

(Translation)

Minutes of the 2nd Meeting of the Housing Affairs Committee of
Sham Shui Po District Council (6th Term)

Date: 19 March 2020 (Thursday)
Time: 9:30 a.m.
Venue: Conference Room, Sham Shui Po District Council

Present

Chairman

Mr TAM Kwok-kiu, MH, JP

Members

Ms CHOW Wing-heng, Zoé	(Arrived at 11:35 a.m.)
Mr CHUM Tak-shing	(Arrived at 11:45 a.m.)
Mr HO Kai-ming, Calvin	
Mr HO Kwan-chau, Leo	(Arrived at 9:50 a.m.; left at 12:19 p.m.)
Mr KONG Kwai-sang	
Mr LAO Ka-hang, Andy	
Ms LAU Pui-yuk, MH	
Mr LEE Hon-ting, Howard	
Mr LEE Man-ho, Leos	(Arrived at 10:00 a.m.)
Mr LI Chun-hei, Joshua	(Arrived at 9:55 a.m.)
Mr LI Kwing, Richard	
Mr LI Ting-fung, Jay	
Mr MAK Wai-ming	
Ms NG Mei, Carman	
Ms NG Yuet-lan, Janet	
Mr SIN Kam-ho, Jeffrey	
Mr TSUI Yat-hin, Ronald	
Mr WAI Woon-nam	
Mr WONG Kit-long	
Mr YAN Kai-ming	(Arrived at 12:00 noon)
Mr YEUNG Yuk	

Co-opted Members

Ms FUNG Yin-kou	(Left at 11:50 a.m.)
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Ms KWAN Kin

(Left at 12:00 noon)

Ms LAM Po-yu

Dr LAU Kwok-yu, JP

In Attendance

Miss LUI Hiu-wei, Michelle

Assistant District Officer (Sham Shui Po) 2

Mr TAM Kin-fai, Simon

Senior Liaison Officer 4, Sham Shui Po District Office

Mr LAI Huen-lam, Stephen

Assistant District Social Welfare Officer (Sham Shui Po)
1, Social Welfare Department

Mrs CHENG IP Sau-fong, Susanna

Senior Housing Manager/KWS 1, Housing Department

Mr CHEUNG Chun-kit, Bobby

Senior Housing Manager/KWS 2, Housing Department

Mr TAM Yee-tat

Maintenance Surveyor (CSW), Housing Department

Mr CHAN Nap-ming

Project Director 1, Task Force on Transitional Housing,
Transport and Housing Bureau

Mr LO Chi-yung, Derek

Senior Project Manager 1, Task Force on Transitional
Housing, Transport and Housing Bureau

Mr WONG Kin-wai, Anthony

Business Director, The Hong Kong Council of Social
Service

Ms KWOK Kwan-yuet, Queenie

Project Manager (Modular Social Housing Project), The
Hong Kong Council of Social Service

Mr Peter DY

Senior Manager (Building Rehabilitation), Urban Renewal
Authority

Ms LEUNG Oi-ling, Karen

Manager (Community Development), Urban Renewal
Authority

Mr KWOK Chee-on, Angus

Senior Building Surveyor/D2, Buildings Department

Secretary

Miss WONG Ting, Meredith

Executive Officer (District Council) 4, Sham Shui Po
District Office

Opening Remarks

The Chairman welcomed members and representatives from government departments to the second meeting of the Housing Affairs Committee (“HAC”).

Agenda Item 1: Confirmation of minutes of the 1st meeting held on 14 January 2020

2. The minutes of the above meeting were confirmed without amendment.

Agenda Item 2: Matters for discussion

(a) The Community Housing Movement at Yen Chow Street should be implemented as soon as possible so as to meet the housing and living needs of the grassroots (HAC Paper 2/20)

3. Mr Jay LI introduced Paper 2/20.

4. The Chairman said that prior to the meeting, the Secretariat had invited the Planning Department (“PlanD”) and the Lands Department (“LandsD”) to send representatives to the meeting, but the relevant departments were unable to do so. Members were requested to refer to the written responses by PlanD and LandsD (Response Papers 17/20 and 22/20).

5. Mr CHAN Nap-ming and Mr Anthony WONG introduced Response Paper 11/20.

6. Mr WAI Woon-nam said that the site used for the provision of transitional housing was not large and the last-term District Council (“DC”) also had reservations about the provision of a smart car park at the said site. He hoped that the Transport and Housing Bureau (“THB”) would consider demolishing Cheong San Lane Footbridge to release land for the provision of transitional housing.

7. Mr YEUNG Yuk raised the following enquiries and views: (i) the lease granted for the site to be used for the provision of transitional housing was for five years. He enquired whether works delay would shorten the period of time tenants could live in the housing; (ii) works delay led to an increase in the costs. He enquired whether the Community Care Fund would be used to cover additional costs incurred; (iii) he hoped that THB would demolish the slip road of West Kowloon Corridor to release land for the provision of transitional housing.

8. Mr CHAN Nap-ming gave a consolidated response as follows:

- (i) As the representatives at the meeting were members of THB’s Task Force on

Transitional Housing, they were not in a position to respond to questions on transportation and Members' views would be relayed suitably.

