

立法會
Legislative Council

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Public Works Subcommittee of the Finance Committee

**Minutes of the 12th meeting
held in the Chamber of the Legislative Council Building
on Wednesday, 7 May 2003, 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
Dr Hon David CHU Yu-lin, JP
Hon Cyd HO Sau-lan
Hon Eric LI Ka-cheung, JP
Hon Fred LI Wah-ming, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, JP
Hon Andrew WONG Wang-fat, JP
Hon WONG Yung-kan
Hon YEUNG Yiu-chung, BBS
Hon LAU Kong-wah
Hon Emily LAU Wai-hing, JP
Hon CHOY So-yuk
Hon Andrew CHENG Kar-foo
Dr Hon LAW Chi-kwong, JP
Dr Hon TANG Siu-tong, JP
Hon Abraham SHEK Lai-him, JP
Hon Henry WU King-cheong, BBS, JP
Hon WONG Sing-chi
Hon IP Kwok-him, JP

Members absent:

Hon CHAN Yuen-han, JP
Hon SIN Chung-kai
Hon Miriam LAU Kin-ye, JP
Hon TAM Yiu-chung, GBS, JP
Hon LAU Ping-cheung

Public officers attending:

Miss Elizabeth TSE, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr Keith K K KWOK	Acting Permanent Secretary for the Environment, Transport and Works (Works)
Mr Thomas TSO, JP	Acting Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Mr Rob LAW, JP	Director of Environmental Protection
Miss Janice TSE	Principal Assistant Secretary for Financial Services and the Treasury (Treasury)
Mr Patrick LI	Principal Assistant Secretary for Education and Manpower (Infrastructure & Research Support)
Mr C H YUE, JP	Director of Architectural Services
Mrs Jennie CHOK	Deputy Secretary for Security (2)
Mr David WONG	Principal Assistant Secretary for Security (B)
Mrs Erika HUI	Assistant Commissioner for Tourism (2)
Mr CHAN Kong-sang	Economic Development and Labour Bureau
Mr HUNG Wai-cheung	Assistant Commissioner of Correctional Services (Operations)
Mr Andrew WONG, JP	Chief Superintendent of Correctional Services (Planning and Development) (Acting)
Ms CHANG King-yiu, JP	Director of Administration
Mr Daniel CHENG	Deputy Director of Administration
Mr Peter YUEN	Principal Assistant Secretary for Housing, Planning and Lands (Planning and Lands) 2
Mr Jimmy LEUNG	Project Director 1 Architectural Services Department
	Assistant Director of Planning (Technical Services)

Clerk in attendance:

Ms Anita SIT

Chief Assistant Secretary (1)6

Staff in attendance:

Ms Pauline NG

Assistant Secretary General 1

Ms Sarah YUEN

Senior Assistant Secretary (1)10

Ms Caris CHAN

Senior Legislative Assistant 1

Mr Frankie WOO

Legislative Assistant 2

HEAD 703 – BUILDINGS

PWSC(2003-04)13

296EP

**Redevelopment of Meng Tak
Primary School at Cheung Man
Road, Chai Wan**

The item was voted on and endorsed.

HEAD 703 – BUILDINGS

PWSC(2003-04)14

305EP

**Two 36-classroom primary schools
at Eastern Harbour Crossing site,
Yau Tong**

2. In reply to Mr IP Kwok-him, Principal Assistant Secretary for Education and Manpower (Infrastructure & Research Support) (PAS(I&RS), EMB) confirmed that the problems in relation to the MTR tunnel beneath the school site concerned had been resolved, and that the layout of the school project had been designed in such a way that no building would be located above the tunnel.

