

立法會
Legislative Council

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Legislative Council
Panel on Planning, Lands and Works

Minutes of special meeting
held on Monday, 23 April 2001 at 2:30 pm
in the Chamber of the Legislative Council Building

Members present : Dr Hon TANG Siu-tong, JP (Chairman)
Hon LAU Ping-cheung (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, JP
Hon WONG Yung-kan
Hon LAU Wong-fat, GBS, JP
Hon Timothy FOK Tsun-ting, SBS, JP
Hon Abraham SHEK Lai-him, JP
Hon Albert CHAN Wai-yip
Hon IP Kwok-him, JP

Members attending : Hon James TIEN Pei-chun, JP
Hon NG Leung-sing
Hon Frederick FUNG Kin-kee

Members absent : Hon James TO Kun-sun
Hon TAM Yiu-chung, GBS, JP

Public officers attending : **Agenda Item I**
Mr Thomas TSO
Deputy Secretary for Planning and Lands
(Lands & Planning)

Mr Gary Y S YEUNG
Principal Assistant Secretary (Lands)
Planning and Lands Bureau

Mr R D POPE
Director of Lands

Agenda Item II

Mrs Helen C P Lai YU
Head of Task Force on Building Safety
and Preventive Maintenance
Planning and Lands Bureau

Mr Kevin CHOI
Member of Task Force on Building Safety
and Preventive Maintenance
Planning and Lands Bureau

Mr C M LEUNG
Director of Buildings

Mr CHEUNG Hau-wai
Deputy Director of Buildings

Mr C D B WILLIAMS
Assistant Director of Home Affairs (2)

Mr K K MA
Senior Liaison Officer (Building Management)
Home Affairs Department

Agenda Item III

Mr Michael J BYRNE
Principal Assistant Secretary (Works Policy and Safety)
Works Bureau

Mr KWONG Hing-ip
Chief Assistant Secretary (Technical Services)
Works Bureau

Mr KO Wing-hon
Assistant Director (Projects & Development)
Drainage Services Department

Mr SHIU Wing-yue
Chief Engineer (Project Management)
Drainage Services Department

Mr YEUNG Wing-tsan
Chief Engineer (Consultants Management)
Drainage Services Department

Mr WONG Chi-hung
Senior Engineer (Consultants Management 4)
Drainage Services Department

Mr LEUNG Kam-ying
Senior Engineer (Flood Control)
Drainage Services Department

Mr LAU Chung-shing
Engineer (Consultants Management 12)
Drainage Services Department

Agenda Item IV

Mr LAU Kwok-choi
Principal Assistant Secretary (Policy and Development)
Works Bureau

Mr KWAN Pak-lam
Deputy Director of Architectural Services Department

Mr Peter YUEN Ka-tat
Project Director, Architectural Services Department

Mr CHOI Chung-yung
Project Manger, Architectural Services Department

Miss AU-YEUNG Lai-sze
Architect, Architectural Services Department

Mr HO Kwong-wai
Deputy Director (Regulatory Services)
Electrical and Mechanical Services Department

Mr MOK Kam-kwan
Deputy Government Property Administrator

Clerk in attendance : Miss Salumi CHAN
Chief Assistant Secretary (1)5

Staff in attendance : Ms Bernice WONG
Assistant Legal Adviser 1

Mrs Queenie YU
Senior Assistant Secretary (1)6

Action

I. Land Sale and Development Programmes for 2001/02 to 2005/06
(LC Paper No. CB(1)1007/00-01(01) — Paper provided by the Administration)

The Deputy Secretary for Planning and Lands (Lands & Planning) (DSPL) and the Director of Lands (D of L) briefed members on the objectives of land sale policy, the Land Sale Programme for 2001/02 and the Land Development Programme for 2002/03 to 2005/06 as detailed in the Administration's paper. D of L said that apart from the public land sale and private treaty grant, the Administration would continue to facilitate the development of private lands for housing and other purposes through lease modifications and land exchange.