- (ii) The provision of transitional housing at sites in urban areas or new towns was a recognised temporary use, which meant that it was unnecessary to apply to the Town Planning Board ("TPB") if the sites were used for a period not more than five years. Under that arrangement, LandsD would not grant a short-term tenancy for a period more than five years, and therefore, the lease to be granted for the above site would be for five years. The lease could be extended after five years unless there were changes in circumstances, e.g. the above site had other pressing uses.
- (iii) The Legislative Council ("LegCo") had approved a \$5 billion fund to support transitional housing. The Bureau was striving to formulate application and approval procedures for the fund, and all future projects were required to apply for funding from the fund. As to whether the above project would require additional funding, it would be subject to the outcomes of the tendering exercise in future.

9. Dr LAU Kwok-yu raised the following enquiries and views: (i) he enquired when the five-year term of the above lease commenced; (ii) he suggested that THB should publish more details on the transitional housing scheme on its website to enhance transparency, so that more members of the public could support and monitor the scheme; (iii) value-added items should be considered in the selection of successful bidders. He supported that holiday bazaars should be added as a value-added item in the tenders.

10. Mr Jay LI enquired whether the method for calculating the lease period of an idle urban site was same as that for a brownfield site.

11. Mr CHAN Nap-ming gave a consolidated response as follows:

- (i) The lease period of a short-term tenancy started at the time an operator officially took over the site, and the construction period was included.
- (ii) Generally, the lease could be extended after five years unless the government site concerned had other pressing uses such that the Government considered it necessary to resume the site. Prior to the expiry of the lease, THB would assist the operator to consult PlanD on the proposal of extending the temporary use of the site for the provision of transitional housing.
- (iii) The approach for handling a rural site (including the so-called brownfield sites)

was different from that for an idle urban site. For a rural site, a simplified application was required to be made in accordance with Section 16 of the Town Planning Ordinance to apply for the temporary use of the site for transitional housing for a term of three years. The lease could be extended after three years unless there were changes in circumstances, e.g. the above site had other pressing uses.

- (iv) THB would publish more information on its website and regularly report the progress to LegCo as far as possible to enhance transparency of the scheme. However, due to manpower shortage, it would take time to handle the work concerned.

12. Mr Anthony WONG responded that the primary objective of the Community Housing Movement of The Hong Kong Council of Social Service was to help the grassroots to break away from social exclusion. Therefore, elements such as the building of community economy, promotion of mutual support among residents, etc. would be included in the scheme, and one of the examples was the provision of bazaars.

13. The Chairman requested members to refer to the papers about transitional housing in the last term and concluded as follows: (i) transitional housing could help residents of sub-divided units (“SDUs”) and could also address the accommodation needs of street sleepers; (ii) it was hoped that the representatives from THB would relay members’ views on the demolition of Cheong San Lane Footbridge and the slip road of West Kowloon Corridor and follow up on the views on the smart car park issue so as to release land for the provision of transitional housing; (iii) members could discuss bazaar-related matters at meetings of the Working Group on Community Building and District Bazaars.

(b) A hostel for street sleepers at Yen Chow Street/Tung Chau Street should be built as soon as possible to facilitate the implementation of homeless-friendly initiatives (HAC Paper 3/20)

14. Mr WAI Woon-nam introduced Paper 3/20.

15. Assistant District Officer 2 responded as follows:

- (i) Tung Chau Street Park was managed by the Leisure and Cultural Services Department (“LCSD”), and the Police took law enforcement actions at the above location in early March. The Sham Shui Po District Office (“SSPDO”) was not in a position to respond to the issue concerned on behalf of relevant departments.

- (ii) The issue of street sleepers was complicated that SSPDO found it difficult to resolve it alone. It required the complementary efforts of various departments, such as the Social Welfare Department (“SWD”), the Police, LCSD, etc.
- (iii) Under the District-led Actions Scheme, SSPDO collaborated with non-governmental organisations, such as the Society for Community Organization and the Salvation Army, to help street sleepers proactively and attend to their physical and psychological needs through outreach services.
- (iv) SSPDO was concerned about the welfare needs of street sleepers. It also agreed that it was necessary to consider how to address environmental hygiene problems in the community from the perspective of local residents. In respect of the goals in the work to address street sleepers, the short-term goal was for SWD to understand their needs and their reasons for street sleeping through its outreach services, whereas the long-term goal was to help them to reintegrate into the society and give up street sleeping by the provision of skills and interest classes.

16. Mr Stephen LAI responded that the provision of services for street sleepers was one of the key priorities of SWD. Staff of SWD and the Integrated Services Team for Street Sleepers of the Christian Concern For The Homeless Association, which was subsidised by SWD, often visited street sleepers at major street sleeping locations in the district to help meet their welfare needs.

17. Mr WAI Woon-nam said that existing homeless-friendly initiatives were inadequate and government departments did not properly handle the issue of street sleepers either. He suggested that homeless-friendly initiatives should be implemented as soon as possible to release the site of Tung Chau Street Park.

18. Mr Ronald TSUI said that many studies on street sleepers had been carried out in the past to help people understand the situations of street sleepers and their needs. He hoped that the Government would use the suggestions in the studies as reference and implement concrete initiatives to help street sleepers, e.g. the provision of hostels for street sleepers.

19. Mr YEUNG Yuk said that the Government could use the three suggestions raised by Professor WONG Hung of the Chinese University of Hong Kong as reference, i.e. converting part of Tung Chau Street Temporary Market into a self-service centre for street sleepers, converting part of the car park underneath Tung Chau Street Flyover into a temporary night hostel and providing storage space underneath a circular footbridge at Yen Chow Street. The provision of storage space was a feasible short-term initiative, which could also make the best use of the space underneath the footbridge.

