

立法會  
*Legislative Council*

LC Paper No. CB(2) 331/02-03  
(These minutes have been seen by  
the Administration)

Ref : CB2/HS/1/00

**Subcommittee to follow up  
the outstanding capital works projects  
of the former municipal councils**

**Minutes of meeting  
held on Thursday, 2 May 2002 at 8:30 am  
in Conference Room A of the Legislative Council Building**

**Members Present** : Dr Hon TANG Siu-tong, JP (Chairman)  
Hon Fred LI Wah-ming, JP  
Hon WONG Yung-kan  
Hon Albert CHAN Wai-yip  
Hon WONG Sing-chi  
Hon IP Kwok-him, JP  
Hon LAU Ping-cheung

**Members Attending** : Hon CHAN Kam-lam  
Hon Mrs Sophie LEUNG LAU Yau-fun, SBS, JP

**Members Absent** : Hon Cyd HO Sau-lan  
Hon CHAN Yuen-han, JP  
Hon Andrew WONG Wang-fat, JP

**Public Officers Attending** : **Item II**  
  
Mr David LAU  
Principal Assistant Secretary for the Environment and Food (A) 2  
  
Mrs Marion LAI  
Deputy Director of Food and Environmental Hygiene  
(Administration and Development)

Mr HUNG Chi-pai  
Assistant Director (Operations) 1  
Food and Environmental Hygiene Department

Mrs Angel CHOI  
Chief Executive Officer (Planning) 2  
Food and Environmental Hygiene Department

Mr WONG Shiu-kwan  
Project Director 3  
Architectural Services Department

**Item III**

Mr David LAU  
Principal Assistant Secretary for the Environment and Food (A) 2

Mrs Marion LAI  
Deputy Director of Food and Environmental Hygiene  
(Administration and Development)

Mr HUNG Chi-pai  
Assistant Director (Operations) 1  
Food and Environmental Hygiene Department

Mrs Angel CHOI  
Chief Executive Officer (Planning) 2  
Food and Environmental Hygiene Department

Mr WONG Shiu-kwan  
Project Director 3  
Architectural Services Department

Mr NG Sek-hon  
Deputy Secretary for Home Affairs (3)

Ms Eva TO  
Principal Assistant Secretary for Home Affairs  
(Recreation and Sport)

Mr HO Wing-him  
Deputy Director of Leisure and Cultural Services (Leisure  
Services)

Ms Pamela CHAN  
Principal Executive Officer (Planning)  
Leisure and Cultural Services Department

Mr Daniel MAK  
Chief Executive Officer (Planning) 2  
Leisure and Cultural Services Department

Ven. SIK Wei-che  
Chi Lin Nunnery

Ven. SIK Miu-chung  
Chi Lin Nunnery

Mr WAN Man-yee  
Chi Lin Nunnery

Mr K M CHAU  
Chi Lin Nunnery

Mr Patrick CHU  
David S K AU & Associates Limited

**Item IV**

Mr NG Sek-hon  
Deputy Secretary for Home Affairs (3)

Ms Eva TO  
Principal Assistant Secretary for Home Affairs  
(Recreation and Sport)

Mr HO Wing-him  
Deputy Director of Leisure and Cultural Services (Leisure  
Services)

Ms Pamela CHAN  
Principal Executive Officer (Planning)  
Leisure and Cultural Services Department

Mr Daniel MAK  
Chief Executive Officer (Planning) 2  
Leisure and Cultural Services Department

Mr WONG Shiu-kwan  
Project Director 3  
Architectural Services Department

**Clerk in Attendance** : Mrs Constance LI  
Chief Assistant Secretary (2)5

**Staff in Attendance** : Miss Betty MA  
Senior Assistant Secretary (2)1

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**I. Confirmation of minutes of meeting**  
[LC Paper No. CB(2) 1588/01-02]

The minutes of the meeting on 15 November 2001 were confirmed.

