

(Translation)

Minutes of the 11th Meeting of the Housing, Planning and Social Welfare Committee of
Sham Shui Po District Council (7th Term)

Date : 9 October 2025 (Thursday)

Time : 9:30 a.m.

Venue : Conference Room, Sham Shui Po District Council

Present

Chairman

Mr LAM Ka-fai, Aaron, BBS, JP

Vice-Chairman

Mr LAM Wai-man, Raymond

Members

Mr HO Kwan-chau, Leo

Ms WU Wanqiu

Mr LEE Wing-man, MH

Ms WU Sze-wan

Mr CHEUNG Tak-wai

Mr LEUNG Ping-kin

Mr CHAN Wai-ming, BBS, MH, JP

Mr CHAN Kwok-wai, MH

Mr CHAN Lung-kit

Ms CHEN Lihong

Ms CHUM Pik-wa

Ms LAU Pui-yuk, MH

Ms CHUNG Ching-may, MH

Dr PONG Chiu-fai, MH

Co-opted Member

Mr KWOK Chi-wah, Andrew

In Attendance

Miss CHAN Lok-tung, Agnes

Miss WONG Yi-sze, Stella

Mr KWONG Ka-kuen

Mr LAI Wing-hong, Mark

Mr CHAN Wai-wa

Ms LO Yuen-fun

Ms CHAN Ping

Miss CHOW Mei-yee

Mr WONG Hon-yip

Mr KWAN Tim-chung, Timothy

Mr SIU Kin-keung

Ms WONG Shan, Elaine

Ms LUK Lai-fun, Katherine

Ms YIP Yi-kwan, Jennifer

Ms HO Po-chu

Mr HO Chun-kit, Ethan

Mr WONG Po-man, Wilson

Ms LAM Wai-yu

Mr LAI Yuk-fai

Assistant District Officer (Sham Shui Po) 1

Assistant District Officer (Sham Shui Po) 2

Senior Liaison Officer 4, Sham Shui Po District Office

Senior Building Surveyor/D2, Buildings Department

Senior Housing Manager/KWS1, Housing Department

Senior Housing Manager/KWS2, Housing Department

Assistant Housing Manager/LKK 1, Housing Department

Assistant District Social Welfare Officer (Sham Shui Po) 2, Social Welfare Department

Town Planner/Sham Shui Po 3, Planning Department

Assistant Engineer/A4, Drainage Services Department

Engineer/Kowloon (Distribution 2), Water Supplies Department

Chief Architect (Development and Standards), Housing Department

Architect/52, Housing Department

Architect/T226, Housing Department

District Leisure Manager (Sham Shui Po), Leisure and Cultural Services Department

Senior Transport Officer/Events & Projects, Transport Department

Assistant District Operation Officer (Sham Shui Po District), Hong Kong Police Force

Officer-in-charge, Task Force (Cheung Sha Wan Division), Hong Kong Police Force

Station Sergeant of District Traffic Team, Sham Shui Po District, Hong Kong Police Force

Secretary

Miss CHUNG Keng-chin, Vivian

Executive Officer (District Council) 1, Sham Shui Po District Office

Opening Remarks

The Chairman welcomed members and representatives of government departments to the 11th meeting of the Housing, Planning and Social Welfare Committee (“HPSWC”) of the 7th term of the Sham Shui Po District Council.

Item 1: Confirmation of Minutes of the 10th Meeting of the Housing, Planning and Social Welfare Committee

2. The Committee confirmed the above minutes.

Item 2: Overview of the HOUSING•I&T Summit

3. Ms Elaine WONG gave an overview of the HOUSING•I&T Summit and the Better Housing Exhibition.

4. Members raised the following: (i) supported the holding of such large-scale and international events in the district; (ii) enquired whether departments would implement measures such as crowd management and traffic arrangements; and (iii) hoped that there would be discussions at the event on how to incorporate elements such as safety, comfort, sustainability and intelligence into the design of public rental housing (“PRH”).

