

Minutes of the 2nd Meeting of the
Housing Committee under the
7th Term of Wong Tai Sin District Council

Date: 12 March 2024 (Tuesday)
Time: 2:30 p.m.
Venue: Conference Room, Wong Tai Sin District Council,
6/F, Lung Cheung Office Block,
138 Lung Cheung Road,
Wong Tai Sin, Kowloon

Present:

Chairman:

Ms. TAM Mei-po WTSDC Member

Vice Chairman:

Mr. POON Cheuk-bun WTSDC Member

Member:

Mr. CHAN Wai-kwan, Andie, MH WTSDC Member

Mr. CHAN-ying, Leonard, MH WTSDC Member

Mr. FUNG Kin-lok WTSDC Member

Mr. LAI Wing-ho, Joe, MH WTSDC Member

Mr. LEE Tung-kong WTSDC Member

Mr. LEUNG Tang-fung WTSDC Member

Ms. LUI Kai-lin, Wendy, MH WTSDC Member

Mr. MOK Kin-wing, MH WTSDC Member

Mr. NGAI Shi-shing, Godfrey WTSDC Member

Mr. YEUNG Nok-hin WTSDC Member

Ms. YEW Yat-wa, Deannie WTSDC Member

Mr. YUEN Kwok-keung, MH WTSDC Member

Mr. YUET Ngai-keung WTSDC Member

In Attendance:

Mr. WU Kui-wah, Thomas, JP WTSDC Chairman and District Officer (Wong Tai Sin) WTSDO

Miss HO Wing-tung, Bonnie	Assistant District Officer (Wong Tai Sin)	WTSDO	
Ms. CHAN Wai-chi, Ida	Senior Executive Officer (District Council)	WTSDO	
Mr. LI Yick-man, Eric	Structural Engineer/C5-3	BD	
Mr. CHAN Wai-kwong	Senior Health Inspector (Regional Joint Office) Kowloon 1	Joint Office (BD / FEHD)	
Mr. LEUNG Chung-man, Tera	Senior Health Inspector (Regional Joint Office) Kowloon 5	Joint Office (BD / FEHD)	
Mr. LAM Chi-leung	Professional Officer 4-3/Joint Office 4	Joint Office (BD / FEHD)	
Ms. LEUNG Bik-san	Senior Housing Manager/WTT1	HD	
Mr. CHEUNG Ho-chi, Cyrus	Deputy Head Task Force on Transitional Housing	HB	} Re: Item VI
Mr. LAM King-chi, Stephen	Project Director (Light Public Housing)	HB	
Mr. CHAN Yu-hin, Jonathan	Senior Project Manager 235	ArchSD	
Ms. LUI Chui-man, Tracy	Senior Transportation Officer/Wong Tai Sin	TD	

Secretary:

Mr. CHUI Man-fei, Caleb	Executive Officer (District Council) 5	WTSDO
-------------------------	---	-------

The Chairman welcomed all Members and representatives of government department to the 2nd meeting of the Housing Committee (“HC”) under Wong Tai Sin District Council (“WTSDC”).

- I. Confirmation of Minutes of the 1st Meeting of the Housing Committee under Wong Tai Sin District Council held on 23 January 2024

2. Members did not raise any objection to the minutes. The minutes was confirmed.

II. Progress Report of the 1st Meeting of the Housing Committee under Wong Tai Sin District Council

(WTSDC HC Paper No. 5/2024)

3. Members noted the Paper.

III. Report on Unauthorised Building Works in Wong Tai Sin

(WTSDC HC Paper No. 6/2024)

