

立法會
Legislative Council

LC Paper No. PWSC47/01-02
(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 6th meeting
held in the Chamber of Legislative Council Building
on Wednesday, 28 November 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 Eric LI Ka-cheung, JP
Hon Andrew WONG Wang-fat, JP
Hon LAU Kong-wah
Hon Miriam LAU Kin-yee, JP
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, 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 Cyd HO Sau-lan
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 WONG Yung-kan
Hon Emily LAU Wai-hing, JP
Hon LAW Chi-kwong, JP
Dr Hon TANG Siu-tong, JP

Public officers attending:

| | |
|---------------------|---|
| Miss Elizabeth TSE | Deputy Secretary for the Treasury |
| Mr Thomas TSO | 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 John COLLIER, JP | Director of Drainage Services |
| Mr M T CHOW | Chief Engineer/Drainage Projects Drainage Services Department |
| Mr T C CHAN | District Lands Officer (North), Lands Department |
| Mr Daniel CHENG | Principal Assistant Secretary (Planning) Planning and Lands Bureau |
| Mr H K WONG, JP | Director of Territory Development |
| Mr H T TANG | Chief Engineer (Kowloon West), Territory Development |
| Mr KO Chan-gock, JP | Director of Water Supplies |
| Mr LEUNG Mang-chiu | Assistant Director/New Works Water Supplies Department |
| Mr David K K LAU | Principal Assistant Secretary (A)2 Environment and Food Bureau |
| Mrs Marion LAI, JP | Deputy Director of Food and Environmental Hygiene (Administration and Development) |
| Mr HUNG Chi-pai | Assistant Director (Operations)1 Food and Environmental Hygiene Department |
| Mrs Angel CHOI | Chief Executive Officer (Planning)2 Food and Environmental Hygiene Department |
| Mr WONG Shiu-kwan | Project Director 3, Architectural Services Department |
| Mr CHOW Chi-ping | Project Manager 301 Architectural Services Department |

Action

| | |
|------------------|---|
| Mr Harry CHAN | Project Manager 1, Housing Department |
| Mr Clement LEUNG | Principal Assistant Secretary Education and Manpower (1) |
| Mr Jeff LEUNG | Deputy Secretary-General (1) University Grants Committee |
| Mr K S SHUM | Chief Technical Advisor/Subvented Projects Architectural Services Department |

Clerk in attendance:

| | |
|--------------|--------------------------------|
| Ms Anita SIT | Chief Assistant Secretary (1)6 |
|--------------|--------------------------------|

Staff in attendance:

| | |
|---------------|-------------------------------|
| Ms Pauline NG | Assistant Secretary General 1 |
|---------------|-------------------------------|

| | |
|---------------|---------------------------------|
| Ms Bonnie KAN | Senior Assistant Secretary (1)9 |
|---------------|---------------------------------|

HEAD 701 - LAND ACQUISITION

HEAD 704 - DRAINAGE

| | | |
|------------------------|---------------|---|
| PWSC(2001-02)79 | 1100CA | Compensation and ex-gratia allowances in respect of projects in the Public Works Programme |
| | 90CD | Regulation of Shenzhen River, stage III |

Members noted that the project had been discussed at the Planning, Lands and Works Panel on 5 February 2001.

2. Noting that the proposed works would create a total of some 280 jobs but some of the works would be entrusted to the Shenzhen Municipal Government for implementation, Mr Albert CHAN sought clarification on the number of jobs which would be taken up by employees in Hong Kong and asked whether the implementation arrangements for the project had taken into account the announced Government policy of accelerating public works implementation to create job opportunities in Hong Kong. Mr Abraham SHEK highlighted that the unemployment rate in the local construction industry was 10.3%. He echoed the view of Mr Albert CHAN that there was an urgent need to increase job opportunities for local employees in the construction industry.

Action

3. The Director of Drainage Services (DDS) and the Chief Engineer/Drainage Project (CE/DP) advised that of the total 280 jobs, 120 jobs would be generated from the works to be undertaken on the Hong Kong side, i.e. the reprovisioning of a border road, the construction of a temporary security fence and the works associated with these two works items. These 120 jobs, comprising 20 professional/technical and 100 labour positions, would be taken up by employees in Hong Kong. As regards the remaining 160 jobs arising from the works entrusted to the Shenzhen Municipal Government, DDS and CE/DP advised that qualified contractors in Hong Kong and in the Mainland would be invited to submit tenders for the works contracts. Therefore, whether and which of these 160 jobs would be taken up by employees in Hong Kong or employees in the Mainland would depend on which contractors would be awarded the works contracts and the employment decisions of the successful contractors. The works contracts would not include any provision requiring the contractors concerned to employ Hong Kong residents to deliver the project.

