

**Minutes of the 13th Meeting of
Housing and Building Management Committee
Yau Tsim Mong District Council (2012-2015)**

Date: 28 August 2014 (Thursday)
Time: 2:30 p.m.
Venue: Yau Tsim Mong District Council Conference Room
4/F., Mong Kok Government Offices
30 Luen Wan Street
Mong Kok, Kowloon

Present:

Chairman

Mr CHONG Wing-charn, Francis

Vice-chairman

Ms KWAN Sau-ling

District Council Members

Mr CHUNG Kong-mo, JP	Mr LAU Pak-kei
Mr CHAN Wai-keung	Mr WONG Chung, John
Mr HAU Wing-cheong, BBS, MH	Ms WONG Shu-ming
Mr HUI Tak-leung	

Co-opted Members

Mr HO Fei-chi, Stephen	Mr LEUNG Hang-fai
Mr CHING Man-tai, Benny, MH	

Representatives of the Government

Mr YEUNG Kwok-wei	Senior Structural Engineer/F4	Buildings Department
Ms TSO Pui-hing, Tammy	Housing Manager/KWH3	Housing Department
Mr CHAN Chi-ching, Thomas	Senior Liaison Officer (Building Management) Yau Tsim Mong District Office	Home Affairs Department

Secretary

Ms KWAN Ming-wai, Vivian	Executive Officer (District Council) 2 Yau Tsim Mong District Office	Home Affairs Department
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In Attendance:

Mr LEE Ming-cheung	Senior Professional Officer (Signboard Control)1 (Acting)	Buildings Department
Mr CHU Kei-ming, Barry	Senior Electrical & Mechanical Engineer/Lift and Escalator 1	Electrical and Mechanical Services Department
Mr AU Tze-wai, William	Electrical & Mechanical Engineer/ Lift and Escalator/4	Electrical and Mechanical Services Department

Absent:

Ms KO Po-ling, BBS, MH, JP	District Council Member
Mr CHOI Siu-fung, Benjamin	District Council Member
Mr WONG Kin-san	District Council Member
Mr CHIN Chun-wing	Co-opted Members
Mr LEE Chung-ming	Co-opted Members

Opening Remarks

The Chairman welcomed all to the 13th meeting of the Housing and Building Management Committee (“HBMC”). He reported that Ms KO Po-ling, Mr WONG Kin-san and Mr LEE Chung-ming were absent due to other commitments.

Item 1: Confirmation of Minutes of Last Meeting

- Minutes of the last meeting were confirmed without amendment.

Item 2: Progress Report on Handling of Signboards in Yau Tsim Mong District by Buildings Department
(YTMHBMC Paper No. 13/2014)

3. The Chairman welcomed Mr LEE Ming-cheung, Senior Professional Officer/Signboard Control 1 (Acting) of the Buildings Department (“BD”) to the meeting. He said that the progress report on the captioned item submitted by the BD had been uploaded to the DC website previously.

4. The Vice-chairman said that the view of the building at No. 5 Austin Avenue was blocked by a large signboard of its adjacent building and consensus on how to solve the problem had yet to be reached by the owners’ corporation (“OC”) of the two buildings after repeated discussion. She continued that the case was referred to the BD and the department had asked the OC of the building adjacent to No. 5 Austin Avenue to remove the signboard in early August. She thanked the BD staff for their efforts. Also, she hoped that the BD would handle the unauthorised signboards hanging too low at the external walls of the buildings near Oriental Centre at Tsim Sha Tsui to prevent passers-by holding umbrellas from being hurt as their umbrellas might inadvertently bump into the signboards.

5. Mr HUI Tak-leung asked the BD how long it would take to handle a case of illegal signboard upon receipt of report from the public. He recalled that he had reported several abandoned signboards to the BD three years ago but they were still not removed. In addition, he recently received a letter from the BD through the Chairman of Yau Tsim Mong District Council inviting Council Members to provide information on abandoned or dangerous signboards in the district. He stated that since the cases reported to the BD had still not been handled, he was not sure whether the department had adequate resources to handle new cases.

6. The Chairman asked the BD the time gap between the issuance of “Dangerous Structure Removal Notice” (“DSRN”) for abandoned or dangerous signboards and the removal action.

