

立法會
Legislative Council

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the Administration)

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

**Minutes of meeting
held on Thursday, 21 June 2001 at 8:30 am
in Conference Room A of the Legislative Council Building**

Members Present : Dr Hon TANG Siu-tong, JP (Chairman)
Hon Cyd HO Sau-lan
Hon CHAN Yuen-han, JP
Hon WONG Yung-kan
Hon Albert CHAN Wai-yip
Hon LAU Ping-cheung

Members Absent : Hon Fred LI Wah-ming, JP
Hon Andrew WONG Wang-fat, JP
Hon LAU Wong-fat, GBS, JP
Hon WONG Sing-chi
Hon IP Kwok-him, JP

Public Officers Attending : Mrs Stella HUNG
Deputy Secretary for the Environment and Food (A)

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 Paul WONG
Chief Executive Officer (Planning) 1
Food and Environmental Hygiene Department

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

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

Ms Lolly CHIU
Deputy Director of Leisure and Cultural Services
(Administration)

Ms Pamela CHAN
Chief Executive Officer (Planning) 1
Leisure and Cultural Services Department

Mr Stephen TANG Man-bun
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

Action

- I. Administration's response to outstanding issues raised at the meetings of 18 April and 3 May 2001**
[LC Paper Nos. CB(2) 1883/00-01(01) and (02) and CB(2) 1410/00-01(01)]

Principal Assistant Secretary for Environment and Food (PAS(EF)) said that the Administration had provided response to the issues raised by members at the last

Action

meeting held on 3 May 2001 [LC Paper No. CB(2) 1883/00-01(01)]. He would welcome views from members.

Outstanding issues raised at the meeting on 3 May 2001

Ex-PMC projects with funding earmarked in 2000 Capital RAE

2. Mr Albert CHAN noted from the Annex of the Administration's paper that the Administration had earmarked funding amounted to \$400 million for the construction of Kwai Chung Park Football Training Centre. Mr CHAN expressed reservation about the project, in view of the considerable project cost and the fact that Kwai Chung Park was not a suitable site because it was located in the hub of the industrial areas. He pointed out that the current patronage level of Kwai Chung Park was extremely low. Mr CHAN agreed that there should be a major leisure and recreation venue for Kwai Ching and suggested that the Administration should identify another site in the district for the football training centre.

3. Deputy Director of Leisure and Cultural Services (DD/LCSD) responded that funding was earmarked for this project because it was classified as Category II by the former Provisional Regional Council (ProRC). She said that the site was previously a landfill and she shared Mr CHAN's concern that the environment such as the air quality and transport network was not satisfactory. She agreed that the site for the project would need to be reviewed.

4. Deputy Secretary for Home Affairs (DS(HA)) supplemented that the site for the proposed Kwai Chung Park Football Training Centre was previously chosen in consultation with the Hong Kong Football Association Ltd. Although the proposed site was not very convenient to the public, it was selected in the hope that the landfill could be gainfully utilised. He said that the Administration would further examine the matter. He further said that the project would be taken forward only if it was considered cost-effective and in compliance with the standards set by the Environmental Protection Department.

5. Mr LAU Ping-cheung said that in a recent meeting between the Legislative Council (LegCo) and the Eastern District Council members, the latter had expressed strong concerns that there were insufficient community centres in Shaukeiwan and North Point. They pointed out that the population for newly developed areas such as Aldrich Bay would increase substantially on completion of the large housing estates in the area in the next few years, and they urged the Administration to expedite the provision of leisure and cultural facilities for the area. Mr LAU requested the Administration in particular to speed up the construction of the proposed Aldrich Bay Complex.

Action

6. Representatives of the Administration advised that the detailed design of Aldrich Bay Complex was being prepared and if everything went smoothly, they planned to seek the approval of the Public Works Subcommittee (PWSC) to upgrade the project to Category A of the Public Works Programme (PWP) at the end of this year.