5. Ms Elaine WONG responded as follows: (i) the reason for holding the event in Sham Shui Po District was that there were several PRH estates and supporting facilities such as sports centres and libraries near the event venue, which could effectively showcase the development and design characteristics of PRH in Hong Kong; (ii) co-ordination had been made with the Leisure and Cultural Services Department, the Hong Kong Police Force and the Transport Department to minimise the impact on local residents. Measures included scheduling venue setup for Sunday and Monday evenings, keeping the facility booking counters open during the event period, advising visitors to use public transport as far as possible, and making minor adjustments to the locations of nearby bus stops during some parts of the event period; (iii) the Ministry of Housing and Urban-Rural Development was very supportive of the event and had deployed the Better Housing Exhibition from the Mainland to Hong Kong to demonstrate the “better housing” requirements and standards in the Mainland; and (iv) looked forward to exchange of views with Mainland and international experts through the event.

6. Ms HO Po-chu responded as follows: (i) the arena, table-tennis room, fitness room and children’s play room in Sham Shui Po Sports Centre would be temporarily closed from 3 to 7 November; (ii) the Department would set up temporary children’s game booths in one of the

activity rooms for the public; (iii) the 5-a-side soccer pitch in Sham Mong Road Playground would be temporarily closed from 27 October to 12 November for venue setup and dismantling work; and (iv) the opening arrangements for the above two facilities would be posted on the Department's website and through on-site notices.

[Post-meeting note: In view of the latest arrangement made by the Department after the meeting to facilitate the Housing Department's removal of the exhibits, the 5-a-side soccer pitch in Sham Mong Road Playground would remain closed until 14 November.]

7. The Chairman concluded that: (i) members expressed support for and looked forward to the HOUSING•I&T Summit; and (ii) the event content, traffic matters and arrangements for relevant facilities were discussed at the meeting.

Item 3: Strengthening Promotion of the Well-off Tenants Policies and Declaration Arrangements (HPSWC Paper No. 10/2025)

8. Ms LO Yuen-fun introduced Paper No. 10/2025.

9. Members raised the following: (i) enquired whether all-elderly households were required to declare their income and assets (including non-domestic properties and inheritance), and whether elderly persons were not required to move out of their PRH units after purchasing properties; (ii) enquired about the income and asset declaration arrangement for tenants with disabilities and their carers; (iii) suggested that the Department should establish clearer income and asset limits for various household categories, and explain to the public; (iv) enquired whether a PRH household's inheritance right or proceeds from the sale of an inheritance would be counted as assets and whether there were transitional policies and discretionary arrangements in place, and suggested that the Department should disclose the handling procedures for such cases; (v) enquired whether a mechanism was in place for data sharing between the Department and the Immigration Department to identify PRH units involved in subletting in order to combat abuse, and enquired about the handling procedures for such cases; (vi) enquired whether there was an appeal mechanism for income and asset examination results and its procedures in detail; (vii) enquired whether the Department had other penalties or measures in place for households with special family circumstances as an alternative to unit recovery, and whether there was a dedicated team to follow up on such cases; (viii) enquired whether there was a grace period for declaration; (ix) suggested mandatory declaration of properties and assets within and outside Hong Kong to prevent abuse of PRH resources; (x) enquired about the specific time limit for income and asset declarations, and suggested that the Department should set a reasonable time limit and provide clearer guidelines to reduce disputes; (xi) enquired whether households that had submitted declaration forms in April this year were required to pay rent according to the new additional rent level

effective from October; and (xii) enquired whether the Department had the discretion to retain the parents' eligibility for PRH in a prosecution case where the child purchased properties without the parents' knowledge and failed to make a truthful declaration.