4. The representative of the Buildings Department (“BD”) presented the Paper.

5. The views and enquiries of Members are summarised as follows:

- (i) Members enquired how BD would decide on the case priority in the issuance of removal orders regarding unauthorised building works (“UBWs”). Members also enquired whether BD would accord priority to UBWs with water seepage caused by modification of water and electricity meters of subdivided units when issuing removal orders;
- (ii) While the number of UBWs in East Area was zero according to the Report on Unauthorised Building Works in Wong Tai Sin (“the Report”), Members noted that there were subdivided units in some single tenement buildings in Ngau Chi Wan Village and therefore enquired why the number of UBWs in East Area was zero and what places were covered by the East Area in the Report;
- (iii) Members enquired about the reasons behind owners’ failure to comply with the removal orders in time. Members also enquired whether BD’s procedure for handling UBWs cases with outstanding removal orders was consistent with Members’ description, which included (1) issuing advisory letters to owners of UBWs and registering the removal orders under the properties on the land register (commonly known as “imposing an encumbrance”); (2)

instigating prosecutions against owners who failed to conduct the rectification works specified in the removal orders by the deadline; and (3) instructing government contractors to remove the UBWs for the owners, and subsequently recover the cost of the works in full from the owners, in addition to the supervision costs and surcharges;

- (iv) Members enquired about BD's follow-up procedures for cases stemming from the incapacitation of the Joint Office ("JO") of BD and the Food and Environmental Hygiene Department ("FEHD") in handling defective private water pipes on the external walls of buildings effectively; and
- (v) Members were concerned about the persistently high number of UBWs in South West Area. They hoped that BD would adopt more proactive measures in combating UBWs and enquired about the time needed for instigating prosecutions against owners who failed to comply with removal orders.

6. BD's representative gave a consolidated reply as follows:

- (i) Based on BD's prevailing enforcement mechanism against UBWs, the department would first handle and remove UBWs that (1) constituted obvious hazard or imminent danger to life or property; (2) were newly built; (3) were erected in or on buildings, on rooftops and podiums, and in yards and lanes while constituting a serious hazard or a serious environmental nuisance; and (4) involved water seepage problems that affected the building structure;
- (ii) BD's representative confirmed that Ngau Chi Wan Village fell within East Area. While the data in the Report mainly covered UBWs on rooftops, podiums, yards and gardens, as well as subdivided units, BD had only issued removal orders regarding the unauthorised canopies erected by stalls in Ngau Chi Wan Village. As the Report did not cover such data, the number of UBWs in East Area was shown as zero in the Report;

- (iii) BD's representative said that owners might fail to comply with removal orders out of a range of reasons. For example, some owners were old or were outside Hong Kong, making it difficult or even impossible for them to comply with the requirements of removal orders in a timely manner. BD would handle cases where the removal orders were not complied with on time according to the established procedures. If owners had difficulties in complying with the orders, BD's case officers would explain the content of the removal orders to them and refer such cases to BD's social service team for follow-up as necessary, so as to provide the owners concerned with the necessary assistance. If the owners failed to comply with the removal orders by the deadline, BD would issue them with warning letters. If the owners still failed to comply with the removal orders after BD's warning letters without reasonable excuses, the department would refer such cases to its Legal Services Section for follow-up and consider instigating prosecutions against such owners. If the condition of the UBWs concerned deteriorated and constituted obvious hazard or imminent danger to life or property, BD would arrange for government contractors to remove such UBWs for the owners and then recover the cost of the works from the owners;
- (iv) Upon receiving reports on defective water pipes on the external walls of buildings, BD would contact the owners concerned and arrange for on-site inspections first. If the defective water pipes were private, BD would issue advisory letters to the owners concerned to advise them to carry out the necessary repair works as soon as possible; and
- (v) BD had been taking enforcement actions in accordance with the established procedures, so as to expedite the handling of UBWs and ensure that owners strictly take the rectification measures set out in the orders. When prioritising enforcement actions, BD would need to consider the limitations on manpower and resources. Therefore, the time required for prosecution in each case was different and

could not be generalised. BD had always adopted a multi-pronged approach when handling UBWs. Apart from law enforcement and prosecutions, BD had also been actively providing support and education to owners in need, so as to promote building safety and preventive maintenance. BD would continue stepping up in enforcement and take corresponding legal actions against owners who failed to comply with removal orders.