**II The 19 projects for retro-fitting of air-conditioning to existing markets and/or cooked food centres**  
[LC Paper No. CB(2) 1729/01-02(01)]

2. Deputy Director of Food and Environmental Hygiene (Administration and Development) (DD(A&D)) said that the Administration had issued a letter of intent to each stall lessee in the 19 markets and/or cooked food centres to obtain their views on the implementation of the retro-fitting of air-conditioning projects. The Administration was still collecting responses to the letters of intent from the affected stall lessees. DD(A&D) further said that according to the responses received, the support rate for the cooked food centres was encouraging. She added that the Administration would assess the overall situation and decide the way forward.

Support rate for retro-fitting projects

3. Mr IP Kwok-him noted from the Administration's paper that so far not one single market or cooked food centre had achieved the 85% consent target. He asked whether the target was unrealistic, or not all stall lessees had returned their responses before the deadline. He also asked whether the Administration would proceed with the retro-fitting works if eventually less than 85% of stall lessees of a market or cooked food centre supported the project.

4. DD(A&D) responded that some stall lessees in certain markets had not yet returned the letter of intent before the deadline. She pointed out that as some stall lessees had requested for more time to take a decision on the matter, the Administration had extended the consultation period. DD(A&D) said that FEHD

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would conduct another round of consultation to explain to the stall lessees details of the projects and answer their enquiries, in order to obtain a higher support rate. The Administration would endeavour to obtain the 85% support rate for the projects.

5. The Chairman asked whether a project would be taken forward only when there was a 85% support rate from the stall lessees concerned. DD(A&D) said that the Subcommittee was previously consulted on the proposed support rate. As the Administration had explained at previous meetings, the 85% support rate was considered appropriate. She reiterated that the Administration would review the overall situation and decide the way forward after the second round of consultation. In response to Mr IP Kwok-him, DD(A&D) undertook to keep the Subcommittee posted of the developments.

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6. Mr WONG Yung-kan said that the affected stall lessees had grave concern about the adverse impact on their business when the works were in progress. Mr WONG asked whether the Administration would consider re-locating the affected stalls temporarily to nearby markets, with rental concessions, so that they could continue business during the works period. Mr WONG added that some stall lessees were also worried about the permanent loss of business even after the retro-fitting of air-conditioning, because some customers might have already changed their shopping habits if the project had to take as long as one year. He urged the Administration to provide assistance to the affected stall lessees.

7. Mr CHAN Kam-lam shared a similar view with Mr WONG Yung-kan. Mr CHAN said that stall lessees generally welcomed the proposal of retro-fitting of air-conditioning to markets. However, most stall lessees were concerned about the impact on their business, particularly if some stalls had to cease operation during the works period. He suggested that the Administration should consider requiring the contractors to carry out the works at night as far as practicable, and the completion dates for the various stages of works should be clearly spelt out in the works contracts. Mr CHAN also suggested that the Administration should avoid awarding too many projects to one single contractor to avoid delay of works.

8. DD(A&D) responded that rental waiver/reduction arrangement could be considered for stalls with regard to the disruption caused to their business during the works period. For example, if the stalls had to cease operation during the works period, the rental during such period would be waived and also for the two months immediately afterwards. In addition, rental reduction could be considered for stalls which were affected by the works. DD(A&D) said that it was the Administration's intention to minimise disruption to the operation of the stalls concerned during the works period, and some affected stalls might be re-located to vacant stalls in the same market as far as practicable so that they needed not cease operation. DD(A&D) pointed out that if the retro-fitting works were to be carried out during night time, a longer period would be required to complete the works.

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9. Regarding engagement of contractors, Project Director 3/Architectural Services Department (PD3/ArchSD) said that the 19 projects would be packaged under several contracts to ensure that individual contractors would not be overloaded and the retro-fitting works would not be delayed.

10. In response to the Chairman, DD(A&D) said that the length of the works period would vary depending on the scale of individual projects and the site conditions. It might take several months to more than one year.

11. Mr CHAN Kam-lam stressed that the stall lessees were mostly concerned about the impact of the proposed works on the business of individual stalls during the works period. He said that the poultry stalls would likely suffer greater loss than the dry goods stalls when the works were in progress. He urged that the works period should be shortened as far as possible. Mr CHAN asked whether the Administration would consider providing financial assistance to affected stall lessees for the following purposes -

- (a) compensating their staff who would have no wages if the stalls had to cease business during the works period; and
- (b) renovating the stalls after the improvement works.

He also suggested extending the rental waiver period from two months to four months.

