

立法會
Legislative Council

LC Paper No. PWSC20/01-02

(These minutes have been
seen by the Administration)

Ref : CB1/F/2/2

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

**Minutes of the 2nd meeting
held in the Chamber of Legislative Council Building
on Wednesday, 17 October 2001, at 10:45 am**

Members present :

Ir Dr Hon Raymond HO Chung-tai, JP (Chairman)

Hon Albert CHAN Wai-yip (Deputy Chairman)

Hon Kenneth TING Woo-shou, JP

Hon Cyd HO Sau-lan

Hon Eric LI Ka-cheung, JP

Hon Fred LI Wah-ming, JP

Hon CHAN Yuen-han, JP

Hon CHAN Kam-lam

Hon Andrew WONG Wang-fat, JP

Hon WONG Yung-kan

Hon LAU Kong-wah

Hon Mrs Miriam LAU Kin-yea, JP

Hon Andrew CHENG Kar-foo

Hon TAM Yiu-chung, GBS, JP

Dr Hon TANG Siu-tong, JP

Hon Abraham SHEK Lai-him, JP

Hon Henry WU King-cheong, BBS

Hon WONG Sing-chi

Hon IP Kwok-him, JP

Hon LAU Ping-cheung

Hon MA Fung-kwok

Members absent:

Hon James TO Kun-sun

Hon SIN Chung-kai

Hon Emily LAU Wai-hing, JP

Hon LAW Chi-kwong, JP

Public officers attending:

Miss Elizabeth TSE, JP	Deputy Secretary for the Treasury
Mr S S LEE, JP	Secretary for Works
Mr John C TSANG, JP	Secretary for Planning and Lands
Mr Rob LAW, JP	Director of Environmental Protection
Miss Janice TSE	Principal Assistant Secretary of the Treasury (Works)
Ms Shirley LAM	Principal Assistant Secretary for Transport (5)
Mr R H LLOYD, JP	Director of Highways (Acting)
Mr K K NG	Deputy Project Manager/Major Works (3) Highways Department
Mr Y T SO	Chief Engineer/Strategic Roads, Transport Department
Mr WAN Man-leung	Principal Assistant Secretary for Housing (Project Management)
Dr LAU Ching-kwong, JP	Director of Civil Engineering
Mr CHEUNG Kin-keung, Martin	Chief Civil Engineer, Housing Department
Mr Patrick LI	Principal Assistant Secretary for Education and Manpower (2)
Mr S H PAU, JP	Director of Architectural Services
Miss Amy TSE (Administration)	Senior Assistant Director of Education
Mr Stephen YAN Wai-kwok (Infrastructure)	Acting Principal Education Officer
Mr KWAN Wing-wah, JP	Deputy Secretary for Home Affairs (1)
Mr Herman CHO Chun-wah	Principal Assistant Secretary for Home Affairs (1)

Clerk in attendance:

Ms Anita SIT Chief Assistant Secretary (1)6

Staff in attendance:

Ms Pauline NG Assistant Secretary General 1
Ms Mabel CHAN Senior Assistant Secretary (1)8

Matters arising from last meeting on 8 October 2001

The Chairman recalled that at the meeting on 8 October 2001, Miss Cyd HO had suggested that to enable members to have an overview of the capital works projects scheduled for submission to the Public Works Subcommittee (PWSC) in the coming year, the Administration should be invited to brief the Subcommittee on the relevant plan. The Chairman further said that when the alliance of Legislative Council Members from different political affiliations met with the Financial Secretary (FS) recently to discuss measures to revive the economy, both Members and FS agreed that the implementation of planned capital works projects should be expedited to create job opportunities as soon as possible. In this connection, some Members had suggested

that the Administration should instigate process engineering in respect of the administrative and planning procedures for capital works projects to streamline these procedures. He then invited views from members on these matters.

