

(Translation)

Minutes of the 9th Meeting of Sham Shui Po District Council (7th Term)
of the Hong Kong Special Administrative Region

Date : 6 May 2025 (Tuesday)

Time : 9:33 a.m.

Venue : Conference Room, Sham Shui Po District Council

Present

Chairman

Mr WONG Yan-yin, Paul, JP

Members

Mr HO Kwan-chau, Leo

Ms WU Wanqiu

Mr LEE Wing-man, MH

Mr LAM Ka-fai, Aaron, BBS, JP

Mr LAM Wai-man, Raymond

Ms WU Sze-wan

Mr CHEUNG Tak-wai

Mr LEUNG Ping-kin

Ms KWOK Yin-lai, MH

Mr CHAN Wai-ming, BBS, MH, JP

Mr CHAN Kwok-wai, MH

Mr CHAN Lung-kit

Ms CHEN Lihong

Ms CHUM Pik-wa

Mr WONG Chun-hung, Hanson

Dr WONG Chung-leung, JP

Ms LAU Pui-yuk, MH

Ms CHUNG Ching-may, MH

Mr LO Chi-chiu

Dr PONG Chiu-fai, MH

In Attendance

Mr YEUNG Yan-kin, Andy, FSDSM	Director of Fire Services
Mr LEE Kin-chung	Acting Deputy Chief Fire Officer (Kowloon), Fire Services Department
Mr CHEUNG Kwok-fung	Assistant Chief Ambulance Officer (Kowloon West and Lantau), Fire Services Department
Mr HUI Kwong-ho, Conal	Divisional Officer (Corporate Services), Fire Services Department
Miss CHAN Lok-tung, Agnes	Assistant District Officer (Sham Shui Po) 1
Miss FUNG Yi-ching, Janice	Assistant District Officer (Sham Shui Po) 2
Ms YAN Yuet-han, Fion	Senior Liaison Officer 1, Sham Shui Po District Office
Ms YUEN Pui-yuk, Quinnie	Senior Liaison Officer 2, Sham Shui Po District Office
Ms WONG Yu-hang, Anita	Senior Liaison Officer 3, Sham Shui Po District Office
Mr KWONG Ka-kuen	Senior Liaison Officer 4, Sham Shui Po District Office
Ms MOK Oi-him, Joyce	Police Community Relations Officer (Sham Shui Po Police District), Hong Kong Police Force
Ms MAK Siu-ling, Iris	Chief Manager/Management (Kowloon West and Sai Kung), Housing Department
Ms NG Sau-ling, Steffi	Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department
Ms HO Po-chu	District Leisure Manager (Sham Shui Po), Leisure and Cultural Services Department
Mr WONG Wai-nang	District Environmental Hygiene Superintendent (Sham Shui Po), Food and Environmental Hygiene Department
Mr CHAU Chun-yin	Chief Health Inspector (Sham Shui Po) 3, Food and Environmental Hygiene Department
Mr YEUNG Chong-tak, Clarence	Chief Engineer/South 1, Civil Engineering and Development Department
Mr SIT Siu-chi, Simon	Chief School Development Officer (Sham Shui Po), Education Bureau
Miss MA Tsui-yung	District Social Welfare Officer (Sham Shui Po), Social Welfare Department
Mr YAU Kung-yuen, Corwin	Senior Transport Officer/Sham Shui Po, Transport Department
Ms Sam LAM	Deputy Director, Jockey Club Design Institute for Social Innovation, The Hong Kong Polytechnic University
Ms Karen LEE	Senior Manager, Jockey Club Design Institute for Social Innovation, The Hong Kong Polytechnic University
Ms CHENG Yi-yi, Debby	Senior Manager, Jockey Club Design Institute for Social Innovation, The Hong Kong Polytechnic University
Ms CHOW Ka-wing, Rachel	Representative of the Hong Kong Institute of Architects

Secretary

Mr LAM Ka-yeung, Neil	Senior Executive Officer (District Council), Sham Shui Po District Office
-----------------------	---

Opening Remarks

The Chairman welcomed Members and representatives from government departments to the 9th meeting of the 7th term Sham Shui Po District Council (“SSPDC”).