12. Mr Fred LI said that he envisaged that some stall lessees would face financial difficulties if they had to close their stalls during the works period which might take more than half a year. He further said that the affected stall lessees concerned would not support the retro-fitting projects if the Administration did not provide any concrete assistance, such as ex-gratia payments and other forms of assistance (such as rental waiver and interest-free loans) to affected stall lessees during the period when the stalls had to cease operation.

13. DD(A&D) reiterated that the Administration would conduct further consultation with the affected stall lessees with a view to obtaining a higher support rate for the retro-fitting projects. She advised that the possibility of granting ex-gratia payments for the retro-fitting works was rather slim. However, the Administration would provide every possible assistance to stall lessees concerned, including relocation of affected stalls and rental reduction.

14. In response to the Chairman, DD(A&D) said that no compensation had been paid to affected stall lessees in similar projects carried out in the past. DD(A&D) stressed that based on the experience of the three existing air-conditioned markets in the New Territories, she was confident that disruption to business during the works period would be kept to the minimum.

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15. Mr WONG Sing-chi said that the questionnaire issued to the affected stall lessees had raised certain issues requiring their responses. He pointed out that some stall lessees had expressed support for the implementation of the retro-fitting project, but objected to paying the additional electricity charges. He asked whether the Administration would count these returns as in favour of or against the proposal.

16. DD(A&D) responded that the Administration would treat these returns as incomplete, and the FEHD staff would approach the stall lessees concerned for clarification. He said that stall lessees who expressed support for the proposal must also agree to pay the recurrent costs for counting the support rate. She added that the design of the questionnaire would facilitate the analysis on the reasons for stall lessees to support or object to the retro-fitting projects so that FEHD could take appropriate follow-up actions.

Payment of air-conditioning recurrent costs

17. Mr IP Kwok-him said that most affected stall lessees were concerned about the amount of air-conditioning recurrent charges they had to pay, since the maintenance and repair cost of the air-conditioning system would also be included. He asked about the breakdown of such recurrent costs and whether the Administration would consider requiring the stall lessees to pay only the electricity charges for air-conditioning.

18. DD(A&D) said that for the existing air-conditioned markets in the New Territories, the stall lessees were also required to pay the recurrent costs for the air-conditioning including electricity and maintenance charges. The Administration saw no reason why a different practice should be adopted for the 19 markets under discussion. As the retro-fitting works would enhance the business environment of the markets, the Administration considered it appropriate for stall lessees to pay the air-conditioning recurrent costs. DD(A&D) added that the actual amount of recurrent costs to be borne by individual stall lessees would range from a few hundred dollars to a few thousand dollars, depending on the conditions of individual markets/cooked food centres and the size of the stalls.

19. PD3/ArchSD estimated that about 80% of the air-conditioning recurrent costs would be electricity charges, and the rest would be the recurrent maintenance cost for the air-conditioning systems. He explained that the estimated electricity charges for the 19 markets and/or cooked food centres had been worked out with reference to the average monthly electricity charges now incurred in existing air-conditioned markets. The recurrent maintenance costs of the air-conditioning system covered the service charges for periodic inspections and cleansing, 24-hour emergency service, as well as minor spare parts for maintenance and repair of such systems.

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Consultation with stall lessees

20. Mr CHAN Kam-lam noted that a relatively satisfactory response was obtained for the Ngau Tau Kok Cooked Food Centre and Fa Yuen Street Cooked Food Centre, but not the markets. He considered that the low support rate was partly due to the fact that FEHD had not provided affected stall lessees with sufficient information on the scope of the retro-fitting and general improvement works. He said that most stall lessees were unaware that general improvement works would be carried out together with the retro-fitting works. Moreover, the rental waiver arrangement was not mentioned in FEHD's information pamphlets issued to stall lessees. The stall lessees therefore could not make an informed decision, and this accounted for the low response rate.

