

(Translation)

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

Date: 20 February 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	Assistant District Officer (Sham Shui Po) 1
Mr KWONG Ka-kuen	Senior Liaison Officer 4, Sham Shui Po District Office
Mr LAI Wing-hong, Mark	Senior Building Surveyor/D2, Buildings Department
Ms AU Pui-ling, Fion	Senior Structural Engineer/MBI1-OBB/H, Buildings Department
Mr CHAN Wai-wa	Senior Housing Manager/KWS1, Housing Department
Ms LO Yuen-fun	Senior Housing Manager/KWS2, Housing Department
Miss CHOW Mei-yee	Assistant District Social Welfare Officer (Sham Shui Po)2, Social Welfare Department
Mr LAW Ho-hei, Matthew	Senior Town Planner/Sham Shui Po, Planning Department
Mr LI Yick-chun	Engineer/Kowloon 7, Drainage Services Department
Mr SIU Kin-keung	Engineer/Kowloon (Distribution 2), Water Supplies Department
Mr WONG Po-man	Commander of Task Force Sub-unit (Sham Shui Po District), Hong Kong Police Force
Mr TSUI Chun-man	Neighbourhood Police Co-ordinator, Police Community Relations Office, Sham Shui Po Police District

Secretary

Miss CHUNG Keng-chin, Vivian	Executive Officer (District Council) 1, Sham Shui Po District Office
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Opening Remarks

The Chairman welcomed members and representatives of government departments to the 7th meeting of the Housing, Planning and Social Welfare Committee (“HPSWC”) of the seventh term of the Sham Shui Po District Council. He also welcomed Miss Agnes CHAN, Assistant District Officer (Sham Shui Po) 1 to attend future meetings in place of Miss LAI Ho-ting, Ally.

Item 1: Confirmation of Minutes of the 6th Meeting of the Housing, Planning and Social Welfare Committee

2. The Committee confirmed the above meeting minutes.

Item 2: Keeping Pace with the Times: Promotion of Modernisation in Management of Public Rental Housing Estates (HPSWC Paper No. 1/2025)

3. A member introduced Paper No. 1/2025.
4. Mr CHAN Wai-wa introduced Response Paper No. 1a/2025.
5. The views of members were consolidated as follows: (i) enquired about the two housing estates selected for the pilot scheme of Door Sensor Installation, and hoped that it could be implemented in housing estates in Sham Shui Po District, given its relatively large elderly population; (ii) suggested using electronic access cards that were commonly used by residents for accessing buildings, and enquired when the trial of smart access control systems would be carried out in housing estates in the district; (iii) as smart technologies could assist in collecting, consolidating and analysing data to understand user needs, suggested that the Department should adjust and improve the relevant facilities and systems based on the data, thereby enhancing community development and promoting smart community; (iv) expected to expedite the implementation of smart management in all housing estates in the district; (v) expected that introducing smart management would help solve problems such as littering, noises, throwing objects from heights and marketing activities, and help provide evidence to the Police to address the above problems; (vi) enquired about the timetable and content of the trial implementation of smart estate management in Hoi Ying Estate; (vii) suggested prioritising the trial of smart estate management in newly

completed public housing estates (“PHEs”) to avoid modifying the facilities after residents had moved in; (viii) supported the modernisation of estate management and were pleased that the Department installed door sensors in elderly units on a trial basis; (ix) enquired how the Department identified hidden elders and assisted them in participating in the voluntary sensor installation project; (x) supported the Department in strengthening the smart management in elderly-friendly housing estates and expected that sensors and other systems would be installed in all PHEs in Hong Kong to improve the elderly’s life and handle emergency; (xi) suggested that District Council Members and the Care Teams should collaborate and leverage the smart management system to provide support and emergency services to residents; (xii) suggested that PHEs should make reference to the use of close-circuit televisions (“CCTVs”) for monitoring in the Mainland so as to follow up on various incidents more effectively; (xiii) suggested that the Department should establish a platform to maintain communication with residents, ensuring the accurate dissemination of official information; (xiv) suggested introducing the smart management system in PHE common areas such as car parks and sitting-out spaces to enhance safety; (xv) enquired about the evaluation results of the first phase trial installation of smart access control system in PHEs and the list of PHEs where the system would be introduced; (xvi) enquired whether the Department had kept electronic record of residents’ maintenance requests, and suggested allowing residents to submit such maintenance requests through mobile applications; (xvii) expected the Department to inspect the public spaces, play equipment and fitness equipment of the PHEs in the district and enhance the facilities that posed potential risks and lacked engaging features, thereby fostering a more pleasant living environment for residents; and (xviii) enquired how frequently the Department would conduct mandatory building inspection and external wall inspection to prevent concrete spalling.