Application system

2. Mr James TIEN asked whether the deposit amount referred to in pages 3 to 6 of Annex B of the paper was the minimum bidding price for the sale of a site on the application list. D of L advised that under the application system, any developer interested in a site on the application list might apply to the Government for the sale of the site. He was required to state in his application the minimum price he was prepared to pay as the opening bid. If the Government considered the minimum price reasonable and accepted it, the site would be put up for sale by auction or tender as appropriate. The applicant was required to pay the amount of deposit stipulated in Annex B. If the applicant was successful in his bid, the deposit would be debited against the purchase price. If he failed, the deposit would be returned to him. In the event that an applicant did not bid the minimum price he had agreed before the auction, the deposit would be forfeited.

3. Responding to Mr Albert CHAN Wai-yip, D of L advised that the disposal of land on the application list would be entirely up to applicants. The Government would not put up a site for land sale unless an acceptable minimum bid was received for the

site. This was in tune with the current state of the property market where there were complaints about the over-supply of land.

4. Mr Albert CHAN considered it important for the Administration to enhance transparency of the application system. He suggested the Administration to disclose the minimum prices offered by individual applicants. D of L considered that it would not be in the public interest to disclose such information. He pointed out that there had been cases where the minimum prices offered by the applicants were much lower than the market price. If the minimum prices offered were made known to the public, it might mislead them and cause confusion. It might also lead to manipulation of market if a developer wished to push the market down. On the other hand, there was a question of privacy of contract. Normally, a developer applying for a piece of land would not prefer the minimum price offered by him to be disclosed.

5. Mr Albert CHAN was not convinced by the Administration's advice. To protect the privacy of the applicants, the Administration might disclose the minimum prices offered by them without disclosing their names. Mr CHAN did not consider that the disclosure of the minimum prices would mislead the public as they should have their own judgement on whether the prices were reasonable. He was concerned that if such information was kept confidential, it would create corruption opportunities for government officials and private developers. D of L responded that the application procedures for sites on the application list had been studied by the Independent Commissioner Against Corruption. He also pointed out that whether an applicant would be successful in bidding the site would depend on the result of a public auction, not by government officials.

6. DSPL considered it prudent for the Administration to ensure that the property market would not be misled by frivolous messages. It was therefore not appropriate for the Administration to disclose the minimum prices offered by applicants. Mr James TIEN shared this view.

Private treaty grants

7. Referring to Annex A of the paper, Mr James TIEN noted that 48 hectares of land were available for disposal by way of private treaty, comprising 13 hectares for private housing development and 35 hectares for non-housing uses. Responding to Mr TIEN, D of L advised that lands were normally granted under private treaty to corporations such as Mass Transit Railway Corporation (MTRC) for development of properties above railway stations. However, there were other special cases in which lands had been granted under private treaty to the Cyberport and Shiu Wing Steel.

Land supply and flat production

8. Referring to the Land Sale Programme for 2001/02, Mr LAU Ping-cheung asked whether the Government would implement measures to achieve the production

of 35 000 flats projected for 2001/02 if the number of private housing units produced fell short of the original estimated figure. D of L stated that the Government had not set a specific target for annual private flat production and would mainly respond to the property market as appropriate.

9. Responding to Mr James TIEN, D of L clarified that the number of flats produced from lease modifications was not reflected in the Land Sale Programme. The Administration was not in a position to project the number as lease modification cases were initiated by private land owners in accordance with their own development plans. The government was not in a position to dictate the timing of re-developments by the land owners. In general, about 10 000 flats were produced from lease modifications and land exchange each year. Nevertheless, the actual number would not be known until flats were produced. Mr Abraham SHEK Lai-him pointed out that the number could be very substantial. He considered it more realistic for the Administration to provide information on land supply, rather than land sale. D of L advised that more accurate information on the number of flats produced from land sale, private treaty grants, lease modifications and land exchange would be available at the end of the year.