21. Mr CHAN Kam-lam commented that the Administration's consultation with stall lessees was carried out hastily. He pointed out that some of the proposed layout plans prepared by the consultants were not correct and they had also over-estimated the number of stalls that required relocation. For example, the Ngau Chi Wan Market was originally said to have insufficient space to accommodate the transformer room, and a number of stalls would have to be relocated to make room for the transformer room. However, following discussion with the stall lessees, the transformer room would now be built on the roof, and this would substantially reduce the number of stalls that needed relocation. Mr CHAN considered that the Administration should have checked the accuracy of the consultants' work before consulting the stall lessees. As the layout of the stalls might have to be revised after initial consultation, Mr CHAN suggested that the two-week consultation period should be extended to allow for further discussion.

22. Referring to the Administration's consultation with Ngau Chi Wan Market, Mr Fred LI commented that the Administration had not provided the stall lessees with all necessary information to facilitate them to make a decision. For example, according to the Administration's information, the project scope apparently covered only retro-fitting works, but not general improvement works. As regards the location of the transformer room in Ngau Chi Wan Market, Mr LI pointed out that the China Light & Power Co Ltd had reservation about constructing the transformer room on the roof. If the proposal proved to be not feasible, a number of stalls would have to be relocated to make way for the transformer room. In this respect, the stall lessees in Ngau Chi Wan Market had expressed strong dissatisfaction about the relocation arrangement.

23. DD(A&D) responded that during the consultation, the Administration had provided the stall lessees concerned with as much information as possible to facilitate them making a decision. The scope of both the retro-fitting and general improvement works was set out in the letters to individual lessees. DD(A&D) said that FEHD and ArchSD had conducted meetings with stall lessees to brief them on the scope and implications of the retro-fitting projects. However, the turn-up rate was not



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satisfactory and FEHD staff had to approach individual stall lessees to explain the projects and collect their feedback. DD(A&D) further said that representatives of ArchSD and the consultants had also briefed the District Councils (DCs) and Market Management Consultative Committee concerned on the projects. DD(A&D) added that consultation with stall lessees had proved to be useful and some layout plans for individual markets were improved in view of the stall lessees' comments.

24. As regards the concerns of individual stall lessees in Ngau Chi Wan Market, DD(A&D) said that these would be further discussed at a case conference to be held by the Legislative Council Complaints Division. She pointed out that some of the concerns were in fact quite far-fetched. She reiterated that it was the Administration's intention that no stall lessees would have to cease business during the works period and temporary relocation of stalls would be arranged as far as practicable.

25. PD3/ArchSD said that the construction of transformer room was essential in some markets in order to cope with the extra demand for electricity arising from the retro-fitting of air-conditioning. He explained that the power supply companies required that transformer rooms should be provided on the ground floor. However, there were practical difficulties because of insufficient space on the ground floor which was fully packed with stalls. To solve the problem, both the ArchSD staff and the consultants were exploring options to accommodate the transformer room in order to minimise disruption to individual stalls. For the Aberdeen Market, a mezzanine floor would be constructed to accommodate the transformer room. PD3/ArchSD also advised that the China Light & Power Co Ltd had just agreed that the transformer rooms in Ngau Chi Wan Market and Ngau Tau Kok Market could be accommodated on the roof.

26. Mr CHAN Kam-lam maintained the view that the Administration's consultation with DCs had been too sketchy and very limited information had been provided to DCs. He pointed out that although DCs would not object to the retro-fitting of air-conditioning projects as these would enhance the competitiveness of public markets, it did not mean that DCs had already given green light to the projects. Mr CHAN said that the Administration should allow more time for stall lessees concerned to study all relevant information before making a decision. He added that the revised layout plans should also be provided if revisions had been made.

27. DD(A&D) said that the Administration would consider the request for extension of consultation period of individual markets. However, the consultation period should not be extended indefinitely. She urged that stall lessees concerned should return the letters of intent as early as possible.

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28. Mr CHAN Kam-lam said that the Administration should take a proactive approach to explain to the stall lessees the layout plan and the detailed arrangements. Otherwise, the stall lessees would not change their mind and would remain opposed to the projects even if the consultation period was extended.

29. Mr Albert CHAN sought clarification on the Annex to the Administration's paper which stated that Tsuen Wan DC made "no comment" on the project at the present stage. Mr CHAN said that he was aware that more than half of the stall lessees in the three markets in Tsuen Wan were opposed to the retro-fitting projects. DD(A&D) explained that the statement in the Administration's paper was based on the motion passed by Tsuen Wan DC on the subject which read -

"As FEHD had not provided sufficient information, Tsuen Wan DC would not give any views at the moment, but to urge FEHD to improve the market environment so that the lessees could continue their business."