7. Members noted the Paper.

(Post-meeting note: BD had supplemented the following information after the meeting:

The places covered by each area of Wong Tai Sin in the Report had been updated with details as follows:

- (i) Central Area included Lung Tsui, Lung Sheung, Fung Wong, Fung Tak and Lung Sing sub-districts (H01, H03 to H06);
- (ii) South West Area included Lung Ha, San Po Kong, Tung Tau, Tung Mei, Lok Fu and Wang Tau Hom sub-districts (H02, H07 to H11);
- (iii) North Area included Tin Keung, Tsui Chuk and Pang Ching, Chuk Yuen South, Chuk Yuen North, Tsz Wan West, Ching Oi, Ching On and Tsz Wan East sub-districts (H12 to H19); and
- (iv) East Area included King Fu, Choi Wan East, Choi Wan South, Choi Wan West, Chi Choi and Choi Hung sub-districts (H20 to H25).

IV. Investigation Report of Water Seepage Complaints in Wong Tai Sin
(WTSDC HC Paper No. 7/2024)

8. JO's representative presented the Paper.

9. The views and enquiries of Members and the attendees are summarised as follows:

- (i) Members and the attendees asked JO about the following matters:
 - (1) the reasons constituting an increase in the number of water

seepage complaint cases received in January 2024 compared with December 2023; (2) whether the number of water seepage complaint cases received by JO had been included in the total number of cases with investigations completed; (3) JO's criteria for instigating prosecutions against owners who failed to comply with Nuisance Notices; (4) the application procedures, enforcement methods and deterrent effect of court warrants; and (5) why the number of water seepage complaints in Wang Tau Hom sub-district was "not applicable" in December 2023 and "1" in January 2024, and the difference between the two;

- (ii) Members asked for specific data on the average monthly number of investigations on water seepage complaints conducted by JO;
- (iii) Members enquired whether JO would handle water seepage complaints involving public housing units purchased by public housing tenants under the Tenants Purchase Scheme ("TPS");
- (iv) Members enquired whether HD's procedures for handling public housing water seepage complaints were different from those of JO. Members also suggested that HD should, starting from the next meeting, include the investigation progress of public housing water seepage complaints cases in Wong Tai Sin District in the Investigation Report of Water Seepage Complaints in Wong Tai Sin. In addition, Members said that some public housing management companies would delay the handling of public housing water seepage complaints, and suggested that HD should take this factor into consideration when choosing public housing management companies; and
- (v) The attendees asked JO to provide the number of new water seepage complaint cases and the number of existing water seepage complaint cases under processing in the Investigation Report of Water Seepage Complaints in Wong Tai Sin. Also, Members suggested that with considerable numbers of water seepage complaint cases at the moment, JO could consider cooperating with the Water Supplies

Department (“WSD”), as well as improving the existing legislation so that water seepage complaint cases could be handled more efficiently. Apart from that, Members also suggested that JO should provide leaflets to the public to educate them on the proper handling of water seepage problems.

10. JO and HD’s representative gave a consolidated reply as follows:

- (i) Regarding Members’ enquiries about the number of water seepage complaint cases received by JO from December 2023 to January 2024, JO’s representative replied that the reason for the higher number of water seepage complaint cases received in January 2024 than in December 2023 might be that December 2023 had recorded the fewest cases received in the whole year. The number of water seepage complaints received in other months of 2023 was similar to that in January this year. Also, the number of water seepage complaints received by JO was not equal to the number of investigations completed. Due to various factors, JO would only conduct in-depth investigation one month after receiving the water seepage complaint. Therefore, the number of water seepage complaints received each month and the data on investigation at each stage could only roughly reflect the progress of JO’s existing water seepage complaint cases. Regarding the investigation and enforcement procedures, if JO had identified the water seepage source during the investigations of water seepage complaint cases, it would issue a Nuisance Notice to the owners concerned. If the owners failed to rectify the water seepage problem by the deadline specified in the Nuisance Notice, JO would consider instigating prosecutions against such owners. If such owners refused to cooperate with JO in the investigations, JO would apply for court warrants in order to enter the units concerned and follow up on the water seepage complaints. In response to Member’s enquiry about the reasons behind the number of water seepage complaints in the sub-district being “not applicable” and “1” respectively in December 2023 and January 2024 and the difference between the two, JO’s representative explained that all of the cases in that sub-

district involved public housing estates. As public housing estates were managed and maintained by HD, these cases were not dealt with by JO. JO would follow up on the water seepage complaint statistics in Wang Tau Hom sub-district after the meeting;