20. Mr Calvin HO raised the following views: (i) at present, homeless people in the district were not treated friendly. He urged the Government to implement homeless-friendly initiatives to show inclusiveness and respect to homeless people; (ii) the provision of storage space, such as luggage bags, to homeless people could help them properly handle their personal belongings, thereby reducing the impacts on environmental hygiene in the district.

21. Ms Janet NG condemned the Government for its failure to implement homeless-friendly initiatives. She suggested increasing the number of one-person units in halfway houses to help them give up street sleeping.

22. Mr Jeffrey SIN said that some residents in the district were not friendly to street sleepers, and consequently, street sleepers were unfriendly to them. He hoped that every individual would take concrete actions to care for street sleepers.

23. Dr LAU Kwok-yu raised the following enquiries and views: (i) he enquired about the concrete details of the homeless-friendly initiatives implemented by relevant departments; (ii) the Government might worry that homeless-friendly initiatives would attract more homeless people to the district, but he reckoned that no one was willing to become homeless; (iii) homeless people faced various problems and accommodation was just one of them. He hoped that the Government would provide support to them.

24. Mr Richard LI said that earlier, he had met with a social welfare organisation responsible for the provision of services to homeless people. Its frontline workers hoped that the Government would implement homeless-friendly initiatives and provide homeless people with luggage bags for storing personal belongings.

25. Assistant District Officer 2 gave a consolidated response as follows:

- (i) Regarding the suggestion of providing a daytime self-service centre for street sleepers outside Tung Chau Street Temporary Market, as Pang Tsai would soon be moved to that location, the provision of the abovementioned centre was not the most preferred option. Enquiries about details of Pang Tsai should be made to the Food and Environmental Hygiene Department.
- (ii) Regarding the suggestion of providing a temporary hostel, the study by Professor WONG Hung highlighted that most street sleepers wished to continue living in the district they were in and some of them had drug addiction problems. A temporary hostel would have specific requirements for its occupants and street sleepers might not be eligible. Also, it took time to consult residents on the site selection of the temporary hostel and select an

operator.

- (iii) Provision of storage space underneath the footbridge was a more feasible initiative. Subject to members' consent, SSPDO would examine the initiative and consult local residents and street sleepers on the site selection.

26. Mr Stephen LAI gave a consolidated response as follows:

- (i) SWD visited street sleepers at major street sleeping locations and used a case-based approach to understand individual street sleepers' needs and help them based on their willingness and the actual circumstances.
- (ii) SWD was open to the recommendations raised by Professor WONG Hung. As various departments would be involved, SWD, being one of the departments, would endeavour to provide support to relevant policies of the Government.

27. Mr YEUNG Yuk raised the following views: (i) applicants for public rental housing ("PRH") were not required to undergo drug assessments, and therefore, relevant assessments should not be required for the hostel for street sleepers. If street sleepers were found to use drugs, drug addiction treatment should be provided; (ii) SSPDO should provide a specific implementation timetable and report the progress regularly.

28. Mr WAI Woon-nam raised the following views: (i) the homeless-friendly initiative raised by Professor WONG Hung covered suggestions in various aspects, such as accommodation, meals, medical treatment, employment, etc. The Government should use the suggestions as reference and implement them; (ii) homeless-friendly initiatives could be implemented at other locations, such as temporary car parks and a works site at Nam Cheong Street.

29. Ms Carman NG said that the provision of storage space was a basic support service and the space underneath the footbridge was a desirable location because it would not be affected by weather.

30. The Chairman concluded that SSPDO should consider the suggestions on homeless-friendly initiatives and then report the progress on relevant suggestions to the Committee.

31. The Chairman asked members to vote on the motion in Paper 3/20. The motion was moved by Mr WAI Woon-nam and seconded by Mr Jay LI.

32. The meeting voted on the motion by open ballot and the result was as follows:

For: Mr TAM Kwok-kiu, Mr YEUNG Yuk, Ms Janet NG, Mr Joshua LI, Ms Carman NG, Mr Calvin HO, Mr Leo HO, Mr KONG Kwai-sang, Mr Andy LAO, Ms LAU Pui-yuk, Mr Howard LEE, Mr Leos LEE, Mr Richard LI, Mr Jay LI, Mr MAK Wai-ming, Mr Jeffrey SIN, Mr Ronald TSUI, Mr WAI Woon-nam, Mr WONG Kit-long, Ms FUNG Yin-kou, Ms KWAN Kin, Ms LAM Po-yu, Dr LAU Kwok-yu (23)

Against: (0)

Abstain: (0)

33. The Chairman announced that the motion was carried unanimously.

(c) Support measures for residents of old buildings should be provided at once amid the outbreak of Wuhan Pneumonia (HAC Paper 4/20)

34. Mr Jay LI introduced Paper 4/20.

35. Mr Angus KWOK and Mr Peter DY introduced Response Paper 19/20.

36. Mr MAK Wai-ming raised the following enquiries and views: (i) regarding Category 2 buildings, he enquired whether the Buildings Department (“BD”) engaged outsourced consultants to carry out visual inspections or site investigations at the flats and issue orders to the buildings based on the outcomes; (ii) the number of subdivided units (SDUs) should be able to be obtained through the process; (iii) illegal alterations were made to internal structures of SDUs, which would accelerate aging of the buildings and endanger their structural safety. Relevant departments should determine which buildings needed to be rehabilitated first, with a view to reducing the risk of the spread of virus through illegal drainage pipes.