2. Mr Andrew WONG recalled that at the last meeting, he had pointed out that special meetings were held some years ago for Members to review the progress of public works and have a preview of the public works programme for the coming year. This arrangement had provided an opportunity for Members to give views on the relative priority of planned projects.

3. The Secretary for Works (S for W) advised that the Administration maintained a five-year programme and a yearly programme of Government's capital works projects. He remarked that the implementation schedules for individual projects were subject to constant review in the light of changing circumstances. If members would like to have an overview of the projects scheduled for submission to PWSC, the Administration would be happy to provide relevant information for members' reference.

4. The Deputy Secretary for the Treasury advised that the Administration kept Members updated on the implementation of committed/planned projects through various channels. She elaborated that in the annual Estimates, the Administration set out all the capital works projects for which funding had been approved as well as those projects planned for submission to the PWSC and the Finance Committee during the relevant financial year. The latter category of projects were indicated as "Category B" projects in the Estimates. Besides, the Administration provided the following regular reports to PWSC and FC on committed projects-

- (a) Annual reports on the status of capital works projects planned to commence in the previous financial year;
- (b) Annual reports on projects completed in the previous financial year;
- (c) Quarterly reports on Public Works Programme;
- (d) Quarterly reports on contracts awarded on major capital works projects;
and
- (e) Quarterly reports on expenditure under Capital Works Reserve Fund Block Allocations.

5. The Assistant Secretary General 1 (ASG1) advised that under the review mechanism referred to by Mr Andrew WONG, the Administration provided Members with a list of projects scheduled for upgrading from Category B to Category A under the Public Works Programme in the coming year. The availability of this list enabled the PWSC to have an overview of the projects planned for upgrading and have a general idea of the schedule of impending submissions to the Subcommittee. It had also facilitated the Subcommittee to monitor the progress of individual projects by

cross-checking the list of projects provided at the beginning of a year with the funding proposals submitted to the Subcommittee during the year.

6. Mr Albert CHAN suggested that a special meeting should be held to discuss the matters. He considered that there was a need to strengthen the communication between the Administration and the Subcommittee on the implementation of Government's capital works projects.

7. The Chairman referred to the current practice of consulting the relevant Panels on capital works projects before such projects were submitted to PWSC for consideration. He said that some Members had expressed concern about the large number of PWSC items put to Panels for discussion and had commented that only those items involving policy changes or large-scale projects should be discussed by Panels. He then sought members' views on the issue.

8. Miss Cyd HO said as it had been agreed between the Legislative Council and the Administration that the relevant Panels should be consulted on major legislative and financial proposals prior to their formal introduction to the Council or FC, Panels should allocate sufficient time to discuss such proposals as far as possible. Where necessary, special meetings of Panels should be convened for the purpose. She however agreed that the current arrangements should be reviewed with a view to facilitating the expeditious implementation of capital works projects. She also suggested that the issue be referred to the House Committee for consideration.

9. Mr IP Kwok-him considered that to ensure the efficient use of meeting time and to avoid repetition of discussions at Panels and PWSC, there should be clear delineation of the roles of Panels and PWSC for the scrutiny of financial proposals on capital works projects.

10. Mrs Miriam LAU said that the issue of Panel consultation on PWSC items had been discussed at the Transport Panel recently. She informed members that the Transport Panel had adopted the practice whereby information papers for impending PWSC items were circulated to Panel members in the first place. These items would be discussed by the Panel only if such a request was made by Panel members. Notwithstanding this practice, the Panel had held quite a number of special meetings to deal with impending PWSC items. She also highlighted that there had been occasions where the same PWSC item had been discussed by different Panels before submission to PWSC. She shared the view that if it had been agreed among Members that major financial proposals should be discussed by Panels before formal introduction to PWSC/FC, an efficient mechanism should be worked out in this regard.