4. As to why only 280 jobs would be generated from the proposed works, DDS explained that while certain works items such as the road works would be labour intensive, a majority of the proposed works items would involve the intensive use of plant and equipment but would not require many labourers to deliver.

5. Mr Albert CHAN reiterated his concern about the small number of job opportunities arising from this project for Hong Kong. He also expressed worry that the contractors for those proposed works to be undertaken within the boundary of Hong Kong might employ people from the Mainland to undertake the works without going through proper procedures. In response, DDS stressed that the primary objective of the project was to bring flood relief to the residents in Northern New Territories as soon as possible. For security consideration, construction of a temporary security fence would be carried out by the Government of the Hong Kong Special Administrative Region (HKSAR) in the first place. The relevant authorities would also closely monitor the border security situation.

Admin. 6. At Mr Albert CHAN and Mr Andrew CHENG's request, the Administration agreed to provide information on the number of jobs created for Hong Kong under the Stages I and II works of the Shenzhen River Regulation project, and an assessment of the possible number of jobs that would be created for Hong Kong under the Stage III works of the project.

7. In reply to the Chairman's enquiries about the tendering arrangements for the entrustment works, CE/DP advised that the Government of HKSAR and the Shenzhen Municipal Government would each prepare a list of eligible contractors and contractors on the lists would be invited to tender for the construction contracts. The tender documents would be jointly prepared by both sides. As the entrustment

Action

works would be managed by the Shenzhen Municipal Government, the tender documents were written in Chinese. There would be two stages of tender assessment, namely the technical assessment and the quotation assessment. The technical assessment covered the organizational structure, past experience, financial strength and the availability of relevant equipment and machinery of bidding contractors and the assessment criteria were agreed by the Joint Working Group set up by both sides to oversee the implementation of the Shenzhen River Regulation project. The quotation assessment would be based strictly on the price offers of the tenderers. As the Shenzhen Municipal Government would take up the role of contract employer, it would conduct the tender assessment for the construction contracts and recommend the most suitable tender. The tender results would be subject to the approval of the Joint Working Group. DDS further advised that the inspection upon works completion would also be undertaken by the Joint Working Group. He remarked that similar entrustment arrangements had been made for the works under Stages I and II of the Shenzhen River regulation project, which had been successfully completed.

8. In reply to Mr Abraham SHEK's enquiry on whether the estimates for the proposed works were based on prices in the Mainland or those in Hong Kong, DDS advised that the project estimates were drawn up having regard to the experience in the Stages I and II works of the project and endorsed by the Joint Working Group.

9. Mr Andrew CHENG noted that Stages I and II of the project had each been completed in two to three years. He asked if the works in Stage III could be completed in less than four years as currently scheduled to bring earlier flood relief for residents in the Northern New Territories. DDS explained that apart from the improvement works at the Shenzhen River from the confluence with River Indus at Lo Wu to the confluence with River Ganges at Lo Shue Ling, the Stage III works also comprised a substantial amount of works for re-provisioning of an existing road, existing bridges and other facilities affected by the river improvement works. Given the larger scope and higher complexity of the Stage III works, the overall completion time for these works would be longer than that of the Stages I and II works.

10. Mr Andrew CHENG recalled the bitter experience suffered by the residents in Northern New Territories during the flooding incidents occurred in mid-2001. He queried if the flooding incidents were partly attributed to poor waste management of contractors in undertaking river training works, and therefore enquired about the relevant monitoring mechanism and sanctions against the contractors for the proposed works for non-compliance with the waste management requirements.

11. In response, the Secretary for Works (S for W) advised that the Administration was very concerned about the flooding incidents occurred in the New Territories in June 2001. A detailed investigation into the causes of the flooding

Action

incidents had been conducted and the report of the investigation had been released in September 2001. The findings of the investigation revealed that the principal cause of the flooding in June 2001 was the inadequate capacity of existing drainage channels under the effects of heavy rainfall. In some areas, the heavy rain was coupled with high tide. The high tide prevented the smooth discharge of flood flow to the sea and created a backing-up of the flood water. S for W further advised that according to the standard contract provisions for public works, the contractor concerned was liable to compensate for damages incurred to a third party if such damages were directly caused by the contractor's works.