DD(A&D) said that the response rate of the three affected markets in Tsuen Wan was much poorer than that in other districts.

30. Mr Albert CHAN said that as he had pointed out at previous meetings, it would be difficult to obtain 85% support of the stall lessees for proceeding with the projects. He suggested that FEHD should consider inviting all the affected stall lessees to vote on the proposal of retro-fitting of air-conditioning in the markets concerned. He considered that the projects should only be proceeded with if the majority of the stall lessees concerned agreed to the projects. He said that the voting method would avoid mis-interpretation of the views of the stall lessees. He added that during the briefings held by FEHD staff, some stall lessees were given the impression that their stall tenancies would be terminated if they did not support the retro-fitting projects.

31. DD(A&D) responded that to avoid misunderstanding, FEHD staff would provide the information in writing and explain the details to the stall lessees in person. She explained that the Administration had adopted the questionnaire method to gauge stall lessees' views in order to facilitate analysis of their responses.

32. Responding to Mr IP Kwok-him, DD(A&D) said that FEHD had yet to work out with the Finance Bureau the tenancy arrangements for the stall lessees after the retro-fitting of air-conditioning. For markets where more than 85% of the stall lessees of a market had agreed to the retro-fitting projects and pay the recurrent costs, the new tenancy agreement would include a condition that stall lessees would need to pay the recurrent cost. Those unwilling to do so could choose to terminate the tenancy.

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33. Mr IP Kwok-him stressed that to facilitate affected stall lessees to make their decision on the proposed retro-fitting projects, the Administration should provide them with the estimated recurrent costs, or the percentage of such costs in the rental, when consulting the stall lessees. DD(A&D) responded that the estimated recurrent costs for stalls of different sizes were already given in the letter of intent to the stall lessees.

Way forward

34. Mr IP Kwok-him said that while the Subcommittee was in support of expediting the 19 retro-fitting of air-conditioning projects, the Administration should consider ways to address stall lessees' concerns and resolve the practical difficulties.

35. Mr Fred LI asked whether the Administration would still take the projects forward, in the event that only the cooked food centres but not the stalls in the markets concerned expressed support for the projects. If the projects were not to be proceeded with, Mr LI asked whether the Administration would still carry out the general improvement works, such as the improvements to ventilation system, in these markets. Mr LI considered that the Administration should let members and the stall lessees know about the overall strategy for these projects and the various options available, if the 85% support rate could not be obtained eventually.

36. DD(A&D) responded that the retro-fitting of air-conditioning to the markets and the cooked food centres were treated as separate projects. DD(A&D) said that the Administration would conduct another round of consultation with the market stall lessees in order to obtain a higher support rate. Moreover, FEHD would discuss with the relevant bureaux/departments other options if eventually a support rate below 85% was obtained for some markets. She reiterated that some improvement works might still be carried out to these markets even if the retro-fitting of air-conditioning was not to be proceeded with. However, the scope and implementation timetable of the improvement works would probably be different from the original proposal.

37. Mr CHAN Kam-lam said that the retro-fitting works in the cooked food centres should proceed if a 85% support rate was obtained. He considered that the Administration should consider providing rental waiver to those market stalls which were located on the same floor of the cooked food centres, as their business would also be affected by the retro-fitting works.

38. Mr CHAN further said that under the new market design, the poultry section with independent slaughtering rooms would be segregated from other areas of the market. He envisaged that if the retro-fitting of air-conditioning was to be carried out in the markets under discussion, the works in respect of the poultry section would likely take more than half a year. He urged the Administration to take note of the impact of closure of the poultry section on the other stalls in these markets. DD(A&D)

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assured members that the Administration would take into account members' concerns and suggestions when drawing up the implementation plan.

### **III Progress of Stanley Complex and Hammer Hill Road District Park**

#### Stanley Complex

[LC Paper No. CB(2) 1729/01-02(03) (paragraphs 2-5)]

39. The Chairman informed members that the Administration intended to forward the proposal to the Public Works Subcommittee (PWSC) on 26 June 2002.