Item 1: Confirmation of Minutes of the 8th Meeting of the 7th Term Sham Shui Po District Council

2. The minutes of the 8th meeting were confirmed without amendment.

Item 2: Visit by Director of Fire Services to Sham Shui Po District Council

3. The Chairman welcomed the following officers from the Fire Services Department (“FSD”) to the SSPDC and the meeting: Mr Andy YEUNG, the Director of Fire Services; Mr LEE Kin-chung, the Acting Deputy Chief Fire Officer (Kowloon); Mr CHEUNG Kwok-fung, the Assistant Chief Ambulance Officer (Kowloon West and Lantau); and Mr Conal HUI, the Divisional Officer (Corporate Services).

4. Mr Andy YEUNG gave an overview of the six main areas of work under the FSD, including operational data, fire safety enforcement, facilitation for the public and businesses, community collaboration, youth development, and technology application.

5. Ms LAU Pui-yuk raised the following: (i) enquired about the compliance status of fire safety improvement works under the Cap 572 Fire Safety (Buildings) Ordinance (“the Ordinance”) in “three-nil buildings” in the district, and measures taken by the FSD to assist owners in complying with fire safety directions promptly; (ii) enquired about the details of the defaulted works mechanism and which buildings in the district were eligible for inclusion in the mechanism; and (iii) enquired whether innovative technology was applied to improve fire safety in old buildings.

6. Dr WONG Chung-leung raised the following: (i) praised FSD staff for volunteering as mentors for the Sham Shui Po District Fire and Ambulance Services Teen Connect (“FAST Connect”) outside of duty hours; and (ii) opined that FAST Connect helped enhance students’ disaster awareness and understanding of firefighters’ work and sense of mission, and looked forward to continued collaboration with FAST Connect in community education.

7. Mr CHAN Kwok-wai raised the following: (i) enquired about the scope of coverage related to the shortening of application approval time for electronic licensing

and certification services; (ii) suggested that the FSD should develop a fire warning or alarm system to reduce fire risks; and (iii) suggested that the Building Improvement Community Support Team (“BICST”) under the FSD should provide support at fire scenes.

8. Mr Andy YEUNG gave a consolidated response: (i) 72 buildings in Sham Shui Po District had completed fire safety improvement works under the Ordinance; (ii) the FSD Building Improvement Support Centre (“Support Centre”) was established last year to assist owners in complying with fire safety directions; (iii) a defaulted works mechanism was introduced in the amended Ordinance, enabling the setting up of a committee to select eligible buildings, mainly “three-nil buildings”, buildings that had long failed to comply with fire safety directions, and buildings with missing owners or higher fire safety risks; (iv) the FSD was proactively exploring the use of Internet of Things (“IoT”) to transmit data collected by smoke detectors to the FSD system, with a pilot test in old buildings expected within the year to enhance fire safety; (v) thanked Members for their support of FAST Connect, and hoped that patriotic concepts as well as awareness of disaster and emergency preparedness could be fostered among the youth members; (vi) the approval time for applications for licensed places of public entertainment (temporary) for all events had been shortened to five days; to further expedite the process, applicants could, in the future, submit application with photographs of the event venues taken via a mobile app for the FSD’s approval; and (vii) the BICST under the FSD would reach the scene and provide assistance within 24 hours after a fire, and the newly established Divisional Public Safety Team would also provide post-fire on-site support to enhance district collaboration.

9. The Chairman requested follow-up efforts by the District Fire Safety Committee (Sham Shui Po District) on the use of IoT in respect of smoke detection, and hoped that the FSD would consider arranging for suitable buildings in the district to participate in future pilot programmes.

10. Mr Aaron LAM raised the following: (i) praised the FSD for its work arrangements related to the enforcement of the Ordinance, and suggested that the FSD should establish service pledges in this regard; (ii) enquired about the specific penalties for the 37 cases of fire safety hazards or irregularities in the district; (iii) suggested that the Department should prioritise the old cases accumulated before the amendment of the Ordinance; and (iv) supported the use of innovative technology by the FSD, and suggested using AI and drones to inspect buildings, smoke stop doors on rooftops and fire resistant windows, in order to improve efficiency.