37. Mr Jay LI raised the following views: (i) there was tenancy control in the past so the number of SDUs was fewer. Therefore, the Severe Acute Respiratory Syndrome epidemic was not as serious as the novel coronavirus epidemic; (ii) he suggested that apart from strengthening existing measures, the Government should also introduce more targeted measures so as to reassure the residents of SDUs.

38. Dr LAU Kwok-yu raised the following enquiries and views: (i) regarding the

problem of illegal pipes connection, he enquired whether the Government had taken the initiative to “impose an encumbrance” on the properties concerned and whether it would rectify illegally connected drainage pipes on building walls; (ii) he supported the proposals in the Paper and suggested that the Government should take the initiative to carry out inspections, “impose an encumbrance” on the properties concerned and conduct drainage pipe rectification works in individual small areas.

39. Mr Angus KWOK gave a consolidated response as follows:

- (i) The panel for the selection of target buildings adopted a risk-based approach in selecting target buildings. Having considered various factors, such as age and conditions of buildings, number of reports against buildings, etc., high-risk buildings would be selected first to participate in the Mandatory Building Inspection Scheme (“MBIS”).
- (ii) As owners were required to engage professionals to inspect their buildings under existing legislation, BD had not conducted detailed investigations before issuing MBIS notices.
- (iii) Not all SDUs were illegal. Departments mostly relied on reports to find out which buildings had a greater number of SDUs and would take the initiative to address problems relating to SDUs (such as drainage pipes, fire escapes, structures, etc.) during large-scale operations at these buildings. If the above problems could be resolved, it would be unnecessary to eradicate all SDUs.
- (iv) Regarding the spread of virus, BD would provide support to the work of the multi-disciplinary team under the Centre for Health Protection (“CHP”) (e.g. by assisting in investigations and providing advice).
- (v) At present, all repair orders issued by the Department were registered, commonly known as “imposing an encumbrance”.
- (vi) As the number of SDUs was constantly changing, the Department could not grasp the actual figures. The Department would select suitable buildings for its annual large-scale operations based on the reports it received.

40. In respect of whether existing subsidy schemes were applicable to drainage maintenance works, Mr Peter DY added that the Operation Building Bright (“OBB”) launched by the Government in 2009 had already included repair works for damaged drainage as a basic item, while OBB 2.0 aimed to assist buildings which were 40 years old or more and had received statutory orders for mandatory building inspection to carry out repair

works, and it also included inspection and repair/replacement of drainage systems as basis items. Therefore, relevant eligible owners had to carry out eligible drainage works in order to receive subsidies.

41. Mr MAK Wai-ming raised the following views: (i) pipes in SDUs involved alteration of internal structures, which were difficult to be detected from external walls; (ii) alteration of pipes would easily lead to water seepage at flats downstairs and the spread of virus, and it might even put densely populated old buildings at risk of an outbreak of the epidemic. BD should review its existing practice and focus more on the drainage pipe problems of buildings.

42. Mr Kalvin HO said that BD often needed to enter flats for inspection before it could follow up on the cases. However, for cases of illegal connection of soil pipes to stormwater pipes on external walls, BD could get hold of the situation without entering flats. He suggested that BD should review its existing practice.

43. Dr LAU Kwok-yu raised the following enquiries and views: (i) he enquired whether BD would take the initiative to issue repair orders and “impose an encumbrance” if improper connection of common drainage pipes was found on external walls of buildings; (ii) he suggested that “small area operations” should be carried out in stages as soon as possible.

44. Mr Angus KWOK gave a consolidated response as follows:

- (i) It was necessary to collect sufficient evidence before issuing a statutory order or prosecuting a property owner. As to whether it was necessary to enter a flat for inspection, it would depend on the circumstances and might be difficult to do so. Also, the Department needed to apply to the court for a warrant for the inspection. However, repair orders had been issued directly in the past to address improper drainage pipes on external walls of buildings.
- (ii) If drainage pipes in a building were improperly connected and caused environmental pollution, the Department might issue an order and “impose an encumbrance”, and it would not remove the encumbrance until the order had been complied with.
- (iii) Members’ requests for strengthened inspection efforts and concerns for drainage pipes of buildings would be conveyed to relevant departments.

45. The Chairman concluded as follows: (i) it was hoped that BD would step up inspection of old buildings in the district; (ii) allocation of funding for a study on SDUs’ drainage pipe problems as well as follow-up measures could be followed up by the Working

Group on Private Premises and Urban Revitalisation.

(d) Concern over the follow-up action and measures taken by the Housing Department after residents infected with Wuhan Pneumonia and residents under home quarantine are found in public housing estates (HAC Paper 5/20)

46. Mr Howard LEE introduced Paper 5/20.

47. The Chairman said that prior to the meeting, the Secretariat had invited the Department of Health (“DH”) to send representatives to the meeting, but the Department was unable to do so. Members were requested to refer to its written response (Response Paper 9/20).

48. Mrs Susanna CHENG introduced Response Paper 20/20.

49. Mr Howard LEE said that it was difficult for residents to contact the Housing Department (“HD”) or their management companies. He enquired whether SSPDO would take the initiative to contact residents placed under home quarantine.

