

立法會
Legislative Council

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**Public Works Subcommittee of the Finance Committee
of the Legislative Council**

**Minutes of the 18th meeting
held in the Chamber of Legislative Council Building
on Thursday, 31 May 2001, at 2:30 pm**

Members present :

Ir Dr Hon Raymond HO Chung-tai, JP (Chairman)
Hon Albert CHAN Wai-yip (Deputy Chairman)
Hon Kenneth TING Woo-shou, JP
Hon Fred LI Wah-ming, JP
Prof Hon NG Ching-fai
Hon James TO Kun-sun
Hon SIN Chung-kai
Hon Andrew WONG Wang-fat, JP
Hon LAU Kong-wah
Hon Mrs Miriam LAU Kin-yee, JP
Hon Emily LAU Wai-hing, JP
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Dr Hon TANG Siu-tong, JP
Hon Henry WU King-cheong, BBS
Hon Michael MAK Kwok-fung
Hon WONG Sing-chi
Hon IP Kwok-him, JP
Hon LAU Ping-cheung

Non-Subcommittee Member attending:

Dr Hon LUI Ming-wah, JP

Members absent:

Hon Cyd HO Sau-lan
Hon Eric LI Ka-cheung, JP
Hon CHAN Yuen-han
Hon CHAN Kam-lam
Hon WONG Yung-kan
Hon LAW Chi-kwong, JP
Hon Abraham SHEK Lai-him, JP

Public officers attending:

Miss Elizabeth TSE	Deputy Secretary for the Treasury
Mr S S LEE, JP	Secretary for Works
Mr Gordon SIU, JP	Secretary for Planning and Lands
Mr Rob LAW, JP	Director of Environmental Protection
Mr James HERD	Principal Assistant Secretary of the Treasury (Works)
Mr Patrick LI	Principal Assistant Secretary for Education and Manpower
Mr Peter P Y LEUNG	Assistant Director of Education (Special Duties)
Mr K S SHUM	Chief Technical Advisor/Subvented Projects, Architectural Services Department
Mr S H PAU, JP	Director of Architectural Services
Mr M L WAN	Principal Assistant Secretary for Housing (Project Management)
Miss Joanna CHOI	Principal Assistant Secretary for Health and Welfare (M)
Dr Fung HONG	Deputy Director (Hospital Planning & Development), Hospital Authority
Miss Eliza YAU	Principal Assistant Secretary for Security (E)
Mr CHEUNG Chi-shum	Assistant Commissioner of Police (Operations), Hong Kong Police Force
Ms Barbara R WILLISON	Chief Superintendent, Planning and Development Branch, Hong Kong Police Force
Mr Timothy TONG, JP	Deputy Secretary for Security
Mr Alan K M CHU	Principal Assistant Secretary for Security (D)
Mr LAI Tung-kwok	Deputy Director (Administration and Operation), Immigration Department
Mr CHOI Ping-lun	Assistant Director (Administration & Planning), Immigration Department
Mr Corrado CHOW	Principal Immigration Officer (Investigation), Immigration Department
Mr Donald TONG	Deputy Secretary for the Environment and Food
Mr Raistlin LAU	Principal Assistant Secretary for the Environment and Food

Mr J COLLIER, JP
Mr W T YEUNG

Director of Drainage Services
Chief Engineer/Consultants Management,
Drainage Services Department
Principal Environmental Protection Officer
(Sewage Infrastructure Planning), Environmental
Protection Department

Mr Edmond HO

Clerk in attendance:

Ms Anita SIT Senior Assistant Secretary (1)8

Staff in attendance:

Ms Pauline NG Assistant Secretary General 1
Mr S.C. TSANG Senior Assistant Secretary (1)7

HEAD 708 - CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

PWSC(2001-02)33 15EA Extension to St. Mary's Canossian School at 162 Austin Road, Kowloon