10. Responding to Mr Abraham SHEK, D of L advised that the number of flats produced under the Home Ownership Scheme (HOS) was not included in the statistics under the item of "Private Sector Participation Scheme (PSPS)" in Annex A of the paper. It was not covered by the Land Sale Programme because the Programme involved private land sale. The HOS was a form of subsidized public housing administered by the Housing Authority and was therefore not included in the Land Sales Programme. Mr SHEK then pointed out that the total estimated number of flats produced for 2001/02 would actually exceed the number provided by the Administration in Annex A of the paper. He considered that the Administration should provide more information on the number of HOS flats to be produced in the coming year for the reference of the developers who might be interested in bidding land through auction or tender. D of L advised that the Financial Secretary had made a statement on the number of HOS flats sold and produced for the year, and that the information could be obtained from the Housing Bureau.

11. Mr Albert CHAN shared the concern of Mr Abraham SHEK and considered it important for the Administration to convey clearly to the market the estimated land supply and flat production for a particular year. DSPL reiterated that while projection of the supply of public housing units would be available according to the established housing policy, it would be difficult for the Government to predict accurately the situation in the private sector. The response from land sale auction/tender would, however, be a reliable indicator. He stressed that the role of the Government was to provide sufficient land to meet the market demand rather than to direct the market. At the request of Mr CHAN, DSPL undertook to provide information on the projection of land supply provided for MTRC, Kowloon-Canton Railway Corporation and the Housing Authority for 2001/02 to 2005/06.

(*Post-meeting note:* The supplementary information provided by the Administration on estimated allocation of land for residential use between 2001/02 and 2005/06 was circulated to members vide LC Paper No. CB(1) 1675/00-01 on 3 July 2001.)

12. Mr Abraham SHEK opined that the Government should improve the overall co-ordination of land supply including the timing for the sale of land under the Land Sale Programme and for the release of land under private treaty grants. D of L said that the Administration was aware of the potential conflicts between the two and was liaising with the railway corporations for better co-ordination.

II. A Comprehensive Strategy for Building Safety and Timely Maintenance — Implementation Plan (Legislative Council Brief)

13. The Head of Task Force of Planning and Lands Bureau (HTF/PLB) thanked members for their support in the formulation of a multi-prong strategy for building safety and timely maintenance. The strategy had received positive feedback from the public during the consultation period from November 2000 to March 2001. While the work of the Task Force was in the final stage, she assured members that the Administration would continue to implement the strategy with great determination. The Buildings Department (BD) would take the lead in the implementation of the strategy with the assistance of the Home Affairs Department (HAD) at district level. Both the Director of Buildings (D of B) and the Assistant Director of Home Affairs (2) (ADHA) assured members that additional resources had been provided for their respective bureau/department in the 2001/02 Estimates for implementing the strategy.

14. The Member of Task Force of Planning and Lands Bureau (MTF/PLB) then briefed members on the implementation plan as detailed in the paper by power-point presentation.

General view

15. Members generally supported the direction of the comprehensive strategy for building safety and timely maintenance, and the course of actions to take for achieving the objective. They also appreciated the Government's determination in implementing the strategy.

Initiatives on building maintenance

Financial assistance for owners

16. Responding to Mr Frederick FUNG's enquiry on the provision of financial assistance to owners, HTE/PLB advised that a proposal to merge the Building Safety Improvement Loan Scheme and the Fire Safety Improvement Loan Scheme to create a Comprehensive Building Safety Improvement Loan Scheme would be submitted to the Finance Committee (FC) for consideration on 27 April 2001. D of B added that the proposal aimed to simplify the application procedure and extend the ambit of works to cover maintenance of lifts and slope-safety works, etc. Whilst recognizing the need to provide financial assistance to owners, the Administration would ensure that the public money spent would bring about improvement on building safety and fire protection of the premises.

Pilot Co-ordinated Maintenance Scheme

17. Mr Frederick FUNG asked whether assistance would be provided for owners of buildings which were not included in the 150 target buildings under the Pilot Co-ordinated Maintenance Scheme. In this connection, he pointed out that over 70% of private buildings had not formed Owners' Corporations (OCs). ADHA said that with the provision of additional resources, HAD would strengthen its district outreach teams which would provide outreach assistance to owners, OCs and private buildings without OCs, respond to enquiries and mediate in case of dispute. D of B also said that the BD would, at the end of 2001, assess the effectiveness of the Pilot Scheme for its expansion or modification.