- (ii) The number of water seepage complaint cases handled by JO every month could not be generalised, as it largely depended on the complexity of the cases and whether the parties concerned (in particular the owners and residents involved) were willing to cooperate with JO in its investigation. For relatively simple cases where the owners or residents concerned were willing to cooperate, JO would generally inform the complainants of the investigation results and the follow-up actions taken in response of the complaint cases within 64 working days;
- (iii) JO would follow up on water seepage complaints involving public housing units purchased under TPS;
- (iv) If public housing occupants found water seepage problems in their units, they could notify the estate office for repair works. HD stated that regarding the repair works on the integral facilities of the unit, the works section would strive to deploy staff to inspect the unit within 24 hours. For simple cases, HD would arrange for relevant repair works to be completed within 2 days; and for complicated cases, HD would strive to complete the relevant repair works within 14 days. As for water seepage problems, HD's goal was to inspect the unit within 3 working days after receiving the request for works and complete repairs regarding the water seepage within 2 months. HD also noted Members' suggestion, and would, starting from the next meeting, report on the investigation progress of public housing water seepage complaint cases in the district in the Investigation Report of Water Seepage Complaints in Wong Tai Sin; and
- (v) JO noted Members' suggestions and would follow up on the matters raised by Members.

11. Members noted the Paper.

V. Enforcement Action against Illegal Parking
(WTSDC HC Paper No. 8/2024)

12. HD's representative presented the Paper.

13. The views and enquiries of Members and the attendees are summarised as follows:

- (i) Members enquired whether illegal motorcycle parking cases had already been covered in the current overall illegal parking data in public housing estates; why HD had issued more warning notices than fixed penalty tickets ("FPTs") against illegally parked vehicles; and what prevailing measures were taken by HD to deal with vehicles that were parked illegally time and again;
- (ii) Members expressed their concern over the persistent prevalence of illegal parking in housing estates under HD, such as Choi Hung Estate and Choi Wan (I) Estate. They also enquired about the reasons behind the high number of illegal parking in these housing estates;
- (iii) Members enquired about the specific distribution of vehicle types that had received warning notices from HD due to illegal parking. Members also enquired whether the security guards employed by HD would patrol the relevant locations again after warning notices had been issued, and take further action against vehicles that were still parked illegally. Also, Members suggested that HD should urge housing officers to step up their enforcement and issue FPTs to illegally parked vehicles, so as to strengthen the deterrent effect and combat illegal parking;

- (iv) Members enquired whether the illegally parked vehicles would obstruct emergency access and, in the event of an accident, hinder rescue operations by blocking emergency vehicles from reaching the scene through the existing emergency access;
- (v) Members enquired whether there were housing officers at all housing estates under HD to promptly issue FPTs against illegal parking. They also asked whether the absence of housing officers in some housing estates had prevented the prompt issuance of FPTs to illegally parked vehicles and thereby affected the enforcement effectiveness;
- (vi) Members pointed out that the total fee for reclaiming impounded vehicles that were illegally parked in public housing estates was \$320, which was the same as the fixed penalty amount. Therefore, Members enquired whether the impoundment of vehicles and issuance of FTPs were the same enforcement tool. Also, Members hoped that HD could, when taking enforcement actions, consider the designs of different housing estates and their limitations in terms of parking, handle illegally parked vehicles in a flexible manner and avoid impounding such vehicles before issuing warning notices; and
- (vii) Members pointed out that the prevalence of illegal parking in public housing estates might indicate that drivers who illegally parked had fully grasped HD's enforcement patterns. Therefore, Members opined that HD should adjust their long-used enforcement strategies and take the initiative to combat illegal parking. Members suggested that HD should present the analysis of illegal parking data in future meetings, so that Members could comprehend the effectiveness of the efforts in combating illegal parking. Members also suggested that HD should assign more staff on duty during peak hours to combat illegal parking, and increase the stock of immobilization devices used for impounding illegally parked vehicles to five. Also, Members called upon the attendees to conduct on-site inspections in different public housing estates, so as

to learn about the road design, pavement structure and usage of parking lots in them, gain an accurate idea of the fundamental causes of illegal parking, and devise appropriate strategies to curb the problem. Furthermore, Members suggested that HD should compile a blacklist of illegal parking offenders and patrol more frequently to better deter repeated offenders.