12. Regarding the monitoring mechanism for waste management during construction works, CE/DP advised that for every public works project, once a contractor had been awarded a contract, it would be required to submit a waste management plan to the Engineer of the contract for approval. During construction, the contractor would be required to dispose of the waste in accordance with the approved waste management plan and keep proper waste transportation and disposal records for the Administration's inspection. Should there be any serious breach of waste management requirements, the Administration had the right to suspend the works and/or suspend payment to the contractor. CE/DP further advised that if the circumstances warranted, the Administration might invoke relevant ordinances to take prosecution action against a contractor for improper waste management and disposal.

13. Pointing out that improper waste management by contractors undertaking works at the Shenzhen side might adversely affect Hong Kong residents, the Chairman enquired how the problems arising from these works would be handled. CE/DP advised that such problems would be examined and resolved by the Joint Working Group.

14. At the request of the Chairman and Mr Andrew CHENG, the Administration agreed to provide, before the relevant Finance Committee meeting, information on the membership and functions of the Joint Working Group, the key elements in waste management plans usually adopted for similar projects, and the regulatory actions to be taken by the Administration in respect of contractors who did not adhere to the approved waste management plan.

Admin.

15. Mr TAM Yiu-chung expressed concern about the water pollution problem of the Shenzhen River and asked if the problem would be addressed by the project in question. DDS pointed out that the objective of the Shenzhen River Regulation project was to reduce the risk of flooding rather than to improve the water quality of the river. He said that the Shenzhen Municipal Government had plans to expand their sewage treatment works and progressive improvement was anticipated with the completion of these works, while control over the water quality of the section of the

Action

Shenzhen river on the Hong Kong side was exercised through the enforcement of the Water Pollution Control Ordinance (Cap. 358).

16. Mr Henry WU expressed support to the preservation of the Lo Wu Railway Bridge and enquired about the arrangements for the bridge after being reassembled at the bank of River Indus. He also enquired about the details of the archaeological work to be undertaken under this project.

17. CE/DP responded that the existing Lo Wu Railway Bridge was jointly owned by the Government of HKSAR and the Shenzhen Municipal Government. The Shenzhen Relics Management Committee and the Antiquities and Monuments Office (AMO) of the Government of the HKSAR had subsequently agreed to reassemble the Lo Wu Railway Bridge as a monument at the bank of River Indus adjacent to the Lo Wu Station. The public would have sight of the bridge from the railway platform at Lo Wu and from the Shenzhen side. As regards archaeological work, CE/DP advised that the archaeological survey for the project indicated that there might be some archaeological remains buried near Lo Wu in Yuen Leng Chai. Special care would be given when undertaking excavation works at this area and arrangements would be made to salvage the archaeological remains if such were found.

Admin.

18. Mr Henry WU commented that it would be a waste to place the Lo Wu Railway Bridge for exhibition purposes only. He requested and the Administration agreed to further liaise with AMO to see whether and how the bridge could be put to good use and provide relevant information before the relevant Finance Committee meeting.

19. Mr Henry Wu questioned the reason for re-construction of one bridge only upon demolition of the two Man Kam To Vehicular Bridges. CE/DP explained that currently the span of the northbound and southbound Man Kam To Vehicular Bridges was 45 metres and 55 metres respectively. As the Shenzhen River would have a width of 96 metres upon completion of the proposed improvement works, it was necessary to reconstruct a bridge of sufficient span and the new bridge would cater for both southbound and northbound vehicular traffic.

20. Mr LAU Kong-wah commented that the cross-border Lo Wu Pedestrian Bridge was very congested. He asked why a new pedestrian bridge was not constructed under this project to alleviate the situation. DDS and CE/DP advised that the facilities and bridges to be re-provisioned or reconstructed under this project were confined to those affected by the river improvement works, and the Lo Wu Pedestrian Bridge would not be affected by these works. However, for the purpose of the bridge works under this project, the capacity of the existing pedestrian and vehicular bridges at Lo Wu had been assessed. Based on the assessment results, the

Action

Transport Bureau did not consider it necessary to increase the capacity of the Lo Wu Pedestrian Bridge for the time being.