7. Mr LEE Ming-cheung responded that upon receipt of a report on abandoned signboards, the BD would send its staff for a site inspection within 10 days. If a signboard was confirmed to have been abandoned, the BD would issue a notice to the person concerned demanding for its removal. After the expiry of the 14-day period, another site inspection would be conducted. If the signboard had not yet been removed, the BD would commission a contractor for the removal works and all the signboards in its vicinity that required removal would be handled by that contractor as well. He continued that a new form for reporting dangerous or abandoned signboards was sent to the Council Members by the BD. Members could return the form by email to facilitate follow-up actions by the BD.

8. The Chairman enquired whether there was any connection between the “DSRNs” issued in 2014 and the 84 removal orders issued under the “Large Scale Clearance Operation” (“LSCO”) of the district from 2013-2014.

9. Mr LEE Ming-cheung responded as follows:

- (i) The “DSRNs” targeted dangerous or abandoned signboards while the removal orders issued under the “LSCO” were for large unauthorised signboards. The nature of them was different.
- (ii) The BD was at present handling a case involving an abandoned signboard hung at the external wall of a building in Kam Lam Street and a removal notice was issued to the signboard owner. There were 2 abandoned signboards in Kam Lam Street and Reclamation Street and their owners had initially been identified. Notices would be sent after their identity was confirmed. As for the unauthorised signboard at the external wall of the building at No. 61-71 Chatham Road South, the BD was prepared to issue a removal order.

10. Mr CHUNG Kong-mo stated that he had received a letter from the BD encouraging Members to report problematic signboards in the district. The letter was handed over to the Secretariat for distribution to Council Members for information. He continued that there was a need for the BD to open a file for each problematic signboard so that when the action officer was posted out, the officer taking over the case could follow-up with ease. For the problematic signboards raised by Members, he suggested that the BD should notify the informer as soon as possible after follow-up actions had been taken instead of reporting them one by one at the meeting.

11. Mr LEE Ming-cheung promised to give an account on the progress of removing the problematic signboards to Council Members and Members who had reported the cases as soon as possible.

12. Mr HUI Tak-leung pointed out that the BD should issue an acknowledgement letter to the informers once the reports on problematic signboards were received to keep them informed of the date the file was opened. Furthermore, he would like to know how the BD could identify the owners of abandoned signboards to ensure that the “DSRNs” could reach the signboard owners.

13. Mr LEE Ming-cheung responded that the BD would take a multi-pronged approach including retrieving the information from the abandoned signboards (such as the name of the shop), making contact with the business operator listed on the business registration certificate, interviewing local residents etc. to identify the signboard owners.

14. The Chairman would like to know whether the BD would review the current system such as requiring the signboard owners to inform the Department after the removal of the signboards. He opined that the BD's removal process for dangerous signboards was too slow, fearing that the delay might pose danger to the passers-by.

15. Mr LEE Ming-cheung responded that the BD had been taking a pragmatic approach towards the signboard issue. After receiving any report or locating any problematic signboard, the BD's staff would conduct a site inspection as soon as possible in order to understand the danger posed by them. If the abandoned signboard posed no imminent danger, the BD would try to locate its owner as soon as possible and order its removal.

16. Mr HAU Wing-cheong asked whether signboard owners were required to register with the BD before the erection of signboard and how the BD monitored the unauthorised signboards.

17. Mr LEE Ming-cheung said that under the Minor Works Control System ("MWCS"), an application should be made to the BD before the erection, alteration or removal of any signboard. In accordance with the "simplified requirements" under the MWCS, a qualified building professional and a registered contractor should be appointed for Class I to III minor works.

18. The Chairman wanted to know whether the BD would solely rely on reports from the public for information on newly erected signboards in the district.

19. Mr LEE Ming-cheung said that the consultants of the BD would conduct inspections in the district at different time. They would report to the BD and take appropriate follow-up action in case they found newly erected signboards in the district.

