

立法會
Legislative Council

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by 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, 7 December 2000 at 10:45 am
in Conference Room A of the Legislative Council Building

Members Present : Dr Hon TANG Siu-tong, JP (Chairman)
Hon CHAN Yuen-han
Hon WONG Yung-kan
Hon Albert CHAN Wai-yip
Hon IP Kwok-him, JP
Hon LAU Ping-cheung

Members Absent : Hon Cyd HO Sau-lan
Hon Fred LI Wah-ming, JP
Hon Andrew WONG Wang-fat, JP
Hon LAU Wong-fat, GBS, JP
Hon WONG Sing-chi

Public Officers Attending : Agenda item II

Mr Paul TANG
Deputy Secretary for the Environment and Food (A)

Miss Eva TO
Principal Assistant Secretary for the Environment and Food
(A) 3

Mr Jonathan McKinley
Principal Assistant Secretary for Home Affairs (Recreation and
Sport)

Mr WONG Siu-kwan
Project Director 3
Architectural Services Department

Miss Janet WONG
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 K K LEE
Assistant Director (Operations) 2
Food and Environmental Hygiene Department

Agenda item III

Mr Jonathan McKinley
Principal Assistant Secretary for Home Affairs (Recreation and
Sport)

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

Mr Edward LAW
Assistant Director (Administration and Planning)
Leisure and Cultural Services Department

Mr Michael MAK
Assistant Director (Libraries and Development)
Leisure and Cultural Services Department

Miss Olivia CHAN
Senior Staff Officer (Leisure Services) 2
Leisure and Cultural Services Department

Mrs YUEN KWONG Wai-king
Senior Staff Officer (Planning) 2

Leisure and Cultural 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 Date of next meeting and items for discussion
[LC Paper No. CB(2) 411/00-01(01)]

The Chairman said that some Subcommittee members had requested a change of the meeting time to avoid clashes with other commitments. The Chairman suggested and Members agreed that the Subcommittee would meet at 8:30 am instead of 10:45 am on the first Thursday of each month.

2. The Chairman invited Members' views on discussion items for the next meeting. The Chairman said that the Administration had advised that it was not yet ready to provide members with an update on the territory-wide review of cultural and leisure activities. In the absence of further information from the Administration, it would be extremely difficult for the Subcommittee to follow up the progress of the outstanding capital works projects of the former Provisional Municipal Councils (PMCs). The Chairman asked whether District Councils (DCs) should be invited to give views on the priority of those outstanding projects in the five geographic constituencies in the Legislative Council election.

3. Mr IP Kwok-him expressed support for the proposal to invite the views of DCs on the relative priorities of projects in their districts. Mr LAU Ping-cheung and Mr Albert CHAN said that the Subcommittee should request the Administration to consult the respective DCs and provide a paper on DCs' views on projects in their districts. Mr WONG Yung-kan said that the Administration should give clear indication on the way forward in respect of the 169 outstanding projects. He also urged the Administration to provide an implementation time-table for these projects. Miss CHAN Yuen-han shared similar views. She said that the Administration should also provide justifications for the implementation time-table.

4. The Chairman suggested that the Administration should consult the DCs and provide a report consolidating their views on these outstanding projects. Any submissions received from the DCs by the Subcommittee would also be forwarded to members and the Administration. Deputy Director of Leisure and Cultural Services (DD/LCSD) agreed to consult the DCs and provide a report to the Subcommittee, in

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particular their views on the relative priorities of the projects in their districts. She said that as DCs normally met once every two months, the Administration would need some time to complete consultation with all the 18 DCs. To allow time for the Administration to consult the 18 DCs, the Chairman proposed that the next meeting originally scheduled for January 2001 be postponed until further notice. Members agreed.

[*Post-meeting note:* The Administration subsequently provided a time-table on consultation with the 18 DCs. Nine submissions were also received from DCs by the Subcommittee during December 2000-January 2001. The Administration's consultation time-table and the nine submissions from DCs were circulated to members vide LC Paper No. CB(2) 791/00-01 on 5 February 2001.]