50. Mr Leo HO raised the following views and enquiries: (i) some home confinees complained that refuse was not collected in time and they had to wait for a long time for government supplies; (ii) management companies of housing estates were not informed of the list of persons under compulsory quarantine and they needed to search online in order to prepare notices. Residents would feel uneasy when they saw staff of the Correctional Services Department (“CSD”) or DH entering or leaving their buildings. He enquired whether the Government would inform residents in this respect; (iii) some security guards and cleansing workers of public housing estates enquired how to apply for the Anti-epidemic Fund of the Government.

51. Mr Richard LI enquired whether HD would provide masks to security guards. As security guards and cleansing workers were frontline workers, they should be provided with masks.

52. Mr MAK Wai-ming raised the following views and enquiries: (i) home quarantine would increase the risk of the spread of virus at home. The notification mechanism should be improved to inform nearby residents as quickly as possible; (ii) he expressed regret that DH did not send representatives to the meeting. He reckoned that departments should exchange information as quickly as possible.

53. Mrs Susanna CHENG gave a consolidated response as follows:

- (i) HD would follow up on the cases of persons placed under home quarantine in PRH flats referred by SSPDO and arrange to collect domestic waste for residents if necessary.
- (ii) The Financial Services and the Treasury Bureau was responsible for the Anti-epidemic Fund. At present, an inter-departmental study was underway, and its details would be elaborated under a later agenda item.
- (iii) The Chief Executive had announced that masks would be distributed to frontline cleansing workers under outsourced contracts. The Department had also made arrangements and reminded contractors to provide workers with appropriate protective equipment.
- (iv) HD did not have relevant information about visits to buildings by CSD staff.

54. Dr LAU Kwok-yu expressed regret that DH did not send representatives to the meeting and he raised the following enquiries: (i) he enquired which departments would have the information about home confinees; (ii) he enquired about the number of telephone requests for assistance received by SWD and SSPDO from home confinees and what the requests were; (iii) he enquired whether the floors where confirmed patients lived could be made public so that nearby residents could raise alertness and strengthen their protective measures.

55. Ms Carman NG raised the following views and enquiries: (i) public housing estates were densely populated. HD should step up the cleansing of the floors where home confinees lived, so as to reassure the residents; (ii) she requested HD to explain the whereabouts of the masks and cleansing products in the depot in Chak On Estate.

56. Mr Leo HO raised the following views: (i) residents had the right to know. He hoped that management offices would display notices about home quarantine cases in lobbies; (ii) some home confinees put refuse outside their homes, but no one cleared the refuse. He hoped that HD would follow up; (iii) he hoped HD would note that press releases of the Government mentioned that DH would appoint staff from disciplinary services (e.g. CSD staff) to assist in spot checks to the premises where the persons under compulsory quarantine stayed.

57. Mr WONG Kit-long raised the following views and enquiries: (i) recently, there were rumors that some persons placed under home quarantine left their residences. He enquired whether HD would be responsible for addressing this and how it would address this; (ii) he suggested that security guards should be informed of the list of persons under compulsory quarantine so that they could monitor whether these persons left their residences.

58. Mrs Susanna CHENG gave a consolidated response as follows:

- (i) Detailed addresses of persons under compulsory quarantine involved privacy issues and would only be known to staff who needed take follow-up actions.
- (ii) The supplies depot in Chak On Estate belonged to HD and epidemic prevention supplies therein would be distributed to all branch offices.
- (iii) It was noted that staff from disciplinary services, such as CSD staff, would assist in spot checks to the premises where the persons under compulsory quarantine stayed.
- (iv) DH and CHP had put in place a mechanism to monitor home confinees whereas these persons should also exercise self-discipline.
- (v) Currently, HD's epidemic prevention measure was to strengthen the cleansing of public housing estates.

59. Assistant District Officer 2 responded that upon arrival in Hong Kong, home confinees were given information packs, in which there was information about the 24-hour hotlines of SSPDO. So far, the requests for assistance mostly asked for the provision of supplies such as thermometers. If home confinees could not contact their families or relatives for assistance, staff would refer the cases to SWD for follow-up.

60. The Chairman hoped that SSPDO could provide the actual number of requests for assistance after the meeting. He understood that the Department could not disclose information on the flats where home confinees lived, but he enquired whether information on the floors could be provided.

61. Mr Jeffrey SIN hoped that relevant departments would release the list of persons under compulsory quarantine to Members.

62. The Chairman concluded as follows: (i) it was hoped that SSPDO would make public addresses of persons under compulsory quarantine as well as information on home quarantine as early as possible so that nearby residents could raise alertness; (ii) the Committee regretted that DH could not send representatives to the meeting; (iii) it was hoped that HD would put in place a mechanism to ensure that outsourced contractors would provide workers with adequate anti-epidemic equipment.

(e) Request the Housing Department to conduct a comprehensive inspection on the plumbing of the public housing estates aged 10 years or above in the district (HAC Paper

6/20)

(f) Request the Housing Department to install additional “red pipes” in old housing estates for connecting the soil pipes amid the outbreak of Wuhan Pneumonia (HAC Paper 7/20)

63. The Chairman said that since Papers 6/20 and 7/20 were similar in nature, he suggested that these two items be discussed together. Members had no objection.