11. S for W said that it had become a norm for the Administration to consult Panels on the relatively large-scale projects and projects which might involve policy issues before submitting the relevant proposals to PWSC. In many cases, Panels had provided valuable suggestions and comments on the proposals. Where practicable, the Administration had also provided additional information to address Panel members' concerns before the relevant PWSC meeting. He considered that the Panel consultation mechanism, to a certain extent, had facilitated more effective scrutiny of proposals by PWSC. He however welcomed suggestions from Members of a more efficient mechanism for Panel consultation to enable timely implementation of capital works projects.

12. Mr CHAN Kam-lam appealed to the Chairman to exercise stricter control over the Subcommittee's deliberation to disallow prolonged discussion on the policy aspects of proposals. He considered that the Subcommittee should confine its deliberation on the technical and implementation aspects particularly if a proposal had already been discussed at Panels. He also suggested that in order to save discussion time, members might request supplementary information from the Administration to address their doubtful points in advance of the relevant PWSC meeting.

13. ASG1 said that judging from the discussion so far, members were mainly concerned about the efficiency and effectiveness of the current arrangements for Panel consultation on PWSC items, which in turn were related to the relationship and co-ordination among different committees within the legislature. She suggested and members agreed that the subject should be dealt with at a special meeting to be held to consider the issues that had been raised during the above discussion.

(Post-meeting note: With the concurrence of the Chairman, the special meeting is scheduled for 14 November 2001 starting at 9:00 am.)

HEAD 706 - HIGHWAYS

PWSC(2001-02)62 694TH Route 9 between Cheung Sha Wan and Sha Tin

14. Members noted that the present proposal had been discussed at the Transport Panel on 7 May 2001.

15. Mr Andrew CHENG Kar-foo expressed support for the proposal. Noting that the construction of the proposed Enabling Works would be entrusted to the Kowloon-Canton Railway Corporation (KCRC) and an on-cost of \$4.4 million, representing 11.6% of the construction cost of the Enabling Works, would be payable to KCRC, he enquired about the basis for the on-cost. In reply, the Director of Highways (Acting) (DHy) advised that according to the arrangements for entrustment projects agreed between the Administration and the two railway corporations, a standard on-cost rate of 11.6% would apply if the entrustment package covered the management and site supervision of construction works but not the design works. The components

of the 11.6% on-cost were 0.7% for insurance, 8.8% for project management and supervision of resident site staff, and 2.1 % for recurrent overhead cost.

16. Mr Andrew CHENG Kar-foo enquired about the status of the unresolved objections to the relevant gazetted road scheme, i.e. Route 9 between Cheung Sha Wan and Sha Tin (Route 9 - CSWST). He was particularly concerned about the rehousing arrangements for the affected residents of Wai Man Tsuen, with which 61 unresolved objections were concerned. He also sought details of the two objections regarding the environmental impacts of the project.

17. In reply, the Principal Assistant Secretary for Transport (5) (PAS/T(5)) advised that the Administration had explained to the residents of Wai Man Tsuen that the clearance of Wai Man Tsuen had to be undertaken in accordance with the policy to clear all cottage areas and not because of the Route 9 project. The Government only made use of the cleared area for the construction of Route 9. Nevertheless, the Administration had agreed to meet the residents' re-housing needs as far as possible. Regarding the objections concerned with environmental impacts, PAS/T(5) advised that the Administration had provided the details of the relevant environmental mitigation measures to the objectors and had undertaken to set up a liaison group comprising local residents and government officials to carry out environmental monitoring and auditing works during and after the project. The Administration had provided the details of the objections received against Route 9 - CSWST to the Transport Panel in late May 2001 (LC Paper No. CB(1)1408/00-01 issued on 1 June 2001). She undertook to provide Mr Andrew CHENG with the relevant paper after the meeting. At Mr CHENG's request, PAS/T(5) agreed to provide the timetable for re-housing the residents of Wai Man Tsuen.

Admin.

