

(Translation)

**Minutes of the 4<sup>th</sup> Meeting of the District Facilities and Works Committee**  
**7<sup>th</sup> Term of Wan Chai District Council**  
**Hong Kong Special Administrative Region**

Date: 9 July 2024 (Tuesday)  
Time: 3:00 p.m.  
Venue: District Council Conference Room, Wan Chai District Office,  
21/F Southorn Centre, 130 Hennessy Road, Hong Kong

<b><u>Present</u></b>	<b><u>Arrival</u></b>	<b><u>Departure</u></b>
<b><u>Chairperson</u></b>		
Ms LAU Pui-shan, MH	3:00 p.m.	3:34 p.m.

<b><u>Vice-Chairperson</u></b>		
Mr LEE Man-lung, Joey, MH	3:00 p.m.	3:34 p.m.

<b><u>Members</u></b>		
Mr NG Chak-sum, Sam	3:00 p.m.	3:34 p.m.
Ms LEE Pik-yee, Peggy, MH	3:00 p.m.	3:34 p.m.
Mr CHOW Kam-wai, BBS, MH	3:00 p.m.	3:34 p.m.
Mr LAM Wai-kong, MH	3:00 p.m.	3:34 p.m.
Ms MOK Ruby	3:00 p.m.	3:34 p.m.
Mr MUK Ka-chun	3:00 p.m.	3:34 p.m.

**Representatives of Core Government Departments**

Mr CHEUNG Ho-yat, Steven	Assistant District Officer (Wan Chai), Home Affairs Department
Miss CHAN Sum-yee, Rita	Senior Liaison Officer (Community Affairs) /Wan Chai, Home Affairs Department
Mr LO Chun-man, Jonathan	Executive Officer (District Management) /Wan Chai, Home Affairs Department

Mr WONG Bun	Inspector of Works (Hong Kong) 1, Home Affairs Department
Mr MA Che-kong, Edwin	Deputy District Leisure Manager (District Support) Wan Chai, Leisure and Cultural Services Department
Ms CHEUNG Sau Man, German	Assistant District Leisure Manager (District Support) Wan Chai, Leisure and Cultural Services Department
Ms CHEUNG Pui-yee	Senior Librarian (Wan Chai), Leisure and Cultural Services Department
Mr CHAN Chi-keung, Kaizer	Executive Officer (Planning) 11A, Leisure and Cultural Services Department
Mr LEUNG Ho-san, Tony	Senior Engineer /9 (South), Civil Engineering and Development Department
Mr LO Kin-on, Calvin	Engineer /Eastern 1, Drainage Services Department

**Representatives of Other Government Departments**

Mr CHAN Chi-cheung	Senior Engineer /Eastern, Highways Department
Mr NG Chi-fung, Charles	Chief Health Inspector (Wan Chai)1, Food and Environmental Hygiene Department
Mr LAI Yiu-hon	Senior Health Inspector (Cleansing & Pest Control) Wan Chai 1, Food and Environmental Hygiene Department

**Absent with Apology**

Mr SUN Tao-hung, Stanley, JP

Mr CHEUNG Man-chung, Tim	District Engineer /Wan Chai, Highways Department
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**Secretary**

Miss LO Lok-man, Daisy	Executive Officer I (District Council) /Wan Chai, Home Affairs Department
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## **Opening Remarks**

The Chairperson welcomed all Members and representatives of government departments to the 4<sup>th</sup> meeting of the District Facilities and Works Committee (“DFWC”) of the 7<sup>th</sup> Wan Chai District Council (“WCDC”).

2. Mr SUN Tao-hung, Stanley, submitted his leave notice before the meeting due to other engagement. Nonetheless, the reason for his absence does not fall under the grounds as stipulated in the Wan Chai District Council Standing Orders.

### **Item 1: Confirmation of the Minutes of the 3<sup>rd</sup> Meeting of the District Facilities and Works Committee**

3. The Chairperson said that the Secretariat had received no proposed amendments to the minutes of the 3<sup>rd</sup> meeting.

4. With a motion moved by Mr MUK Ka-chun and seconded by Ms Ruby MOK, the minutes of the 3<sup>rd</sup> meeting were confirmed.

