in case of emergency, so as to avoid affecting the public's use of the facilities. Regarding the submission of management reports and reporting of utilisation rates by SDO to DFWC members on a regular basis, the Chairman requested SDO to inform the Secretariat of the exact reporting dates after the meeting.

(Post-meeting note: SDO planned to provide DFWC with information on the utilisation rates and management reports of community halls / community centres every May and November.)

Agenda Item 5: Concern over the Safety of Parks and Play Equipment for Children in the Southern District
(Item raised by Mr CHEUNG Chin-chung, Mr CHAN Man-chun, JP, Mr PANG Siu-kei, Ms LAM Wing-yee and Mr YEUNG Sheung-chun)
(DFWC Paper No. 20/2024)

24. Mr CHEUNG Chin-chung briefly introduced the agenda item.

25. LCSD representatives briefly introduced the written reply.

26. DFWC members raised the following comments and enquiries:

- (i) Non-governmental organisations and parents in the District had reflected to DFWC members the safety problems on the play equipment. In this connection, it was hoped that LCSD would explain the situation in detail and acknowledge receipt of reports from residents that they often got injured in a collision with the play equipment;
- (ii) The complaints about the play equipment, including the rope climbing net in Aberdeen Promenade, had been received before June and reflected to LCSD, and it was believed that LCSD was evaluating and studying the solutions. It was hoped that LCSD would arrange for a dedicated team or staff to inspect the equipment in the District, so as to solve the problems as soon as possible and ensure the safety of the equipment; and
- (iii) It was understood that LCSD would normally first cordon off the damaged parts of play equipment in parks with warning tapes. However, some children did not have any sense of danger when they saw the warning tapes, and would even tear off the tapes and continue to use the damaged equipment. Other children might not be aware that the area had been cordoned off before. They might still think that the area was safe and could thus easily get injured. It was enquired whether LCSD had any solution to the issue.

27. LCSD representatives responded as follows:

- (i) Regarding the new children play equipment in Aberdeen Promenade, upon received the comments, LCSD had approached the works section to study the existing condition and explored the improvement measures. The works section was now exploring the feasible improvement options with the equipment supplier and LCSD would report to DFWC members on any progress made; and
- (ii) If LCSD staff spotted any facilities damaged, they would normally quickly cordon off the area with warning tapes to remind the public not to use the facilities or get closer to the area to avoid injury. At the same time, LCSD staff would contact the works departments as soon as possible to follow up the repair works. Currently, LCSD had deployed its staff and services contractors to conduct regular inspections on the park facilities, and they would immediately

fix any loosened warning tapes and reported to the management for urging the works departments to take expedite action on the repairing works.

28. In closing, the Chairman said that DFWC members were concerned about the safety of parks and children play equipment in the Southern District. It was hoped that in the future, LCSD would consult DFWC members on the safety standards to be adopted for play equipment, and at the same time to step up the inspection and maintenance of the facilities to safeguard children's safety.

Agenda Item 6: Enhancements to the Barrier-free Facilities in the Southern District, and Measures to Address the Problem of Defective Lifts and to Foster an Age-friendly and Inclusive Community (Item raised by Ms CHAN Wing-yan and Ms LAM Wing-yan) (DFWC Paper No. 21/2024)

29. The Chairman welcomed Mr NG Chung-yuen, Jonathan, Building Services Engineer / HW and Mr CHAN Kai-cheong, Maintenance Surveyor / HW of the Housing Department (HD) to the meeting for the discussion of agenda item 6.

30. Ms LAM Wing-yan briefly introduced the agenda item.

31. HD representatives, Highways Department (HyD) representatives and SDO representatives briefly introduced the written replies respectively.

32. DFWC members raised the following comments and enquiries:

- (i) Under the Universal Accessibility Programme, the progress of the two projects in Lei Tung Estate, namely LT03 and HKS01, was slow. The offices of DFWC members had been receiving constant enquiries from the public on the completion dates of the projects. It was hoped that the work progress could be expedited. Lei Tung Estate had a large elderly population, but it was expected that the above projects would not be completed until 2027, which was a rather long time. Hence, it was hoped that the lifts could be installed as soon as possible. Recently, frequent failure reports concerning a lift at Ap Lei Chau

Main Street connecting to Yue On Court had been received, and the suspension of lift service had caused inconvenience to the public. As such, it was hoped that the relevant Departments could conduct inspections and solve the problem as soon as possible. Regarding the enhancements to the barrier-free facilities, the ramps or slopes of slabs in some places in the Southern District needed enhancements, and relevant information would be provided to the Departments after the meeting for reference and follow-up action. In addition, it was suggested that the relevant Departments could liaise with SDO and DFWC members to understand the views of the stakeholders;