Mr Albert CHAN supported in principle the building project under consideration. He however asked whether it would be more cost effective in the long run to demolish and reconstruct the whole campus rather than simply to construct the new extension as proposed. The Assistant Director of Education (Special Duties), Education Department (AD/E(SD)) explained that although the main school building was built in the 50s, the building itself was still structural sound. Where redevelopment of school premises was considered, demolition of existing building would be avoided as far as possible in order to minimize the inconvenience that might be caused to students who would have to be relocated to a nearby campus for schooling. It was the wish of the school authority of St. Mary's Canossian School that an extension be constructed having regard to the good condition of the existing building. Demolition of the whole campus for reconstruction was therefore not pursued. In response to Mr Chan's further query, AD/E(SD) confirmed that it was extremely difficult to find a site in the neighbourhood which was large enough to accommodate the entire school during the reconstruction period unless the students were to be relocated to remote districts such as Tseung Kwan O and Tin Shui Wai.

2. In this respect, Miss Emily LAU enquired whether it was a must for students to be relocated to other places during the conversion of a bi-sessional school to a whole-day school. AD/E(SD) replied that so long as the school itself could accommodate students from two sessions, there was no need to do so. He advised that about 42% of a total of 800 primary schools within the territory had so far been

converted from bi-sessional to whole-day schools.

3. Regarding Miss Emily LAU's enquiry on the number of classrooms after implementing whole-day primary schooling, AD/E(SD) advised that under normal circumstances, there should be a need to provide for a 30-classroom whole-day school for a 15-classroom bi-sessional school. However, given the limited space in the current site and the need for open areas for students' other activities, the school authority had decided to reduce one class in each form starting from the next intake and hence 24 classrooms would suffice.

4. In response to Miss LAU's question, Chief Technical Advisor/Subvented Projects, Architectural Services Department (CTA/SP,ArchSD) clarified that the two-hour fire-rated protection between the existing school and construction site referred to the separating hoarding being able to stand against fire for a duration of two hours. He supplemented that for safety sake, separate entrances would also be made for the existing school building and the construction site with a view to minimizing disturbance to students during the construction.

5. In respect of Miss LAU's concern about the disturbance to students during the construction, AD/E(SD) said that the school authority would schedule most disruptive works during the summer vacation and would control noise, dust and site run-off nuisances within established standards and guidelines through the implementation of mitigation measures in the relevant contracts.

6. Miss Emily LAU expressed concern on the huge amount of construction and demolition (C&D) waste generated (15% of approximately 1 250 cubic metres in total) and to be disposed at landfills for the purpose of the present project. She also pointed out that the disposal of C&D waste at limited landfill sites in fact incurred cost which should be taken into account in estimating the cost of the project. CTA/SP,ArchSD advised that compared to the average of 16% C&D waste disposed of to landfill sites for individual projects in the construction industry, the aforesaid percentage was already on the low side. In view of the fact that generation and disposal of C&D waste was common to most building projects, the Chairman requested the Administration to provide an information paper on the subject prior to the Finance Committee meeting at which the proposal was to be considered. The Director of Environmental Protection (DEP) also undertook to provide in future submissions to the Subcommittee an estimate of the cost involved due to the disposal of C&D waste at landfills.

Admin

7. In respect of Mr Andrew WONG's concern on reduction of C&D waste, the Chairman requested the Administration to give some thoughts to reusing the C&D waste as construction materials. He also advised that the issue should be referred back to the relevant Panel for discussion.

8. As regards the availability of land for government's target of constructing another 46 new schools by 2007/2008 for enabling all primary school pupils to study in whole-day schools, AD/E(SD) confirmed that sufficient land had been reserved

for the purpose. Funding requests would be put to the Finance Committee in due course.

9. In reply to Mr Henry WU, AD/E(SD) advised that the primary and secondary schools of St Mary's Canossian School would sharing the same assembly hall so as to allow more spaces for other students' activities.