14. HD's representative gave a consolidated reply as follows:

- (i) HD's representative confirmed that the data on enforcement actions taken by the department against illegally parked vehicles in the district's various housing estates had covered the relevant data on motorcycles. Security guards employed by HD would conduct regular patrols within housing estates and issue warning notices to illegally parked vehicles. If the illegally parked vehicles did not leave in spite of the warning notices, security guards would impound such vehicles or notify HD's staff to issue FPTs. Experience showed that most illegally parked vehicles would only stay briefly and would leave shortly after the security guards had issued warning notices. Therefore, the number of warning notices issued was higher than the number of FPTs issued or vehicles impounded. In addition, staff of management service contractors engaged by HD had no statutory power to issue FPTs, and only HD's housing officers or officers of a higher rank could issue FPTs to illegally parked vehicles. For vehicles that were parked illegally multiple times, security guards could impound them or notify HD's housing officers to issue FPTs to them;
- (ii) HD believed that some housing estates under HD, such as Choi Hung Estate and Choi Wan (I) Estate, had seen more warning notices issued because their larger sizes had brought more traffic flow than other public housing estates;
- (iii) Security guards of HD would patrol the illegal parking spots again after issuing warning notices. As most illegally parked vehicles would leave the housing estates after receiving the warning notices,

the department did not need to take further actions. HD would remind housing officers to step up their enforcement actions so as to combat illegal parking more effectively;

- (iv) Apart from issuing warning notices to illegally parked vehicles that blocked emergency access, HD would also impound such vehicles or issue FPTs to them in order to ensure that the emergency access was unobstructed;
- (v) There were duty housing officers in all public housing estates directly managed by HD. They could issue FPTs to illegally parked vehicles when necessary and compensate for the shortcoming of the staff of HD's management service contractors being unable to issue FPTs to such vehicles given the lack of statutory power. For housing estates with management outsourced, HD would deploy staff of its Property Services Management Units to issue FPTs to illegally parked vehicles if the illegal parking situation was serious;
- (vi) Impoundment of vehicles and issuance of FPTs were two distinct enforcement tools used by officers of different ranks. HD would determine the appropriate enforcement action to be taken based on the severity of illegal parking, and handle such issues by adopting a reasonable and empathetic approach; and
- (vii) HD noted Members' suggestions.

15. Members noted the Paper.

VI. Implementation of Light Public Housing - Baptist Rainbow Primary School
(WTSDC HC Paper No. 9/2024)

16. The representative of the Housing Bureau ("HB") presented the Paper.

17. The views and enquiries of Members are summarised as follows:

- (i) Members supported the Government's implementation of the Light Public Housing ("LPH") project at Baptist Rainbow Primary School, believing that the project could benefit grassroots citizens who were waiting for public housing while living in inadequate housing. recognising that the project site was located in Chuk Yuen area and might increase the transport demand there, Members wished to learn more about the traffic and transport facilities included in the project. Members noted that the units provide by the project were smaller than normal public housing units and enquired whether LPH units were generally smaller than that of the standard public housing units. Members also enquired whether the construction cost involved in converting existing school buildings into LPH would be lower than the cost of building LPH at specific sites, as well as whether the project's operation period of five years could be extended with mutual agreement of the parties involved;
- (ii) Members noted that 70% of the units of LPH projects would be single-person and two-person units, 20% would be three-person and four-person units, and the remaining 10% would be four-person and five-person units. Members said that the distribution of the current public housing waiting times showed that the shortage of three-person and four-person units was the most serious. Therefore, they hoped that HB could provide more three-person and four-person LPH units;
- (iii) The project, despite having a site area of 0.25 hectares, would only provide 100 units, which were fewer than the units provided in projects of similar nature and scale. Members would like to know the reason for that. Moreover, concerned that the units of the project might be too desirable, Members asked how HB would handle occupants who refused to vacate their units at the end of the operation period;
- (iv) Members enquired about the standards adopted by HB in planning the project's ancillary facilities. They also requested HB to provide the tendering timetable for engaging an operating

organisation. Since the relatively small scale of the project might affect the cost-effectiveness of its operation, Members asked whether HB had encountered any difficulties in terms of housing management;