- (ii) In HD's response, HD pointed out that most of the lift damages were man-induced. For example, damaged brake coils, damaged electronic control panels or false alarms were usually caused by improper use. It was enquired whether HD would educate the public and post up instructions on the proper use of lifts. It was also suggested that the records of CCTV should be reviewed to see how the public misused the lifts, and if it was found that someone had intentionally damaged the lifts, liabilities should be pursued;
- (iii) Considering that more than half of the lift problems were man-induced and most of the lift users were the elderly, it was suggested that education should be provided on-site to guide the elderly on the proper use of lifts during the peak hours of elderly people using the lifts;
- (iv) In HD's response, HD responded that one of the main causes of lift failure was the soaking of equipment during heavy rainstorms and flooding. Members would like to know whether HD would only replace the water-damaged equipment. With the increase in extreme weather, heavy rainstorms would only become more frequent with increased intensity. The problem could not be fundamentally solved simply by replacing the equipment affected by water damage. It was therefore hoped that HD would carry out improvement works to prevent the equipment from being damaged by water again; and
- (v) There were an average of 3.3 repair reports per month regarding the six public housing estates in the Southern District. However, as the number of lifts in each housing estate varied, the said information was insufficient for assessing

the number of lift incidents in each housing estate, nor was it possible to identify the housing estate(s) with frequent incidents so as to improve the problem. It was hoped that HD could provide a detailed report. Apart from the lift problems, many public housing estates were relatively old, coupled with the fact that grocery trolleys and deliveries constantly came and went within the estates, resulting in subsidence of floor slabs and deterioration of water drainage. Water would therefore easily accumulate in front of the lifts or even flow into them. It was hoped that, to prevent lift failure, HD would pay more attention to problems such as leakage from the top of the lifts and water accumulation due to the subsidence of the floor slabs. In addition, in case of failure of the lift at Fu Kwai Bridge connecting Wah Fu Estate and Wah Kwai Estate, wheelchair users in Wah Fu Estate could only turn back and travel a longer distance before getting to Wah Kwai by transport. Members suggested that notices be posted up at the front end of Fu Kwai Bridge in case of lift failure so that users would be notified early.

33. HD representatives gave a consolidated response as follows:
- (i) As educating the elderly on the proper use of lifts was involved part of the estate management arrangement, HD would relay DFWC members' suggestion to the relevant section for follow-up action;
 - (ii) Regarding the damage of lift equipment caused by water and moisture, HD's lift maintenance contractor would immediately go to the scene to inspect the lift equipment concerned upon receipt of an emergency services call / notice. Apart from repairing or replacing the damaged devices, the lift maintenance contractor would also conduct a comprehensive safety check of the entire lift system to ensure safe operation of the lift; and
 - (iii) Detailed information on lift failures in the public housing estates would be supplemented after the meeting.

(Post-meeting note: HD's supplementary reply was as follows: Regarding the suggestion of guiding residents on the proper use of lifts, short videos produced by the Housing Authority were continuously

broadcast on the Housing Channel at the ground floor lobbies of public housing estates, including videos on the safe and proper use of lifts which mainly focused on educating children and the elderly. Through those short videos, the elderly could be educated on the proper use of lifts. In addition, HD also put up posters on the safe use of lifts at the ground floor lobbies of public housing estates to educate residents on the proper use of lifts.

Regarding the information on lift failures in public housing estates in the Southern District, there were 161 lifts in the six public housing estates in the Southern District. According to the records from the lift maintenance contractor, a total of 12 reports of entrapped passengers due to lift failure caused by equipment fault or improper use of lifts had been reported in the last quarter (i.e. the third quarter of 2024). Among them, six cases involved equipment fault (including two cases in Tin Wan Estate, one case in Wah Fu (I) Estate and three cases in Wah Fu (II) Estate, which involved malfunctioning of lift door locks, malfunctioning of position sensor of lift cars, intermittent cable contact of control panel and malfunctioning of control relays, etc.), while the other six cases involved improper use (including one case in Wah Fu (II) Estate, three cases in Ap Lei Chau Estate and two cases in Tin Wan Estate, which involved abnormal opening or closing of lifts due to foreign obstacles or impacts on the lift doors). The registered lift maintenance contractor had immediately sent its staff to the scene to carry out inspection and repair works, and the lifts involved in all those cases had resumed its normal operation within half a day.)

