

立法會

Legislative Council

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Panel on Housing

Meeting on 2 December 2013

Background brief on "Community Hall at Sau Ming Road, Kwun Tong" prepared by the Legislative Council Secretariat

Purpose

This paper provides background information on the proposed provision of a Community Hall ("CH") adjoining the public housing development at Sau Ming Road, Kwun Tong, and gives a brief account of the views and concerns expressed by Members on the subject.

Background

2. The demand for CH facilities is very strong at Sau Mau Ping but the existing Sau Mau Ping (Central) Estate Community Centre ("SMP(C)ECC") at Sau Ming Road is too small to meet the rising demand. It is also the only CH in the vicinity.

3. In response to the request of the Kwun Tong District Council and the local community for redeveloping the existing SMP(C)ECC into a standard CH, the Administration has proposed to demolish SMP(C)ECC and construct a new standard CH, which would be located within the site boundary of the public housing development at Sau Ming Road. Compared with the existing hall of the SMP(C)ECC which has a seating capacity of 180 persons and an internal floor area ("IFA") of about 280 square metres, the replacement CH would comprise a hall with standard IFA of about 400 square metres and a seating capacity of 450 persons. The site plan is in **Appendix I**.

Deliberations by the Panel on Housing

4. The Panel on Housing ("the Panel") discussed the proposal to upgrade the project to construct the CH to Category A at its meeting on 3 June 2013. While members in general expressed support for the project, some of them were concerned about the reprovisioning arrangements for the four non-government organizations in the existing SMP(C)ECC which provided training programmes and welfare services. Noting that SMP(C)ECC was a six-storeyed building while the new CH would only have two storeys, these members queried the rationale of providing a new CH with less storeys, as a result of which the existing welfare facilities at SMP(C)ECC would not be reprovisioned to the new CH upon its redevelopment. There was also a suggestion to increase the plot ratio to allow more services to be provided at the new CH, in particular those services which were in great demand such as day-time rehabilitation centres. Some members also requested the Administration to consider integrating the new CH with the planned housing development in Sau Ming Road to maximize the development potential of the site.

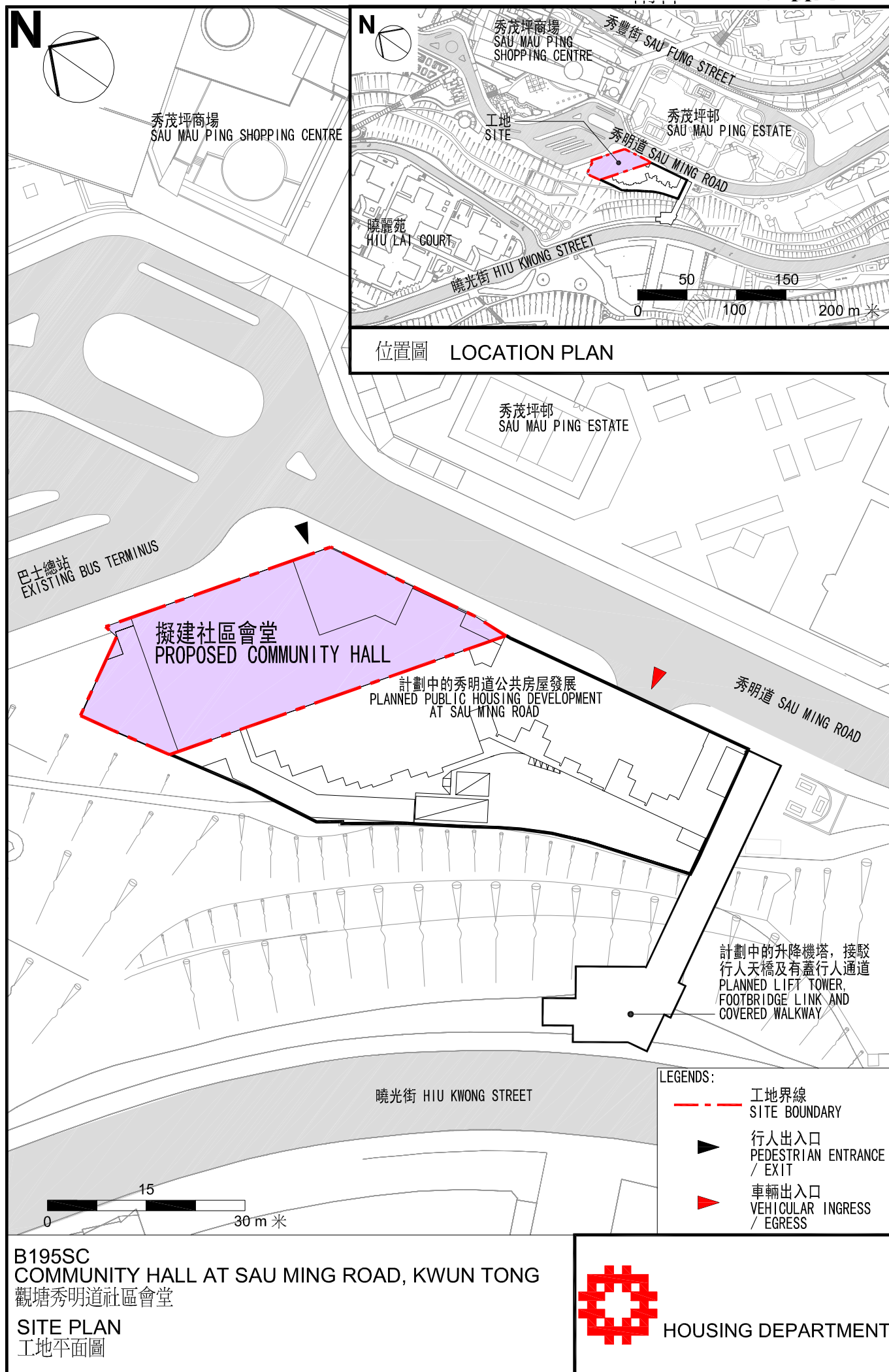
5. The Panel requested the Administration to provide supplementary information on the reprovisioning arrangements and maximization of the plot ratio of the project site to facilitate the provision of more social services, and to submit the item for the Panel's consideration again prior to submitting the project proposal to the Public Works Subcommittee.

Latest development

6. In response to members' request at the Panel meeting on 3 June 2013, the Administration proposes to brief members on the CH project and the updated arrangements on the re-provisioning of services of the relevant non-government organizations at the Panel meeting on 2 December 2013. The Administration wishes to seek the Panel's support to submit the funding proposal to the Public Works Subcommittee in January 2014 and the Finance Committee in February 2014 for upgrading the CH project to Category A to tie in with the public housing development programme at Sau Ming Road.

Relevant papers

7. A list of relevant papers is set out in **Appendix II**.



Community Hall at Sau Ming Road, Kwun Tong

List of relevant papers

Council/ Committee	Date of meeting	Paper
Panel on Housing	3 June 2013	<p>Administration's paper on "Public Works Programme Item No. B195SC – Community Hall at Sau Ming Road, Kwun Tong" (LC Paper No. CB(1)1153/12-13(03)) http://www.legco.gov.hk/yr12-13/english/panels/hg/papers/hg0603cb1-1153-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)258/13-14) http://www.legco.gov.hk/yr12-13/english/panels/hg/minutes/hg20130603.pdf</p>