Ex-PMC projects with funding approval

7. Mr LAU Ping-cheung said that the Finance Committee of LegCo had approved an allocation of \$5.4 billion in 1999 to fund 149 capital works projects for which the two Provisional Municipal Councils (PMCs) had entered into contractual commitment. He requested the Administration to provide details of each of these 149 projects, the progress so far, the way forward and the responsible departments for these projects. Miss CHAN Yuen-han added that the Administration should provide a breakdown by districts. The Administration agreed to provide the requested information.

Admin

Outstanding Ex-PMC projects with no funding earmarked

8. To enable members to have a better understanding of the progress of the outstanding ex-PMC projects for which no funding had been earmarked, Miss CHAN Yuen-han and the Chairman requested the Administration to provide the latest position of these projects, in particular the 21 projects recommended by the Leisure and Cultural Services Department (LCSD) to proceed with priority and the 27 projects which District Councils (DCs) had requested priority treatment.

Admin

9. Mr WONG Yung-kan enquired about the implementation time-table for the remaining ex-PMCs projects for which no funding had been earmarked. He said that the Administration should sound out its intention at an early stage if certain projects would not be taken forward.

10. DS(HA) responded that the Home Affairs Bureau (HAB) was actively discussing with the Finance Bureau (FB) to work out a rolling five-year programme for the provision of leisure and cultural facilities. In reply to the Chairman, he said that he hoped to be able to report to the subcommittee the outcome of the Capital Works Resource Allocation Exercise (RAE) in October of 2001.

11. Mr Albert CHAN said that the Administration should be able to provide its five-year rolling programme based on those previously prepared by the two PMCs. He added that he saw no reasons why the Administration needed to take such a long period to prepare the five-year programme.

Action

12. DS(HA) said that ProRC and PUC had drawn up their own five-year programme separately. Given the change in circumstances, the Administration needed to review and ascertain the justifications for the outstanding capital works projects planned by the PMCs before taking the projects forward. He added that for the 160 projects for which no funding had been earmarked by the ex-PMCs, most of them were still in the initial stages of planning, and the Administration would have to carefully consider these projects. Against this background, LCSD had consulted the 18 DCs on the relative priority of these outstanding projects. DS(HA) reiterated that the Administration hoped to complete the rolling five-year programme around late 2001.

13. Responding to Mr WONG Yung-kan, DD/LCSD said that the five-year programme would include the 21 priority projects recommended by her department and some of the 27 projects which DCs had requested priority treatment.

14. Miss CHAN Yuen-han commented that if the Administration needed such a long time to prepare the five-year programme for the projects, it might need even much longer time to implement them, given the fact that these projects still had to compete for resources with other government projects.

15. DS(HA) stressed that the Administration was committed to the implementation of the ex-PMC projects. He said that as these projects were at different planning stages, the Administration had to examine whether individual projects were deserving and justified. The Administration would take all practicable steps to speed up the implementation of the projects and would try its best to provide a rolling five-year programme by October 2001.

16. Referring to paragraph 6 of the Administration's paper, the Chairman asked whether the Administration had reduced the annual expenditure for the provision of municipal services facilities as the Administration only planned to spend some \$1.2 billion per annum for ex-PMC projects, as compared to \$2.4 billion per annum by the two PMCs.

17. DS(HA) responded that although the PMCs set aside a commitment of some \$2.3 billion each year for these projects, the average annual expenditure was only \$1.9 billion. DS(HA) said that the spending on other new projects initiated by the Administration was not included in the \$1.2 billion set aside for ex-PMC projects.

18. Mr LAU Ping-cheung asked whether the Administration had ever spent the earmarked provision of \$1.2 billion for the ex-PMC projects. He requested the Administration to provide information on the commitment and actual expenditure each year for individual ex-PMC projects.

Action

Admin

19. DS(HA) explained that \$1.2 billion was only the estimated annual cashflow requirement for the five-year period ending 31 March 2005. He said that the Administration expected to spend some \$6.2 billion on those projects which had secured funding during the five-year period. DS(HA) agreed to provide the information requested by Mr LAU.

