

**立法會**  
***Legislative Council***

LC Paper No. PWSC34/01-02  
(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 5<sup>th</sup> meeting  
held in the Chamber of Legislative Council Building  
on Wednesday, 14 November 2001, at 11:10 am**

**Members present :**

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

Hon Albert CHAN Wai-yip (Deputy Chairman)

Hon Eric LI Ka-cheung, JP

Hon Fred LI Wah-ming, JP

Hon James TO Kun-sun

Hon CHAN Yuen-han, JP

Hon CHAN Kam-lam

Hon SIN Chung-kai

Hon Andrew WONG Wang-fat, JP

Hon LAU Kong-wah

Hon Miriam LAU Kin-yea, JP

Hon Emily LAU Wai-hing, JP

Hon Andrew CHENG Kar-foo

Hon TAM Yiu-chung, GBS, JP

Hon Henry WU King-cheong, BBS

Hon WONG Sing-chi

Hon IP Kwok-him, JP

Hon LAU Ping-cheung

**Members absent:**

Hon Kenneth TING Woo-shou, JP  
Hon Cyd HO Sau-lan  
Hon WONG Yung-kan  
Hon LAW Chi-kwong, JP  
Dr Hon TANG Siu-tong, JP  
Hon Abraham SHEK Lai-him, JP  
Hon MA Fung-kwok

**Public officers attending:**

Miss Elizabeth TSE, JP	Deputy Secretary for the Treasury
Mr John C TSANG, JP	Secretary for Planning and Lands
Mr S S LEE, JP	Secretary for Works
Mr Rob LAW, JP	Director of Environmental Protection
Miss Janice TSE	Principal Assistant Secretary of the Treasury (Works)
Mr H K WONG, JP	Director of Territory Development
Mr M Y MA	Chief Engineer (TSW & PSK)
	Territory Development Department
Mr Daniel CHENG	Principal Assistant Secretary (Planning) for Planning and Lands
	Director of Water Supplies
Mr Hugh PHILLIPSON, JP	Assistant Director of Water Supplies/New Works
Mr KWAN Sek-yiu	Principal Assistant Secretary for Transport (5)
Ms Shirley LAM	Director of Highways
Mr R H LLOYD, JP	Regional Highway Engineer/New Territories
Mr K C LEE	Highways Department
	Chief Traffic Engineer/New Territories East
Mr K K SIN	Transport Department
	Principal Assistant Secretary for Home Affairs (5)
Mr Francis LO	Assistant Director of Home Affairs (2)
Mr C D B WILLIAMS, JP	Director of Architectural Services
Mr S H PAU, JP	District Social Welfare Officer (Sha Tin)
Mrs LAM LI Shuet	Social Welfare Department
	Principal Assistant Secretary for
Mr John LEUNG	Education and Manpower (9)
	Assistant Director of Education (Infrastructure)
Mr S L MA	Deputy Director, Beijing Office
Mr TAM Wing-pong	Government Property Administrator
Mr K K MOK	Chief Property Services Manager
Mr C K HUI	Architectural Services Department





Action

**HEAD 706 - HIGHWAYS**

**PWSC(2001-02)72      129TB      Footbridge and road widening at the junction of Hung Mui Kuk Road and Tin Sam Street, Sha Tin**

9. Noting that the proposed works were scheduled to commence in early 2002 for completion in January 2004, Mr IP Kwok-him enquired whether measures would be taken to expedite the project. The Director of Highways (DH<sub>y</sub>) replied that while the current plan was to invite tender in January 2002 and to award the contract in April 2002, the Administration would try its best to award the contract earlier than April 2002, and would consider shortening the construction period.

10. Mr LAU Ping-cheung enquired about measures to ensure proper maintenance and repair of the three lifts for the proposed footbridge and suggested that the problem of vandalism should be taken into account in deciding the materials to be used for the lifts. In reply, DH<sub>y</sub> advised that the Highways Department (HyD) entrusted the maintenance and repair of the lifts for public footbridges to the Electrical and Mechanical Services Department and HyD would ensure that the maintenance and repair work would be undertaken properly. As regards greening works, DH<sub>y</sub> advised that HyD had embarked upon a programme to enhance the aesthetics of public footbridges and highway structures. In response to Mr LAU, DH<sub>y</sub> confirmed that greening works would be undertaken at the proposed footbridge.