- (v) Members noted that there was a basketball court next to Baptist Rainbow Primary School and enquired what HB would do about the basketball court when carrying out the works. Furthermore, given that Baptist Rainbow Primary School was currently responsible for managing and cleaning the said basketball court, Members asked which party would take up such responsibilities in the future; and
- (vi) Members enquired whether HB would announce the details regarding LPH applications and suggested that HB should provide Members with the information and progress plan of the project so that Members could introduce the project to the public. Members also proposed that a study room could be included as an ancillary facility of the project in order to address the needs of students in the area.

18. The representatives of HB and the departments gave a consolidated reply as follows:

- (i) The project was expected to provide 100 units and the preliminary estimation was that it would not significantly affect the traffic in the area. The Transport Department would conduct a traffic impact assessment for the project and adjust the public transport service frequency as necessary to meet local residents' demand for public transport services. In general, LPH units were smaller than traditional public housing units. However, this project involved conversion of a school campus and thus faced limitations imposed by the structural layout of the school building. In order to better utilise the space and keep alterations to the existing structure to a minimum, some units might be larger than traditional public housing

units. The initial estimated average cost of a unit was around \$500,000, which was similar to other comparable projects. LPH projects usually have a construction period of one to two years and an operation period of five years. Some projects must end at the end of the five-year operation period. However, if there were no long term development plans confirmed for the project's site upon the end of the five-year operation period, HD might consider extending the project's operation period as long as there was still a demand for LPH among the public;

- (ii) All in all, LPH projects were expected to provide about 30 000 units in total. Considering the limitations in land sizes, the supply of units and cost-effectiveness, a larger proportion of the units would be single-person and two-person units compared with other unit types. Nevertheless, HB understood that medium and large units in urban areas were in great demand and had therefore dedicated 70% of the units of this project as three-person and four-person units and four-person and five-person units in order to meet the public's need;
- (iii) Occupants of LPH units would mostly be public housing applicants who had been waiting for public housing for more than three years. HB would accord priority to those who applied as a family. Eligible public housing applicants would have three housing offers in total. Applicants who rejected all the offers would have their applications cancelled and thus lose their eligibility for LPH;
- (iv) HB would invite tenders for the operation of the LPH project, and non-government organisations and property management companies were welcome to submit tenders. The operating organisation would have to submit a proposal to the Government on the proposed operation management, including plans for ancillary facilities which would occupy a space of 220 square metres. The operating organisation would have to make good use of the space to provide residents with a variety of public services. HB expected that the operating organisation would start running the project on a

trial basis six months before intake in order to get itself familiarised with the actual operation arrangement and assist in the promotion and publicity campaign. HB would also require the operating organisation to help handle applications for this project. HB would actively consider bundling the operation contracts of several smaller LPH projects into one tender in order to improve cost-effectiveness;

- (v) The basketball court next to Baptist Rainbow Primary School was not within the planning scope of the project. The public could still use the basketball court as before. As for the management, cleaning and maintenance of the basketball court, the existing arrangement would continue. HB would keep coordinating with the management body of the housing estate; and
- (vi) HB would announce the application details for the LPH project, including the application procedure and eligibility, in the second quarter of this year. HB would be glad to furnish Members with information on the works progress and the design framework of the project. The Bureau would also continue listening to the views from the district and decide on the ancillary facilities to be provided in the project together with the operating organisation.