Maintenance reserve funds

18. Responding to Mr NG Leung-sing's enquiry about the maintenance reserve funds, D of B advised that the Administration proposed that a reasonable percentage, say, about 2% to 3%, of the monthly management fees be set aside by owners for urgent repairs and costly improvement works. This would be a very cost-effective means to provide recurrent expenses for tackling building management problems in the long run.

Public education

19. Responding to Mr Albert CHAN, HTE/PLB stressed that the major theme of the strategy was to support owners to achieve the objective of building maintenance. Wide publicity and public education would be arranged for owners by BD with the assistance of HAD and the Social Welfare Department. Mr CHAN pointed out that it would take time to educate owners the merits of timely maintenance of buildings and their responsibility and liabilities, particularly those elderly owners in old buildings. In his opinion, the Administration should allow some time for the owners to adapt to the new culture of building care and consider taking enforcement action against them as the last resort. HTE/PLB assured Members that sufficient notice would be given to owners who failed to comply with the relevant requirements before taking enforcement action against them.

Enforcement action against UBWs

20. Referring to paragraphs 21 and 22 of the paper, Mr NG Leung-sing noted that the Administration aimed to remove 150 000 to 300 000 unauthorized building works (UBWs) in five to seven years. Mr NG considered the target range of UBWs to be removed too broad for monitoring the progress and assessing the effectiveness of the clearance policy. D of B advised that the number of UBWs removed had been increased from 3 000 to 15 000 per annum, and would be further increased by phases from 15 000 to 25 000 for the new financial year and ultimately to 30 000 per annum in five years' time. Assuming that the number of UBWs removed annually was 30 000, the total number of UBWs removed would be 150 000 in five years' time. Moreover, UBWs would also be removed from the 150 buildings under the Pilot Co-ordinated Maintenance Scheme and illegal rooftop structures would be cleared in 4500 single-staircase buildings. In addition to the regular clearance programme, BD would also take action to clear UBWs which posed high risk to public safety in densely-populated areas such as Causeway Bay and Tokawan. However, D of B pointed out that as the responsibility for the removal of UBWs rested with owners, it would be difficult for the Administration to set an exact target number on UBWs to be removed. The figure presented in paragraph 22 of the paper was for reference only.

21. Responding to Mr IP Kwok-him, D of B advised that priority had been accorded for the removal of UBWs attached to the exterior walls of buildings particularly those of 30 to 40 years old. On the basis of an annual target removing this type of UBWs of about 1 000 buildings, the Administration was able to clear this type of UBWs of 5 000 buildings in five years' time which represented half of the buildings of these age range.

22. Mr LAU Ping-cheung enquired when BD would evaluate whether it was necessary to take mandatory enforcement action. D of B said that enforcement actions against UBWs would be reviewed after the annual clearance target had reached 30 000.

23. Mr LAU Ping-cheung further asked whether BD would clear UBWs and reimburse the cost from the owners concerned if they failed to do so. D of B responded that such action had been taken against UBWs that posed high risk to public safety. In view of the high administrative cost incurred, BD would take such action on a need basis.

Minor works

24. Responding to the Chairman's enquiry on paragraph 24 of the paper, D of B clarified that the Administration considered it a practical approach to simplify the procedures for the approval of minor building works such as light-weight canopy. A

new category of “minor works” and a register of “minor works contractors” would be drawn up for safety certification by professionals or contractors where appropriate.

Proposed legislative amendments

25. Responding to Ir Dr Raymond HO’s enquiry, D of B advised that the BD had been examining existing powers and penalties to achieve more effective enforcement and stronger deterrent, and would propose appropriate amendments to the Buildings Ordinance (Cap. 123) and the Conveyancing and Property Ordinance (Cap. 219). Members would be briefed on the proposed legislative amendments in due course.

26. To achieve stronger deterrent, Mr Frederick FUNG proposed that legislative amendment(s) be introduced to make re-erection of new UBWs an offence. D of B pointed out that this new proposal would mean that persons who erected or re-erected UBWs would be subject to different level of penalty. The Administration would consider whether this was legally acceptable.