3. Mr LI Wah-ming pointed out that the management cost to be borne by the schools in the school estate at Po Kong Village Road was excessively high due to the need to provide lighting and security arrangements for the shared facilities. He was therefore eager to ensure that such management burdens for the two proposed schools could be reduced to the minimum through more tactful design. In response, PAS(I&RS), EMB said that the school estate at Po Kong Village Road was the first school estate where a large number of shared facilities were accommodated. The schools in the school estate therefore had to learn through experience how to manage their shared facilities. He said that the Administration would also as far as practicable

assist the schools concerned to solve the problems. He pointed out that the only facilities to be shared between the two primary schools under the present proposal were the bus and car parking facilities. The number of parking spaces for each of the proposed primary schools was no higher than the standard provision. Expenditure on the management of the shared facilities would be taken into account in the annual funding provisions for the two schools. He further assured members that after commissioning of the two schools, the Administration would give them advice on the management of the shared facilities.

4. Mr LI Wah-ming was concerned that the designs of the two schools would be similar, lacking uniqueness. Mr Albert CHAN shared his view on the importance of adopting different designs for different schools to suit their needs and styles and to promote the sense of belonging among students. In response, PAS(I&RS), EMB explained that the designs for both schools were non-standard. Moreover, the designs had been developed in close consultation with the two schools concerned.

5. Mr Albert CHAN opined that the patch of land between the two schools should be used to provide more open space or sports facilities rather than providing bus and car parking facilities, which could instead be located along the periphery of the school site. In response, PAS(I&RS), EMB reported that the Administration had in fact examined the usage of the area as proposed by Mr CHAN. However, since the area was situated on a slope, the best use it could be put to was provision of bus and car parking facilities by forming a level platform to address the geotechnical constraints. Moreover, the two schools were also keen to prevent vehicles from going into the school premises so that their students could move around safely. The two schools therefore agreed that all bus and car parking facilities should be collectively situated in the area. As regards the provision of open space for the two schools, PAS(I&RS) advised that the site area of each of them was larger than the standard provision. The amount of open space for student activities would also be much greater than the standard provision of 2m² per student.

6. The item was voted on and endorsed.

PWSC(2003-04)15

73LC

**Reprovisioning of Victoria Prison at
Lai Chi Kok old staff married
quarters site**

7. Members noted that the proposal to develop the Central Police Station (CPS) Compound into a heritage tourism attraction and to reprovision facilities for the existing users had been discussed at a joint meeting of the Panel on Security and Panel on Economic Services on 28 April 2003.

8. Reporting on the deliberation at the above joint meeting, Mr LAU Kong-wah, Chairman of the Panel on Security, pointed out that members generally supported the development of the CPS Compound into a heritage tourism attraction. Some members opined that greater flexibility should be given to future project proponents. As regards the reprovisioning of Victoria Prison (VP) presently situated in the CPS Compound to the old staff married quarters (the old quarters) of the Lai Chi Kok Reception Centre (LCKRC) covered in this proposal, members attending the joint meeting generally agreed that the paper could be submitted to this Subcommittee for consideration. They however expressed concern about the following -

- (a) whether funding should be sought from the Finance Committee (FC) for the reprovisioning of the existing facilities of the CPS Compound before proposals for the latter's development were available;
- (b) security requirements and design of the temporary prison in LCKRC to reprovision VP, and the cost-effectiveness of the reprovisioning arrangement; and
- (c) the permanent reprovisioning arrangement for VP.

How the development of the Central Police Station Compound should be taken forward

9. Mr Abraham SHEK expressed support for the proposal under consideration. He was however disappointed that the Administration had made no conscious effort to explore how the existing site of CPS Compound could be put to more beneficial use to generate more revenue for the Government. He also recapped Mr LAU Ping-cheung's earlier proposal for an open competition to be held to select the best development option for the CPS Compound. He urged the Administration to review the development scheme for the CPS Compound taking into account his and Mr LAU's views.

10. Addressing Mr Abraham SHEK's concern about the development of the CPS Compound, Deputy Secretary for Security (2) (DS(2), SB) pointed out that the proposal under consideration was the reprovisioning of VP, and that the development of the CPS Compound so released was outside its scope.