### **Item 2: Issues Related to Fire Safety of Buildings, Fire Prevention Facilities and Building Improvement Works in Wan Chai District** **(DFWC Paper No. 8/2024)**

5. The Chairperson welcomed the following individuals to the meeting:

#### **Fire Services Department**

Divisional Commander (Hong Kong Central)                      Mr LAM Ming Yip

Senior Divisional Officer (Building Improvement Strategy Office)      Mr WONG Yuk Ping

#### **Buildings Department**

Senior Building Surveyor/Fire Safety 3                      Ms YUE Wai Chu, Jessie

6. The Chairperson said that during the District Council meeting held on 25 April 2024, WCDC raised concerns regarding fire safety in buildings within the district, as well as fire

protection facilities and building improvement works. After the meeting, the Secretariat forwarded the Council's inquiries to the Fire Services Department ("FSD") and the Buildings Department ("BD"). The departments' written responses were included in Document No. 8/2024 of the meeting papers.

7. Members thanked the detailed responses from the departments and raised the following comments and questions:

- (i) It was not uncommon for fire service installation contractor to lose contact with the owners during the contract period, or even went out of business, leaving the owners in a difficult situation. On the one hand, it became challenging to arrange for another contractor to take over the incomplete works. On the other hand, even if a contractor was willing to take over, the owners must bear additional costs, and the entire project may be delayed as it required re-approval of fire service installation plans by the relevant department;
- (ii) It was requested that the FSD to provide detailed explanations of the "Direct Pumping Design" fire service water supply system. In addition, Members also inquired whether this system was suitable for old buildings in the district, whether it was more expensive than installing traditional fire service water tanks, and whether owners' corporations could proactively apply to the Department for the use of this system;
- (iii) Many building owners in the district were unfamiliar with how to comply with the requirements of the Fire Safety (Buildings) Ordinance (Cap. 572) ("the Ordinance"). Whether the FSD or relevant departments could send personnel to attend meetings of building owners or owners' corporations to explain the specific requirements of the Ordinance;
- (iv) Many owners' corporations had reported that their chosen contractors had to repeatedly revise fire service installation plans before obtaining the Department's approval to commence the works. In this regard, some Members suggested that the FSD establish a rating system based on the number of plan revisions contractors had had to make, to help owners choose more efficient contractors for their projects.

8. Mr WONG Yuk Ping, Senior Divisional Officer (Building Improvement Strategy Office) of FSD responded as follows:

- (i) To assist owners in carrying out fire safety improvement works in accordance with the “Fire Safety Directions” (“the Directions”) issued by the FSD, the Department had proactively provided support to owners at various stages of the improvement works in recent years. After issuing the Directions, the Department dispatched personnel to meet with owners as needed to explain the legal requirements. The Department also shared important considerations at each stage of the project, such as factors to consider when selecting contractors and stipulating in contracts that ownership of the plans should belong to the building.
- (ii) In cases where contractors went out of business during the contract period and failed to fulfil their contractual obligations, since 2016, the FSD had made available online a List of Registered Fire Service Installation Contractors Interested in Undertaking Fire Safety Improvement Works as Required by Law. To further assist owners in carrying out the Directions requiring fire safety improvement works, the Department published a List of Registered Fire Service Installation Contractors Who Have Successfully Assisted Owners in Completing Fire Safety Improvement Works under Cap. 572, Laws of Hong Kong on its website on 16 May 2024. This list includes contractors who have successfully completed fire service installation and equipment improvement works for entire buildings and have not been ordered to be removed from the registers of fire service installation contractors after inquiry by the Registered Fire Service Installation Contractors Disciplinary Board within the past five years hearings. The Department hoped that this list would provide owners with information about the professionalism and discipline of contractors, helping them select suitable contractors;
- (iii) Regarding the issue raised by Members about contractors requiring multiple plan revisions, leading to delays in commencing works, the Department already provided specific recommendations for revisions during the plan approval process to expedite the entire process. However, when compiling the above-mentioned list, the complexity of fire service installations was taken into account, making it difficult to uniformly assess contractors’ efficiency based solely on the number of plan revisions;
- (iv) The FSD introduced the “Direct Pumping Design” system in July 2023, allowing fixed fire pumps to be directly connected to government mains such

that the installation of fire service water tanks is not required, subject to the conditions that no contamination will be caused to the fresh water supply system and measures against unlawful water consumption are in place. This system could provide a long-term solution to the challenges of installing fire service water tanks in buildings due to structural and space constraints, particularly benefiting older buildings. Compared to the installation of traditional fire service water tanks, this system helped owners overcome most structural and space limitations in the majority of cases and could also save some costs. Currently, two buildings in Hong Kong have completed the relevant improvement works using the “Direct Pumping Design” system, one of which is located in the Wan Chai District; and