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27. Responding to Mr Albert CHAN, HTF/PLB advised that the proposed legislative amendments to make it an offence for owners to sell or let a rooftop area with illegal structures were fully supported by the legal profession and the property management field.

Staffing resources

28. Referring to paragraph 43 of the paper, Ir Dr Raymond HO appreciated the need for a provision of \$193 million in 2001/02 for implementing the strategy. Given that there were 220 000 signboards and 800 000 unauthorized building works including illegal rooftop structures, he was particularly concerned whether the provision of additional staffing resources had included staff in the engineer grades to ensure structural safety during clearance operations. He pointed out that engineer grades associations had expressed the same concern. In view of the fact that none of the 47 posts created in BD in 1999/00 to remove UBWs was engineer post, Ir Dr HO indicated that he would not support any proposal for additional staffing resources if BD continued to ignore the functional need for engineer staff to advise on clearance operations.

29. D of B clarified that the 47 additional posts were originally created for other purposes but subsequently deployed to strengthen enforcement actions against UBWs in 2000. He assured members that the Administration would, in deciding the appropriate grade(s) for additional posts to be created, take into account the job requirements for the posts concerned. Mr LAU Ping-cheung shared the view that resources should be allocated on functional needs. Ir Dr Raymond HO reiterated the importance of engaging a structural engineer in removing UBWs to ensure public safety. D of B confirmed that provision had been included in the 2001/02 Estimates for the creation of engineer posts for the fire safety team and the clearance team.

III. Drainage improvements in Yuen Long, Sha Tin and Tai Po, and Northern New Territories

(LC Paper No. CB(1)1007/00-01(02) — Paper provided by the Administration)

30. The Principal Assistant Secretary (Works Policy and Safety) of Works Bureau (PAS(WPS)/WB) briefed members on the Administration's proposal to upgrade parts of three Public Works Project items to Category A in May 2001, namely, Item 92CD which was for the construction of the phase I drainage improvement works in Yuen Long and Tin Shiu Wai, and items 109CD and 112CD which were for engagement of consultants for investigations, impact assessments and design of drainage improvement works in Sha Tin and Tai Po, and Northern New Territories (NT) respectively. With visual aid equipment, the Chief Engineer (Consultants Management) of Drainage Services Department (CE(CM)/DSD) presented the proposals as detailed in the paper.

Justifications for the proposed drainage improvement works

31. Referring to paragraph 23 of the paper, Mr Albert CHAN considered that the Administration had not provided strong justifications for the proposed drainage improvement works. He recalled that the Administration had in the 1990s engaged consultants to conduct a Territorial Land Drainage and Flood Control Strategy Study to provide concrete plans and tools needed to enhance the effectiveness of the drainage improvement strategy. To better assess the various drainage improvement works put forward by the Administration from time to time, Mr CHAN requested the Administration to provide a supplementary information paper on the following aspects -

- (a) an account of the major drainage improvement works carried out in Yuen Long, Sha Tin, Tai Po and the Northern NT in the past and their respective project costs;
- (b) the findings and recommendations of the Drainage Master Plan (DMP) in the Northern NT and other feasibility studies related to the proposed drainage improvement works; and
- (c) criteria for determining whether improvement in drainage system should attain the capacity of a 50-year return period or a 200-year return period.

32. The Senior Engineer (Flood Control) of Drainage Services Department (SE(FC)/DSD) informed members that the Government had carried out seven DMPs in addition to the West Kowloon DMP. At the request of Mr CHAN, SE(FC)/DSD undertook to provide the information after the meeting.

(*Post-meeting Note*: The supplementary information provided by the Administration was circulated to members vide LC Paper No. CB(1) 1172/00-01 on 8 May 2001.)