10. The item was voted on and endorsed.

**PWSC(2001-02)34 16EA Redevelopment of the former premises of
the Church of Christ in China Chuen
Yuen Second Primary School at Sheung
Kok Street, Kwai Chung**

11. Miss Emily LAU expressed concern about the underprovision of open space (1.5 square metres per student as compared with the planning target of 2 square metres) for students. AD/E(SD) explained that if standard design was used, it was current practice to discount any space other than those on ground area for the calculation of open space provision. In actual fact, in order to provide sufficient space for student's activities, the school authority had made special effort to provide extra activity area at the rooftop and move the carparks spaces to the covered area underneath the school building. As a result, the total open space in the present design had exceeded the standard requirement. Mr Albert CHAN commented that to give members a complete picture of open space provision, the Administration should consider providing information based on both standard and non-standard designs.

12. Noting that the proposed school was adjacent to a housing estate which was about to be redeveloped, Mr Albert CHAN pointed out that it would be in the interest of the school for the building project to be considered in conjunction with the redevelopment project. AD/E(SD) replied that the matter had been discussed with the Housing Department. Due to different considerations and constraints on land use, the Housing Department did not at present intend to align the redevelopment of public housing estates with school construction projects. Nevertheless, they had been invited to explore the possibility of providing facilities which could be made available to the schools in the neighbourhood.

13. Mr LAU Ping-cheung enquired if any funding had been earmarked for certain green measures in the present proposal. CTA/SP,ArchSD said that the project cost had included the funding for building a green corner which would provide a green house and some planting beds for beautification and learning purposes. AD/E(SD) also confirmed that other green measures, such as planting along its boundaries had also been included in the building cost. In response to Mr LAU's enquiry on whether there had been in place some guidelines which set out a minimum green standard for general compliance by schools, AD/E(SD) advised that there was at present no such guidelines but attention was given to working out some standards for

general application in due course.

14 Mr LAU Ping-cheung noted that the slope protection works would include installation of soil nails with shotcrete cover. He commented that such installation was undesirable on its outlook. CTA/SP,ArchSD undertook to relay his view to the school authority.

15. In response to Mr Henry WU's query on the higher furniture and equipment cost for the proposed project when compared to the project in PWSC (2001-02)33, AD/E(SD) clarified that the latter project was for a school with only 9 additional classrooms, while 18 classrooms were involved in the present proposal.

16. In response to members' enquiries, Principal Assistant Secretary for Education and Manpower (PAS/EM) advised that school authorities were allowed to hire consultants/architects to design their own schools, and they would be given a schedule of accommodation which listed out those facilities that were essential for schooling purposes for reference. As regards the school authorities' participation in school building design, PAS/EM explained that even for standard design schools, given the early school allocation process, the design could be modified where technically feasible to meet the needs of the school.

17. The item was voted on and endorsed.

HEAD 703 - BUILDINGS

PWSC(2001-02)35	291EP	Primary school in Area 111, Tin Shui Wai
	280EP	Second primary school in Area 111, Tin Shui Wai
	282EP	Primary school in Lam Tin Estate Redevelopment, Kwun Tong
	283EP	Primary school at Kai Yip Road, Kowloon Bay
	285EP	Primary school at Kai Yan Street, Kowloon Bay

18. Members noted that the project involved five schools, two of which were built next to one another. Mr Kenneth TING enquired why the two schools in Tin Shui Wai could not be allowed to share facilities in view of the proximity of the two schools. AD/E(SD) advised that while it was government policy to encourage the sharing of facilities, such an arrangement was not feasible in the present case as the school authorities had not yet been identified. It would require the consent of the school authorities concerned as there would be problems over the use and management of common facilities. Nevertheless, the Administration would note this suggestion and negotiate with the school authorities concerned on the way to maximize the utilization of facilities. Mr Fred LI remarked that due to the proximity of the two schools, different colours should be used for differentiation purposes.

Mr Albert CHAN echoed the need to differentiate the outlook of different schools to allow some degree of uniqueness and to cultivate a sense of belonging among students with their schools.

