

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

運輸及房屋局

香港九龍何文田佛光街 33 號



Transport and Housing Bureau

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本局檔號 Our Ref. (8) in HD 4-2/PS1/1-55/1/4 IV

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24 April 2015

Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

(Attn: Ms Shirley Chan)

Dear Ms Chan,

Legislative Council Panel on Housing

**Follow-up to site visit to Kwai Shing West Estate and
Kwai Shing East Estate on 10 April 2015**

Regarding the submissions received from Kwai Tsing District Council Members Ms Amelia LAU Mei-lo, Mr Rayman CHOW Wai-hung and Ms Nancy POON Siu-ping during the captioned site visit, the Government's response are at Annex A to Annex C for Members' reference.

Yours sincerely,

(Original Signed)

(Jerry Cheung)

for Secretary for Transport and Housing

Legislative Council Panel on Housing

**Follow-up to site visit to Kwai Shing West Estate and
Kwai Shing East Estate on 10 April 2015**

**Response to the submission from
Kwai Tsing District Council Member, Ms Amelia LAU Mei-lo**

The Government's response to Ms Lau's suggestions on the barrier-free access (BFA) facilities of Kwai Shing West Estate is as follows.

2. The Estate Improvement Programme (EIP) of Kwai Shing West Estate is being carried out to install BFA facilities so as to facilitate tenants to gain direct access to all blocks within the estate and public areas; and provide additional fitness equipment for elderly and recreational facilities for children.

Setting up "recreational and fitness facilities area" for elderly and children at the play area of Blocks 3, 5 and 8 as well as on the rooftop of multi-storey carpark near Block 4

3. The proposal has been included in the EIP. Installation of fitness equipment for elderly and recreational facilities for children at the play area of Block 1 was completed in March 2015. We expect that the installation of the relevant facilities at the play area of Blocks 3 and Block 5, the open space opposite to Community Hall of Block 8 as well as the rooftop of the multi-storey carpark near Block 4 will be completed in end 2015.

Speeding up the construction of the lift tower at the shopping centre and multi-storey carpark near Block 4 as well as the walkway connecting Block 1 to Block 5

4. The construction works of the lift tower at the shopping centre and multi-storey carpark near Block 4 as well as the covered walkway between Block 1 and Block 5 were commenced in January 2015. The construction works are expected to be completed in March 2016 according to the schedule.

5. With a view to providing tenants with a barrier-free environment and additional fitness and recreational facilities at the earliest, Housing Department has been closely monitoring the progress of the EIP to ensure works can be completed on time.

Transport and Housing Bureau
April 2015

Legislative Council Panel on Housing

**Follow-up to site visit to Kwai Shing West Estate and
Kwai Shing East Estate on 10 April 2015**

**Response to the submission from
Kwai Tsing District Council Member, Mr Rayman CHOW Wai-hung**

Mr Chow requested for improvement of the barrier-free access facilities which connect the footbridge of Kwai Shing East Shopping Centre with Shing Hing House and Shing On House by providing a covered ramp or lift tower. The Government's response is as follows.

2. Currently, Shing Hing House and Shing On House are linked to the Kwai Shing East Shopping Centre by a set of staircase and escalator. The construction of a covered ramp or lift tower involves detailed management and technical feasibility studies, including but not limited to site constraints (the limitation of the Emergency Vehicular Access and comprehensive slope reinforcement work), Gross Floor Area restriction, preference of other equity owner(s) and cost sharing, and lease modification, etc. It takes time to complete these studies before the implementation of the proposed work. Preliminary study reveals that the building cost of the proposed works would be enormous.

3. Taking into account the complexity of the site constraints, time required for feasibility studies and rational utilisation of public resources, Housing Department plans to install a stairlift at the staircase, as an interim measure, to cater the needs of wheelchair users. The stairlift is easier to operate than the stairclimber which was on trial before. Housing Department will provide sufficient manpower for supporting operation of the stairlift. The equity owner concerned has agreed to the proposal and to share the cost of installation as well as future management and maintenance. Subject to the approval of the Independent Checking Unit, the improvement work is expected to be carried out in 2016.

**Transport and Housing Bureau
April 2015**

Legislative Council Panel on Housing

**Follow-up to site visit to Kwai Shing West Estate and
Kwai Shing East Estate on 10 April 2015**

**Response to the Submission from
Kwai Tsing District Council Member, Ms Nancy POON Siu-ping**

The Government's response to Ms Poon's suggestions on the barrier-free access (BFA) facilities of Kwai Shing East Estate is as follows.

Lift tower connecting Kwai Shing East Estate with Kwai Fong Estate

2. The location of the proposed lift tower falls outside estate boundary and is not under Housing Department's purview. We will refer the request to Lands Department and Highways Department for follow-up.

**Lift tower connecting Shing Fung House or Shing Hei House with the
ELCHK Grace Lutheran Church (Tsuen Wan)**

3. The proposal on constructing a lift tower at the proposed location would require resolving a number of management and technical issues, including but not limited to site constraints, Gross Floor Area restriction, consent from other equity owner, lease modification, etc. Taking into account the complexity of the above factors, in particular the slope reinforcement work, the proposed work would not be accorded a high priority at present.

**Addition of lift tower connecting Shing Kwok House or Shing Ka House
with Shing On House**

4. A lift tower with one 14-person lift has been in use since 2009 to connect Shing Kwok House or Shing Ka House with Shing On House. Despite higher demand for lift service during rush hours, the round-trip time for the lift is approximately 45 seconds. Residents seldom need to queue up for the lift service. Given that the existing lift service is sufficient to meet the demand of the residents, the proposed works would not be considered.

Installation of stairlift by the escalator serving Shing On House or Shing Hing House

5. Currently, Shing Hing House and Shing On House are linked to Kwai Shing East Shopping Centre by a set of staircase cum escalator and a footbridge. To cater for the need of wheelchair users, a stairlift at the existing staircase will be installed as an interim measure. The equity owner concerned has agreed to the proposal and to share the cost of installation as well as future management and maintenance. Subject to the approval of Independent Checking Unit, the improvement work is expected to be carried out in 2016.

Addition of a lift tower with 24-hour service connecting Shing Hing House or Shing On House with Kwai Luen Road

6. Currently, Shing Hing House and Shing On House are linked to Kwai Luen Road by various facilities, including staircase, escalators, footbridge, and two lifts in the Shopping Centre which are owned and managed by the Shopping Centre owner. While one of the said lifts connecting the estate road next to Kwai Luen Road provides 24-hour service, the other one connecting the Shopping Centre will be out of service after midnight for security reasons. To ensure that lift service will not be affected due to breakdown of the 24-hour lift, Housing Department has recently obtained the consent of the owner concerned for a special arrangement to operate the other lift around the clock, whenever the 24-hour lift is suspended from service. As the issue concerned has already been addressed, addition of lift tower is thus not necessary.

Addition of lift at the lift tower of Shing Fu House

7. There are two lifts in Shing Fu House. According to record, there was only one incident in February 2015 that both lifts were suspended from service for two to three hours due to mechanical faults. Such service breakdown of both lifts is an individual case and similar situation never happened before. The existing provision of two lifts is adequate to address the actual demand. Housing Department will further enhance preventive maintenance and management measures to avoid the recurrence of similar incident.