20. Mr Albert CHAN said that it would be difficult to compare the spending on leisure and cultural facilities by the PMCs with that by the Government based on the figures of only one or two years. He said that a five-year programme would provide a better basis for comparison. He requested that the Administration should provide a rolling five-year programme which was agreed among the relevant departments and FB to enable useful discussion by the Subcommittee.

21. Ms Cyd HO commented that apart from expediting the implementation of the outstanding ex-PMC projects, the Administration should also initiate new projects for the provision of municipal services. The Chairman advised that new projects should more appropriately be followed up by the relevant Panel.

Consultancy Study on the Provision of Regional/District Cultural and Performance Facilities in Hong Kong

22. Mr WONG Yung-kan asked about the progress of the consultancy study commissioned by HAB to examine the provision of major cultural and performance venues in the territory, and when the report would be available. DS(HA) responded that the Administration hoped that the consultant could start work before the end of 2001 and provide a report in early 2002.

23. Mr WONG Yung-kan expressed dissatisfaction that the consultancy study had not yet commenced as the Administration had announced the plan for almost two years. He commented that this would further delay the provision of cultural facilities. He queried why the Administration could not undertake the study by itself.

24. DS(HA) said that the Administration had hoped to complete the consultancy study as early as possible. He explained that the review of the provision of cultural and performance facilities in the territory involved many issues, for example, whether the existing facilities were being used in a cost-effective manner. He said that since HAB had assumed the overall responsibility for providing cultural and performance facilities after the dissolution of the PMCs, it would only be prudent for HAB to undertake a comprehensive review of the provision of such facilities before taking a decision on new projects.

25. The Chairman said that as the Subcommittee had been informed of the commissioning of the consultancy study for some time, the Administration should set

Action

a deadline for the completion of the consultancy study. DS(HA) said that the tender documents were almost finalised and it was expected that the consultant could start the study before the end of 2001 and the report should be ready in the first half of 2002.

Outstanding issues raised at the meeting on 18 April 2001

26. The Chairman referred to the Subcommittee's letter to the Secretary for Home Affairs dated 19 April 2001 [LC Paper No. CB(2) 1883/00-01(02)] and asked the Administration for its response to the issues raised at the Subcommittee's meeting on 18 April 2001.

27. DD/LCSD said that the Administration would provide the timeframe for implementation of the 21 priority projects recommended by LCSD and the 27 projects which DCs had requested priority treatment. However, the Administration did not have ready information for a detailed comparison of the annual provisions earmarked for capital works projects involving leisure and cultural facilities by the ex-PMCs and LCSD. She said that the Administration would provide general information in this respect as well as a five-year programme after the Capital Works RAE.

Admin

28. Miss CHAN Yuen-han commented that the Administration had so far made little progress of implementing the ex-PMC projects. She said that even the Administration's recent consultation with the DCs was a result of the Subcommittee's request. She considered that had the two PMCs not been dissolved, these projects would have been taken forward according to their planned time-table because the PMCs were financially autonomous. She did not agree that the ex-PMC projects should now be subject to the normal Government resource allocation mechanism, as it would take a much longer time to implement these projects under the present system. She urged the Administration to set aside specific resources for these projects and expedite their implementation.

29. DS(HA) said that the Administration would need time to examine and process all the outstanding capital works projects initiated by the ex-PMCs following their dissolution. The Administration would also need to consult the DCs and set priority for these projects, after which a rolling five-year programme for these projects would be drawn up in consultation with FB under the coming Capital Works RAE. In reply to the Chairman, he undertook to provide the Subcommittee a more concrete time-table in October.