II. Retro-fitting of air-conditioning for existing markets and cooked food stalls

[LC Paper No. CB(2) 411/00-01(02)]

5. At the invitation of the Chairman, Deputy Secretary for the Environment and Food (DS(EF)) took members through the Administration's paper [Paper No. CB(2) 411/00-01(02)]. He said that the Administration had undertaken to report to the Subcommittee on the way forward for the 10 projects on retro-fitting of air-conditioning after completing a review on the subject. In the review, the Administration had made reference to the experience of the projects to retro-fit air-conditioning to three existing markets, namely Sha Tin Market, Yan Oi Market and Tai Kiu Market. The review indicated that for retro-fitting works to be carried out smoothly, great care had to be exercised in the planning and implementation stages, in particular the selection of markets for air-conditioning retro-fitting works with regard to the design and technical constraints. The co-operation of stall lessees was also very important. The three completed projects revealed that there were general improvements in temperature, relative humidity and carbon dioxide content, after the air-conditioning systems had been in operation. The Administration therefore recommended that the retrofitting of air-conditioning projects should be proceeded with and these projects would be included in the Public Works Programme (PWP) as Category C items. DS(EF) added that the Administration proposed to adopt the criteria as set out in paragraph 11 of the Administration's paper in determining the priorities for upgrading these projects to PWP.

6. DS(EF) further advised that the projects would involve both capital costs for construction and installation of air-conditioning plants and recurrent operating costs. The Administration was of the view that only the recurrent cost of air-conditioning expenses would be recovered from stall lessees. The same practice was adopted for air-conditioned markets in the former Provisional Regional Council (ProRC) area. While the Administration planned to align the different market rental policies of the two former PMCs, the existing stall lessees affected by the proposed retro-fitting

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projects would only need to pay the recurrent cost upon expiry of their current tenancies. DS(EF) added that the project would be taken forward if the majority of the lessees concerned were agreeable to the proposed retro-fitting of air-conditioning.

Implementation timetable

7. Mr IP Kwok-him asked about the expected completion dates for retro-fitting of air-conditioning to the markets and cooked food centres (CFCs) listed in the Administration's paper.

8. DS(EF) said that there were altogether 19 projects relating to retro-fitting of air-conditioning to markets and CFCs. Nine of these projects were previously classified as Category II and not included in the ProRC Capital Works Programme. However, the Administration had proposed to include them as Category C item of the PWP. If members supported the proposal to retro-fit air-conditioning to these markets and CFCs, the Administration would work out the implementation plan.

9. Deputy Director of Food and Environmental Hygiene (Administration and Development) (DD/FEHD(A&D)) added that as the two former PMCs had adopted different methods for recovering the costs of air-conditioning in markets and CFCs, the Administration was now reviewing how the recurrent cost of air-conditioning should be shared by the lessees. The initial plan was to align the different charging methods with a view to adopting the current practice for air-conditioned markets in the former ProRC area. She said that whether the retro-fitting projects could be successfully implemented would to a large extent depend on the willingness of the stall lessees concerned, as the works would disrupt the operation of markets or CFCs.

10. As regards the implementation time-table, DD/FEHD(A&D) said that the Administration would need to prioritize the projects taking into account the criteria set out in the paper, including discussing with stall lessees concerned. The actual implementation date would also be subject to the allocation of resources under the normal funding procedures.

11. The Chairman stressed that the Administration should not delay implementation of these projects. Mr IP Kwok-him and Miss CHAN Yuen-han expressed similar concerns. They considered that the responsible policy bureaux and departments should co-ordinate among themselves and accord priority to these projects.

12. DS(EF) reiterated that subject to Members' agreement to the criteria set out in the paper, the Administration would proceed to work out further details of the proposal and report back to the Subcommittee in about three months' time.

13. Mr Albert CHAN added that the Administration should bear in mind that the retro-fitting works ought to be completed before the onset of summer.