40. DD(A&D) said that the revised design of the Stanley Complex (without the market facilities) had been reported to the Town Planning Board (TPB). In response to members' concerns and the local residents' request to retain the existing Stanley Temporary Market, the Administration had submitted an application to TPB proposing to retain the temporary market facilities. She advised that the Metro Planning Committee of TPB had approved the application to retain the Stanley Temporary Market for a period of three years. DD(A&D) further said that the Administration was considering the next step.

41. Mr IP Kwok-him expressed strong dissatisfaction that TPB had given approval for retaining the Stanley Temporary Market for three years only. He said that he had stated at previous meetings that he supported the revised design of the Stanley Complex on the understanding that there would be a permanent market and more tourist facilities on the existing site of the Temporary Market. He would fully support the Administration applying to TPB for retaining the Temporary Market on a long-term basis. Mr IP further said that the Administration should seriously consider ways to provide car-parking space for use by patrons of the Temporary Stanley Market, in order to enhance its business.

42. Mr Fred LI said that it was the unanimous view of the Subcommittee that the Temporary Market should be retained on a permanent basis in view of the local demand for market facilities. The Administration noted members' views.

Admin

#### Hammer Hill Road District Park

[LC Paper No. CB(2) 1729/01-02(02)]

43. With the aid of video presentation, representatives of the Chi Lin Nunnery (Chi Lin) briefed members on the proposed design of the Hammer Hill Road District Park. Members noted that the main theme of the park was the creation of a natural setting, and promotion of Chinese culture and heritage. Members also noted that the design of the park was characterised by matured old trees, landscape planting, feature rocks, water features and Tang Dynasty style architecture. Moreover, the park would be

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developed according to the unique Tang Dynasty style, and the architectural and landscaping works would be compatible with the Chi Lin Nunnery Monastic Complex, so that the entire area would become a tourist attraction.

44. Deputy Secretary for Home Affairs (DS(HA)) said that in the light of Chi Lin's experience and knowledge in Tang Dynasty style design and construction, the feasibility study and proposed design of the Hammer Hill Road District Park had been entrusted to Chi Lin. He pointed out that Chi Lin had proposed an excellent design which was compatible with the nunnery complex, having regard to the site constraints (e.g. underground sewage networks and land use reserved by the Mass Transit Railway Corporation).

45. DS(HA) informed members that a provision of \$177 million (in MOD prices) had been earmarked for the project based on the original design of a district park approved by the former Provisional Urban Council. The revised cost estimate of the project based on Chi Lin's present design would be in the region of \$245 million. In order to deliver the project within the original budget of \$177 million, Chi Lin had agreed to contribute the balance in the form of donations. In this connection, the project would be split into two major portions. DS(HA) said that portion I comprised the design work and basic infrastructure works which would be funded by Government at an estimated cost of \$177 millions at MOD prices. Portion II comprised the add-on works such as the Tang Dynasty style buildings and pavilions, matured old trees, feature rocks, Bonsais, which would be contributed by Chi Lin in the form of donations at an estimated cost of \$68 million. DS(HA) further said that Government's total commitment for the entire project would be capped at \$177 million at MOD prices. The park would be handed over to Government upon completion. DS(HA) also advised that Chi Lin would be required to comply with Government tendering rules for the construction work. It was estimated that the construction work would take about 30 months to complete. A committee comprising representatives of Government and Chi Lin would be set up to monitor the project.

46. Mr CHAN Kam-lam expressed support for the proposed design of the park. He commended the design for its creativity and uniqueness. Mr CHAN envisaged that the park would develop into a tourist attraction. He suggested that Chi Lin should consider providing adequate footpaths, in order to accommodate the large number of visitors. Representatives of Chi Lin noted Mr CHAN's suggestion.

47. Mr LAU Ping-cheung expressed concern about the accessibility to the park and the possible traffic impact. Mr LAU said that the park should be accessed by different modes of transport, and there should be land bridges connecting nearby residents and visitors with the park. DS(HA) responded that the Transport Department had studied the possible traffic impact. As the park would be well served by the Mass Transit Railway and other means of public transport, visitors of the park would be encouraged to use public transport. However, parking spaces would also be provided for coaches.