- (v) The FSD could dispatch personnel to attend owners’ meetings when necessary to explain the specific requirements of the Ordinance and provide advice on the workflow and government support measures for the improvement works. To further enhance support for owners of older buildings in complying with the Ordinance, the Department established the Building Improvement Support Centre (“the Support Centre”) in December 2023 to provide one-stop support services to owners and occupants. From the time owners and occupants had received the “Directions” under the relevant Ordinance, the Support Centre would provide them with information and assistance on coordination, technical support, and financial aid until the works were completed and meet legal requirements, aiming to facilitate the overall improvement of fire safety in target buildings. The services provided by the Support Centre include explaining the requirements of the relevant Ordinance, introducing the government’s existing support services, facilitating plan approval, and arranging inspections for the completion of the works. The Support Centre would also assist owners in applying for government subsidies and the “Smart Tender” service, and would refer cases to other departments or organisations for follow-up if necessary. Members of the public can contact or visit the Support Centre from 9:00 AM to 8:00 PM, Monday to Saturday (except public holidays). Since its establishment, the Support Centre had handled an average of over 1,000 inquiries per month.

9. There being no other questions from Members, the Chairperson announced that discussion on the agenda was concluded, invited Members to note the above paper, and asked representatives of the FSD and BD to leave the meeting first.

**Item 3: Management and Works Progress of Recreation and Sports Facilities in Wan Chai District by the Leisure and Cultural Services Department**  
**(DFWC Paper No. 9/2024)**

10. The Chairperson asked the representative of the Leisure and Cultural Services Department (“LCSD”) to brief Members on Paper No. 9/2024.

11. Mr MA Chi-keung, Edwin, Deputy District Leisure Manager (Wan Chai) of LCSD, briefed on the usage of recreational and sports facilities in Wan Chai District and major project works, and provided the following supplementary information:

- (i) The ongoing enhancement works at the Tai Hang Road Children’s Playground would include the replacement of two sets of newly designed play equipment. The Department was currently studying whether to replace the associated supporting facilities during the project; and
- (ii) Regarding the renovation works at the Victoria Park hard-surfaced soccer pitches no. 1 to no. 6, the works on pitches no. 1 to no. 4 had been completed. However, due to rain delays, the works on pitches no. 5 and no. 6 had been postponed and were expected to be completed by early August 2024.

12. Members thanked the Department’s follow-up on the aging facilities at Tai Hang Road Children’s Playground and provided the following comments and questions regarding other recreational facilities:

- (i) For the basketball court and fence improvement works at the Hennessy Road Playground, Members previously raised at other meetings that containers for cigarette ends disposal were being hung on the fences. Despite increased inspections by the relevant department, the situation had not significantly improved. It was suggested that changing the design of the facility could prevent containers for cigarette ends disposal from being hung on the fences in the future; and
- (ii) Members also suggested that the Department relax the restrictions on bringing pets into parks within the district and increase related supporting facilities within the venues.

13. Mr MA Che Kong, Edwin, Deputy District Leisure Manager (Wan Chai) of LCSD responded as follows:

- (i) The Department was aware that containers for cigarette ends disposal were still being hung on the fences at the Hennessy Road Playground. The Department would strengthen inspections, clean up the area, and put up additional warning signs.
- (ii) The Department was currently reviewing the restrictions on bringing pets into parks on a regular basis and would consider public opinions and the community's needs regarding this arrangement.

14. There being no questions from Members, the Chairperson invited Members to note the above paper.

**Item 4: Any Other Business**

15. Members did not raise any other business for discussion.

**Item 5: Date of Next Meeting**

16. The Chairperson announced that the next meeting would be held on 3 September 2024 (Tuesday) after the Wan Chai District Council meeting.

17. There being no other business, the meeting was adjourned at 3:34 p.m.

Wan Chai District Council Secretariat  
August 2024