64. Mr WONG Kit-long introduced Paper 6/20.

65. Mr Richard LI introduced Paper 7/20.

66. Mr Bobby CHEUNG introduced Response Papers 21/20 and 23/20.

67. Mr KONG Kwai-sang raised the following views: (i) the spread of virus between floors had happened in Trident blocks in old housing estates before. At present, only two blocks in Lei Cheng Uk Estate in the district adopted Trident block design. However, as some of the flats had already been sold, HD might not provide relevant support services; (ii) as the buildings were built by HD, the Department should be responsible for pipe inspection and maintenance.

68. Mr Richard LI raised the following enquiries and views: (i) he enquired whether HD would be responsible for the total maintenance works at elderly flats; (ii) he enquired whether additional red pipes would be installed to resolve the problem of ageing of pipes; (iii) he hoped that the Department would look into the problem of water seeping from burst pipes in Fu Cheong Estate as a result of the poor materials of the pipes.

69. Mr Carman NG raised the following views: (i) HD failed to take the initiative to identify maintenance problems and promptly respond to maintenance requests by residents. She hoped that HD would proactively follow up on problems such as water seepage in flats, etc.; (ii) some residents of Mei Yick House in Shek Kip Mei Estate repeatedly complained that there was odour coming from nearby pipes. She hoped that the Department would follow up as soon as possible after the meeting.

70. Mr Jeffrey SIN said that the cleaning company indicated that odour might come from the refuse room behind Mei Yick House. He hoped that HD and the property management company would follow up on the source of the odour.

71. Mr WONG Kit-long raised the following views: (i) some residents did not cooperate, which led to a delay in the progress of the total maintenance works at individual flats in public housing estates. He hoped that HD would adopt a more proactive and tougher

approach in this respect; (iii) the Department should provide works reports to Members and residents.

72. Dr LAU Kwok-yu raised the following enquiries and views: (i) results of a survey showed that the overall satisfaction rate of residents towards the Total Maintenance Scheme was 80%. He enquired how HD would follow up on the remaining 20% of cases in which residents were not satisfied; (ii) papers of the Hong Kong Housing Authority ("HKHA") showed that there was a year-on-year growth in its rental housing operating surplus. He hoped that the Department would make good use of the resources to enhance residents' satisfaction.

73. Mr Bobby CHEUNG gave a consolidated response as follows:

- (i) The Tenant Purchase Scheme ("TPS") estates were same as private properties in the sense that they were managed by corporations. HKHA was one of the property owners and had representatives in management committees to provide assistance and advise on issues related to management and maintenance works. HKHA paid management fees for unsold flats in TPS estates. When a flat was sold, the flat would be provided with a maintenance fund of \$14,000 for use in maintenance works.
- (ii) HD understood that the elderly required assistance and would contact them through various means, such as routine home visits, in order to provide them with appropriate assistance. If Members, mutual aid committees and non-profit organisations were aware of the special needs of residents, they could provide relevant information to HD for follow-up.
- (iii) The member would be contacted after the meeting to follow up on the cases in which imperfections were found.
- (iv) The odour at Mei Yick House of Shek Kip Mei Estate would be followed up.
- (v) The Department would handle maintenance problems that required urgent attention as quickly as possible. Where necessary, it would adopt appropriate measures, such as invoking the terms of the tenancy agreement and making use of the Marking Scheme for Estate Management Enforcement in Public Housing Estates, to seek residents' cooperation.
- (vi) The data provided by members was noted.

74. Mr TAM Yee-tat gave a consolidated response as follows:

- (i) Plastic pipes were generally used inside flats because their materials were lighter and would not rust. At present, all materials used were in compliance with relevant laws and hygiene standards. The standard general practice of HD was to carry out replacement works using original materials. The Department would also decide whether to use red pipes or not on a case-by-case basis. Red pipes were mostly used at main entrances or locations which were prone to blockage. If residents were worried that there were problems with their drainage pipes, they could contact their estate offices, which would send works staff to carry out inspections and maintenance.
- (ii) The Department had all along been conducting total maintenance and annual routine inspections for maintenance of water pipes.
- (iii) Sudden pipe leakage or planned maintenance (such as cleansing of water tanks, inspection or replacement of gate valves or pressure reducing valves) would all lead to suspension of water supply. Water supply to Fu Cheong Estate was suspended several times due to replacement of a pressure reducing valve and dislocation of a bracket of a salt water pipe. It was hoped that inspection and relevant maintenance would be completed by mid-April.

75. Dr LAU Kwok-yu raised the following views: (i) he requested HD to follow up on the areas in which 20% of residents were not satisfied after the meeting; (ii) he suggested that the Department should distribute questionnaires to residents right after maintenance works and follow up as quickly as possible; (iii) he hoped that HD would provide the complaint figures in the past year and outcomes of follow-up actions in respect of total maintenance in public housing estates in the district after the meeting.

76. Mr KONG Kwai-sang hoped that HD would provide estate corporations and management companies with plans and information of TPS estates to enhance transparency and bring peace of mind to residents.

77. Ms Carman NG said that the results of total maintenance were unsatisfactory. She hoped that HD closely follow up such cases and improve the quality of maintenance.

78. The Chairman concluded as follows: (i) it was hoped that the Department would formulate concrete plans for inspection, repair and maintenance of pipes, proactively follow up on problems of ageing, alteration and design of pipes, and accord priority to the provision of assistance to the elderly and people in need in the district; (ii) he hoped that the Department would install drainage pipes which were made of materials of better quality to resolve the seepage problem; (iii) it was considered that the above issues could be followed

up by the Working Group on Public Housing (“WGPH”).