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48. Mr Fred LI expressed appreciation for Chi Lin's contribution to meet the balance of the budget of the project. He said that the provision of sufficient parking spaces for coaches and the related traffic management would be very important for maintaining the park as a tourist attraction. Mr LI also asked about the experience on the maintenance of wooden structures in the Chi Lin Nunnery Monastic Complex, as similar building materials would be used for the park.

49. Ven. SIK Miu-chung of Chi Lin responded that Chi Lin had conducted comprehensive studies on overseas experience before the Chi Lin Nunnery Monastic Complex was constructed. He advised that cracks in wooden structures were a common and natural phenomenon and would not pose structural problem to the buildings. He said that recent studies revealed that wooden structures built of similar timber could stand over 1 000 years. Mrs Sophie LEUNG supplemented that it was environmental-friendly to use timber as building materials. She stressed that cracks in wooden structures were commonly acceptable and would not cause any structural problems.

50. Mr Albert CHAN expressed concern that using timber as construction materials would result in extensive lumbering of valuable trees. Ven. SIK Miu-chung of Chi Lin explained that according to international regulations, lumbering should be carried out in tropical rainforest at regular intervals to allow room for the proper growth of other trees. He added that such lumber would be used for building the park.

51. On the implementation timetable of the project, Mr Fred LI asked whether the Administration could further advance the construction of the park, e.g. by seeking funding approval from PWSC to upgrade the project to Category A of PWP at an earlier date so that the detailed design could commence as soon as possible. Mr Fred LI also asked whether the construction period could be shortened as well.

52. DS(HA) said that the Administration would endeavour to submit the proposal to PWSC as early as practicable. However, some technical and cost issues would have to be sorted out first, and the relevant parties would also have to work out contract documents in the coming months. He advised that it was the Administration's intention to submit the proposal to PWSC before the end of 2002.

53. Responding to Mr Fred LI, Deputy Director of Leisure and Cultural Services (DD(LCSD)) said that the Administration was considering renaming the park, as the project had been upgraded from a district park to a territory-wide recreational, cultural and tourist attraction.

54. Mr IP Kwok-him expressed appreciation of the proposed design of the park. Mr IP enquired about the role of LCSD in the future management of the park. He also asked whether LCSD would introduce an admission fee; and if not, what would be the financial implications of the recurrent maintenance costs.

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55. DS(HA) responded that the park would be handed over to Government upon completion. In other words, it would be a public park wholly owned by Government and no admission fees would be charged. DD(LCSD) said that as the park would be a territory-wide attraction, LCSD would study carefully the future arrangement for management of the park.

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56. Mr Albert CHAN commented that the park was not large enough to accommodate all the proposed features and architectures. He also expressed concern about the management of the park and crowd control arrangements. At the request of Mr CHAN, the Administration agreed to provide more information on the future operation of the park to the Subcommittee.

#### **IV Projects involving leisure and cultural facilities**

##### Projects under the Accelerated Programme for implementation in 2002-03

[LC Paper No. CB(2) 1729/01-02(03) (paragraphs 6-8)]

57. Members did not raise objection to the Administration's proposal of upgrading the five projects (paragraph 6 of the Administration's paper) to Category A of PWP in June 2002.

58. Members noted that the project "312LS District Open Space between Hang Hong Street and Heng On Estate Area 92, Ma On Shan" originally scheduled for submission to PWSC in June would now be implemented as a minor works project. Members also noted that another project "283LS District Open Space Area 7, Tung Chung, Lantau" would be upgraded to Category A of PWP in the latter part of 2002 instead of June 2002.

59. As there was insufficient time for discussion, the Chairman suggested and members agreed to continue discussion on the other projects under the Accelerated Programme at the next meeting.

##### Consultation with District Councils on the remaining outstanding projects not included in the Accelerated Programme

[LC Paper No. CB(2) 1729/01-02(03) -(paragraphs 9-11)]

60. The Chairman advised that discussion of this item would be deferred to the next meeting. Members agreed.

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**V Any other business**

61. Members agreed that the next meeting would be held on 4 July 2002 at 8:30 am.
62. There being no other business, the meeting ended at 10:47 am.

Council Business Division 2  
Legislative Council Secretariat  
11 November 2002