6. Mr CHAN Wai-wa gave a consolidated response: (i) the pilot scheme of Door Sensor Installation would first be implemented in two PHEs with more elderly residents, namely Wan Hon Estate in Kwun Tong and Sheung Lok Estate in Ho Man Tin. Consideration would be given to implementing in other PHEs after the pilot scheme was completed and reviewed; (ii) noted members’ suggestions of replacing the smart cards of the smart access control system with electronic access cards commonly used by residents. He said that the current arrangement for the use of smart cards was based on the results of the previous pilot scheme, and adjustment and/or enhancement would be made in the future with reference to the trial results of Hin Fat Estate; (iii) space had already been reserved for the installation of smart management system or facilities in new PHEs during construction, whereas further consideration was required for old PHEs when exploring the technical feasibility of

adding such facilities due to limited existing space. It was hoped that with the experience from the pilot scheme, further adjustment could be made in future planning according to the actual situation of different PHEs; (iv) the Department had adopted smart technologies to investigate the cases of objects being thrown from heights. As for issues such as noises and littering on individual floors, since the entire public area of PHEs should be monitored, it was currently impossible to address them comprehensively with the combined use of CCTVs and smart technologies; (v) estate offices had kept record of the maintenance requests submitted by residents, and residents could make enquiries or follow-up requests if necessary by calling the estate offices; (vi) for the time being, the services provided by the contractor only covered the designated PHEs. The individual elderly units that voluntarily participated in the pilot scheme would be equipped with the system. The Department would consider gradually implementing smart management in other PHEs, as appropriate, with a view to enhancing service quality; (vii) noted members' suggestions on establishing an online platform for residents to maintain communication and enquire about tenant matters. However, in view of the varying situations of different PHEs and privacy concerns, residents should directly contact the estate office concerned for enquiries; (viii) there was currently no relevant information regarding the pilot schemes of the smart access control system and the Door Sensor Installation in PHEs in the district. As some PHEs in the district were relatively old, whether the existing space and facilities could accommodate the trial was also a factor of consideration. Members would be informed as soon as updates were available; (ix) currently, many PHEs had already installed a large number of CCTVs, and the Department would consider whether additional installations were required having regard to the actual circumstances and needs; and (x) the Buildings Department ("BD") would issue mandatory window inspection notices and mandatory building inspection notices to private buildings, and the Independent Checking Unit (responsible for PHEs/the sale of subsidised sale flats) under the Housing Bureau would issue relevant notices to housing estates of the Housing Department ("HD"). The Department would conduct inspections and repairs as required in a timely manner. Besides, the Department would also proactively carry out regular inspections and repairs for all PHEs.

7. The Chairman concluded that: (i) members agreed that the adoption of innovative technologies and artificial intelligence systems was the trend of future estate management, and different views were raised on the promotion of smart technologies in PHE management; (ii) members opined that the public had divided opinions on the application of smart technologies related to facial recognition system, and hence suggested that the Department should conduct further research; and (iii) it

was noted that the Department kept an open mind on the enhancement of smart management systems and had rolled out a number of pilot schemes. Nevertheless, it was suggested that the Department should comprehensively consider and balance factors such as resource allocation, technological maturity and personal privacy protection during implementation, and proceed in a gradual and orderly manner.

Item 3: Comprehensive Improvements to the Vacancy Issue of Shopping Centres under Hong Kong Housing Authority and Strengthening of Community Living Supports (HPSWC Paper No. 2/2025)