79. The Chairman asked members to vote on the motion in Paper 6/20. The motion was moved by Mr WONG Kit-long and seconded by Mr Jeffrey SIN.

80. The meeting voted on the motion by open ballot and the result was as follows:

For: Mr TAM Kwok-kiu, Mr Joshua LI, Ms Carman NG,
Mr CHUM Tak-shing, Ms Zoé CHOW, Mr Calvin HO,
Mr KONG Kwai-sang, Mr Andy LAO, Mr Howard LEE,
Mr Richard LI, Mr Jay LI, Mr MAK Wai-ming, Mr Jeffrey SIN,
Mr Ronald TSUI, Mr WAI Woon-nam, Mr WONG Kit-long,
Mr YAN Kai-wing, Ms FUNG Yin-kou, Dr LAU Kwok-yu (19)

Against: (0)

Abstain: (0)

81. The Chairman announced that the motion was carried unanimously.

Agenda Item 3: Follow-up matter

(a) Checklist of follow-up actions of matters discussed in the 23rd meeting of the Housing Affairs Committee (Fifth Term) (HAC Paper 8/20)

Follow-up Matter Item 1

82. The Chairman said that PlanD, LandsD and the Hong Kong Settlers Housing Corporation Limited (“HKSHCL”) could not send representatives to the meeting. Members were requested to refer to their written responses (Papers 12/20, 18/20 and 24/20).

83. Mr Calvin HO expressed regret that HKSHCL could not send representatives to meetings repeatedly.

84. The Chairman suggested that Mr Calvin HO should request HKSHCL to send representatives to attend the meetings of the Working Group on Redevelopment Projects of Old Housing Estates and Development of Subsidised Housing.

85. Dr LAU Kwok-yu enquired whether the Government could take over HKSHCL if the latter failed to perform its duties.

86. The Chairman responded that he submitted the Paper “Strongly request the SAR Government to take back the land of Tai Hang Sai Estate and initiate the redevelopment of old housing estates in Sham Shui Po District” (HAC Paper 101/18) during the last term. As this involved a waste of public resources, it was worth following up.

87. Dr LAU Kwok-yu enquired about the response of the Government back then and whether the relevant suggestion was feasible under the laws.

88. The Committee agreed to continue to follow up on the issue.

Follow-up Matter Item 2

89. The Chairman said that the Transport Department did not send representatives to the meeting. Members were requested to refer to its written response (Paper 10/20).

90. The Committee agreed to continue to follow up on the issue.

Follow-up Matter Item 3

91. Mr Bobby CHEUNG said that information of new housing estates was not available for the time being. Information of Hoi Tat Estate would be submitted to the Committee if the architect could provide it later.

92. The Committee agreed to continue to follow up on the issue.

Follow-up Matter Item 4

93. Mr Bobby CHEUNG said that there was no update on the progress report for the time being.

94. The Committee agreed to continue to follow up on the issue.

Follow-up Matter Item 5

95. Mrs Susanna CHENG said that indoor pipes of 89% of the flats had been replaced. In respect of the remaining flats, the Water Authority had been consulted to identify suitable time for carrying out pipe replacement works. If necessary, members would be updated on the latest situation.

96. The Committee noted the relevant report and agreed to continue to follow up on the issue.

Follow-up Matter Item 6

97. Mrs Susanna CHENG said that there was no update on the progress report for the time being.

98. The Committee agreed to continue to follow up on the issue.

Follow-up Matter Item 7

99. The Chairman said that LandsD did not send representatives to the meeting. Members were requested to refer to its written response (Paper 13/20).

100. Mrs Susanna CHENG reported as follows: (i) the works section of Un Chau Estate had amended the design in accordance with the views of the Independent Checking Unit before re-submitting the application; (ii) regarding the provision of a non-fixed canopy in Lai On Estate and Lai Kok Estate, the estate management advisory committees took note of the quotation in December and consented to having it installed in due course.

101. The Committee agreed to continue to follow up on the issue.

Follow-up Matter Item 8

102. The Chairman said that the Development Bureau did not send representatives to the meeting. Members were requested to refer to its written response (Paper 16/20).

103. The Committee agreed to continue to follow up on the issue.

Agenda Item 4: Any other business

(a) Request for implementing the Anti-epidemic Fund's measure for providing financial support to cleansing and security staff engaged by the service contractors of the Government and the Hong Kong Housing Authority as soon as possible (HAC Paper 14/20)

104. Mr Howard LEE introduced Paper 14/20.

105. Mrs Susanna CHENG introduced Response Paper 25/20.

106. The Chairman enquired whether HD had provided information to relevant departments.

107. Mrs Susanna CHENG responded as follows:

- (i) HD had provided relevant information to policy bureaux. It was currently at the final stage of arranging the implementation of initiatives. Relevant discussion paper also mentioned that the target was to disburse the first round of allowance by the end of March 2020.
- (ii) About 1 200 security guards and 700 cleansing workers in the district would be benefited.

108. Mr MAK Wai-ming enquired whether security guards and cleansing workers of shopping centres and car parks in housing estates would be benefited.

109. Mrs Susanna CHENG responded that HKHA's contract workers would all be benefited.

110. Mr WAI Woon-nam said that in respect of security guards, the number of applicants in private housing estates was capped. He enquired whether there was also a cap for HKHA on the number of applicants.