11. Mr LEUNG Ping-kin raised the following : (i) hoped that collaboration would be strengthened among Members, the Care Teams, the FSD and the Police to provide appropriate support for residents in case of building fires in the district; (ii) hoped that the Support Centre would allow owners of old building to submit combined applications for multiple works to expedite progress; (iii) enquired about the number of cases in the district that had complied with the Ordinance and those still being processed; (iv) suggested that the FSD should encourage subdivided units (“SDUs”) occupants and ethnic minority residents in Sham Shui Po District to participate in the Divisional Public Safety Team; (v) praised the Ethnic Minority Community Emergency Preparedness Participation Scheme for enhancing youth awareness of fire safety risks; and (vi) suggested installing automatic external defibrillators (“AEDs”) in shops or non-governmental service organisations to provide immediate first aid to sudden cardiac arrest patients, aiming to increase survival rates;

12. Ms KWOK Yin-lai raised the following: (i) suggested that the FSD should enhance publicity and education to enhance fire safety awareness among the elderly in the Mei Foo community; and (ii) hoped that the FSD would provide support for the community fire safety seminars;

13. Mr Andy YEUNG gave a consolidated response: (i) the FSD had established internal guidelines on performance indicators for the enforcement of the Ordinance, and the existing indicators were stringent. Specific details of the performance pledge could be provided in due course; (ii) the FSD had been compiling statistics on the enforcement of the Ordinance, grasping information about the buildings that complied with the fire safety directions and those that had not, as well as those that were prosecuted, and follow-ups were conducted on cases as appropriate; (iii) the maximum fine for obstruction of means of escape was \$200,000, and fines for general cases were normally a few thousand dollars; (iv) the FSD proactively promoted various education and publicity activities, not solely relying on enforcement to enhance public awareness on fire safety; (v) the One-stop Coordination Office for New Fire Protection Facilities Acceptance was established on 13 March this year. Together with the introduction of robotic dogs to assist in inspections, the average inspection process was shortened from 52 working days to 35 working days; (vi) the Divisional Public Safety Team aimed to enhance district fire safety efforts, collaborating with district fire safety committees to strengthen fire safety awareness in the district; and (vii) the FSD collaborated with the Housing Department to install AEDs in public housing and transitional housing, and the FSD could also offer assistance to shops or non-governmental organisations which wished to install AEDs.

14. The Chairman added that Towngas was implementing a Smart Controller initiative for stoves, enabling users to monitor stove usage in real-time and remotely shut off the stove in emergencies via a mobile app; Members were encouraged to assist eligible individuals in joining and installing the controller for enhanced home safety.

15. Mr CHAN Lung-kit raised the following: (i) praised the Support Centre for effectively assisting “three-nil buildings” to establish owners’ corporations (“OCs”) and providing support for owners to comply with fire safety directions, and suggested enhancing support for owners facing prosecution; (ii) suggested that the FSD should enhance publicity on the importance of keeping access of escape unobstructed; and (iii) suggested that the FSD should make use of innovative technology to assist owners in complying with fire safety directions.

16. Mr Hanson WONG raised the following: (i) enquired whether the FSD had any plan to address the fire safety issues in SDUs in the district; and (ii) suggested that the FSD should organise fire safety educational seminars to teach residents how to use the fire extinguishers correctly and the importance of keeping means of escape unobstructed.

17. Ms CHUNG Ching-may raised the following: (i) enquired about the information on buildings in the district undergoing default works by government contractors for the purpose of assisting District Council Members and the Care Teams to offer support to residents; (ii) suggested providing incentives to prompt owners to repay the Government for the default works quickly and allowing owners with financial difficulties to pay in instalments or assisting them in applying for funding schemes from the Urban Renewal Authority (“URA”); and (iii) suggested educating the public on the proper replacement or disposal of household fire extinguishers.

18. Dr PONG Chiu-fai raised the following: (i) in addition to proactive inspections, it was suggested that a public participation mechanism or reporting hotline for fire safety risk should be established to enhance public monitoring; (ii) suggested strengthening the collaboration with the Care Teams to promote the use of AEDs in the district; (iii) would like to learn more about the support provided by the Community Emergency Responder Scheme on the use of AEDs; and (iv) suggested using AI in conjunction with video cameras to detect unusual situations that signalled possible fires in order to enhance fire safety.

19. Mr Andy YEUNG gave a consolidated response: (i) the Support Centre had received over 10 000 enquiries and proactively called and followed up on over 5 000 cases, and owners experiencing slow progress in works would also be provided with