18. Noting that the entire project was scheduled for completion by April 2007, Mr LAU Kong-wah enquired about the feasibility to expedite the project to alleviate traffic congestion of the existing road links in the areas concerned and to enable early creation of job opportunities. The Chairman echoed Mr LAU's concern and urged the Administration to explore ways to expedite the project. In response, DHy said that while it might be possible to speed up the pre-construction process of certain sections of the project, it was unlikely that the completion date for Route 9 could be advanced forward significantly.

19. Mr Albert CHAN expressed support for the proposal. Referring to the experience of some previous road projects of similar nature, he considered that there should be plans to provide bus interchange facilities along Route 9 - CSWST prior to the construction of the truck road to ensure that adequate space would be provided along the road for the facilities. In response, PAS/T(5) assured members that the Administration would work out the details for bus interchange facilities at an early stage.

20. Noting that the Administration intended to impose tolls for the tunnel portion of Route 9 - CSWST, Mr Albert CHAN said that the Administration should learn from the experience of Lantau Link and should set the tolls at appropriate levels. In response, PAS/T(5) advised that as Route 9 would be completed only in 2007, a decision had yet to be made on the level of the tolls to be levied for the Route 9 tunnel. As a matter of principle, a basket of factors including public affordability, public acceptability, toll level of parallel routes and construction cost for Route 9 - CSWST as well as the relevant social and economic factors would be considered in determining the toll level. She also confirmed that the tolls to be levied would be subject to the scrutiny of the Legislative Council.

21. The item was voted on and endorsed.

HEAD 711 - HOUSING

**PWSC(2001-02)56 575CL Site formation works for Lei Yue Mun
Phase 2 housing site**

22. Noting that only 800 flats of public housing would be built on the subject site for which site formation works alone would cost \$64.9 million, Mr Albert CHAN queried the cost-effectiveness of the housing project and the suitability of the subject site for housing development. In response, the Principal Assistant Secretary for Housing (Project Management) and the Chief Civil Engineer, Housing Department explained that some of the proposed works including the slope stabilization works and drainage works would be required regardless of whether public housing would be built on the site. To enable more expeditious implementation of these infrastructure works and to avoid interface problems, these infrastructure works would be entrusted to the Housing Authority and would be carried out as part of the housing project concerned.

23. Mr Albert CHAN commented that the works that arose directly from the need to provide housing should be separately accounted for from the other proposed works in the discussion paper to avoid confusion and to enable members to make an accurate assessment of the cost-effectiveness of the project. The Chairman shared Mr Albert CHAN's view and requested the Administration to review the relevant arrangements.

Admin.

24. Mr CHAN Kam-lam declared interest that he was a member of the Housing Authority. He considered that given the scarcity of land in the urban area for public housing and the fact that some of the works covered in the proposal would be required anyway, the project was worth supporting. He also expressed support for the proposed entrustment arrangements as the arrangements could avoid interface problems and thus would be conducive to the expeditious implementation of the housing project.

25. The item was voted on and endorsed.

HEAD 703 - BUILDINGS

PWSC(2001-02)57	241ES	Two secondary schools in To Kwa Wan Reclamation
	242ES	Two secondary schools at Lee On Road, Kwun Tong

26. Mr Henry WU enquired why site formation works were required for the two proposed schools under project 242ES but not for the other two proposed schools under project 241ES. In reply, the Director of Architectural Services (DArchS) explained that the site formation works at the site for project 241ES had already been completed years ago under a separate project but this was not the case for project 242ES. Therefore, the site formation works for project 242ES were included in the present proposal.

27. In reply to Mr CHAN Kam-lam's enquiry, DArchS confirmed that a wire fence would be built and trees would be planted along the boundary of the mini-soccer pitch cum sports field under project 242ES to provide adequate protection for students.