19. In response of Mr Fred LI's enquiry on the adoption of different facilities in two sites of similar size, AD/E(SD) explained that due to different landscape, a volleyball court was to be built in the primary school of project 285EP, while a running track was feasible in the case of 283EP. Nevertheless, he agreed to discuss with the school authority regarding its preference once it was identified. As regards the shortfall of 88 classrooms by 2007/2008 for full implementation of the whole-day primary schooling, AD/E(SD) said that at least 3 more primary schools would be built in Kwun Tong district by that time and they had already been incorporated into the government's plan for construction. For future planning, he noted Mr Albert CHAN's suggestion of linking the running tracks of adjacent schools to allow better use of resources.

20. Mr TAM Yiu-chung expressed concern about locating schools at the heart of public housing estates as nearby residents would be disturbed by the public address systems and alarm systems of the schools. AD/E(SD) replied that for schools constructed from 2001 onwards, a new alarm system with broadcasting directed to the centre of the school would be installed. For schools constructed before 2001, the Administration would seek to improve the existing alarm systems through appropriate maintenance. AD/E(SD) supplemented that the Administration had also adopted the policy of placing newly constructed schools at the boundary of public housing estates in order to minimize the disturbance caused to nearby residents.

Admin

21. In response to Miss Emily LAU's request, the Director of Architectural Services (DArchS) undertook to provide the following information before the next Finance Committee meeting:

- (a) information on C&D waste and the cost involved for its disposal at landfills; and
- (b) to what extent could the proposed construction of high solid boundary wall along the eastern, western and northern sides of the construction site reduce the level of noise affecting the students during their study.

22. In response to Mr LAU Ping-cheung, DArchS confirmed that planting could be provided on both sides of the solid boundary wall for noise mitigation and beautification purposes.

23. The item was voted on and endorsed.

replied that MTRCL was well aware of the settlement problem and had taken into account any cost which might be involved for rectification and improvement. He however emphasized that settlement problem was highly unlikely in the present case since all those proposed schools would be built on land platform supported by piling. Mr IP still expressed worries about those parts of the schools not built on the land platform with piling support and urged the Administration to remind the contractors concerned to take any possible measures to safeguard against excessive settlement. In reply to Mr LAU Ping-cheung, DArchS confirmed that piling was involved for building the seven proposed schools regardless of whether they were built on land platform or not.

30. Mr LAU Ping-cheung asked whether the associated on-costs at 16.5% of the works estimate were also applicable to other school building projects. AD/E(SD) replied that those costs were management costs for projects undertaken by the MTRCL and would not be applicable to other school building projects.

31. Mr Albert CHAN reiterated his reservation on the Administration's reluctance to adopt the 'school village' concept in building the seven schools and considered that the Administration should provide a paper to explain on the rationale behind and other relevant considerations. He said that the Democratic Party had reservation on the building project under consideration. PAS/H(PM) said that the current proposal for the disposition of the seven schools within the development was considered the most appropriate arrangement and the Master Layout Plan was approved by the Town Planning Board. Mr Andrew CHENG, Mr LAU Ping-cheung, Mr IP Kwok him suggested that the issue of school village should be referred back to the relevant Panel for further discussion if considered necessary.

32. The item was voted on and endorsed. Mr Albert CHAN on behalf of the Democratic Party indicated reservation on the proposal.