34. HyD representative gave a consolidated response as follows:
- (i) In the course of implementing various projects under the Universal Accessibility

Programme, HyD had gained valuable experience in implementation of previous UAP projects and would make reference to the completed case to facilitate smooth implementation of the current projects. As for projects LT03 and HKS01, DFWC members were welcome to have a joint site inspection with HyD;

- (ii) The problem regarding the frequent lift failure at Ap Lei Chau Main Street would be conveyed to EMSD for their exploration for improvement plans; and
- (iii) Regarding the problem of ramps and slopes, HyD would exchange views with DFWC members after the meeting with a view to working in collaboration to enhance the barrier-free facilities.

35. DFWC members further raised the following comments and enquiries:

- (i) The Universal Accessibility Programme was of great importance to the elderly and wheelchair users in the Southern District. Lift failure was caused by both human factors and weather conditions. Lifts were designed by HyD or the Transport Department and managed by other Departments. Whenever a lift broke down, it was necessary to contact the relevant Departments first and wait for them to send their staff to conduct inspection and then report the problem. The process often took several weeks and it was very inconvenient for the public. It was suggested the mechanism be improved by using new technology to monitor the lift conditions in the District in real time, and reporting to the relevant Departments immediately any fault detected. That should streamline the process and speed up the repairs, thereby minimising the impact on public mobility. In addition, weather and human factors often led to subsidence of floor slabs and accumulation of water, which in turn caused damage to lifts. During the slab reinstatement works conducted by HyD, the lifts had to be closed to the public again for weeks. It was enquired whether there were ways to alleviate the problems of subsidence and accumulation of water to prevent the accumulated water from flowing into the lifts and causing lift failure; and
- (ii) Some residents had reflected ventilation problems inside the lifts, indicating that the interior of the lifts tended to become stuffy during hot weather in summer.

As lift users were mostly persons with disabilities or the elderly, it was hoped that the relevant Departments would pay special attention to the ventilation and maintenance of lifts.

36. The Chairman said that the lift tower at Yue Kwong Road in Shek Pai Wan Estate broke down as frequently as once every few months, and the failures might be caused by human factors. As the EMSD representative was unable to attend the meeting, the Secretariat was requested to obtain supplementary information on lift failure and maintenance from EMSD after the meeting.

(Post-meeting note: EMSD's reply was as follows: As mentioned in the paper submitted by EMSD prior to the meeting, a total of 19 reports on suspension due to faults had been received in the Southern District in the previous quarter (i.e. the third quarter of 2024). Among them, two were for the lift tower in Shek Pai Wan Estate (HF180), which involved faulty parts (e.g. damaged door locks and wiring malfunction) that required immediate replacement of defective parts and repair. In all those cases, the emergency repairs, replacement of parts and functional tests had been completed within three hours, with the lifts resuming public service.

EMSD also had a plan to improve the existing remote monitoring system of those two lifts to enhance the efficiency of lift maintenance and repair, and the relevant works were scheduled for 31 December 2024. EMSD would continue to closely monitor the operation of lifts and the performance of the registered lift contractors.)

37. HD representatives responded that on the issue of ventilation in lifts, lifts in the housing estates were installed inside the buildings and mostly situated in covered areas. As long as the ventilation system of the lift cars maintained normal operation, the lifts should not be stuffy in general. Moreover, HD had not received any complaint arising from inadequate ventilation facilities inside lift cars.

38. HyD representative responded that water might accumulate at some uneven pavement during rainy days. In the current design, a gentle gradient would be provided for the portion of pavement leading to the lift to prevent rainwater from flowing into the lift shaft. Regarding the problem with ventilation system, the design of lifts had taken into account the ventilation issues inside the lifts in hot weather or the increase in temperature due to direct sunlight. Therefore, the ratio of glass panels to concrete walls would be adjusted in the design so as to reduce the impact of sunlight on the temperature inside the lifts, while also catering to the aesthetic design of the lifts.

39. In closing, the Chairman said that the rugged terrain in the Southern District, such as the undulating topography of Lei Tung Estate, Wah Fu Estate and Shek Pai Wan Estate, coupled with the relatively large number of elderly people in the Southern District, had resulted in a particularly high demand for barrier-free facilities, especially for lifts. According to the Departments' responses, complaints about barrier-free facilities in the Southern District were mainly related to lift failure and maintenance, and DFWC members had raised a lot of comments in that regard. In addition, following HyD's launch of a number of new projects under the Universal Accessibility Programme in future, it was hoped that the lift failure rate in the Southern District would be effectively reduced, thereby ensuring that the public could enjoy lift service conveniently without interruption.

Agenda Item 7: Any Other Business

40. There was no other business.

Agenda Item 8: Date of Next Meeting

41. The Chairman advised that the next meeting would be held at 2:30 p.m. on 16 January 2025 (Thursday).

42. There being no other business, the meeting ended at 3:40 p.m.

Secretariat, Southern District Council
January 2025