Admin

30. Mr WONG Yung-kan suggested that the Administration should make use of the minor works allocation to expedite the provision of open space. The Chairman advised that minor works projects referred to those costing below \$15 million. Project Director 3/Architectural Services Department (PD3/ArchSD) added that there was a

Action

block allocation for minor works projects, and urgent projects of a one-off nature could be considered for funding under this block vote.

31. Mr WONG Yung-kan asked why the temporary off-street refuse collection point (RCP) cum public toilet at Mau Tau Kok Road (project estimate was less than \$15 million) was not dealt with under the block allocation for minor works projects.

32. Chief Executive Officer (Planning)2/Food and Environmental Hygiene Department advised that the project was originally estimated to cost more than \$15 million. However, in view of the pressing need for the RCP in the area, the Administration now proposed to proceed with the RCP first, while the public toilet would be refurbished at a later stage. The project cost for the RCP was now below \$15 million and was included in the list of the nine projects for which funding had been secured.

Progress of the Hammer Hill District Park, Kowloon Bay Recreation Ground and Stanley Complex

33. Responding to the Chairman's enquiry about the progress of the Hammer Hill District Park, Kowloon Bay Recreation Ground and Stanley Complex, DD/LCSD made the following responses -

(a) Hammer Hill District Park

LCSD had received the design drawing from Chi Lin Nunnery for the district park and was discussing with Chi Lin over the facilities, construction cost and the monitoring mechanism for the district park. LCSD hoped to reach an agreement with Chi Lin as early as possible, so that the project could be upgraded to Category A of PWP.

(b) Stanley Complex

The Administration had decided that no public market would be provided in the complex which would include a sports arena, a multi-purpose hall and a small library instead. The Administration would consult the Southern District Council on the project in June 2001 before submitting the proposal to PWSC.

(c) Kowloon Bay Recreation Ground

LCSD was working with ArchSD on the revised design and aimed to upgrade the project to Category A of PWP by the end of 2001.

Action

34. Mr WONG Yung-kan said that at the previous meeting, members had expressed their preference for a more natural landscape for district parks. He asked for more information about the proposed design for the Hammer Hill Road District Park. DD/LCSD said that members' views had been fully reflected to Chi Lin. She reiterated that the design for the district park was still under discussion.

35. Mr LAU Ping-cheung asked about the specific timing for the Administration to consult the Southern District Council on the revised scope of the Stanley Complex. DD/LCSD said that as Southern District Council met once every two months, the earliest possible date to consult the DC was June 2001. The proposal had been included in the agenda of the Southern District Council meeting scheduled for June 2001.

Retro-fitting of air-conditioning to public markets

36. The Chairman said that the proposal to retrofit air-conditioning to public markets had been discussed for two years. Given the recurrence of the avian flu recently, he urged the Administration to carry out the retro-fitting works in public markets expeditiously.

37. DS(EF) said that her bureau had accorded the highest priority for the proposal to retro-fit air-conditioning to 19 existing public markets and/or cooked food centres in this year's Capital Works RAE. She added that the Architectural Services Department (ArchSD) had also accelerated the Preliminary Project Feasibility Studies (PPFS) for these projects. Subject to the allocation of funds, the retro-fitting works could start soon.

38. Mr WONG Yung-kan said that the conditions in most public markets were very poor. He envisaged that it would still take a long time to complete the retro-fitting works even if resources were allocated. He considered that the Administration should adopt interim measures to improve the ventilation in these markets, especially in the summer months.

39. Deputy Director of Food and Environmental Hygiene (Administration and Development) (DD/FEHD) said that at the moment, public markets were installed with different types of ventilation systems, e.g. mechanical ventilation system, market economic air treatment system and air-conditioning system. She further said that the Administration would have to examine whether it was technically feasible to install air-conditioning to these markets. DD/FEHD added that apart from expediting the implementation of retro-fitting works in 19 public markets and/or cooked food centres, the Administration had also put in place measures to improve the hygiene conditions in markets. A consultancy study would be commissioned to conduct a comprehensive review to improve the management of public markets.