20. Mr CHAN Wai-keung said that the Government should have detailed plan on handling signboards already existed, under construction and newly erected. He opined that the Government should concurrently handle the existing and newly erected illegal signboards to avoid focusing its efforts on the newly erected illegal signboards while leaving the existing ones to become dangerous due to disrepair. He also suggested that the BD should consider introducing legislation requiring signboard owners to pay a deposit to the OCs when erecting signboards at the external wall of buildings and the amount of the deposit should be sufficient to cover the removal costs.

21. The Vice-chairman suggested the Government impose heavy penalty on owners of unauthorised signboards and strictly enforce the requirements on the removal of those signboards by their owners before deadline. In case of non-compliance by the signboard owners by deadline, the BD should arrange Government contractors to remove the signboards and then recovered the costs from the persons concerned so as to reduce the number of abandoned signboards. She continued that a shop operator at Granville Road kept on

moving to new premises on the same street in the past 30 years and a signboard was erected at the new premises each time while the old ones were left unattended. After such a long period of time, that shop operator had erected 9 signboards at the external walls of the buildings at Granville Road. She hoped that the BD would pay proper attention to that case.

22. Ms WONG Shu-ming wanted to know the procedures by which the signboard owners were identified. She asked whether the BD would issue notice to the owners of the building if its first effort to identify the signboard owners with the information on the signboards had failed. If contact could not be made with the signboard owners or the owners of the building, then it would try to contact the owner of the external walls of the buildings. She said that if there was such a clear procedure in place, she failed to understand why so much time was needed by the BD to remove the problematic signboards.

23. Mr LEE Ming-cheung responded as follows:

- (i) The BD staff and its contractors would regularly patrol the areas with more signboards and immediate actions would be taken in case any dangerous abandoned signboards were found.
- (ii) The BD staff generally would try to identify the signboard owners with the information on the signboards. However, if such information was inconsistent with that on the record of the Companies Registry, the BD might fail to trace the owners. Then such signboards would be treated as abandoned signboards.
- (iii) Depending on circumstances, the BD would take the initiative in arranging for the removal of the dangerous signboards to eliminate the potential danger posed to the public.

24. Mr Stephen HO said that the HBMC should focus on the policy on problematic signboards at its meetings instead of discussing individual cases in the district. He opined that the requirement for the signboard owners to pay a deposit to the OCs and get a refund of the deposit only after the signboard was removed as they moved out was a feasible suggestion. He continued that the BD representative stated at an earlier HBMC meeting that the BD might deploy more staff for signboard control after 1 April 2014. He would like to know whether the BD had deployed more staff for such work. He then called on the BD staff to actively handle the dangerous signboards in the district.

25. Mr John WONG said that Members generally opined that the progress in handling problematic signboards in the district by the BD was unsatisfactory. He hoped that the department would review its present monitoring system on signboards and propose more effective measures to solve the problem.

26. Mr CHUNG Kong-mo said when the BD failed to identify the owners of the problematic signboards; it would issue the removal order to the building owners requiring them to remove the signboards. That was unfair to the building owners. He continued that there were smaller signboards hung underneath the large ones and he would like to know what measures the BD would take to tackle this kind of hitched signboards.

27. Mr LEE Ming-cheung responded that on receipt of any report on problematic signboard, the BD staff would conduct on-site inspection to confirm whether the signboard was dangerous. In urgent circumstances, the BD would remove the dangerous signboards immediately. As for the potentially dangerous signboards, “DSRNs” would be issued to order their owners to remove them within 14 days.

28. The Chairman said that the BD should speed up the removal of potentially dangerous or abandoned signboards. He asked whether the slow progress in handling the problematic signboards by the BD was mainly due to the lack of flexibility under the law for the BD staff to handle the abandoned signboards or the insufficient resources of the BD.

29. Mr LEE Ming-Cheung said that the BD had detailed plans to handle the potentially dangerous and abandoned signboards. Efforts would be made by the BD staff to identify the owners of the signboards in light of the information contained therein and to issue to them “DSRNs” as far as practicable.

30. Mr Benny CHING said that there were cases in which minor works contractors told the OCs that they had obtained the “approval letter” from the BD and were qualified for carrying out minor works for buildings. In fact, that was not the case. The works of Kam Wah Building at Canton Road was delayed because of this. Furthermore, he suggested amending the legislation to empower the BD so that it could require owners to register their erected signboards. Those signboards could only be retained after their safety was certified.