11. On the proposal for an open design competition for the development of the CPS Compound, the Assistant Commissioner for Tourism (2), Economic Development and Labour Bureau (AC(T)2, EDLB) advised that instead of subjecting project proponents to the results of a competition, it might be more appropriate to leave them as much flexibility as possible to take forward the development concept, so that they could bring their creativity and edge into full

play to work out the best development proposal for the CPS Compound. In fact, to enable project proponents to enjoy as much flexibility as possible, the Administration would minimize the mandatory requirements on preservation which must be met by project proponents to ensure that the heritage value of the site was not compromised. In addition, the Administration planned to attach a higher weighting (60%) to the non-premium aspects of the proposals than to land premium (40%) in the assessment of proposals.

12. Mr Abraham SHEK was still concerned that the many constraints imposed by the Administration on the development of the site would unduly limit the commercial development potential of the CPS Compound. In response, AC(T)2, EDLB stressed that the development proposals for the CPS Compound had to meet only two key requirements, namely, the project proponent's demonstrated financial capability to carry through the project, and compliance with the specified preservation requirements.

13. Supplementing on the degree of flexibility the project proponents would enjoy, AC(T)2, EDLB pointed out that of the 28 buildings involved, the future developer was required to preserve only four buildings which were considered to be of historic significance. There would be flexibility to preserve the facades only for 15 of the buildings and to remove the remaining 9 non-historic structures. There would not be constraints as to the use of the Site although the project proponent would obviously need to take into account the sensitivity of the environment of the neighbourhood in developing their scheme. She assured members that the set of criteria for assessing the proposals would, as in the case of the development of the former Marine Police Headquarters in Tsim Sha Tsui, strike a balance between preservation of a site of historical value and development.

14. Mr Abraham SHEK remained unconvinced. In his view, the development scheme of the former Tsim Sha Tsui Marine Police Headquarters had, contrary to what the Administration had just claimed, substantially restrained the commercial development potential of the site. He maintained that the Administration should not predetermine the constraints on the development of the CPS Compound site on the pretext of heritage preservation. He was gravely concerned that the current development scheme proposed by the Administration would result in substantial loss of the commercial development potential of the precious site of the CPS Compound. The Chairman asked the Administration to take note of Mr SHEK's views.

15. As regards the amount of public money involved in developing the CPS Compound into a tourist attraction, AC(T)2, EDLB said that since the project envisaged the involvement of the private-sector to take forward the development, no public expenditure would be required to implement the development scheme. The work required to bring forward the project by Government would be absorbed by departments.

Admin

16. Mr Abraham SHEK requested that this PWSC item be further discussed at the relevant FC meeting.

Need for temporary reprovisioning of the Victoria Prison

17. Noting the Administration's forecast of a sustained high admission of female prisoners to support early reprovisioning of VP, Ms Emily LAU enquired about the reasons therefor, and the implications of the reprovisioning project on the need for the proposed mid-sized prison complex in Hei Ling Chau (the HLC complex). In reply, DS(2), SB explained that the recent increases were largely attributable to the significant rise in the number of double-entry permit holders charged with breach of condition of stay in Hong Kong. As regards the project's implications for the HLC prison development plan, DS(2), SB explained that the reprovisioning of VP to the old quarters was a temporary arrangement to enable early release of the site for tourism development. The plan was to reprovision VP permanently to the HLC Complex in 2013 when construction of the latter was completed.

18. In recognition that the old quarters, to be converted to reprovision VP in 2005, would be put to use till 2013, i.e., for roughly eight years only, Ms Emily LAU was anxious to ensure that the financial provision currently sought was value for money. In response, DS(2), SB said that it might be used for longer than eight years if the HLC complex was delayed or found not feasible. Moreover, instead of putting forward a strict like-for-like reprovisioning plan for VP, in order to address the serious overcrowding problem, the Administration was taking the opportunity to make the full and most cost-effective use of the existing superstructures of the old quarters to provide 650 places (an addition of 212 places) to alleviate the overcrowding problem in female prisons.