Action

40. DS(EF) added that she hoped members would appreciate that these projects would need to compete with projects from other government departments for resources. The Administration would also need some time to consult the market stall lessees concerned, as the retro-fitting works would affect their operation.

41. Mr WONG Yung-kan and Miss CHAN Yuen-han expressed concern about the plans for retro-fitting air-conditioning to other existing public markets which were not included in the current proposal.

42. DD/FEHD responded that as considerable resources were required for the retro-fitting of air-conditioning projects, it was only pragmatic to adopt a phased approach for implementation of the projects. The Administration proposed to deal with the retro-fitting of air-conditioning to 19 public markets and/or cooked food centres first, as these projects had been approved by the former PMCs.

43. Mr LAU Ping-cheung expressed concern about the ventilation conditions in public markets at the nighttime. He pointed out that a poorly ventilated environment at the nighttime would affect the hygiene conditions in the market and consequently have an adverse impact on the live poultry kept in the markets. He said that the Administration should give serious consideration to this matter. Ms Cyd HO, Miss CHAN Yuen-han and Mr WONG Yung-kan shared Mr LAU's concern.

44. DD/FEHD said that FEHD staff conducted regular inspections in public markets to ensure that the environmental and hygiene standards were complied with. The stall lessees were reminded to keep their stock and goods (including live poultry) properly. As regards the specific arrangement after the markets were closed, DD/FEHD agreed to provide further information after the meeting.

Admin

45. Miss CHAN Yuen-han asked whether there was any difference in the processing time in respect of the feasibility studies PPFs carried out by the former PMCs and those by the Government.

46. PD3/ArchSD responded that ArchSD was responsible for carrying out feasibility studies for municipal services facilities before and after the dissolution of the PMCs. The only difference after the dissolution of PMCs was the funding arrangement for these projects. Presently, the outstanding ex-PMC projects were subject to the same funding procedures as other government projects. As regards the PPFs for the retro-fitting of air-conditioning projects, PD3/ArchSD said that his department had completed the studies and would be able to submit the report for the agreement of FB and Works Bureau shortly. Subject to the allocation of resources in this year's Capital Works RAE, these projects could be upgraded to Category B and the ArchSD could proceed with the detailed design and preparation of tender

Action

documents for these projects. He advised that the whole process for these projects might take several years to complete.

47. Miss CHAN Yuen-han said that there were public criticisms that the retro-fitting works had been too slow. She considered that the procedures for bidding for resources for the retro-fitting projects were too complicated, which had delayed the implementation of these projects. Mr WONG Yung-kan also reiterated his suggestion that the Administration should carry out temporary ventilation improvement works for the markets, as it would take some years for the retro-fitting works to complete.

48. PD3/ArchSD explained the implementation plan for the retro-fitting works. He said that during the construction period, alterations to stalls would be required so as to comply with the statutory fire safety requirements. The market stall lessees would have to be consulted, as they might have to be relocated. The opportunity would also be taken to renovate the existing facilities in the markets, such as improvement works to the electricity supply, drainage and toilet facilities. He added that ArchSD would engage consultants to expedite the implementation of these projects. However, based on his past experience, some stall lessees might object to the detailed design of the projects. If everything went smoothly, the retro-fitting projects could commence in two years' time after funds were allocated.

49. As regards the interim measures, DD/FEHD said that air-conditioning was only one way to improve the conditions of public markets. The Administration would also examine the overall management and manpower for public market management. She assured members that the Administration was committed to improving the management and hygiene conditions of public markets, and various measures were under consideration.

50. Ms Cyd HO pointed out that disruption to stall lessees could be minimized if the Administration adopted better planning for the implementation of the retro-fitting of air-conditioning projects. As the occupancy rate of the public markets was about 70% to 80%, she suggested that the market stalls affected by the renovation works could be relocated to the vacant stalls. To expedite the implementation of the retro-fitting works, Ms HO considered that the Administration should set aside resources specifically for the retro-fitting of air-conditioning projects, rather than obtaining funding approval for every project. She also enquired whether the rates could be used to fund these projects. The Chairman advised that the Administration had undertaken to provide the 5-year plan for implementation of the projects. He further advised that after the dissolution of the PMCs, the rates were paid to the General Revenue Account of the Government.

