

(Translation)

Minutes of the 1st Meeting of the Housing, Planning and Social Welfare Committee of  
Sham Shui Po District Council (7th Term)

Date : 22 February 2024 (Thursday)

Time : 9:30 a.m.

Venue : Conference Room, Sham Shui Po District Council

Present

Chairman

Mr LAM Ka-fai, Aaron, BBS, JP

Vice-Chairman

Mr LAM Wai-man, Raymond

Members

Mr HO Kwan-chau, Leo

Ms WU Wanqiu

Mr LEE Wing-man, MH

Mr CHEUNG Tak-wai

Mr LEUNG Ping-kin

Mr CHAN Wai-ming, BBS, MH, JP

Mr CHAN Lung-kit

Ms CHEN Lihong

Ms LAU Pui-yuk, MH

Ms CHUM Pik-wa

Ms CHUNG Ching-may, MH

Dr PONG Chiu-fai, MH

In Attendance

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| Miss LAI Ho-ting, Ally   | Assistant District Officer (Sham Shui Po) 1, Sham Shui Po District Office            |
| Mr KWONG Ka-kuen         | Senior Liaison Officer 4, Sham Shui Po District Office                               |
| Mr LAI Wing-hong, Mark   | Senior Building Surveyor/D2, Buildings Department                                    |
| Mr CHAN Wai-wa           | Senior Housing Manager/KWS1, Housing Department                                      |
| Mr KOON Sing-kim         | Senior Housing Manager/KWS2, Housing Department                                      |
| Miss CHOW Mei-yee        | Assistant District Social Welfare Officer (Sham Shui Po)2, Social Welfare Department |
| Mr YEUNG Yun-wing, Ringo | Acting Senior Town Planner /Sham Shui Po, Planning Department                        |
| Mr LII Kin-chiu          | Engineer/Kowloon 7, Drainage Services Department                                     |
| Mr SIU Kin-keung         | Engineer/Kowloon (Distribution 2), Water Supplies Department                         |

Secretary

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| Miss CHUNG Keng-chin, Vivian | Executive Officer (District Council) 1, Sham Shui Po District Office |
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Absent with Apologies

Member

Mr CHAN Kwok-wai, MH

Opening Remarks

The Chairman welcomed members and representatives of government departments to the first meeting of the Housing, Planning and Social Welfare Committee (“HPSWC”) of the 7th term of the Sham Shui Po District Council (“SSPDC”). He looked forward to a concerted co-operation in solving community problems for the well-being of the people.

Item 1: Information on Planning Applications of Sham Shui Po District (HPSWC Paper 1/2024)

2. Mr Ringo YEUNG introduced HPSWC Paper No. 1/2024 and the details of each application.

3. The views of members were consolidated as follows: (i) relayed the views of the public about the building height of the project; (ii) enquired about the management and conservation of the trees within the works area of the project; (iii) expressed concern about the noise and sewage problems caused by the ground investigation of the project; (iv) enquired whether the project would provide social welfare facilities for the elderly, child care services and ethnic minorities; and (v) enquired whether the project would provide any shopping mall or car park.

4. Miss CHOW Mei-ye gave a consolidated response: (i) the planned social welfare facilities to be provided by the Social Welfare Department (“SWD”) in the project included After School Care Centres for Pre-primary Children, Social Work Service for Pre-primary Institutions and District Elderly Community Centre Sub-bases. Regarding the support services for ethnic minorities, SWD currently commissioned a total of three outreaching teams for ethnic minorities in the territory. One of the teams, with its office in Prince Edward in Yau Tsim Mong District, also served Sham Shui Po District. SWD had no plan to set up a service unit for ethnic minorities in the project.

5. Mr CHAN Wai-wa gave a consolidated response: (i) the project was designed to be a single-block building, with around 20 parking spaces, social welfare facilities and offices of the Housing Department (“HD”) but no shopping mall; (ii) application for minor relaxation of building height restriction had been submitted to the Town Planning Board (“TPB”); (iii) the sewage problem in the project site would be referred to the Architectural Services Department (“ArchSD”) for follow-up; (iv) environmental assessment of the project was completed and the report had been submitted to TPB. There would be restrictions on construction noise; and (v) additional information on management and conservation of the trees within the works area would be provided after consulting ArchSD.

6. The views of members were consolidated as follows: (i) enquired about the project schedule, particularly the completion date, and suggested that the Department should provide further information in a timely manner; (ii) suggested adding noise barriers in the construction area to reduce noise; (iii) enquired about the traffic flow trial; (vi) enquired about the future housing planning and the flat mix under the Home Ownership Scheme; (v) enquired whether the procedures of tree management and conservation provided in the guidelines of the Tree Management Office (“TMO”) would have impact on the project schedule; if so, whether there would be other options; (vi) reflected that some 20 parking spaces were insufficient to meet the local demand, and suggested that the Department should consider building underground car parks in future projects; (vii) enquired about the confirmed social welfare facilities to be provided in the project, and suggested that the Department should consider providing service facilities for ethnic minorities in future projects; (viii) reflected the noise problem caused by the ground investigation, urging for prompt action to address it; (ix) enquired whether a low noise piling method could be adopted; and (x) expected the departments to provide further details of the project in a timely manner.

7. Mr CHAN Wai-wa gave a consolidated response: (i) the schedule for site handover and property construction would be provided later; (ii) the project was expected to be completed in 2027-28; (iii) the number of parking spaces was subject to the number of flats of the building and the traffic flow trial conducted earlier; (iv) the traffic flow trial had been completed and approved by the Transport Department; and (v) the noise problem of the site would be referred to ArchSD for follow-up, and supplemented that the project was assessed and reviewed by TPB and would be developed according to the planning permission from TPB.