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Number of projects

14. Mr Albert CHAN asked about the details of the 19 projects on retro-fitting of air-conditioning as only ten projects were listed out in Annex I of the Administration's paper. DD/FEHD(A&D) responded that the ten projects in Annex I were those which had been included in the Capital Works Programme of the former Provisional Urban Council (PUC). A list of the other nine projects (**Appendix**) including retro-fitting of air-conditioning to eight markets and one CFC was tabled at the meeting. She explained that as these were Phase II air-conditioning retro-fitting projects of the former ProRC and they were not formally included in its Capital Works Programme, they were outside the list of the 169 projects. The Administration now proposed that these projects should also be included as Category C item of PWP.

15. Mr Albert CHAN pointed out that the vacancy level of stalls in Tsuen King Circuit Market was extremely high, and that it might not be cost-effective to proceed with the retro-fitting works for this market. Mr CHAN suggested that the Administration might consider re-construction of the market instead. He asked whether the Administration would consult the relevant District Councils (DCs) on the retro-fitting projects.

16. DD/FEHD(A&D) said that the Administration was aware of the low occupancy rate of Tsuen King Circuit Market. She said that DCs had been consulted on the Administration's review of ex-PMC projects in May and June 2000. The Administration would further consult them on the details of the retro-fitting projects if the Subcommittee agreed to the criteria for determining priorities as proposed in the Administration's paper.

17. Mr Albert CHAN was of the view that the retrofitting projects were not cost-effective and he preferred overall air-conditioning for markets.

Air quality in public markets

18. Mr LAU Ping-cheung sought more information on the operation of the market economic air treatment (MEAT) system. He asked whether any system had been put in place to monitor the air quality and hygiene standard (such as bacteria level) in the markets and CFCs after retro-fitting the ventilation systems.

19. Project Director 3/Architectural Services Department (PD3/ArchSD) replied that no specific equipment was installed to constantly monitor the air quality of markets and CFCs. He explained that the MEAT system was a fresh air supply system to enhance natural ventilation. Outdoor air would be drawn in, cooled down by the air handling units and distributed to the interior of the market through air ducts without re-circulation. The temperature would be of about 3°C below the prevailing external temperature. The MEAT system was more economical to install and operate as

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compared with the air-conditioning system. However, it was not an air-conditioning system and could not keep the air temperature within a desired level. As for air-conditioned markets and CFCs, ArchSD would take periodic measurements on the temperature, relative humidity and carbon dioxide content after the air-conditioning systems had been in operation. In addition, the bio-oxygen generator in the air-conditioning system could remove odour.

20. Mr LAU Ping-cheung asked whether consideration would be given to setting standards for the indoor air quality in markets and CFCs with reference to overseas experience. PD3/ArchSD advised that there was no international standard for indoor air quality in markets and CFCs. The primary objective of retro-fitting air-conditioning to markets and CFCs was to improve the comfort and level of carbon dioxide therein. There was regular maintenance of the ventilation/air-conditioning system and periodic measurements were taken.

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21. The Chairman said that the Administration should consider introducing a mechanism to monitor the air quality in markets and CFCs. DS(EF) agreed to consider whether an indoor air quality standard could be developed for markets and CFCs with regard to the air quality objectives. In the meantime, Food and Environmental Hygiene Department would continue conducting periodic inspections of markets and CFCs to ensure the safety of food products on sale.

Other issues

22. Miss CHAN Yuen-han commented that the Administration had not provided sufficient details of the outstanding projects of the two former PMCs. She also observed that the proposed criteria for determining the priority for retro-fitting of air-conditioning were the same as those proposed previously and she saw no reasons why the Administration had to carry out another review before proceeding with the projects. She said that this gave the impression that the Administration wanted to delay implementation of the ex-PMC projects, or not to implement them at all. Miss CHAN urged the Administration to provide members with all the necessary details of the ex-PMC projects.