other assistance; (ii) the Divisional Public Safety Team developed district-based risk-specific fire safety policies. Local stakeholders and the Care Teams would be invited to collaborate in the future, and community publicity would be strengthened to enhance public engagement and the effectiveness of district efforts in fire safety; (iii) it was recommended in the consultation document on the Regulatory Regime on Basic Housing Units (“BHUs”) that each BHU must be equipped with a stand-alone fire detector, and that fire extinguishers and stand-alone fire detectors must be installed in the common corridors of the residential units with BHUs. The requirements were simple, doable and effective. No major difficulties were anticipated during implementation; (iv) to date, about 30% of the buildings in the district had complied with the fire safety directions. Owners with financial difficulties could apply for the URA Fire Safety Improvement Works Subsidy Scheme. If needed, the Support Centre could also assist owners in applying for additional subsidy; (v) the FSD distributed household fire extinguishers along with user guides and leaflets outlining points to note. A recycling mechanism was established, and members of the public were advised to return fire extinguishers requiring disposal to nearby fire stations; (vi) AEDs came with built-in audio prompts, and personnel of the Fire Services Communication Centre would provide comprehensive and appropriate first aid advice, including instructions on using AED, to emergency ambulance service callers through a computer system; and (vii) the FSD was testing the integration of IoT technology with smoke detectors, and would consider drawing Mainland experiences to introduce more relevant technologies, such as installing video cameras in staircases to monitor the accumulation of obstacles in the means of escape, to enhance efficiency of fire safety management.

20. The Chairman suggested that the Care Team members could also enrol in training courses under the Community Emergency Responder Scheme to gain basic knowledge of fire safety and emergency response, so as to enhance the ability to handle emergency incidents.

Item 3: Annual District Plans 2025-26 by Core Departments of the Sham Shui Po District Council (Part 3)

(a) Food and Environmental Hygiene Department - Strategies and Work to Improve the Environmental Hygiene of Hong Kong (SSPDC Paper No. 27/2025)

21. Mr WONG Wai-nang introduced Paper No. 27/2025.

22. Mr CHAN Wai-ming raised the following: (i) suggested that the Department should strengthen prosecution of illegal feeding of wild birds, especially in Cheung Fat

Street, Tonkin Street, and Shun Ning Road, to prevent gathering of wild birds and environmental hygiene issues; and (ii) suggested that the Department should extend patrol hours to address unlicensed hawking obstructing the roads around Wing Lung Street and Un Chau Estate.

23. Ms LAU Pui-yuk raised the following : (i) enquired about the number of air conditioners installed in Pei Ho Street Market under the programme for improving indoor temperature as well as the installation dates; (ii) suggested introducing new materials such as cooling coatings to improve the market environment; (iii) suggested that the Department should consider using T-shaped bait boxes and other new technologies to address rodent problems in buildings and back alleys; (iv) suggested that the Department should strengthen monitoring and enforcement to tackle illegal parking of mobile vending vehicles and unlicensed hawking obstructing the roads around Pei Ho Street, Ki Lung Street, Tai Nan Street, Kweilin Street and Nam Cheong Street; and (v) suggested that the Department should strengthen enforcement concerning issues related to wild bird gathering around Yee Kuk Street, Nam Cheong Street and Shek Kip Mei Street.

24. Ms WU Wanqiu raised the following : (i) enquired about the frequency of street cleaning and the ingredients of cleaning agents; and (ii) enquired whether the Department would remove merchant banners and pull-up stands in the streets and issue fixed penalty notices for the obstruction.

25. Mr LEE Wing-man suggested that the Department should inspect private buildings with poor hygiene conditions, especially “three-nil buildings” or single-block buildings, to address rodent problems in public areas at source.

26. Mr WONG Wai-nang gave a consolidated response: (i) the Department had strengthened street cleaning and enforcement efforts in areas where wild birds gathered around Tonkin Street and Shun Ning Road, and would continue to follow up on illegal feeding of wild birds around Cheung Fat Street in collaboration with the Agriculture, Fisheries and Conservation Department (“AFCD”); (ii) currently, most unlicensed hawkers in Wing Lung Street were elderly people, and the Department primarily handle the situation by dispersal and would also increase patrols during evenings and public holidays; (iii) the Department had arranged to install four to five standing air coolers in Pei Ho Street Market, and would continue to explore other options to improve ventilation of the market with the Architectural Services Department, including the feasibility of installing radio frequency convection fans; (iv) the Department would strengthen rodent control efforts around buildings with rodent problems and follow up with relevant OCs and property management companies. It was also hoped that the

hygiene conditions in “three-nil buildings” would be improved through the upcoming Pilot Scheme on Joint Property Management; (v) the Department would strengthen efforts to combat unlicensed mobile vending vehicles and hawking, with joint enforcement actions conducted in collaboration with the Police from time to time; (vi) the frequency of street cleaning and the use of cleaning agents depended on factors such as street hygiene and foot traffic. Generally, the cleaning intervals ranged from daily to monthly. Bleach would be used if necessary; and (vii) the Department would continue to strengthen enforcement and initiate prosecution against shops that illegally placed pull-up stands and other obstructions in the streets.