HEAD 708 - CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

PWSC(2001-02)37 5ME Redevelopment and expansion of Pok Oi Hospital

33. The Chairman advised that the item was circulated to the LegCo Panel on Health Services on 14 May 2001.

34. Mr Andrew WONG declared interest as the honorable consultant of the Pok Oi Hospital.

35. Miss Emily LAU noted that the proposal involved changing the redevelopment project from the original two-stage redevelopment to one-stage. She questioned if that was due to the lack of foresight on the actual requirements and inadequate prior consultation. Although it was stated in the paper that site formation and foundation

works undertaken in parallel with preparation of detailed design and tender documents for the main building was not uncommon in the industry, she however expressed concern on whether such an approach would give a tight schedule which might affect the redevelopment progress. Deputy Director (Hospital Planning & Development), Hospital Authority (DD/HA(HPD)) advised that the original plan of carrying out the redevelopment in two stages was based on a conservative approach with a view to ensuring that the hospital would have no break of service during its redevelopment. However, after the conduct of a further study of the project by the consultants engaged with the funding approved by the Finance Committee on 9 June 2000, it was found that redevelopment of Pok Oi Hospital in one stage was more cost-effective and was more likely to meet the target completion date of 2006.

36. Miss Emily LAU asked whether the revised plan would bring about savings to the redevelopment project. DD/HA(HPD) advised that taking into account the shortened redevelopment time frame, there would be a saving estimated at around \$90 million.

Admin

37. While supporting the project in principle, Mr LAU Ping-cheung asked whether the estimated saving of \$ 90 million had included any saving from the consultants' fees. DD/HA(HPD) replied in the affirmative and said that the reduction of the consultants' fees which amounted to approximately \$20 million had already been included. As members had concern on the saving of consultants' fees, DD/HA(HPD) undertook to provide members with further details on the matter and the rationale of how such saving could be made before the next Finance Committee meeting.

Admin

38. Miss Emily LAU noted that the Finance Committee had approved a commitment of \$96.37 million for the preparatory works of the redevelopment and expansion of Pok Oi Hospital covering site investigation, consultancy services and demolition of the existing South Wing and Accident and Emergency/Out-patient Department Block. In view of the estimated saving of approximately \$90 million mentioned by DD/HA(HPD) for carrying out the project in one stage instead of two, she was concerned that part of the services rendered had become abortive. In order to provide members a complete picture of the actual position of the different items of expenditure for the preparatory works before and after the changing of the redevelopment schedule, she asked the Administration to provide a paper with a detailed breakdown of the changes in the budget before the Finance Committee meeting. DD/HA(HPD) agreed to provide the information.

Admin

39. Mr Albert CHAN supported in principle the Administration's attempt to speed up the redevelopment process by shortening it to one stage instead of two. However, he suggested that a risk analysis of shortening the redevelopment project be included in the Administration's paper to be submitted before the Finance Committee meeting.

40. Mr Albert CHAN enquired about the measures to be taken by the Administration to secure the sufficient provision of hospital services in the area.

DD/HA(HPD) said that during the redevelopment and expansion, Pok Oi Hospital could not fully cope with the demand for hospital services within the district. In order to address the problem, the Administration would resort to a network approach where nearby hospitals such as the Tuen Mun Hospital could provide support to relieve the demand for hospital services in the Northern District.

41. Mr TAM Yiu-chung expressed concern on whether the change in the redevelopment plan would affect the continuous provision of hospital services to the members of the public. In order to avoid interruption of services, DD/HA(HPD) said that the Administration would try to separate the construction site from the hospital building to minimize disturbance as far as possible but would maintain visitors' access to the hospital premises.

42. Mr LAU Ping-cheung noticed that no information was provided on the disposal of medical wastes generated during the redevelopment. DD/HA(HPD) replied that under normal circumstances, all medical wastes generated, though not mentioned in the paper, would be disposed at landfills accordingly.

43. The item was voted on and endorsed. Miss Emily LAU indicated that she had reservation on the proposal pending the provision of further information by the Administration. She requested that this item be voted on separately at the relevant Finance Committee meeting. She also requested the Secretariat to provide relevant background information on the scope of funding approved by the Finance Committee for members' reference.

Clerk

(Post-meeting notes: The Secretariat had provided the relevant background information on the scope of the funding approved by the Finance Committee relating to the redevelopment and expansion of Pok Oi Hospital vide LC paper No. FC115/00-01 issued on 5 June 2001.)