21. The item was voted on and endorsed.

HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT

**PWSC(2001-02)83 332CL West Kowloon Reclamation - main works
(remainder)**

22. Members noted that a paper on this proposal had been circulated to Planning, Lands and Works Panel on 19 November 2001 for information.

23. Members noted that under this project, two footbridges would be constructed along Sham Mong Road. Mr Albert CHAN commented that the design of most public footbridges was not aesthetically appealing and lacked diversity, notwithstanding that the construction cost for these footbridges was usually very high. He considered that the aesthetics of public footbridges would significantly affect the streetscape and had important bearing on the city's living environment. He urged the Administration to put special efforts to improve the design of public footbridges. The Chairman shared the view of Mr CHAN.

24. The Director of Territory Development (DTD) advised that the Highways Department had recently drawn up new requirements for public footbridges and particular emphasis had been given to improving the aesthetic aspects. The Advisory Committee on Appearance of Bridges and Associated Structures (ACABAS) would adopt these new requirements in vetting the design for new public footbridges. For the two proposed footbridges under this project, DTD confirmed that a modern design and new materials would be used to meet the new requirements. He added that to facilitate access of the disabled persons and to ensure effective use of land, lifts in lieu of ramps were provided at most public footbridges in the urban area.

25. In reply to the Chairman's enquiry about the new requirements for public footbridges, S for W advised that the Administration placed a lot of importance on the appearance of public footbridges and highway structures and the ACABAS was tasked to give advice on this aspect. Over the past years, a variety of new designs had been adopted for public footbridges and highway structures, especially those built in the new towns. S for W said the Administration would regularly review the public's acceptance of the appearance of public footbridges and highway structures and make improvements. He however remarked that adopting new designs and new materials for these bridge structures would have financial implications. At the Chairman's request, the Administration agreed to provide a paper setting out the

Action

Admin.

measures being taken by the Administration to improve the aesthetics of public footbridges and highway structures.

26. The item was voted on and endorsed.

HEAD 709 - WATERWORKS

PWSC(2001-02)80 247WF Modernization of mechanical and electrical equipment in Tuen Mun fresh water pumping station

27. The item was voted on and endorsed.

PWSC(2001-02)81 243WF Water supply to Sha Tin development areas 34 and 52

28. Mr LAU Kong-wah asked whether any part of the mainlaying works would require entry to domestic households. The Director of Water Supplies replied that the works would be carried out on new roads and domestic households would not be affected.

29. The item was voted on and endorsed.

HEAD 703 - BUILDINGS

PWSC(2001-02)84 11NG Market and public toilet in Aldrich Bay Reclamation Area

30. Members noted that the project had been discussed at the Subcommittee to follow up the outstanding capital works projects of the former municipal councils on 7 December 2000.

31. Members noted that the proposed new market would be used to reprovise the on-street licensed hawkers trading in Kam Wah Street, Tai Tak Street and Mong Lung Street in Shau Kei Wan. Mr Henry WU expressed concern about the adequacy of the 130 stalls to be provided in the new market as there were about 190 on-street licensed hawkers trading in the three streets at present. He therefore enquired about the arrangements should the 130 stalls turned out to be inadequate to meet the reprovise requirements.

Action

32. The Deputy Director of Food and Environmental Hygiene (Administration and Development) (DD of FEH/A&D) advised that taking into account the experience of similar exercises in the past, the natural wastage, voluntary surrender of licence and group bidding of the market stalls by the licensed hawkers would be such that the 130 stalls would be adequate to meet the reprovisioning requirements. In the case that the stalls in the new market were inadequate, the remaining licensed hawkers would be invited to bid for vacant stalls in the nearby markets.

Admin.

33. Mr Henry WU requested the Administration to report the reprovisioning situation to the Eastern District Council in due course. DD of FEH/A&D responded that the matter had been closely monitored by the Works and Development Committee of the Eastern District Council and the Administration would report to the Committee in due course.