28. Mr Albert CHAN queried the necessity to build a 2-metre high solid boundary along the northern boundary of the school site of project 241ES given that the northern side of the site was adjacent to a district open space. In response, DArchS clarified that a 2-metre high solid boundary wall would be built along the eastern and northern boundaries facing Sung On Street and Chi Kiang Street but not along all the boundaries of the school. He advised that the purpose of the solid boundary wall was to reduce the road traffic noise impact from the two streets to within acceptable level. Other noise mitigation measures including the provision of insulated windows and air-conditioning would also be provided for the schools. The Principal Assistant Secretary for Education and Manpower (2) (PAS/E&M(2)) supplemented that the solid boundary wall and other noise mitigation measures were recommended in the Preliminary Environmental Review for the project. The solid boundary wall was designed with varied colour schemes, windows openings, and soft landscaping to enhance its appearance.

29. Ms Cyd Ho expressed concern about the potential hazard associated with the landfill emission from the Jordan Valley Landfill and sought elaboration on the protection measures to be implemented. In reply, DArchS advised that a Risk Assessment for landfill emission had been conducted for the site of project 242ES. As recommended by the consultant, a protective membrane would be provided beneath the school building to prevent any emission into the school. There had been ongoing monitoring of the landfill gas by the Environmental Protection Department as part of the post-restoration monitoring work. He assured members that with the implementation of the protection measures recommended by the consultant and agreed by the Director of Environmental Protection, the schools concerned would not be subject to any risk associated with landfill emission. Noting from DArchS that some landfill gas would be directed through underground pipes to the open air for natural dispersal, Miss HO enquired about the locations of the outlets of these pipes. DArchS confirmed that these outlets would not be located at or in close proximity to populated areas, including school premises.

Admin.

30. Addressing Miss Cyd HO's concern about the provision of working space for teachers, supporting staff and parents participating in school activities in the proposed new schools, PAS/E&M(2) advised that all the four schools under the present proposal were of the Year 2000 design. Under this latest standard school design, some new facilities had been added and some existing facilities including classrooms and the staff room had been enlarged to facilitate the development of quality education. Parent-teacher Associations might use facilities at Y2K design schools to organise their activities, e.g. multi-purpose area, conference room, student activity centre and the assembly hall. The area of the staff room of the school under consideration was about 300 square metres. At Ms HO's request, PAS/E&M(2) agreed to provide further information on the areas of staff room of Y2K design schools and pre-Y2K design schools. Such information should include the average working space for each teacher in the staff room.

31. Noting that the proposed primary school under project 292EP under item PWSC(2001-02)60 to be considered at this meeting would be of a 36-classroom design, Mr Albert CHAN asked whether it was possible to convert the four 30-classroom secondary schools under the present proposal to 36-classroom design to cater for the potential requirement for additional school places in these schools. In response, PAS/E&M(2) advised that in order to speed up school projects to meet the projected short fall of school places, the Government had adopted the standard 30-classroom design for 242ES and 241ES. As regards the school under project 292EP, the Administration considered it appropriate to adopt a non-standard 36-classroom design to optimize the project site to meet the needs for primary school places of the district concerned. He added that in considering whether a non-standard 36-classroom design should be adopted for new schools, the Administration would mainly take into account the demand for school places of the local community concerned and the technical feasibility of such a design.

Admin.

32. Mr MA Fung-kwok opined that to optimize the utilization of school facilities and to promote cultural and community activities, school facilities should be designed in such a way that they could be used for cultural and community activities outside school hours. He urged the Administration to adopt more flexible school designs to serve this purpose. The Chairman advised that the matter might be further dealt with at the relevant Panel(s) if members so wished. He however requested the Administration to take note of Mr MA's concern for consideration.

33. The item was voted on and endorsed.

PWSC(2001-02)58	232ES	Secondary school in Area 20, Tung Chung
	233ES	Secondary school in Area 40, Tung Chung
	240ES	Second secondary school in Area 40, Tung Chung
	279EP	Primary school in Area 20, Tung Chung

34. Pointing out that 60-metre running tracks were inadequate to serve the needs of students, Miss Cyd HO enquired about the feasibility of extending the two 60-metre running tracks, one to be shared between schools 232ES and 279EP and the other to be shared among schools 233ES, 240ES and the adjacent primary school under planning, to 100-metre running tracks.