11. Mr LAU Kong-wah asked if there was any plan to link up the proposed footbridge with an existing footbridge across Che Kung Miu Road and Hung Mui Kuk Road to facilitate through pedestrian traffic in the area. In reply, DyH advised that the works to link up the two footbridges would be carried out between 2005 and 2007 in conjunction with the retrofitting of noise barriers at the section of Hung Mui Kuk Road facing Sun Chui Estate.

12. The item was voted on and endorsed.

**HEAD 703 - BUILDINGS**

**PWSC(2001-02)74      177SC      Government complex in Lee On Estate, Area 108, Ma On Shan**

13. The Chairman drew members' attention to the Paper. The item was voted on and endorsed.

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**PWSC(2001-02)71**      **243ES**      **Two secondary schools in Area 73A, Tseung Kwan O**  
**295EP**      **Primary school in Area 73A, Tseung Kwan O**

14. Noting that the three schools under the present proposal would share the use of a mini-soccer pitch cum sports field, Mr WONG Sing-chi expressed concern on possible co-ordination problems. The Assistant Director of Education (Infrastructure) replied that the Administration was actively promoting a collaborating culture in the education sector in the management of common facilities. Where appropriate, the Education Department would assist in co-ordinating the three schools on the use of the sports field.

15. Noting that in terms of provision of open space, the three schools were each provided with only one basketball court apart from the mini-soccer pitch cum sports field for shared use, Mr WONG Sing-chi and the Chairman questioned whether the provision of open space for the three schools satisfied the standard provision. The Principal Assistant Secretary for Education and Manpower (9) (PAS(EM)9) confirmed that the provision of open space for the three schools met the planning target of providing two square metres of open space per student. If the project site was to be divided among the three schools, the footprint area of each of the three schools would still meet the standard provision. The provision of a mini-soccer pitch cum sports field for shared use would enhance the variety of sports facilities for the schools.

16. Miss Emily LAU Wai-hing opined that more sports facilities should be provided for schools as far as possible and asked whether consideration had been given to provide a swimming pool for the three schools in question. Miss LAU emphasized that swimming pools should not be regarded as a luxurious facility for schools. Where space allowed and technically feasible, such provision should be considered. Mr IP Kwok-him expressed concern about the recurrent consequence of the provision of swimming pools for schools. PAS(EM)9 explained that the current schedule of accommodation for schools did not cover the provision of a swimming pool, but the Administration would consider such provision in a future review of school facility provision. The Chairman said that as the provision of sports facilities in schools was a policy matter, the issue should be pursued at the relevant Panel if members so wished. However, in view of members' concern, he requested and the Administration agreed to provide information on the standard provision of sports facilities for schools and the capital cost for and recurrent consequence of the provision of a swimming pool.

Clerk to  
Education  
Panel  
  
Admin.

17. The item was voted on and endorsed.

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**PWSC(2001-02)77          66KA          Purchase and fitting-out of office accommodation for the Beijing Office**

18. Miss Emily LAU Wai-hing sought elaboration on the difficulties encountered by the Administration in identifying suitable existing premises for use as office accommodation for the Beijing Office (BJO). The Deputy Director, Beijing Office (DD(BO)) explained that the Administration had not been able to identify suitable existing premises that met the location and operational requirements of BJO. He highlighted the following difficulties -

- (a) there were limited choices of existing premises of suitable size in Beijing City for BJO;
- (b) the sale of some properties in Beijing were restricted to local buyers; and
- (c) some existing premises of suitable location and size were historical heritage under protection and the conversion of these premises into office accommodation for BJO was technically not feasible and/or involved very high costs.

DD(BO) further advised that the difficulties encountered had led the Administration to consider the alternative of acquiring a suitable site for construction of office premises thereon for the BJO. The Administration therefore proposed to broaden the scope of the project to include this alternative option.

19. Miss Emily LAU enquired about the details of the current accommodation for BJO and the property market situation in Beijing. In reply, DD(BO) and the Government Property Administrator advised that the size of the current office for the Beijing Office was some 1 700 square metres and the monthly rent was US\$37,000. The Administration had renewed the lease for six years up to September 2006. Under the lease agreement, the Administration was required to give three months' notice to terminate the lease.