34. Mr MA Fung-kwok expressed concern about the viability of the proposed market and enquired whether there would be the flexibility to convert the market to other usages if the occupancy rate of the market turned out to be very low sometime in future. DD of FEH/A&D responded that the Administration took heed of the advice of the Director of Audit in his Audit Report on Urban Council Public Markets published in October 1997 that viability should be the overriding consideration in planning for public markets. The Administration had followed this principle in planning the proposed new market. She advised that there was a superstore in the Aldrich Bay Reclamation Area. However, as the area would have a population of about 30 000, the Administration envisaged that viability of the proposed new market should not be a problem. If the 130 stalls in the new market were not fully subscribed by the on-street licensed hawkers, the remaining stalls would be put for open tender. She also confirmed that converting the market stalls to other usage was feasible.

35. Noting that the total construction cost for the market was \$143.02 million and that only 130 market stalls would be provided in the market, Mr Albert CHAN expressed grave concern about the high construction cost of the market. In response, the Project Director 3, Architectural Services Department (PD3/ASD) explained that the market would be constructed on the first level of a Home Ownership Scheme (HOS) development where the ground level would be a public transport interchange (PTI). In order to reduce the number of columns in the PTI, a two-metre thick transfer plate had to be constructed. Extensive piling works were required for the development as the site was located in a reclamation area. The relatively high cost of the project was attributed to the need for the transfer plate and the extensive piling works.

Action

36. In reply to the Chairman's enquiry, PD3/ASD said that the HOS development in question was not subject to any height restriction. The Chairman then asked whether the Administration had considered alternative engineering methods, such as the use of beams or composite structures in lieu of the transfer plate, which also served to reduce the number of columns at the ground level. He pointed out that the transfer plate method was a straight-forward method but usually involved higher construction costs. In reply, PD3/ASD advised that the Housing Department had considered alternative composite structures including those mentioned by the Chairman. The Project Manager 1, Housing Department (PM1/HD) supplemented that the Housing Department had considered the feasibility of not using a transfer plate but had not pursued further on the composite structure options mentioned by the Chairman.

37. Mr LAU Ping-cheung said that based on to his own experience, the construction costs for residential developments with a PTI underneath were usually relatively high. He considered the costing of works in the present proposal reasonable.

38. In reply to Mr Kenneth TING's enquiry, PD3/ASD advised that the estimated cost of \$28 million for piling works in the present proposal was the piling cost for the market only. The total piling cost for the entire HOS development was apportioned between Housing Authority and the Administration on the basis of the respective construction floor area of the residential units, the PTI and the market.

Admin. 39. Mr Albert CHAN pointed out that the design and hygienic condition of public toilets in Hong Kong required much improvement and Hong Kong was lagging behind Japan, Taiwan and Korea in this regard. Mr IP Kwok-him shared Mr CHAN's concern. In reply to their enquiries, DD of FEH/A&D advised that generally speaking, the hygienic conditions of public toilets in the territory were improving with gradual implementation of improvement works and strengthened supervision over the hygiene conditions. Currently, full-time attendants would be assigned to station at toilet with daily usage rate of 300 or above. The attendant was tasked to take care of the daily operation of toilet facilities, including water taps, the flushing system, lighting, ventilation, supply of tissue paper and the general hygienic condition of the toilet.

40. As regards the design and management of the public toilet under this project, PM1/HD advised that standard design and finishes would be adopted for the toilet. DD of FEH/A&D advised that the proposed toilet would be located at the market entrance and it was anticipated that the main users would be patronizers of the market and the PTI. She assured members that the Administration would closely monitor the usage situation of the toilet and would station an attendant if needed. Mr IP Kwok-him pointed out that stall operators in the market might use the toilet sinks

Action

Admin.

and water taps for various purposes of their own operation and this might create hygienic problems. The Chairman asked the Administration to keep an eye on this matter. At Mr CHAN's request, the Administration agreed to provide information on the detailed design of the toilet after the meeting.

41. Mr LAU Ping-cheung enquired about the measures to ensure good air quality and hygienic conditions in the market and to prevent the proliferation of rats at the market causing nuisances to the residents of the HOS development above. In reply, PD3/ASD advised that there would be separate ventilation systems for the market and the public toilet. A water scrubber would be installed at the refuse collection chamber of the market to reduce odour and there would be sufficient fresh air-intake to ensure good air quality in the market.