8. A member introduced Paper No. 2/2025.

9. Ms LO Yuen-fun introduced Paper No. 2a/2025.

10. The views of members were consolidated as follows: (i) opined that the current new contractor operating the market at Hoi Tat Estate did not lease the shops at the previous rental rates, resulting in many tenants choosing not to renew their tenancies; (ii) opined that the Department should assume the role of supervisor and intermediary in the management of tendering system, and engage contractors with rich experience in managing public markets; (iii) suggested penalising underperforming contractors while encouraging other contractors to enhance the service quality and competitiveness of markets; (iv) suggested that the Department should re-examine the layout of the markets and introduce various types of retail shops or food and beverage businesses to enhance the overall service quality of the markets; (v) suggested that the Department should review the existing rent-setting mechanism to ensure that adjustments were made based on not only the market rent but also the actual conditions and purchasing power of individual housing estates as well as the market situation (vi) suggested establishing a short-term special rent-setting mechanism in response to economic downturns. The “three-tier rental standard” proposed in the paper, for example, could be considered in order to attract tenants; (vii) said that many shop tenants of Shek Kip Mei Estate Phase 6 surrendered their tenancies, and suggested that the Department should consider introducing concessionary rent, more flexible short-term measures, or tailor-made modes of operation for each estate to attract tenants; (viii) claimed that the shop directory of Lai Tsui Shopping Centre was not regularly updated and hoped that the Department would follow up; (xi) said that the Department should improve the existing systems, and suggested simplifying the procedures for shop leasing, conversion of shop usage, tendering, etc.; (x) many tenants reported inadequate communication with the

Department and it was suggested that the Department should strengthen communication with tenants to better understand their needs and provide support and assistance in operation and publicity; (xi) enquired whether the Department would take the initiative to discuss rent reduction with tenants to retain them; (xii) said that a vicious cycle was formed as vacant shops led to reduced foot traffic, which in turn caused further shop vacancies; (xiii) suggested that the Department should review how to more effectively implement the improvement measures proposed by members; (xiv) suggested that the Department should consider introducing a mixed operational mode to shops in PHEs; (xv) suggested that the Department should issue a forecast of invitations to tender and provide a list of shops to be tendered along with their rents, so that interested tenants could obtain information in advance; and (xvi) suggested that the Department should consider bundled leasing to facilitate the leasing of shops with lower foot traffic or rental demand.

11. Ms LO Yuen-fun gave a consolidated response: (i) HD had to take into account the fairness of the tendering system. Altering the rent during the lease period would be unfair to unsuccessful tenderers; (ii) when setting the rent, the Department would consider the different situations in each estate, such as the building age, location, types of trade operating in the shops, shop size, people flow, etc.; (iii) the Department would make effective use of the vacant shops in Shek Kip Mei Estate Phase 6 by leasing them to different types of trade or converting them into offices; (iv) would relay the proposals on short-term tenancies to the Commercial Properties Management Unit; and (v) the Commercial Properties Management Unit would publish tender notices weekly in newspapers and on the website. Interested parties could check the list of shops by trade and district and contact the Unit. The public could also call the Unit's hotline at 2711 5138 for enquiries about other vacant shops not on the list.

12. Mr CHAN Wai-wa gave a consolidated response: (i) the Department had already provided various forms of assistance to tenants when the market at Hoi Tat Estate was leased out to a new single-operator market contractor in October last year; (ii) the practice of leasing out markets under the single-operator system, which offered flexibility and made it easier to let out shops, was proven effective over the years; and (iii) the contractor responsible for operating the market at Hoi Tat Estate had experience in operating private markets.

13. Ms LO Yuen-fun added that: (i) the Department had attempted to adopt bundled leasing; (ii) currently, the Department would also consider at its discretion the requests from shop tenants for expanding the current types of trade; and (iii) the

Department would relay members' suggestions to the Commercial Properties Management Unit.

14. Mr CHAN Wai-wa added that: (i) a list of vacant shops in shopping centres of the Housing Authority ("HA") was available on the HA/HD's website. Interested parties might contact the Commercial Properties Management Unit for details.

15. The Chairman concluded that: (i) members discussed the issues regarding vacant shops in HA shopping centres and put forward various suggestions, with a view to achieving a win-win situation where shop tenants could continue to provide services to residents and HD could receive more rental income; and (ii) urged HD to strengthen the support for shop tenants of PHEs and opined that the rent should be set according to residents' purchasing power rather than with direct reference to the market rental level. Thus, it was suggested that the existing rent-setting mechanism should be reviewed.