20. As regards the property market situation in Beijing, DD(BO) advised that information on property transactions in Beijing was not in the public domain. According to the property consultants in Beijing, due to the then impending accession of the Mainland to the World Trade Organization (WTO) and the success of the Mainland in obtaining the right to host the 2008 Olympics, there had been a period of rising property prices in Beijing. While the rising trend was arrested in the two months after the terrorist attacks in the United States in September 2001, positive sentiments in the market seemed to pick up again with the successful accession of the Mainland to WTO lately. The Administration considered while

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there would be short-term fluctuations, property prices in Beijing would move upward in the long run.

21. Miss Emily LAU considered that there was no urgency for the purchase or construction of new office for the BJO. She urged the Administration to act prudently on the matter to ensure that the purchase/site acquisition was cost-effective.

22. Mr CHAN Kam-lam however considered that in view of the property market situation in Beijing, prompt action should be taken to purchase or acquire a site to construct a permanent office for the BJO.

23. Miss Emily LAU asked whether the Administration would also consider purchasing office premises in a multi-storey commercial building. DD(BO) replied that the Administration maintained the view that a low rise stand-alone building was more appropriate for the BJO. While the acquisition of a suitable site for construction of office premises would involve additional work, the Administration considered this a feasible option. Mr IP Kwok-him expressed support for accommodating the BJO in a stand-alone building on account of the operational requirements and the status of the BJO as the office representing the Hong Kong SAR Government in the Mainland.

24. Miss Emily LAU enquired how far the Administration was confident in acquiring a suitable site for the purpose. Mr IP Kwok-him was concerned whether, given the current budget, a suitably located site could be identified. DD(BO) responded that according to the advice of the consultant engaged by the BJO, there were probably some suitably located sites in Beijing on sale at reasonable asking prices. A preliminary study by the consultant revealed that the approved project estimate of HK\$87.3 million should be sufficient to pursue the alternative option. He assured members that the Administration would not compromise the location and operational requirements of the BJO in the site acquisition process. DD(BO) also advised that the current plan remained that the BJO would move into the future permanent accommodation in the latter half of 2003.

25. Mr Andrew WONG Wang-fat sought information on the title and tenure of land in Beijing and enquired whether the Administration would acquire a green site or a site with existing structures. DD(BO) advised that all land in the Mainland was owned by the Government and the tenure granted in respect of a piece of land was normally 50 years. As there was probably no undeveloped green site available in Beijing City, it was very likely that the future site identified would already have some structures built thereon. He further advised that normally, the person granted a land lease in Beijing would also be responsible for the demolition works and any necessary reprovisioning arrangements.



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26. Taking note of DD(BO)'s advice, Mr Andrew WONG expressed doubt on the adequacy of the current budget for the pursuit of the alternative option. DD(BO) reiterated that according to the Administration's preliminary assessment based on the advice of the consultant engaged by the BJO, the current budget should be sufficient to cover all the potential expenditure items under the alternative option.

27. Members noted from the discussion paper that the estimated cost for acquiring a site, constructing and fitting out the new office was in order of HK\$70 to HK\$75 million. The furniture and equipment estimate remained at HK\$2.4 million. The estimate for legal and other administration fees was HK\$9 million. Members also noted that under the alternative option, the Administration would need to engage a professional project management consultant to handle the work in connection with site acquisition and the related applications under the local land, planning and building laws and regulations.

28. In reply to the enquiries of Miss Emily LAU and the Chairman, DD(BO) confirmed that the costs for engaging the aforesaid consultant and other consultants for the design and construction supervision works had already been included in the estimate of HK\$70 to HK\$75 million for "acquiring a site, constructing and fitting out the new office". He further explained that in obtaining approval for a land lease in Beijing, the Administration was required to submit the design for the premises to be constructed on the land.

Admin. 29. At members' request, the Administration agreed to provide, before the relevant Finance Committee meeting, a detailed breakdown of the project estimate under the alternative option of site acquisition for construction of office premises thereon. The information should include the estimated consultants' fees for different tasks, the estimated costs for the demolition works and reprovisioning arrangements if these were required. Mr IP Kwok-him also requested the Administration to provide information on the relevant land acquisition procedures and the responsibilities which the Hong Kong SAR Government would take on in respect of the site to be acquired under the alternative option.  
Admin. (Post-meeting note: The Administration clarified that the cost for engaging the professional project management consultant, whose work is outlined in paragraph 27 above, is included in the legal and other administration fees of HK\$9 million.)

30. The item was voted on and endorsed.

31. The meeting ended at 12:15 pm.

Legislative Council Secretariat

6 December 2001