19. Ms Emily LAU was of the view that if the main reason for the reprovisioning of VP was to release the existing site for tourism development, the provision sought might not be value for money, especially as the relevant tourism development plan had yet to be finalized. In response, DS(2), SB stressed that the need to release the CPS Compound had only added to the urgency of the reprovisioning of VP. There was also the need to provide a prompt interim solution to the very serious overcrowding problem in prisons before the completion of the HLC Complex. Elaborating on the seriousness of the present overcrowding problem in prisons, DS(2), SB and Chief Superintendent of Correctional Services (Planning and Development) made the following points -

- (a) Presently not-up-to-standard make-shift arrangements had been made to provide additional penal places. To ensure safety, such should be replaced as soon as practicable; and

- (b) The average occupancy rate of female prisons for the past two years had been over 160%. Although some of the male prisons had been converted into female prisons as a short-term measure, the latest number of female places was only 1 524 while there were altogether 2 250 female inmates. It was forecast that the high admission rate of female prisoners would sustain such that by 2006, when the conversion of the old quarters was completed to provide interim solution, the number of female inmates would have grown to 3 210.

Exploration of other alternatives

20. Mr Henry WU was keen to ensure that the reprovisioning of VP could be achieved cost-effectively. He cast doubt on spending \$229.4 million to provide 212 additional places or a total of 650 places in the old quarters as proposed, which meant the capital cost of each place would amount to over \$350,000, only for use for eight years. At his request for a comparison of the present proposal with other alternatives, such as the construction of a new prison to replace VP, DS(2), SB reported that the unit cost of a place at the recently completed Pak Sha Wan Correctional Institution was \$800,000 and that of the additional accommodation for 151 Category A prisoners in Stanley Prison \$1.5 million. The Director of Architectural Services (D Arch S) supplemented that the construction of a new prison with the same facilities at the old quarters site to reprovision VP would require some \$320 million and one-and-a-half years more in construction time. As such, the present proposal was considered the most cost-effective and efficient one among all options explored. DS(2), SB further pointed out that in consideration of the special security facilities for prisons, the unit cost of a place under the present proposal was not high.

21. Mr IP Kwok-him enquired about the cost of upgrading the present facilities of VP to meet fire and safety standards, and that of building a new prison to effect an addition of 212 places. In reply, D Arch S said that the construction unit cost for a small prison with only 212 places would likely be high because it would not have the benefit of economy of scale. He added that owing to the old age of VP and its structural constraints, there was difficulty in upgrading its facilities to comply with the current statutory standards. Even if such could be done, the cost would be extremely high.

Other concerns

22. In reply to Ms Emily LAU and Mr Henry WU on the planned use of the converted old quarters after permanent reprovisioning of VP to the HLC Complex, DS(2), SB advised that the relevant plan was not yet available.

23. The item was voted on and endorsed. Ms Emily LAU expressed reservation on the proposal and requested that her reservation be recorded in the minutes.

**PWSC(2003-04)16 63KA Central Government Complex,
Legislative Council Complex,
exhibition gallery and civic place at
Tamar, Central**

**50RE Planning and Infrastructure
Exhibition Gallery at Tamar –
exhibits design and fabrication**

24. The following members declared interest since they had been involved in planning the new Legislative Council Complex (the LegCo Complex) at Tamar as members of the Legislative Council Commission (the LegCo Commission) -

Ms Emily LAU
Mr Henry WU
Dr LAW Chi-kwong
Mr LI Wah-ming
Mr IP Kwok-him

25. The Chairman informed members that Mr LAU Ping-cheung, who was not able to attend the meeting, had written to declare interest that he was an employee of W T Partnership (Hong Kong) Limited, which provided quantity surveying service for one of the prequalified tenders for the design-and-build contract for the Tamar development project (i.e. project 63KA). He however was not personally involved in the project.