Types of drains

33. Noting that stormwater drains of about 300 millimetres (mm) in diameter would be constructed by open-cut method in Yuen Long Town, the Chairman questioned whether the size of the drains would be too small to achieve adequate flood protection for the developed town. CE(PM)/DSD advised that the proposed stormwater drains of about 8 kilometres in length ranging from 300 mm to 1800 mm in diameter would attain the required 1 in 50 years flood protection standard. The size of drains to be used would normally be based on the capacity of stormwater designed for the water catchment areas. For the upper catchment areas in Yuen Long where the required capacity for stormwater was relatively small, the proposed drains of 300 mm in diameter would be an improvement to the existing drains of 225 mm. Ir Dr Raymond HO welcomed the improvement.

34. Ir Dr HO proposed that the use of open drains in drainage improvement works be reduced to minimize environmental problems created by them. The Assistant Director (Projects & Development) of Drainage Services Department (AD(P&D)/DSD) advised that it was the general policy of DSD to use underground drains as far as practicable for new drainage works despite the higher costs involved.

Flood protection standard

35. The Chairman asked whether the drainage improvement system for urban areas should be designed for a larger return period than 50 years. AD(P&D)/DSD advised that for urban areas, a 200-year protection standard was specified for the trunk drain and a protection level of 1 in 50 years was provided for the branch networks.

36. Mr Albert CHAN said that to his knowledge the capacity of the drainage network would be greatly reduced if the tide level was high, and this would aggravate the flooding problem during heavy rainfalls in Yuen Long and Tin Shiu Wai areas. CE(PM)/DSD and AD(P&D)/DSD advised that drainage improvement works would normally be carried out from downstream sections to upper stream sections of the river channel. It was a natural phenomenon that the high tide would prevent the free discharge of flood water to the sea. The Administration had taken this into account and a high tide level was used in the design for all drainage improvement works. For example, in view of the inadequate capacity of the drains at Hung Shiu Kiu, raised parapet had been constructed to avoid discharge of stormwater to village houses.

“No-dig” Technology

37. Responding to Mr LAU Ping-cheung's suggestion of using "no-dig" technology for the drainage improvement works, the Chief Engineer (Project Management) of Drainage Services Department (CE(PM)/DSD) said that in view of the fact that the conventional drainage installation method involving road-opening works would cause noise nuisances and inconvenience to the public, the "no-dig" technology would be applied as far as practicable in urban areas subject to the constraints of underground space and technical feasibility. Nevertheless, the conventional method would still be used for drainage improvement works in rural areas where applicable as its cost was in general four times cheaper than the "no-dig" technology.

Population growth

38. While supporting the proposed works, Ir Dr Raymond HO asked whether the planning target of population in the Northern NT had been taken into account. CE(PM)/DSD replied that the Territory Development Department (TDD) and the Planning Department (PD) had been consulted on the anticipated population growth for the region in planning stage I (phase I and phase II) of the drainage improvements works under item 92 CD. As regards the planning target of population for inclusion in the stage II works of the project, it would be reviewed after the strategic planning areas were finalized. Ir Dr HO also expressed concern on the accuracy of the Administration's projection given that there were constant changes in population movement due to new town development. AD(P&D)/DSD said that such changes would be taken into account as far as practicable. It was however not a significant factor in planning drainage improvement works. The Chairman, Ir Dr HO and Mr Albert CHAN disagreed. They were of the view that population growth and movement might have significant implications on the demand for drainage systems and should therefore be taken into account at an early planning stage. SE(FC)/DSD pointed out that the increase in population growth or movement would usually increase the paved area and thence increase the stormwater runoff. Another important controlling factor needed to be considered was the change in land use. He quoted example of redevelopment of a 6-storey building into a 60-storey one, the stormwater runoff remained unchanged despite a ten-fold increase in population.

Financial implications

39. Responding to Mr LAU Ping-cheung's enquiries about the project cost for the proposed drainage improvement works, CE(PM)/DSD advised that for item 92CD, the consultants' fees at \$1.4 million was relatively small compared with the cost for resident site staff at \$27.6 million because the project was in its construction stage rather than the design and planning stage. As regards project items 109CD and 112CD, CE(PM)/DSD advised that the consultants' fees for investigations, impact assessments and design represented about 3.5% of the total project costs.