51. While expressing understanding that the projects needed to go through various stages before implementation, Mr LAU Ping-cheung suggested that the Administration

Action

might consider making use of the minor works allocation. For example, a retro-fitting project could be split into several projects each costing below \$15 million. He considered that this would speed up the process. DS(EF) said that the suggestion might not be feasible as the project cost of each retro-fitting project amounted to some \$100 million. PD3/ArSD added that it might not be cost-effective to carry out retro-fitting works to one single market on several occasions, as this would affect the operation of the stalls.

52. DS(EF) said that she appreciated members' concern about the improvements to public markets. She stressed that the chance of an outbreak of avian flu was not necessarily related to the provision of air-conditioning in public markets. She reiterated that the Administration had pledged to take forward the retro-fitting projects. She pointed out that the Administration had in fact taken the initiative to include nine other retro-fitting projects, as only ten projects had been included in the Capital Works Programme of the former PUC and in the list of the 169 ex-PMC projects.

53. Miss CHAN Yuen-han proposed to move a motion urging the Administration to expedite the retro-fitting of air-conditioning for the 19 public markets and/or cooked food centres, as follows -

"本小組委員會強烈要求政府當局從速撥款進行 19 項公共街市加裝冷氣及改善抽風系統的工程，並在 2002 年初展開此等工程。"

[The English version of the motion read as follows -

"That this Subcommittee strongly urges that the Administration should expeditiously provide funding for the implementation of the 19 projects to retrofit air-conditioning systems and improve the ventilation systems to public markets, and commence these projects in early 2002."]

54. DS(EF) said that the earliest possible date for commencing the projects would be early 2003. She explained that the Administration had to bid resources for the retro-fitting projects in this year's Capital Works RAE. Subject to the allocation of resources, the projects could be upgraded to Category B. The ArchSD would then proceed with the detailed design and preparation of tender documents for these projects. A proposal would be made to PWSC of the Finance Committee to upgrade these projects to Category A of PWP. The projects could then be tendered for work to commence. She also pointed out that the affected stall lessees would have to be consulted, as their business might be affected. Hence, it was technically not feasible to commence these projects in early 2002.

Action

55. Ms Cyd HO said that the Administration could shorten the preparatory process, for example, it could proceed with the detailed design in parallel to consultation with the stall lessees.

56. PD3/ArchSD said that ArchSD had already completed the cost estimation and the PPFs for the markets concerned and that the projects were found technically feasible. To expedite the implementation of the 19 projects, ArchSD would seek funding approval for some \$200 million to engage consultants.

57. Mr WONG Yung-kan expressed concern that the process to engage consultants by ArchSD would further delay the implementation of the retro-fitting works. DS(EF) explained that the engagement of consultants was necessary because there was insufficient manpower in ArchSD to carry out all the projects.

58. Mr LAU Ping-cheung noted that ArchSD would contract out some of the retro-fitting works to the consultants. He said that ArchSD should deal with those projects which were accorded the highest priority while the consultants could work on the rest. PD3/ArchSD noted Mr LAU's view.

Admin 59. At the request of Mr LAU Ping-cheung, DD/FEHD agreed to provide members with the relative priority of the retro-fitting projects in each of the three phases.

60. The Chairman put Miss CHAN Yuen-han's motion to vote. The motion was passed unanimously by members present at the meeting. The Chairman requested the Administration to provide a response to the motion passed by the Subcommittee at its next meeting.

Clerk 61. Members agreed that to hold the next meeting after summer to discuss the Administration's response. The Chairman said that members would be informed of the meeting date in due course.

62. There being no other business, the meeting ended at 10:25 am.