27. Mr CHAN Lung-kit expressed concern about the hygiene condition of the slopes mentioned in the paper and suggested that the Department should arrange for staff to collect refuse, cleared by exercisers on their own initiative, at designated times and locations, thereby fostering co-operation between the Government and the public to improve hygiene.

28. Ms WU Sze-wan raised the following: (i) suggested that the Department should step up inspections at Exit A of Mei Foo MTR Station and monitor illegal feeding of wild birds with the aid of technology such as video cameras; (ii) suggested that the Department should join hands with Sham Shui Po District Office and other departments to tackle the problem of street sleepers in the vicinity of Mei Foo; and (iii) enquired about the specific enforcement procedures and penalties to be adopted by the Department following the capture of video footage of illegal refuse dumping by members of the public.

29. Mr Hanson WONG raised the following: (i) suggested that the Department should increase the frequency of spraying pesticides in housing estates to address the serious mosquito infestation in units on the lower floors; and (ii) enquired about new technologies that could effectively enhance the efficiency of mosquito prevention and control.

30. Mr LO Chi-chiu raised the following: (i) thanked the Department for assisting in improving the business environment for market tenants; and (ii) suggested that the Department should create a quality hygiene label for the hygiene condition of markets and commend outstanding tenants regularly to encourage the maintenance of a good hygiene environment.

31. Mr WONG Wai-nang gave a consolidated response: (i) the Department would deploy staff to deal with the accumulation of refuse in the Mission Hill area upon receipt of reports and complaints, and there had not been any arrangement for regular refuse

collection; (ii) the Department would continue to take enforcement action with the AFCD against illegal feeding of wild birds in Mei Foo area; (iii) the Department would regularly conduct joint operations with the relevant departments to tackle the problem of street sleepers and had stepped up cleansing work in the Mei Foo area; (iv) the Department would explore the use of new technologies to combat the environmental hygiene problems caused by illegal feeding of wild birds; (v) the Department had been offering mosquito prevention and control advice to departments such as the HD and the Leisure and Cultural Services Department from time to time for areas under their purview, with a view to enhancing the effectiveness of anti-mosquito measures. The Pest Control Advisory Section of the Department was studying how to make use of new technologies to strengthen mosquito prevention and control; and (vi) the Department would reflect to the relevant sections the suggestion of creating a quality hygiene label for stallholders in markets.

32. The Chairman gave a consolidated response: (i) suggested that the Department should conduct a site visit with Members after the meeting to inspect the streets with odour issue; (ii) the Department might consider applying the cooling paint to the external walls and rooftops of the Pei Ho Street Market, with reference to the examples of application in sub-divided units and the Hong Kong Coliseum in Hung Hom; and (iii) was pleased to see that the problem of shopfront extension had been progressively ameliorated following the establishment of the Task Force on District Governance.

(b) Housing Department District Plan for Sham Shui Po 2025-2026 (SSPDC Paper No. 28/2025)

33. Ms Iris MAK introduced Paper No. 28/2025.

34. Mr CHAN Wai-ming raised the following: (i) suggested reviewing the existing mechanism for maintenance of facilities in public rental housing (“PRH”) estates, in particular how to address delays in repairs and maintenances as well as prolonged suspension of facilities due to shortage of spare parts; (ii) suggested exploring the provision of more recreational and sports facilities in different estates to meet the needs of the elderly in the light of an ageing population; (iii) suggested that the Department should be more proactive in co-ordinating the work on addressing the neighbourhood nuisance and actively co-operate with the relevant government departments and NGOs so as to handle cases of persistent nuisance in a more effective manner; and (iv) suggested that a more comprehensive assessment should be conducted on the identification of PRH tenancy abuse, including the inclusion of other relevant indicators such as the frequency of tenants entering and leaving the buildings, in addition to the existing analysis of water and electricity usage.

35. Mr Leo HO raised the following: (i) suggested that the Department should co-ordinate with property management companies to focus on improving the mosquito and rodent control, environmental hygiene and security services in the PRH estates so as to enhance residents' sense of well-being; (ii) enquired about the specific implementation of Hoi Ying Estate as a pilot site for smart estate management, including the new technologies applied in estate management; (iii) suggested that publicity for the "iHousing" mobile application should be enhanced and that new residents should be assisted in its installation so as to increase its usage rate; and (iv) stated that the problem of water dripping from air-conditioners was serious and suggested that the Department should speed up the handling of the problem to avoid the problem from recurring every summer.