(Ms WONG Shu-ming left the meeting at 3:05 p.m.)

31. Mr LEE Ming-cheung said that the “Validation Scheme for Unauthorised Signboards” under the Signboard Control System was implemented in full in September 2013. Signboard owners were required to submit information in respect of the safety validation of signboards and their owners. They also had to ensure proper maintenance of their signboards and submit fresh structural safety validation every 5 years. The system could ensure removal of the signboards concerned by their owners when they moved out of the premises at which the signboards were erected.

32. The Chairman thanked representatives of the relevant Government departments for taking part in the discussion of the captioned item.

Item 3: Housing Department Should Pay Attention to Repeated Lift Failures in Hoi Fu Court
(YTMHBMC Paper No. 14/2014)

33. The Chairman said that the written responses from the Housing Department (“HD”), the Hoi Fu Court Management Office and the Electrical and Mechanical Services Department (“EMSD”) (Annex 1 to 3) were distributed to Members by email for information before the meeting. He then welcomed:

- (i) Ms Tammy TSO, Housing Manager/KWH3 of the HD; and
- (ii) Mr Barry CHU, Senior Electrical & Mechanical Engineer/Lift and Escalator 1 and Mr William AU, Electrical & Mechanical Engineer/Lift and Escalator/4 of

the EMSD.

34. Mr CHAN Wai-keung supplemented the contents of the paper.

35. Ms Tammy TSO responded as follows:

- (i) Hoi Fu Court was a housing estate under the “Buy-or-Rent Option” of the Hong Kong Housing Authority (“HA”) and an OC was set up for managing the 3 public housing blocks (including Hoi Lam House and Hoi Wen House), 1 home ownership scheme block and the common place of the estate. The OC appointed the Creative Property Services Consultants Limited (“CPSCL”) to manage the property including monitoring the maintenance of the lifts. The HD was responsible for managing Hoi Yan House.
- (ii) Lift contractors would conduct weekly regular checks on the lifts of Hoi Fu Court while some ageing lift parts were identified. The replacement works was carried out by stages starting from late February 2014 and was expected to complete by the end of September.
- (iii) The HD and the OC of Hoi Fu Court would keep tabs on the operation of the lifts in the estate and the service quality of the lift contractors.
- (iv) As for the lifts of Hoi Yan House, the HD had made arrangements for the lift contractors to conduct improvement works for Lift No. 6 from 23 April to 4 June 2014 during which the lift service was temporarily suspended. As such, many people had to use Lift No. 5 instead, leading to its intermittent failures.
- (v) A meeting to discuss the improvement options was conducted by the HD, the CPSCL and the lift contractors who were asked to increase manpower for a special check on the lifts of Hoi Fu Court and to replace the ageing parts as soon as possible to reduce the breakdown rate.

36. The Chairman enquired about the reasons for the lift incidents happened in Hoi Fu Court. Apart from the ageing parts and the unstable reception of signals of the contactors, he would like to know whether those incidents were also related to the ageing steel rope and if the situation were not improved after the ageing parts were changed, should the HD consider replacing the lifts.

37. Ms Tammy TSO stated that if the contractors found any ageing parts, they would replace them including replacing the steel rope.

38. Mr Barry CHU responded as follows:

- (i) As early as June, Mr CHAN Wai-keung already reflected the frequent occurrence of lift incidents in Hoi Fu Court to the EMSD.
- (ii) EMSD staff conducted site inspection to obtain the operation details of the lifts in Hoi Fu Court on 23 and 27 June, during which the log book was examined so as to find out the reasons for the incidents. They also checked the dates of the replacement of parts and tested the lift components. According to the records, neither contravention of the “Lift and Escalators Ordinance” nor

non-compliance with the “Code of Practice for Lift Works and Escalator Works” in lift maintenance works by the contractors were found.