42. Mr TAM Yiu-chung pointed out that very often, after an initial period of operation at indoor markets, many operators would choose to move out the markets to become on-street hawkers. The main reasons were the small size of the market stalls and low business turnover. He asked if the Administration had any measures to deal with this possible problem. In response, DD of FEH/A&D advised that in the past, the main problems of indoor markets included small size of stalls, narrow walkways, high temperature and wet floor. For the proposed market, the stalls would be larger ranging from 5 to 16.56 square metres and the walkways would be 2.5-metre wide. Together with the provision of air-conditioning, improved ventilation systems and strengthened management, the Administration believed that the aforesaid problems could be prevented. DD of FEH/A&D also assured members that the Hawker Control Team of the Food and Environmental Hygiene Department would closely monitor the situation of unlicensed on-street hawkers. The Chairman commented that although market management was not within the ambit of this Subcommittee, members' concerns should be taken into account in the design and future management of the proposed market and other new markets.

43. The item was voted on and endorsed.

HEAD 708 - CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

PWSC(2001-02)82 37EF Extension facilities for the clinical departments of the Faculty of Medicine at Prince of Wales Hospital

44. Mr LAU Kong-wah expressed doubt on the need and desirability to construct the proposed 13-storey building given that two quarter blocks of the Prince of Wales Hospital (PWH) had been left vacant for about 10 years. He therefore

Action

asked whether there was any redevelopment plan for the vacant quarters and whether such plan had been taken into account in drawing up the present proposal.

45. The Principal Assistant Secretary, Education and Manpower (1) (PAS/EM1) explained that the proposed 13-storey building would consist of a specially fitted out bio-safety laboratory as well as other specialized facilities. To facilitate teaching and research needs of the clinical departments of the Faculty of Medicine of the Chinese University of the Hong Kong (CUHK), the extension building would need to be in close proximity to the existing Clinical Sciences Building and the main block of PWH. The Deputy Secretary-General (1) of University Grants Committee (DSG/1, UGC) added that redevelopment of the two quarter blocks in the PWH was under consideration but the proposed extension facilities including the 13-storey building would not be affected by any future redevelopment plan for the quarter blocks.

46. Mr LAU Kong-wah said that it was necessary to consider the proposed extension facilities in the context of the overall redevelopment/expansion plan for PWH to ensure effective utilization of resources. He also questioned the lack of consultation with the Sha Tin District Council (STDC) on this project, highlighting that STDC was very concerned about the utilization of the vacant quarters of PWH. Mr IP Kwok-him shared the view of Mr LAU on the need to ascertain the utilization of the vacant quarters before going ahead with the proposed extension facilities. He also informed members that the former Central and Western District Board had been consulted on the expansion plan for the Queen Mary Hospital.

47. DSG/1 and PAS/EM1 responded that the Faculty of Medicine of CUHK suffered from a shortfall of accommodation of 6 578 square metres. While the redevelopment of the quarter blocks of PWH would require further planning, there was an urgent need to provide the proposed extension facilities to meet the teaching and research needs of the University.

48. As regards public consultation, PAS/EM1 explained that as the construction of the proposed facilities would be carried out within the precincts of PWH, the Administration had considered it not necessary to conduct public consultation on the project. He said that having regard to members' comments, the Administration would reconsider whether STDC should be consulted on the project.

Admin.

49. Mr Albert CHAN noted that the construction floor area of this project was 14 931 square metres while the total net operational floor area was only 6 550 square metres. He sought explanation for the low efficiency ratio and questioned the cost-effectiveness of the project.

Action

50. The Chief Technical Advisor/Subvented Projects, ArchSD explained that net operational area did not include carpark spaces and circulation areas. The proposed footbridge linking the proposed new building to the existing Clinical Sciences Building would take up some construction floor area. Moreover, as the footprint area of the proposed new building was not large, the circulation facilities provided within the building would take up a relatively large proportion of the construction area of the building.

51. Mr Albert CHAN reiterated his strong reservation on the cost-effectiveness of the project. He considered that the unit cost of the project in terms of the operational floor area was too high.

52. The Deputy Secretary for the Treasury said that the Administration would need to revert to Members on the information sought and would withdraw the item at this meeting for further consideration.

53. Mr Albert CHAN requested that a detailed account of the construction floor area and operational floor vis-à-vis the construction cost for the project should be provided in the future re-submission. Mr LAU Kong-wah also requested the Administration to provide information on any existing premises in PWH not being used for the purposes of medical services or medical education in its future re-submission.

Admin.

54. The item was withdrawn by the Administration.

55. The meeting ended at 12:45 pm.

Legislative Council Secretariat

20 December 2001