35. In reply, DArchS advised that for the running tracks to be shared between schools 232ES and 279EP, the Administration had discussed the option of providing a longer running track with the two school sponsoring bodies concerned, which however did not prefer this option. Mr Albert CHAN echoed Miss Cyd HO's view and commented that the school sponsoring bodies might not have duly considered the needs of students. At members' request, the Administration agreed to further liaise with the schools concerned on the matter and report the result to the Subcommittee before the relevant Finance Committee (FC) meeting.

Admin.

36. As regards the running track to be shared among schools 233ES, 240ES and the adjacent primary school under planning, PAS/E&M(2) and DArchS advised that providing a longer running track would affect the design of the primary school under planning. They agreed to liaise with the school sponsoring bodies concerned on members' suggestion of providing a longer running track before finalizing the design of the primary school.

37. Highlighting the lack of facilities for adult education and community activities in Tin Shui Wai, Mr TAM Yiu-chung requested the Administration to encourage school sponsoring bodies to make available their school facilities for these purposes. In response, PAS/E&M(2) confirmed that the Administration had all along encouraged schools to make available their facilities for use by the local community after school hours.

38. Dr TANG Siu-tong asked whether the current standard design of primary schools could allow conversion of these schools into secondary schools if there was such a need. In reply, PAS/E&M(2) and DArchS advised that new primary and secondary schools were planned on the basis of the projected demand and supply for school places. As the respective standard designs for primary and secondary schools were different in size and provision of facilities, such a conversion would not be readily feasible.

39. The item was voted on and endorsed.

PWSC(2001-02)59	239ES	Secondary school in Area 36, Fanling
	284EP	Primary school in Area 36, Fanling
	293EP	Second primary school in Area 36, Fanling

Admin.

40. Regarding the remoteness of the proposed new schools, PAS/E&M(2) advised that the two proposed primary schools were planned to facilitate conversion of existing half-day primary schools in the district into whole-day operation. The local community and the parents of the existing half-day primary schools had been consulted on the conversion arrangements and no adverse comments had been received from local residents and the parents concerned. As regards the scheduled completion time of the nearby proposed housing estate, DArchS agreed to check with the relevant department and provide the information after the meeting.

41. In response to Mr WONG Sing-chi's question on whether the proposed primary school 284EP and the proposed secondary school 239ES located in the undivided lot would be run by the same school sponsoring body, PAS/E&M(2) advised that they would be run by different bodies. Both school sponsoring bodies had been consulted on the design including the provision of shared facilities. He further advised that Government was actively promoting a sharing culture in the education sector and school facilities should be able to be shared between two schools, even though the schools were run by different school sponsoring bodies.

42. As to whether a running track could be provided for proposed schools 284EP and 239ES, PAS/E&M(2) and DArchS explained that the school sponsoring bodies concerned had in fact agreed to the provision of a running track and a sand field following the preparation of this discussion paper. The design of the schools would be modified accordingly.

Admin.

43. Mr Albert CHAN enquired whether the Administration would consider providing artificial turf for the mini-soccer pitch to enhance the quality of the facility if the additional cost would be absorbed within the project estimate and the relevant school sponsoring bodies were willing to bear the additional maintenance cost. Mr CHAN Kam-lam however cautioned that provision of artificial turf at the mini-soccer pitch might not be practical given the high capital and maintenance costs involved. In response, DArchS and PAS/E&M(2) advised that apart from the cost consideration, provision of turf or artificial turf might limit the usage of the pitch for other sports. They however agreed to consult the relevant bodies on the matter and thereafter report the outcome to the Subcommittee. When asked by Mr Wong Sing-chi, DArchS replied that the rough cost estimates for artificial turf and concrete football pitches would be in the order of \$9 million and \$1.5 million respectively. However, since artificial turf was above standard provision in accordance with existing policy, the school sponsor had to bear the cost (both capital and recurrent) even if they were to decide to provide turf or artificial turf at the football pitches.