- (iii) The lift breakdown rate of Hoi Fun Court was higher than that of the residential buildings in general. From March to June 2014, the number lift breakdown of Hoi Lam House, Hoi Wen House and Hoi Yan House was 20 times, 16 times and 10 times respectively.
- (iv) A letter was sent to the HD and the OC of Hoi Fu Court by the EMSD in which Section 12 of the Lift and Escalators Ordinance was invoked to urge them, as the responsible persons for the lifts, to ensure that the lifts and all their associated equipment or machinery were kept in a proper state of repair and in safe working order. More attention should also be paid to the operation of the lift parts and timely correction should be made to reduce the inconvenience caused to the users.
- (v) During the inspection, the EMSD staff asked ThyssenKrupp Elevator (HK) Ltd and Otis Elevator Company (HK) Ltd, the registered contractors responsible for the maintenance of the lifts of Hoi Fu Court, about the reasons for the incidents. They were told that most of the incidents were of minor nature involving lift door operation and undesirable signals. The EMSD also learnt that the HD and the relevant contractors were replacing lift parts in Hoi Fu Court to improve the problem of lift breakdown.
- (vi) EMSD would pay close attention to the operation of lifts in Hoi Fu Court and conduct random checks on a risk-based approach to see whether the responsible persons and contractors of the lifts had carried out their duties under the legislation so as to ensure the safe operation and proper maintenance of the lifts.
- (vii) Before attending the HBMC meeting, the BD staff had asked the CPSCCL for the breakdown records of the lifts concerned and learnt that the breakdown rate had slightly dropped.

39. Mr CHAN Wai-keung said that at the present stage the HD only asked the contractors to replace ageing parts of the lifts. He would like to know whether the Department would consider other improvement options. He also asked the HD whether it would sign lift maintenance contract with another company in view of the unsatisfactory performance of the present lift contractors of Hoi Fu Court.

40. Mr Stephen HO asked whether the HD would choose the lift maintenance contractors of its housing estates by way of the lowest bid.

41. Ms Tammy TSO stated that the HD and the OC appointed the lift installation contractors for Hoi Fu Court for lift maintenance to facilitate the replacement of the ageing and damaged parts with the manufacturers’ parts. The HD and the OC would strengthen their supervision on the service quality of the lift contractors of Hoi Fu Court.

42. The Vice-chairman said the breakdown rate of the lifts of Hoi Fu Court was very

high. The HD should consider holding the contractors concerned to account and the EMSD should also consider introducing a penalty mechanism to guarantee the service quality of the lift contractors.

43. The Chairman would like to ascertain the breakdown rate of the lifts of Hoi Fu Court.

44. Mr Barry CHU responded that on receipt of the enquiries from Mr CHAN Wai-keung in June, the staff of the EMSD checked the records of the past 3 months and found that from March to June 2014, the number of lift breakdowns of Hoi Lam House, Hoi Wen House and Hoi Yan House was 20 times, 16 times and 10 times respectively.

45. Ms Tammy TSO stated that the breakdowns of the lifts of Hoi Fu Court were sometimes man-induced. The CCTV recording showed that on one occasion the breakdown was caused by a young man kicking the lift door while riding on the lift. The HD would enhance publicity to educate the residents to care for public property.

46. The Chairman thanked the representatives of the relevant Government departments for taking part in the discussion of the captioned item.

Item 4: Any Other Business

47. There being no other business, the Chairman adjourned the meeting at 3:40 p.m. The next meeting would be held at 2:30 p.m. on 13 November 2014.

Yau Tsim Mong District Council Secretariat
October 2014

2012-2015 油尖旺區議會
房屋事務及大廈管理委員會

要求房屋署關注海富苑升降機故障頻繁的回應

在海富苑由房屋署負責保養的升降機共有 10 部，分別是海欣閣 1 號至 7 號升降機，海泰閣 1 號至 2 號升降機與及海裕閣 6 號升降機。

於本年 4 月 23 日至 6 月 4 日，本署為海欣閣高層 6 號升降機進行改善工程，工程期間 6 號升降機需要暫停運作，期間只剩 5 號升降機供高層住戶(由 29 樓至 40 樓)使用。由於 5 號升降機使用率相對提高因而間歇出現故障情況。有見及此，於本年 5 月 19 日本署聯同管理公司與升降機承辦商開會商討改善方案，要求承辦商加強人手作特別檢查。隨後升降機故障率也於 6 月份起有所改善。