36. Ms WU Wanqiu raised the following: (i) said that Hoi Lai Estate and Chak On Estate were both pilot sites under the "Well-Being" programme, and opined that the Department should collect views from the residents of Hoi Lai Estate as well. Also, he suggested that the Department should enhance communication with residents of Hoi Lai Estate and improve the facilities to solve problems such as flooding, thereby enhancing the sense of well-being of the residents; (ii) enquired about specific measures to effectively tackle the rodent infestation in Hoi Lai Estate; (iii) suggested that the Department should order parts under the "Total Maintenance Scheme" based on actual dimensions, so that the facilities would not remain unusable even after parts replacement; and (iv) enquired about the progress of the installation of Closed Circuit Television Systems ("CCTV") in the PRH estates, and the criteria and time required for the installation of Mobile Digital Closed Circuit Television Systems to monitor the black spots of throwing objects from heights.

37. Ms Iris MAK gave a consolidated response: (i) the Department was open to suggestions for increasing the provision of recreational and sports facilities in PRH estates and would conduct assessment based on the actual environment and conditions of each PRH estate. Members might discuss specific and feasible proposals with the estate offices; (ii) the estate offices would take feasible measures corresponding to the nature of the complaints about nuisance caused to the neighbourhood, and follow up the matter with different government departments and/or other NGOs where necessary; (iii) if a tenant was suspected to have abused PRH tenancy, the estate office would conduct a preliminary investigation and then refer the case to the Public Housing Resources Management Sub-section for in-depth investigation (including but not limited to recording the water and electricity usage of the flat, conducting home visits at different time slots, etc.). Upon confirmation of abuse, a Notice-to-Quit would be issued and the tenant concerned may lodge an appeal to the Appeal Panel within a specified period of time; (iv) the Department had selected ten PRH estates (including

Hoi Ying Estate) as pilot sites for smart estate management to try out various items, including the use of the “Mobile Application System for Daily Patrol” and dedicated mobile phones to enhance estate security, cleaning robots, and the installation of vehicle sensors on the roads of the estates to monitor illegal parking, etc. The Department was also exploring the installation of sensors in the sewerage system to facilitate early detection of blockage; (v) the Department had adopted a number of measures to tackle the problem of water dripping from air-conditioners, including inspections, door-to-door investigations, and the introduction of infrared thermographic imagers to locate the source of water dripping from air-conditioners to enhance the effectiveness of follow-up actions. If water dripping from air-conditioners was confirmed, it would be dealt with under the Marking Scheme for Estate Management Enforcement; (vi) the “Well·Being” programme had different focuses in different PRH estates, with Hoi Lai Estate focusing on the landscape improvement works; and (vii) the Department had installed Mobile Surveillance System in various estates, and would increase its installation when necessary. District Council Members were welcome to put forward their suggestions for improvement.

38. Mr Raymond LAM raised the following: (i) enquired about a specific timetable for the implementation of the “Let’s Go Well-being Chak On” design competition; (ii) said that some PRH estates had tiles with stubborn stains over a long period of time, which could not be removed even with the use of scrubbing machines by the management companies. The Department was advised to select suitable materials in future to prevent recurrence of similar situation; (iii) the Department was advised to proactively invite tenancies for shops and stalls in Pak Tin Commercial Centre and Pak Tin Market to meet residents’ demand for daily necessities; and (iv) further intelligentisation of car park was recommended, including installation of Automatic Number Plate Recognition System and making reference to the practice of private shopping malls to allow users to make instant payments by bank accounts or credit cards to offer greater convenience for car park users.

39. Mr CHEUNG Tak-wai raised the following: (i) suggested that the Department should step up regular inspection of fire mains to avoid the floors of PRH estates being flooded due to bursting of fire mains during its maintenance; (ii) suggested that the Department should increase the frequency of inspection and maintenance of lifts to prevent frequent malfunction, as repairs take time and cause inconvenience to the residents; and (iii) enquired whether the Department had drawn up specific plans and arrangements for the vacant Mutual Aid Committee offices in the PRH estates.

40. Mr LEUNG Ping-kin raised the following: (i) suggested that the Department to should introduce AI technology to tackle the problem of water dripping from air-

conditioners, e.g. through the use of drones or smart surveillance cameras, so as to enhance the accuracy and efficiency of enforcement; (ii) suggested heavier penalties for PRH tenancy abuse and stepping up publicity and education for tenants; and (iii) enquired about the time taken for investigation of each case of PRH tenancy abuse, and expected that the newly introduced reporting method could effectively identify tenants who had abused PRH flats, thereby speeding up the progress of flat recovery.