IV. New Headquarters of Electrical and Mechanical Services Department at Kai Tak

(LC Paper No. CB(1)1007/00-01(03) — Paper provided by the Administration)

40. The Principal Assistant Secretary (Policy and Development) of Works Bureau (PAS(PD)/WB) briefed members that the facilities of the Electrical and Mechanical Services Department (EMSD) in its existing headquarters and workshops at Caroline Hill Road in Causeway Bay, Sung Wong Toi Depot, and Kowloon Bay Vehicle Servicing Station would be re-provisioned to form a combined new headquarters at the former Hong Kong Air Cargo Terminal 2 (HACTL2) Building at Kai Tak. The three existing sites would then be released for redevelopment.

Development plan/option

41. Responding to Mr Albert CHAN, PAS(PD)/WB confirmed that the site at which the ex-HACTL2 Building was located had been zoned for Government, Institution or Community use under the draft Kai Tak (North) Outline Zoning Plan. Under the Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development, the site had been earmarked for the proposed project.

42. Responding to Ir Dr Raymond HO's enquiry on the cost-effectiveness of the option of demolishing the ex-HACTL2 Building, the Deputy Director of Architectural Services Department (DD/ASD) advised that only obsolete facilities in the ex-HACTL2 Building left by the former storage business operator would be demolished for the proposed project. To avoid misunderstanding, Ir Dr HO considered that paragraph 11 of the Administration's paper should be revised to reflect the situation accurately.

Layout plan for the new site

43. Mr Albert CHAN considered it administratively less efficient and effective to separate the heavy vehicle collection area from the heavy vehicle maintenance workshop. In this regard, he suggested that the proposed land use for landscape area adjacent to the proposed heavy vehicle collection area be swapped with the heavy vehicle maintenance workshop. DD/ASD and the Architect of Architectural Services Department (A/ASD) advised that the proposed landscape area was specifically designed for the large EMSD Headquarters compound so that there would be some green areas at the entrance. The separation of the proposed heavy vehicle collection area and maintenance area was due to the land constraint in the vicinity. Mr CHAN maintained his view that integration of the two areas would avoid duplication of the administrative efforts and cost for managing the two areas.

Transport facilities

44. Mr Albert CHAN noted that there was no convenient pedestrian link to the proposed EMSD Headquarters compound and the traffic flow in the vicinity was heavy. He expressed concern about the transport facilities available for access to the site. The Deputy Director (Regulatory Services) of EMSD (DD(RS)/EMSD) and PAS(PD)/WB said that staff had initially expressed concern on the remote location of the new EMSD site. They subsequently accepted the location after being informed of the result of a preliminary traffic impact assessment of the proposed project conducted in early 2000, and that a footbridge across Kai Cheung Road from the International Trademart would be constructed to cater for the increase in pedestrian traffic. There were at least four bus routes serving the International Trademart to Telford Garden, Kwun Tong, Ngau Chee Wan and Tsim Sha Tsui East. It was envisaged that more public transport facilities would likely be provided to meet further increase in demand.

45. Mr Albert CHAN suggested that the proposed footbridge be extended to link directly with a certain floor of the new EMSD Headquarters to provide convenient access to the building. DD/ASD said that the suggestion had been considered by the Administration and was not pursued because of the additional cost involved and the proposal was not justified by the estimated pedestrian flow. Mr CHAN maintained his view that the proposal might bring about an overall improvement to the pedestrian flow in the vicinity. DD/ASD undertook to include the revised layout design of the footbridge with its cost implication in the Administration's submission to the Public Works Subcommittee for Members' consideration.

Implication of the re-provisioning of the EMSD Headquarters

46. Ir Dr Raymond HO asked whether the re-provisioning of the EMSD facilities would affect the provision of the emergency repair services to the Pamela Youde Nethersole Eastern Hospital. DD(RS)/EMSD assured members that the quality of services provided to the Hospital would not be affected since the maintenance team of the EMSD would remain in the Hospital.

V. Any other business

47. There being no other business, the meeting ended at 5:40 pm.

Legislative Council Secretariat

4 October 2001