於 6 月份，海欣閣升降機先後發生兩次故障，而於現場升降機門身發現多個腳印，懷疑遭人惡意破壞而引致故障。經翻查閉路電視紀錄，其中一次故障當日拍攝到一名少年乘搭升降機時用腳踢升降機門，引致故障發生。基於事態嚴重，已交由警方調查。警方隨即將涉事少年帶回警署及作出警誡。

現時，本署升降機承辦商繼續每星期一次為本署所管轄的升降機進行例行檢查及保養維修。本署及聘用的管理公司會密切監察升降機運作，相關維修紀錄及事故報告，評核升降機承辦商的工作表現，在與升降機承辦商的例會中聽取匯報及檢討維修工作。本年 8 月 25 日，本署及管理公司與升降機承辦商召開特別會議，檢討日常及事故維修工作。本署對於升降機的運作及安全一向十分重視，已指示承辦商必須詳細檢查升降機的狀況，適時更換老化或耗損零件確保升降機安全運作。近月升降機運作情況已見改善。

房屋署
2014 年 8 月



創毅物業服務顧問有限公司 Creative Property Services Consultants Limited

海富苑管業處

Hoi Fu Court Management Office

檔案編號: (192) in CPSC/HFC/6/2

油尖旺區議會

房屋事務及大廈管理委員會主席

莊永燦先生

(傳真號碼: 2722 7696)

莊主席:

回覆: 陳偉強議員要求房屋署關注海富苑升降機故障頻繁事宜

有關陳偉強議員提交 2014 年 8 月 28 日油尖旺區議會房屋事務及大廈管理委員會反映題項事宜, 現謹覆如下: -

海富苑屬香港房屋委員會「可租可買計劃」下屋苑。屋苑已成立業主立案法團, 並委任「創毅物業服務顧問有限公司(下稱「管業處」)」執行屋苑管理工作。根據大廈公契, 屋苑公眾地方及設施的清潔、保安及維修均由海富苑業主立案法團委聘本公司負責, 當中包括海嵐閣及海韻閣升降機的保養及維修。

管業處明白到近月部分居民對本苑升降機安全問題的關注, 故已責成升降機維修保養承辦商「奧的斯」加強本苑升降機之保養, 並需對所有升降機進行詳細檢查; 檢查後發現部分升降機零件出現正常損耗, 需要安排更換。這點亦與「機電工程署」於 6 月 23 日到本苑進行實地巡查的結論相吻合。

「奧的斯」現時除每星期為各升降機進行例檢外, 亦已由本年 2 月下旬起分階段進行零件更換工程, 有關工程預計於本年 9 月完成。在更換工程進行期間, 相關的升降機需要輪流暫停使用, 管業處已於地下大堂張貼通告提醒居民有關安排。

管業處於「奧的斯」完全部分零件更換工程後亦有留意各升降機的表現, 結果顯示升降機的故障情況已有明顯改善。本處及「奧的斯」會繼續留意各升降機的運作, 以提供安全的升降機服務。

多謝你對本苑事務的關注。如有任何查詢, 請致電海富苑管業處(電話: 2625 4640)。

創毅物業服務顧問有限公司

海富苑管業處

物業經理

黃麗娟



二零一四年八月二十五日

Annex 3

油尖旺房屋事務及大廈管理委員會第 14 / 2014 號文件
書面回應

2012 至 2015 年度油尖旺區議會
房屋事務及大廈管理委員會

回應有關陳偉強議員要求房屋署關注海富苑升降機故障頻繁的問題

機電署的相應行動

就海富苑升降機故障的事宜，本署曾先後派員於 2014 年 2 月 25 日、6 月 23 日及 6 月 27 日到屋苑巡查，並未發現有涉及違反《升降機及自動梯條例》或不乎合相關實務守則的情況。根據工作日誌的紀錄及本署調查所得，相關的故障大多涉及機門運作及訊號不良的輕微故障。本署已發信敦促升降機的負責人及承辦商應於日常保養時多加留意升降機部件的運作情況，並適時糾正問題，減少對使用者構成不便。本署亦已向房屋署進一步了解有關故障的情況問題及改善措施，並會安排突擊巡查，監察升降機的負責人及承辦商有否履行法例的責任，以確保升降機的安全操作及妥善維修。

2014 年 8 月