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23. The Chairman said that whilst members had no objection to the criteria for determining priority for the air-conditioning retro-fitting works to existing markets and CFCs, he strongly requested that the Administration should provide an implementation plan with target completion dates for these projects.

III Aldrich Bay Complex and Tseung Kwan O Complex
[LC Paper No. CB(2) 411/00-01(03)]

Aldrich Bay Complex

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24. DD/LCSD said that after reviewing the scope of the Aldrich Bay Complex, the Administration considered that the project should be proceeded with a revised scope of development, which would include a market and a public toilet but no leisure centre. It was because there was already one indoor games hall in Sai Wan Ho and a new sports centre in Lei King Wan would be open in the next month. The Administration had reservations about the need for a third leisure centre in such a small catchment area.

25. Mr Albert CHAN asked whether the existing provision of leisure facilities in the Eastern District was in compliance with the planning standard.

26. Senior Staff Officer (Leisure Services) 2/ LCSD (SSO(LS)2/LCSD) responded that according to the Hong Kong Planning Standards and Guidelines, ten indoor recreation centres would be required for the whole Eastern District. Responding to Miss CHAN Yuen-han, SSO(LS)2/LCSD said that the Administration had explained to the Eastern District Council (EDC) the reasons for revising the project scope of the Aldrich Bay Complex. Having regard to the increasing population in Siu Sai Wan and the fact that there would be two indoor recreation centres in the vicinity of Aldrich Bay, the Administration considered that priority should be given to providing new indoor sports facilities in Siu Sai Wan in order to have a more balanced distribution of facilities. Senior Staff Officer (Planning)2/LCSD added that EDC had expressed strong views on the proposed revision of scope of the Aldrich Bay Complex when they were first consulted. However, after explanation by the Administration and in view of the fact that a market would be provided in the new Aldrich Bay Complex and a district library would be provided in Lei King Wan, EDC had not raised further objection. She added that the Administration was also actively planning to provide an indoor sports centre as part of the Siu Sai Wan Complex project.

Tseung Kwan O Complex

27. DD/LCSD said that as requested by members, the Administration had provided further information on the Tseung Kwan O Complex at Appendix B of the Administration's paper. She said that there were two indoor recreation centres in Tseung Kwan O, viz. Po Lam Indoor Recreation Centre and Tsui Lam Indoor Recreation Centre. A third indoor recreation centre was under construction in Area 24, Tseung Kwan O, which was expected to be commissioned in mid 2001. Presently, the Administration was considering the provision of another recreational development in Area 45 of Tseung Kwan O. This development was close to Area 44. Having reviewed the overall situation in Tseung Kwan O, the Administration considered that it would not be effective use of public resources to develop an indoor recreation centre in Area 44 at the moment.

28. Mr Albert CHAN considered that the Administration's information paper had not provided information on the projected population in Tseung Kwan O and whether the proposed provision of leisure and recreational facilities were in line with the Hong

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Admin Kong Planning Standards and Guidelines. DD/LCSD agreed to provide the additional information after the meeting.

(Post-meeting note : The additional information provided by the Administration was circulated to Members vide LC Paper No. CB(2) 601/00-01 on 4 January 2001.)

IV Any other business

29. Mr Albert CHAN asked whether the Subcommittee should also follow up the outstanding minor works projects of the former PMCs. He considered that although these minor projects did not require funding approval from the Finance Committee, they were related to the provision of necessary facilities in the districts.

30. The Chairman advised that Mr CHAN's proposal was beyond the terms of reference of the Subcommittee as agreed at the House Committee meeting on 20 October 2000.

31. DD/FEHD(A&D) advised that information on minor works projects of the two former PMCs were provided in the PWSC paper submitted to LegCo for funding proposal in December 1999. There were 3 098 minor works items of an estimated cost at \$15 million or below contracted by the ex-PMCs. In view of the number and the nature of these projects, the Administration considered it more appropriate for these minor works projects to be monitored by DCs.

32. There being no other business, the meeting ended at 12:15 pm.

Legislative Council Secretariat
28 February 2001