HEAD 711 - HOUSING

PWSC(2001-02)42 271LP Reprovisioning of the Police Dog Unit and Force Search Unit from the Burma Lines site to Sha Ling

44. The Chairman advised that the item was circulated to the LegCo Panel on Security on 11 April 2001.

45. Mr TAM Yiu-chung supported in principle the building project under consideration, but considered that the project cost was on the high side. In response to Mr TAM on the project cost, DArchS said that the current cost per square metre at \$12,273 in September 2000 prices was considered reasonable as compared with other similar disciplined training projects built by the government. He pointed out that according to the principle of economy in scale, low-height buildings would normally involve greater construction cost. As regards the need for the large area involved,

Assistant Commissioner of Police (Operations) AC/P(O) replied that for the nature of dog training required a large area of open space. He pointed out that the proposed space at Sha Ling was calculated on a pragmatic basis which was approximately one-fourth of that of Burma Lines.

46. Mr LAU Ping-cheung enquired why the consultants' fees only constituted an unduly low percentage of the entire project budget. DArchS explained that the consultants' fees only referred to the expenses incurred for the consultant to be engaged by the DArchS to undertake drafting services related to structural matters due to insufficient in-house staff resources. He pointed out that all other post-contract administration work would be undertaken by the ArchSD. Concerning the consultation with the North District Council on noise and sewage issues, DArchS advised that at the briefing given to the North District Council, the Administration had assured that the solid wall alongside the north part of the proposed Police Dog Unit would serve as a barrier to prevent the spreading of dog barking affecting the nearby residents and that appropriate arrangements had been planned to address the sewage issue. DArchS supplemented that sound-proof windows would be installed in blocks facing the residents' area to mitigate noise disturbance.

47. In response to Mr NG Ching-fai and Mr Henry WU, the Administration explained that the Police Dog Unit in Burma Lines had been training dogs for the Customs & Excise Department (C&ED) since 1999. The land vacated in Burma Lines could approximately be used to build about 2000 low density flats and possibly be sold for \$100-200 million due to its proximity to the urban area. However, it was difficult to make a cost comparison with the land at Sha Ling since the latter was less accessible.

48. In response to Mr IP Kwok-him, CS/PDB advised that the additional recurrent expenditure of \$ 920,000 per annum referred to the maintenance cost for up-to-date equipment, e.g. better medical equipment, X-ray facilities, laundry facilities, audio-visual teaching equipment required for the project. The amount was attributable to the upgrading standard of the equipment and its maintenance at initial years. CS/PDB undertook to provide additional information on the justification for a recurrent expenditure of about \$ 920,000 per annum for the project. AC/P(O) confirmed that there would be no increase in staff cost.

Admin

49. In reply to Miss Emily LAU, DArchS confirmed that the net cost of \$870,000 for an acoustic barrier would cover the cost of sound-proof windows. As regards the 60% of C&D materials to be disposed at landfill, DArchS said that the soil from the site was not suitable for public fill. DArchS undertook to provide further information on the reasons behind and the cost involved for disposal at landfills.

Admin

50. The item was voted on and endorsed.

HEAD 703 - BUILDINGS

PWSC(2001-02)41

6GD

**Immigration Service Training School and
Perowne Immigration Centre at Castle
Peak Road, Tuen Mun**

51. Members noted that the item was withdrawn after deliberation on 25 April 2001 due to insufficient information and was re-submitted to the Subcommittee for consideration.

52. Mr Albert CHAN supported the project under consideration but emphasized that the Administration should review the actual service demand and other matters such as the eligibility for using the swimming pool.

53. Miss Emily LAU urged the Administration to look into the opening hours of the swimming pool of the training school with a view to improving the utilization rate. Deputy Secretary for Security (DS/S) welcomed members' suggestions and undertook to identify room for further improvement where possible.

54. The item was voted on and endorsed.

55. The meeting ended at 5:20 pm.

Legislative Council Secretariat

21 June 2001