8. Miss CHOW Mei-yee responded that Members’ expectations on the provision of service facilities for ethnic minorities were noted, and the views would be relayed to the relevant service branches of SWD headquarters.

9. Mr Ringo YEUNG responded that the removal of trees had to follow the guidelines in Development Bureau Technical Circular (Works) No. 4/2020. Regarding the removal of trees of particular interest, assessments in respect of their form, health and survival rate after transplanting were required for TMO’s review.

10. The Chairman concluded that the Committee noted the content of the report. Members expressed concerns about the development near the “373 Lai Chi Kok Road, Sham Shui Po, Kowloon” project, particularly the one to be completed in 2027-28. The matters of concern included: the type of flats to be provided by the project, the development of social welfare facilities, the traffic and transport, the noise problem, the arrangement of tree management, etc. Moreover, as the project was adjacent to a CLP power substation, the heat

and voltage might cause impact on the future residence. Members suggested due consideration be given in respect of the design and integration of the power substation into the community.

Agenda Item 2: Matters for discussion

11. The views of members were consolidated as follows: (i) enquired about the follow-up actions taken by the Buildings Department (“BD”) regarding the incident of falling concrete from New Pei Ho Building and the plan of regular inspections of building structure and unauthorised building works; (ii) enquired whether HD would arrange publicity and educational activities in public housing estates regarding the upcoming municipal solid waste (“MSW”) charging and food waste recycling scheme; (iii) enquired whether relevant departments would be invited to SSPDC to provide information on the Sham Shui Po District Study; (iv) enquired about the future welfare planning of Sham Shui Po District; (v) enquired whether there were any plans to attract enterprises and investments and revisit the rent review mechanism for Hoi Lai Shopping Centre; and (vi) brought up that some tenants in Nam Shan Shopping Centre intended to change their trades and the use of the premises as specified in the tenancy agreements, and enquired about the relevant information.

12. Mr Mark LAI responded that: (i) BD sent staff to inspect New Pei Ho Building upon receiving the report of fallen concrete on 18 February, and the concrete and rendering at the bottom of the second floor balcony was found posing falling risks. As the owners’ corporation (“OC”) of the building failed to arrange necessary emergency repair, the Department promptly arranged for a government contractor to remove the spalled and loose parts; (ii) BD staff conducted further inspection the next day and considered no obvious hazard to the overall building structure. The Department issued an advisory letter to the OC on 20 February, requesting for prompt repair and stating that failure to do so might warrant the issue of repair orders under the Buildings Ordinance; (iii) as no registered inspector was appointed to inspect and repair the building in accordance with the Mandatory Building Inspection Scheme (“MBIS”) notice issued by the Department dated 20 July 2022, the Department would consider initiating prosecution against the owners; and (iv) the Department had since last year conducted drone inspections for higher-risk buildings with outstanding MBIS notices. Depending on the condition and needs of the building, Government contractors would be arranged to carry out the repair works, but not for large-scale buildings with OCs such as New Pei Ho Building.

13. Mr CHAN Wai-wa responded that: (i) activities would be organised in housing estates in relation to the launch of MSW charging by the Environmental Protection Department (“EPD”); and (ii) EPD would set up food waste smart recycling bins in all public housing estates by the end of the year and HD would provide necessary support.

14. Miss CHOW Mei-ye responded that: (i) SWD provided various types of welfare services in Sham Shui Po District, including youth, rehabilitation, and family services, etc.; and (ii) when planning new welfare facilities, the Department would consider factors such as planning standards of services, local service needs, population size, population growth, redevelopment of old estates into new ones, etc. Relevant groups and stakeholders including district councils would be consulted on the development projects in the districts concerned.

15. The Chairman remarked that: (i) the Urban Renewal Authority (“URA”) would release the study result in the first or second quarter of that year; and (ii) suggested inviting URA to SSPDC to give an account of the content, analysis and outlook of the study.

16. Member added that URA planned to hold a workshop for the District Study in late March and Members were encouraged to participate.

17. Mr CHAN Wai-wa gave a consolidated response: (i) the Commercial Properties Management Unit of HD would be notified of vacant premises in shopping malls at an earliest possible time so that re-letting could be arranged. Consideration would be given to other possible options for the use of premises if no bids were received; (ii) HD had an independent and professional assessment team, and factors like the overall situation of the area would be considered when reviewing the rent of the shopping malls; and (iii) tenants must comply with the terms of tenancy agreements while they could approach the estate office for enquiry and inform them of their operational difficulties, and they could also apply to HD for expanding the specified use of the premises where necessary.

18. The Chairman concluded by stating that if the higher rent level of the malls in the neighbouring private developments were used as reference, the rent of Hoi Lai Shopping Centre would hardly be adjusted to an appropriate range that could match the consumption power of the residents of public housing estates. It was hoped that the Department would consider members’ views and improve the rent setting mechanism. Regarding the matter that some tenants of Nam Shan Shopping Centre intended to change or expand the specified uses of the premises, members could first approach the estate office for enquiry. Application could be submitted to the Commercial Properties Management Unit of HD for changing the specified use of the premises where necessary.

19. The Chairman remarked that the Secretariat received the application for absence from Mr CHAN Kwok-wai and asked the Committee to take note of it.

Agenda Item 3: Date of next meeting

20. The next meeting would be held at 9:30 a.m. on 25 April 2024 (Thursday).

21. There being no other business, the meeting ended at 10:28 a.m.

District Council Secretariat  
Sham Shui Po District Office  
March 2024