41. Ms CHEN Lihong raised the following: (i) considered that technology could enhance the efficiency of tree management but stressed the need for manpower assessment; and (ii) enquired whether the Department had adequate manpower and a timetable for the management of trees in PRH estates.

42. Ms Iris MAK gave a consolidated response: (i) the “Let’s Go Well-being Chak On” design competition had entered the final round and the result would be announced in May/June. The relevant works would commence as soon as possible thereafter; (ii) the Department would indicate the situation to its Development and Construction Division so as to keep in view of the selection of floor tiles in the future; (iii) the Department was actively soliciting for leasing the shops and stalls of the commercial centre and market in Pak Tin Estate in the hope of increasing the letting rate; (iv) stressed that the Department had always attached importance to the safety of lifts in PRH estates. In terms of repair and maintenance, the Department’s requirements were more stringent than those stipulated in the law, with additional weekly and half-yearly inspections. The downtime of individual lifts might be longer if parts had to be replaced. The Department had been monitoring the progress of lift maintenance and urging the contractors from time to time to complete the works as soon as possible to ensure that the daily life of the residents would not be affected; (v) the Department was applying new technology to help tackle the problem of water dripping from air-conditioners, such as making use of infrared thermographic imagers to locate the source of dripping from air-conditioners, so as to enhance the effectiveness of the follow-up actions; (vi) the Department had submitted a bill on criminalisation of PRH tenancy abuse to the Legislative Council for scrutiny; and (vii) the Department had a dedicated Tree Management Group to co-ordinate the management and maintenance of trees in the PRH estates, and arranged for tree maintenance contractors to carry out tree risk assessment annually to ensure the safety and health of trees in the PRH estates.

43. Ms CHUM Pik-wa raised the following: (i) the HD required tenants to remove their additional fittings and reinstate their flats when they leave Hong Kong permanently or when they cease to rent their flats. It was suggested that the Department should assist those tenants (especially the elderly) who could not fulfil the requirement for various reasons, or even consider not requiring the tenants to reinstate

their flats and let the next tenants take over the use of the flats, so as to avoid wastage of resources; and (ii) enquired about the latest progress in the planning of the market in Hoi Tat Estate since it was handed over to the management of the HD last year.

44. Mr Hanson WONG raised the following: (i) enquired about the progress of the investigations conducted by the Department and the Police into the animal cruelty case in Lai Kok Estate earlier and whether measures would be taken to prevent recurrence of similar incidents, such as the installation of surveillance systems, etc.; (ii) enquired about the existing measures taken by the Department to deal with the aged water mains in relation to the two incidents of water mains bursts in Lai Kok Estate from March to April; and (iii) enquired whether the Department would take measures to prevent possible rodent and mosquito infestation at the two large construction sites near Lai Kok Estate.

45. Ms CHUNG Ching-may enquired whether the Department had made use of CCTV and requested staff of property management companies to assist in investigating tenants' abuse of PRH flats.

46. Ms Iris MAK gave a consolidated response: (i) before the tenants surrender their PRH flats, the estate offices would conduct a preliminary vacating inspection in existing flats with the tenants and works staff to inform the tenants of the items required to be reinstated and the costs of reinstatement works carried out by the Department, so as to allow the tenants to make their choices and budget early. If the tenant did not wish to remove the additional fixtures or fittings, an assessment would be made by the works staff. If the fixtures or fittings were in good condition, the Department would consider retaining them. On the day when the tenant handed over the flats, the staff of the estate offices would conduct a final vacating inspection together with the tenant and works staff to ensure that the original fixtures and fittings of the flats had been properly reinstated, otherwise the tenant would be required to pay the Department for the reinstatement charges plus the prevailing administrative costs incurred. If the tenant had financial or mobility difficulties, the Department might assist in referring the case to the Social Welfare Department or relevant organisations for support; (ii) the Commercial Properties Support Services Section was actively seeking tenants for the half of the market in Hoi Tat Estate which was vacant at that time and was open to sub-leasing to maintain flexibility; (iii) the Department regularly inspected the water mains in the PRH estates, and would arrange for replacement and/or repair in a timely manner as necessary if aged or damaged mains were identified; (iv) the Department would refer comments on the Lai Yuet Court construction site to the Development and Construction Division for follow-up action on the mosquito and rodent infestation within the site area; and (v) the Department would arrange for the PRH estate security guards and

management companies to step up inspection and encourage reporting of public housing abuse. If the management company provided concrete evidence that led to the Department's successful issuance of Notice-to-Quit to the tenants concerned, the Department would indicate its efforts in its performance appraisal. Individual residents/citizens might also report public housing abuse to the Department. If the reported cases were found to be substantiated and the Department succeeded in issuing a Notice-to-Quit to the households with tenancy abuse, the informants would be awarded a certificate and a reward.