44. The item was voted on and endorsed.

PWSC(2001-02)60 292EP A 36-classroom primary school at Sze Mei Street, San Po Kong

45. Members noted that the proposed primary school was a 4-storey building with non-standard 36-classroom design. Mr Henry WU and Miss CHAN Yuen-han expressed concern that with the playground located at the centre and encircled by the school building, the design might give rise to noise, light and ventilation problems. In response, DArchS and PAS/E&M(2) advised that the main characteristics of the proposed design were that the school building would be lower than the normal 7-storey design with additional playground facilities and green areas provided at the rooftop of the building. The central courtyard was quite large, containing two basketball courts. Moreover, there would be very little enclosures at all at the ground floor. Ventilation and noise problems were therefore not envisaged.

46. Noting that some playground facilities would be provided at the rooftop of the school building, Miss Cyd HO expressed concern that as the use of these facilities might require additional supervision from staff members to ensure student safety, the school might tend to under-utilize these facilities. PAS/E&M(2) and DArchS confirmed that the SSB concerned had been consulted on the school design. With the provision of specific safety facilities at the rooftop and the implementation of proper monitoring measures by the school, the Administration did not envisage problems in the use of the rooftop facilities. At Miss HO's request, the Administration agreed to provide the layout plan of the rooftop facilities and the details of the safety measures to be provided for members' information.

Admin.

47. In reply to Mr IP Kwok-him's and Mr LI Wah-ming's enquiries about the provision of parking spaces for the school, the Administration advised that school bus and staff car parking spaces would be provided under the northern block of the school building.

48. In response to Miss CHAN Yuen-han's query on why only 18 classrooms of the proposed school would be provided with air-conditioning, PAS/E&M(2) advised that the remaining capital cost for the air-conditioning facilities would be shouldered by the Hong Kong Jockey Club and the Quality Education Fund.

49. In reply to Mr Henry WU's enquiry, DArchS confirmed that while consultants would usually be engaged to undertake the design and project management of non-standard school projects, the detailed architectural and structural design for this school project had been completed by in-house staff. However, due to inadequate in-house staff resources, consultants had to be engaged to undertake certain aspects of the contract administration for quantity surveying and building services works of the project.

50. In response to Mr LI Wah-ming's enquiry about further school construction plans to meet the remaining shortfall of 75 primary school classrooms in the Wong Tai Sin District, PAS/E&M(2) agreed to provide the information after the meeting.

Admin.

51. The item was voted on and endorsed.

PWSC(2001-02)61 173SC Centre for Youth Development

52. Members noted that the proposal had been discussed by the Home Affairs Panel at its meeting on 10 July 2001.

53. Miss CHAN Yuen-han expressed support for the proposal. She enquired about the size of the youth hostel vis-à-vis that of the entire Centre for Youth Development (CYD) and the seating capacity of the major venues to be provided in the centre. In reply, the Deputy Secretary for Home Affairs (1) (DS/HA(1)) and the Principal Assistant Secretary for Home Affairs (1) advised that the gross floor area of the youth hostel was about 5 000 square metres (m²) while that of the entire CYD was around 36 000 m². Regarding the seating capacity of the major venues, they advised that the multi-purpose auditorium would have 720 fixed seats while the seating capacity of the exhibition hall was around 500.

54. In response to Miss CHAN Yuen-han's further enquiries, DS/HA(1) advised that a lot of public consultation with relevant organizations, especially, youth groups, had been undertaken on the project. Their views had been fully taken into account in the planning process. Besides, the winning team of the architectural design competition for the project comprised mainly young people. The needs of young people had therefore been catered for in the present design.