Item 4: Concern about the Prolonged Duration of Scaffolding for the External Wall Repairs of Old Buildings Arranged by the Buildings Department (HPSWC Paper No. 3/2025)

16. Mr Andrew KWOK declared that he was the construction manager of a BD contractor.

17. The Chairman noted Mr Andrew KWOK's declaration of interest.

18. A member introduced Paper No. 3/2025.

19. Mr WONG Po-man introduced Response Paper No. 3b/2025.

20. Ms AU Pui-ling introduced Response Paper No. 3a/2025.

21. The views of members were consolidated as follows: (i) suggested strengthening publicity by, for example, hanging banners on buildings with external wall scaffolding to remind residents to be vigilant against burglaries; (ii) enquired whether the project of installing CCTVs in buildings was still in progress and suggested installing CCTVs in some higher-risk buildings; (iii) expressed concern about the promotional effectiveness of the Police sending reminder letters about

anti-burglary to buildings without management agencies or owners' corporation ("OC"); (iv) noted that the "Reports of Results of Fortnightly or Other Inspections" (commonly known as "Form 5") for the scaffolding of some buildings had already expired for one year, raising safety concerns. It was suggested that BD and the Police should carry out supervision and patrol; (v) suggested that the Department should establish an effective communication mechanism or platform for owners (especially those of "three-nil buildings") to enquire about the dates and progress of the works and the contact information of relevant contractors or departments; (vi) enquired whether installing CCTVs on scaffolding was feasible and suggested including the requirement of installing CCTVs on scaffolding in the tender terms; and (vii) given that scaffolding had been erected for a building in the district for two years and the relevant works had yet to be completed, enquired whether the building had participated in the "Operation Building Bright 2.0" ("OBB 2.0") and whether the Department would conduct regular inspections of the works progress.

22. Ms AU Pui-ling gave a consolidated response: (i) understood members' concerns about the unsatisfactory progress of the repair works under OBB 2.0, resulting in delays in the removal of the external scaffolding; (ii) explained that the delay in the works was primarily due to the Department's being unable to complete the investigation and repair of the drainage system during the epidemic as well as insufficient manpower after the epidemic as a result of the gradual commencement of various works; (iii) the Department had consistently monitored and followed up on various works, and required consultancy companies and contractors to regularly report the works progress; (iv) the Department had urged the contractors to increase manpower as soon as possible to avoid further delays in the works; (v) works notices were already posted at prominent locations in the buildings, specifying the dates of works, and updates would be provided regularly if there were any delays; and (vi) the social service team had been proactively answering residents' enquiries, and the Department would also review ways to enhance communication with residents, such as providing more channels for contacting relevant staff. The public could also enquire about the works details by calling 1823.

23. Mr Mark LAI responded to members' concern regarding the scaffolding case lasting for two years: (i) the building located at No. 413 Un Chau Street was not a target building under OBB 2.0; (ii) repair works were being carried out at the building in compliance with the Mandatory Building Inspection Scheme notice. The responsible registered inspector had submitted to the Department Form 5 under the Construction Sites (Safety) Regulations and confirmed that the scaffold was in

safe working order; and (iii) the Department had instructed the registered inspector to urge the contractor to clean up the debris and waste on the scaffolding to prevent hygiene issues.

24. Mr WONG Po-man gave a consolidated response: (i) noted members' views and would timely display promotional posters at relevant buildings; (ii) letters would be issued to the management agencies or OCs of the buildings to remind residents to be vigilant against burglaries; and (iii) the Department would step up patrols of three-nil buildings.

25. The Chairman concluded that: (i) members discussed and put forward various suggestions on the issues regarding scaffolding for the external wall repairs of old buildings in Sham Shui Po District, including concerns over law and order and environmental hygiene; (ii) members noted that there were relevant regulations on scaffolding, but opined that the enforcement effectiveness was unsatisfactory; (iii) suggested that the Department should streamline the administrative procedures, such as using electronic forms and requesting contractors to update works progress through the system, so as to avoid the monitoring of scaffolding works being affected by manpower shortage; (iv) the Department was expected to conduct more comprehensive supervision on the external wall scaffolding in the district; and (v) urged the Police to expedite the installation of CCTVs in buildings (particularly three-nil buildings), as well as step up patrol and display posters to enhance residents' security awareness.

Item 5: Information on Planning Applications of Sham Shui Po District (HPSWC Paper No. 4/2025)

26. Members noted the report concerned.

Item 6: Any Other Business

27. Members did not raise any other business.

Item 7: Date of Next Meeting

28. The next meeting would be held at 9:30 a.m. on 17 April 2025 (Thursday).

29. There being no other business, the meeting ended at 11:41 a.m.

District Council Secretariat

Sham Shui Po District Office

March 2025