Item 4: Building an Age-friendly Community in Sham Shui Po

47. The Chairman advised that agenda items 4(a) and 4(b) were similar in nature and suggested combining them for discussion.

(b) From Data to Action: Building an Age- and Dementia-friendly Sham Shui Po

48. Ms Sam LAM introduced the project "From Data to Action: Building an Age- and Dementia-friendly Sham Shui Po".

(c) Case Sharing on Age-friendly Community Design

49. Ms Rachel CHOW shared cases on age-friendly community design.

50. Mr LEUNG Ping-kin suggested that The Hong Kong Polytechnic University and the Hong Kong Institute of Architects ("HKIA") should collaborate with the SSPDC to, for example, install road traffic signs and voice navigation systems supportive of the elderly, contributing to an age-friendly community.

51. Dr PONG Chiu-fai suggested collaboration among district organisations, universities and professional bodies to integrate resources basing on the actual situation of Sham Shui Po District, and formulate and implement plans that met the actual needs of the elderly.

52. Ms Sam LAM responded that: (i) the project aimed to identify the needs of the elderly and ensure more effective use of resources through direct communication with them; and (ii) it was hoped that the project would bring convenience to the daily lives of the elderly by promoting the use of technology among them.

53. Ms Rachel CHOW responded that: (i) the committees under the HKIA could grasp the actual needs of the elderly through activities such as regional workshops,

enabling the implementation of appropriate programmes and an increase of participation in activities; and (ii) the HKIA welcomed collaboration suggestions from all sectors to enhance cost-effectiveness.

54. The Chairman added that: (i) some organisations had conducted experiential activities simulating the daily lives of the elderly, enabling members of the public to personally experience the inconveniences and difficulties faced by the elderly, with a view to raising public concern and promoting the development of an age-friendly community; and (ii) consideration could be given to including age-friendly elements in community beautification works in Sham Shui Po District, such as adding age-friendly markings on road signs and enhancing lighting under flyovers, etc. These new facilities were expected to benefit the community and to raise public awareness of age-friendliness.

Item 5: Reports of Committees and Working Group Directly under the SSPDC

- (a) District Facilities and Works Committee (SSPDC Paper No. 29/2025)
- (b) Food, Environment and Hygiene Committee (SSPDC Paper No. 30/2025)
- (c) Community Involvement, Culture and Recreation Committee (SSPDC Paper No. 31/2025)
- (d) Traffic and Transport Committee (SSPDC Paper No. 32/2025)
- (e) Housing, Planning and Social Welfare Committee (SSPDC Paper No. 33/2025)
- (f) Youth, Community Development and Innovation Committee (SSPDC Paper No. 34/2025)
- (g) Working Group on Boosting Local Economy (SSPDC Paper No. 35/2025)

55. The Committee noted and approved the contents of the above reports.

Item 6: Any Other Business

56. The Chairman said that “to utilise technology and data analysis to address livelihood issues and create a smart district” was one of the four major directions for the work of the current SSPDC, and shared the following analyses in this regard: (i) based on the data from the Census and Statistics Department, the proportion of the population aged 0-14 in Sham Shui Po District had declined only slightly over the past

five years, and Members were advised to pay closer attention to the needs and development of this age group when taking forward district work; and (ii) the dashboard analysis of the data from the Hong Kong Designers Association on the distribution of design studios across the territory showed that design studios in Sham Shui Po District were mainly located in the Cheung Sha Wan and Lai Chi Kok industrial areas, with the number comparable to those in other second-tier business areas (Eastern District, Kwun Tong District and Yau Tsim Mong District). Together with the DX Design Hub opened last year, it was hoped that synergy could be created within the district to further promote the development of the cultural and creative industries and boost the local economy in Sham Shui Po District.

Item 7: Date of Next Meeting

57. The next meeting would be held at 9:30 a.m. on 3 July 2025 (Thursday).
58. There being no other business, the meeting ended at 12:36 p.m.

District Council Secretariat
Sham Shui Po District Office
June 2025