111. Mrs Susanna CHENG responded that private buildings adopted the criteria in Enclosure B4, whereas HD adopted the criteria in Enclosure B7 and therefore there was no cap on the number of applicants.

112. The Chairman requested the member to introduce his provisional motion.

113. Mr Howard LEE introduced the provisional motion, which read as follows:

“To disburse the anti-epidemic fund allowance of \$1,000 per month to cleansing workers and security guards engaged by the service contractors of the Government and HKHA as soon as possible.”

114. The Chairman asked members to vote on the provisional motion. The provisional motion was moved by Mr Howard LEE and seconded by Mr Calvin HO.

115. The meeting voted on the motion by open ballot and the result was as follows:

For: Mr TAM Kwok-kiu, Ms Janet NG, Mr Joshua LI, Ms Carman NG,
Mr CHUM Tak-shing, Ms Zoé CHOW, Mr KONG Kwai-sang,
Mr Andy LAO, Mr Howard LEE, Mr Richard LI, Mr Jay LI,

Mr MAK Wai-ming, Mr Jeffrey SIN, Mr Ronald TSUI,
Mr WAI Woon-nam, Mr WONG Kit-long, Ms FUNG Yin-kou,
Dr LAU Kwok-yu (18)

Against: (0)

Abstain: (0)

116. The Chairman announced that the motion was carried unanimously.

(b) Refuse to be another Fu Heng Estate in Tai Po Request for conducting comprehensive inspection on vent pipes in the public housing estates in the district (HAC Paper 15/20)

117. Mr Howard LEE introduced Paper 15/20.

118. Mr Bobby CHEUNG introduced Response Paper 26/20.

119. Mr WAI Woon-nam raised the following enquiries and views: (i) he enquired whether HKHA would raise the rooftop vent pipes in its public housing estates; (ii) he enquired how HD would address the situations in Lei Cheng Uk Estate and Nam Cheong Estate; (iii) buildings in TPS estates were built by HD. The Department should be responsible for repair and maintenance of buildings and provide support in this respect.

120. Mr KONG Kwai-sang hoped that HD would provide information about vent pipes and take relevant responsibility. He also enquired about the safety of vent pipes in Hau Lim House and Hau Chi House.

121. Dr LAU Kwok-yu raised the following enquiries and views: (i) he enquired about the jurisdiction of the inter-departmental expert group; (ii) he suggested that the Government should increase the subsidy for pipe inspection and maintenance in buildings.

122. Mr Richard LI said that some residents of Fu Cheong Estate complained that odour was emitted from air inlet pipes. He enquired about the risk of the spread of virus through air inlet pipes.

123. The Chairman said that HD might not be able to respond immediately to questions on individual housing estates.

124. Ms Carman NG enquired whether HD could arrange for Members to inspect rooftop vent pipes in housing estates.

125. Mr Howard LEE enquired whether HD would suspend rooftop patrol by security guards until a comprehensive inspection of rooftop vent pipes in housing estates was conducted or until they were provided with suitable anti-epidemic equipment to ensure their safety.

126. Mr TAM Yee-tat gave a consolidated response as follows:

- (i) Existing rooftop vent pipes were in compliance with the laws and hygiene standards.
- (ii) An air inlet pipe was fitted with an air inlet valve which balanced the air pressure inside a pipe to ensure smooth flushing. The device would be installed based on the needs of individual flats. The design of air inlet valves was unidirectional for air intake and was not for venting, and it was in compliance with the laws and standards.
- (iii) Information on Trident blocks was not available for the time being. It would be provided after the meeting, if available.

127. The Chairman concluded as follows: (i) it was hoped that the Department would proactively inspect vent pipes; (ii) it was considered that the above issue could be followed up by WGPH.

128. Dr LAU Kwok-yu enquired about the cost of modifying vent pipes.

129. Ms Carman NG hoped that HD would arrange for members to inspect the design of rooftop vent pipes in housing estates.

130. The Chairman said that the Member's suggestion was not urgent and considered that the relevant issue could be followed up by WGPH. If the Member considered it urgent, she had to arrange it herself.

131. The Chairman requested the member to introduce his provisional motion.

132. Mr Howard LEE introduced the provisional motion, which read as follows:

“To conduct comprehensive inspection on rooftop vent pipes in the public housing estates in Sham Shui Po District as soon as possible.”

133. The Chairman asked members to vote on the provisional motion. The provisional motion was moved by Mr Howard LEE and seconded by Mr Calvin HO.

134. The meeting voted on the motion by open ballot and the result was as follows:

For: Mr TAM Kwok-kiu, Mr YEUNG Yuk, Ms Janet NG, Mr Joshua LI,
Ms Carman NG, Mr CHUM Tak-shing, Ms Zoé CHOW,
Mr Calvin HO, Mr KONG Kwai-sang, Mr Andy LAO,
Mr Howard LEE, Mr Richard LI, Mr Jay LI, Mr MAK Wai-ming,
Mr Jeffrey SIN, Mr WAI Woon-nam, Mr WONG Kit-long,
Ms FUNG Yin-kou, Dr LAU Kwok-yu (19)

Against: (0)

Abstain: (0)

135. The Chairman announced that the motion was carried unanimously.

Agenda Item 5: Date of next meeting

136. The next meeting would be held at 9:30 a.m. on 4 June 2020 (Thursday).

137. There being no other business, the meeting ended at 1:30 p.m.

District Council Secretariat
Sham Shui Po District Office
May 2020