19. Members noted the Paper.

VII. Concern for and Follow-up on Matters Related to Housing and the Relevant Works in Wong Tai Sin District
(WTSDC HC Paper No. 10/2024)

20. Members presented the Paper.

21. Members thanked HD for its written response (Annex I) in regard to this agenda item. The views and enquiries of Members and the attendees are summarised as follows:

- (i) Regarding the housing works in Wong Tai Sin District, Members requested that HD should give a brief presentation on the progress

of Mei Tung Estate redevelopment project mentioned in the Paper, including details such as the preliminary design concept and the proposed unit size. Members noted that the proposed public housing development projects of Chuk Yuen United Village and Ngau Chi Wan Village were both handled by the Hong Kong Housing Society (“HKHS”). Therefore, Members suggested inviting HKHS to attend HC meetings and report to Members on the progress of the two projects when necessary;

- (ii) Members made some suggestions to HD on enhancing the management of housing estates, such as providing more motorcycle parking spaces in Kai Cheung Court to alleviate the illegal parking problem, installing closed circuit televisions (“CCTVs”) within housing estates and deploying sufficient security guards to maintain law and order, stepping up the combat against illegal waste disposal and throwing of objects from height in response to the implementation of the Municipal Solid Waste Charging Scheme, monitoring the operation of reverse vending machines in housing estates and increasing the cleaning frequency of Smart Food Waste Bins (“SFWBs”) in housing estates to prevent environmental nuisance to the nearby residents caused by food remnants. Also, Members enquired whether HD had faced difficulties when recruiting security guards. They also hoped that HD would provide information on the duty attendance of security guards at the next meeting; and
- (iii) The attendees said that this Paper had served as an outline. Regarding the relevant housing works in Wong Tai Sin District, the attendees hoped that the relevant departments could report on the progress of such housing works regularly, so that Members could grasp the overview and development progress of the housing works in Wong Tai Sin District. For estate management, this Paper pointed out the challenges that arose in the management of public housing estates. Members could, through reviewing the Paper, learn about the specific difficulties in the management of public housing estates and offer their views. For example, Members

could reflect the unsatisfactory hygiene condition of SFWBs to the Environmental Protection Department (“EPD”), so that the supporting facilities could be optimized. The attendees hoped that all Members could work together and continue working closely with government departments, including HD, to improve housing estate management.

22. HD’s representative gave a consolidated reply as follows:

- (i) HD had submitted the relevant information in writing to Members for their reference. HD could report regularly to Members on the move-in status of Kai Chuen Court. The Mei Tung Estate redevelopment project was estimated to provide about 2 800 public housing units, and piling works were being carried out. HD had launched studies on the redevelopment of Choi Hung Estate. HD would continue liaising with the department responsible for the construction works and regularly report to Members the relevant works progress at future meetings;
- (ii) HD understood that Members were generally concerned about the shortage of motorcycle parking spaces at Kai Cheung Court. The department pointed out that there would be more motorcycle parking spaces in the parking lots in the district once the construction of Kai Chuen Court was completed. Regarding the housing estate management issue, HD was willing to discuss the specific matters that Members were concerned about. HD would gradually install CCTVs in all refuse collection points in housing estates to curb illegal waste disposal. As for whether more CCTVs would be installed, it would depend on the actual environment of each housing estate. HD had reserved sufficient spaces for EPD to install SFWBs and reverse vending machines in housing estates. EPD had also allocated funding to HD for employing additional cleaning staff for collecting food waste in SFWBs and recyclables in reverse vending machines; and
- (iii) HD noted Members’ suggestions.

23. Members noted the Paper.

[Post-meeting note: The Secretariat had conveyed Members' views to HKHS by email on 5 April 2024. HKHS noted Members' views.]

VIII. Any Other Business

24. No other business was brought forward by Members.

IX. Date of the Next Meeting

25. The 3rd Meeting of HC would be held at 2:30 p.m. on 21 May 2024 (Tuesday) in the Conference Room of WTSDC.

26. The meeting was adjourned at 5:25 p.m.

Wong Tai Sin District Council Secretariat
March 2024

Chinese Version Only

(Please refer to:

[https://www.districtcouncils.gov.hk/wts/doc/2024_2027/tc/
committee_meetings_minutes/HC/HC_M2_M.pdf](https://www.districtcouncils.gov.hk/wts/doc/2024_2027/tc/committee_meetings_minutes/HC/HC_M2_M.pdf))