10. Ms LO Yuen-fun gave a consolidated response as follows: (i) all-elderly households were not required to declare their income and assets, but occupancy status; (ii) the declaration arrangements for households with all family members being recipients of Disability Allowance or elderly persons were the same as those for all-elderly households; (iii) the asset limit for one-person to three-person households with all family members aged over 55 was the same as that of four-person households, while the income limit remained unchanged; (iv) a truthful declaration was required for properties, cash or overseas assets obtained through inheritance. If the total net asset value exceeded the prescribed limit, the household concerned was required to vacate the PRH unit. The Department would allow reasonable time for handling the inherited properties, but the household was required to relinquish the relevant properties before the next declaration cycle; (v) the Department would issue a Notice to Quit ("NTQ") to any household ineligible for PRH, and an appeal might be lodged within 15 days. If the appeal was unsuccessful, the household disagreed with the determination might seek legal advice on its own for further action, such as judicial review. The Department would refer the case to the Social Welfare Department ("SWD") for follow-up if necessary; (vi) family members were required to declare individually whether they owned any properties. If a false declaration was found, the Department would first issue a notification letter, stating that an NTQ would be issued within two months. If the family member owning a property had sold it or had been deleted from the tenancy before the issuance of the NTQ, and the total income and net asset value of the household did not exceed the income and asset limit under the Well-off Tenants Policies, no surrender of the PRH unit was required; and (vii) households were required to make declarations to the Department within one month after having acquired any domestic property, and surrender of the PRH unit or deletion of the subject member from the tenancy was required within 60 days upon assignment and taking possession of the purchased property.

11. Mr CHAN Wai-wa added the following: (i) the Department had distributed leaflets on income and asset limits to residents to ensure their clear understanding of the relevant requirements; (ii) the Department would give two months' advance notice prior to issuing an NTQ, allowing the subject households (including all family members on the tenancy agreement) sufficient time to sell the properties or complete the procedures for deletion of subject members from the tenancy; (iii) the Department had been collaborating with other government departments to identify property ownership or any breaches such as tenancy abuse by PRH households, and enquiries would be made with Mainland authorities for information on the households concerned, when necessary; (iv) apart from the general appeal procedures, households disagreed with the determination might seek legal advice on their own for further

action, such as pursuing judicial reviews at their own expense or through legal aid application; and (v) for residents in difficulty, the Department would, subject to the consent of the households, refer their cases to the SWD for assistance as needed. As for the case mentioned by members where a unit was surrendered and then re-allocated to the same household, it was believed to be only an isolated case.

12. Ms CHAN Ping added the following: (i) if a household acted only as an executor, administrator or trustee representing the beneficiary of an estate or property, it must submit documentary proof that it had no actual interest therein for the purpose of reassessing its eligibility for PRH; (ii) the new policy was implemented in October this year, and the affected households would be required to pay new rent according to the new additional rent level starting from October 2026. Households that had already made declarations in April 2025 were unaffected by the rent level under the new policy until the next declaration cycle, at which time the Department would reassess the rent levels payable by them based on their income and assets; and (iii) households were required to truthfully declare lands or properties owned outside Hong Kong, including both domestic and non-domestic properties, and the net asset value of such lands or properties as well as the rental income generated therefrom were required to be included in their income and asset declarations.

13. The Chairman concluded that: (i) discussions were held on strengthening the publicity of the Well-off Tenants Policies and optimising the declaration arrangements; and (ii) it was hoped that the Housing Department would take into account members' views for the ongoing improvement of the Policies and the implementation mechanism.

Item 4: Updates on the Proposed Welfare Facilities of the Public Housing Developments at Chak On Road South and Pak Tin Extension (HPSWC Paper No. 11/2025)

14. Miss CHOW Mei-yee introduced Paper No. 11/2025.

15. Members agreed to the provision of a school social work service office under the above development project to support students in need.

16. The Chairman concluded that members noted the above updates on the proposed welfare facilities and opined that the welfare facilities were provided according to the needs of the district.

Item 5: Information on Planning Applications of Sham Shui Po District (HPSWC Paper No. 12/2025)

17. Mr WONG Hon-yip introduced Paper No. 12/2025.

18. Members noted the report.

Item 6: Any Other Business

19. Members did not raise any other business.

Item 7: Date of Next Meeting

20. The next meeting would be held at 9:30 a.m. on 11 December 2025 (Thursday).

21. There being no other business, the meeting ended at 10:43 a.m.

District Council Secretariat
Sham Shui Po District Office
December 2025