55. Mr WONG Sing-chi sought details on the future allocation of offices to non-governmental organizations (NGOs) in the CYD, the financial arrangements for the centre, and also the company to be set up to manage the centre. He also enquired how the Administration would ensure that the services provided by the CYD would be charged at levels affordable by grassroot youth groups.

56. In reply, DS/HA(1) advised that only NGOs directly involved in the provision of youth development services would be accommodated at the CYD. Regarding the financial arrangements for the CYD, he advised that the Administration's intention was for the centre to operate on a self-financing basis. According to a preliminary financial feasibility study conducted for the project, the CYD, after making due allowances for discounts in rental for NGOs and youth groups in using the facilities there, should be able to remain financially viable throughout the initial 10-year operation period. Since the capital costs of the CYD would be borne by the Government, the Administration believed that the CYD would be able to provide affordable facilities and services for young people. As regards the future management of the centre, the Administration planned to set up a limited company for the purpose. The board of directors of the company would comprise people who had a stake or interest in youth development, including youth themselves. The details would be presented to the Home Affairs Panel for consideration in due course.

57. Mr Fred LI expressed his dissatisfaction that for such a large-scale project, only meagre information about the project was provided in the paper for this Subcommittee. Noting that the centre would be operated on a self-financing basis, he sought details on the source of funds for the CYD during its initial operation period. In

reply, DS/HA(1) advised that the Administration planned to set up a contingency fund to safeguard against unstable level of income for the CYD during the initial operation period. At this stage, the Administration was examining whether the fund should be in the form of a loan or a subsidy, and would revert to Members when a decision was taken in this regard.

58. Mr Albert CHAN considered that as a youth facility for the whole territory, the location of the centre at Chai Wan was far from desirable, given that Chai Wan was an old district and was far from the New Territories and new towns where there was a large population of young people. He considered it more appropriate for the CYD to be located in Kowloon, such as West Kowloon Reclamation or South East Kowloon Development. In reply, DS/HA(1) advised that the project site was conveniently located near Chai Wan MTR station and therefore access to the CYD from other districts would not be a problem. He further explained that the Administration was unable to identify other suitable sites in the vicinity of any MTR station large enough for the project. While there might be some suitable sites in other areas under planning, it was uncertain whether these sites would not be available for the CYD purpose within a reasonably short period. Mr Albert CHAN was not convinced by the Administration's explanation and pointed out that many developments had already taken place in West Kowloon Reclamation. DS/HA(1) responded that the availability of a suitable site in other areas for the CYD purpose was constrained by the relevant approved land-use plans.

59. Mr Albert CHAN also pointed out that according to the normal practice, the Administration should conduct tendering exercises for new youth services to ensure open and fair competition among eligible service providers and to ensure cost-effectiveness. He considered that the proposed arrangements for the CYD however deviated from this practice.

60. Mr Eric LI informed members that throughout the entire planning process for the CYD, the Commission on Youth and the relevant Steering Committee had fully taken into account the cost-effectiveness factor, the suggestions and views of youth service providers and youth groups about the services and facilities to be provided at the centre.

61. Miss Cyd HO asked whether the Administration/the consultant for the project had modified the design for the project taking into account members' views expressed at the Home Affairs Panel meeting on 10 July 2001. In response, DS/HA(1) advised that the detailed design for the project was under preparation by the consultant. He assured members that the Administration together with the consultant would give due regard to members' views as well as the views collected from various concerned parties in finalizing the design. The Chairman suggested that the detailed design for the project might be followed up at the Home Affairs Panel, if members so wished.

Admin. 62. Miss CHAN Yuen-han enquired about the operation of the cafeteria and shops in the CYD and how far the provision of these facilities would create job opportunities for young people. The Administration would take up with her on the matter separately.

63. The item was voted on and endorsed.

Admin.
Clerk

64. Mr Albert CHAN said that Members of the Democratic Party had reservation on the project and would follow up their concerns when the project was considered by the Finance Committee.

65. There being no other business, the meeting ended at 1:10pm.

Legislative Council Secretariat

8 November 2001