

(Translation)

Minutes of the 12th Meeting of the Housing, Planning and Social Welfare Committee of
Sham Shui Po District Council (7th Term)

Date : 11 December 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

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

Mr KWONG Ka-kuen

Mr LAI Wing-hong, Mark

Mr CHAN Wai-wa

Ms LO Yuen-fun

Miss CHOW Mei-yee

Mr LAW Ho-hei, Matthew

Mr LI Yick-chun

Mr SIU Kin-keung

Mr WONG Wai-tong, Tom

Ms CHONG Yuen-man

Assistant District Officer (Sham Shui Po) 1

Senior Liaison Officer 4, Sham Shui Po District Office

Senior Building Surveyor/D2, Buildings Department

Senior Housing Manager/Kowloon West and Sai Kung
1, Housing Department

Senior Housing Manager/Kowloon West and Sai Kung
2, Housing Department

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

Senior Town Planner/Sham Shui Po, Planning
Department

Engineer/Kowloon 7, Drainage Services Department

Engineer/Kowloon (Distribution 2), Water Supplies
Department

Assistant Police Community Relations Officer, Sham
Shui Po District, Hong Kong Police Force

Neighbourhood Police Coordinator, Police Community
Relations Office, 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 12th 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 11th Meeting of the Housing, Planning and Social Welfare Committee

2. The Committee confirmed the above minutes.

Item 2: Proposed Measures to Enhance Community Support for Hidden Families in Public Rental Housing Estates (HPSWC Paper No. 13/2025)

3. A member introduced Paper No. 13/2025.
4. Miss CHOW Mei-yee introduced Response Paper No. 13a/2025.
5. Ms LO Yuen-fun introduced Response Paper No. 13b/2025.
6. Members raised the following: (i) suggested that the Social Welfare Department (“SWD”), the Housing Department (“HD”), the Care Teams and relevant district stakeholders should hold thematic joint meetings to analyse data collected through various channels, with a view to optimising the allocation of resources and providing necessary support to groups in need; (ii) hoped that the HD would expedite the official implementation of the Door Sensor Installation to keep track of when the elderly went in and out; (iii) commended the HD’s property management services and suggested setting key performance indicators for frontline property management staff to enhance service quality and efficiency; (iv) suggested strengthening training for frontline property management staff to raise their awareness, enabling them to notice households in need of assistance; and (v) enquired whether the HD only assessed tenders on the principle of “the lowest bidder wins”, and whether property management companies and security service contractors had the ability to identify and assist residents in need.
7. Miss CHOW Mei-yee responded as follows: (i) the SWD identified hidden and needy groups in the community through various channels, including collaboration with different stakeholders, and referred the cases to relevant service units for follow-up; (ii) the District Social Welfare Offices would examine the suggestion of establishing an inter-departmental communication platform; and (iii) if the Care Teams or frontline property management staff identified any cases requiring assistance, they could contact the relevant elderly centres or

Integrated Family Service Centres, and for more complex cases, they could consult the District Social Welfare Offices.

8. Mr CHAN Wai-wa responded as follows: (i) the HD would assist in identifying households in need of support through various channels, such as arranging for frontline property management staff and security guards to attend SWD's training courses to enable them to identify and assist households in need during daily interactions, or reaching out to households through activities co-organised with non-governmental organisations and referrals would be arranged as necessary; (ii) the Department earlier provided information on elderly households to the SWD through the Labour and Welfare Bureau for the Care Teams' visits to public housing residents, hoping that the inter-departmental collaboration would facilitate identification of the hidden and needy elderly; (iii) when assessing contracts, in addition to price, the Department would also consider the tenderers' past performance and service quality. On the other hand, property management service tenderers with tenant care proposals, such as setting up volunteer teams to provide simple repair services for residents, could earn extra marks and have a higher chance of winning the bid; and (iv) the Department conducted regular home visits and would refer households in need of assistance, if identified, to social welfare organisations for follow-up after obtaining their consent.

9. A member suggested establishing a comprehensive database based on the data collected by the relevant stakeholders to more accurately assess residents' needs and provide support.

10. Miss CHOW Mei-yee responded as follows: (i) the Government had launched the first phase of the Carer Support Data Platform, which involved the implementation of pilot schemes with the Hospital Authority and the HD respectively since July 2025 to strengthen support for carers in need; and (ii) the SWD had in place an electronic data platform for the Care Teams to input and submit service data, with a view to developing a database to enhance support services.

11. The Chairman concluded as follows: (i) hoped that the HD would strengthen management collaboration and training with frontline property management staff; and (ii) looked forward to stronger collaboration among government departments and district stakeholders to build a big data platform in the long run for early identification and support for people in need within the district.

Item 3: Information on Planning Applications of Sham Shui Po District (HPSWC Paper No. 14/2025)

12. Mr Matthew LAW introduced Paper No. 14/2025.

13. Members noted the report.

Item 4: Any Other Business

14. A member remarked that the repair works for certain buildings in the district were affected by the recent Tai Po fire incident, and suggested that the Government should co-ordinate efforts across departments to support owners or owners' corporations in need within the district.

[Post-meeting note: The Sham Shui Po District Office ("SSPDO") would continue to provide support to owners and owners' corporations through its Building Management Liaison Team. The SSPDO and relevant departments would also attend meetings of the newly established Working Group on Building Management under the District Council to listen to views of the local community, in a bid to promote good building management.]

Item 5: Date of Next Meeting

15. The next meeting would be held at 9:30 a.m. on 12 February 2026 (Thursday).
16. There being no other business, the meeting ended at 10:22 a.m.

District Council Secretariat
Sham Shui Po District Office
February 2026