26. Members noted that the two proposed projects had been discussed at a meeting of the Panel on Planning, Lands and Works on 4 April 2003. Dr TANG Siu-tong, Chairman of the Panel, reported that members of the Panel were generally supportive of the projects. However, some members did not consider that there was a need to construct the exhibition gallery, and expressed concern that locating the exhibition gallery at the Tamar site would make the whole development overcrowded. Members had also made the following comments -

- (a) procuring the Tamar development project by a design-and-build contract might result in compromising the design due to cost consideration;

- (b) energy-saving designs/facilities should be adopted for the two projects and the designs should enable savings in maintenance cost in future;
- (c) where possible, the Administration should ensure that the local workforce could benefit from the job opportunities created by the projects;
- (d) adequate transport facilities should be provided to cater for the future pedestrian and vehicular traffic destined for the Tamar development and the waterfront promenade.

Access to the Tamar site

27. Pointing out that the plan to construct the North Hong Kong Island Line (the NHKIL) had been withheld and hence the Tamar station of NHKIL would not be available in the foreseeable future, Mr LAU Kong-wah enquired about the public transport arrangements to ensure easy access to the Tamar development. Mr Andrew CHENG, Ms Emily LAU and Mr IP Kwok-him also considered it necessary to ensure that the Tamar development would be easily and conveniently accessible to the public by means of public transport. They sought details on the public transport arrangements.

28. In reply, the Director of Administration (D of Admin) advised that pending the construction of NHKIL, footbridges and covered walkways would be provided as essential means for pedestrian access from Admiralty to the Tamar development. As regards bus routes that would be serving the development, the detailed arrangements would be worked out at a later stage.

Access to the Tamar development by the Shatin to Central Link

29. Members in general considered that as there would be prominent public facilities including the civic place and the exhibition gallery to be constructed at Tamar, it would be highly undesirable if there was no railway station at or in close proximity to Tamar to enable easy and convenient access for the public. Messrs LAU Kong-wah, Andrew CHENG and IP Kwok-him suggested that the feasibility of extending the Shatin to Central Link (the SCL) to the Tamar site should be actively considered.

30. In response, D of Admin said that one of the Government's design requirements for the SCL in its Project Brief was that the Link must interchange with the Island Line and Tsuen Wan Line of the Mass Transit Railway. Hence the indication in the brief of providing the interchange station next to the existing Admiralty Station of the Island/Tsuen Wan Line.

With the construction of a footbridge to connect the Tamar development with Admiralty, the public would be able to reach the Tamar development from the future Admiralty station of SCL by 5-10 minutes' walk.

31. The members considered the above arrangement not satisfactory. They requested that if it was not feasible to provide a SCL station at Tamar, then the Admiralty station of SCL should have an exit very close to the Tamar development. In response, Acting Permanent Secretary for the Environment, Transport and Works (Works) (Ag PSW) said that the design of SCL had yet to be finalized. He undertook to relay members' views to the parties concerned for consideration.

32. Mr Abraham SHEK, however, considered that there were technical difficulties and important security concerns needed to be resolved or addressed if a SCL station were to be provided at the Tamar site. He also highlighted that apart from the Central Government Complex (CGC) and the LegCo Complex to be constructed at Tamar, the presence of the Chinese People's Liberation Army Forces Hong Kong Building in the site's vicinity was also an important security consideration. He therefore found the current proposed arrangement to build the SCL interchange station next to the existing Admiralty Station of Island Line acceptable.

Restrictions on the provision of underground public facilities at the Tamar site

33. Mr Albert CHAN said that he understood that the Administration had instructed the Kowloon-Canton Railway Corporation (KCRC) not to construct an underground station of SCL at Tamar for security reasons. He expressed dissatisfaction that the Administration had not consulted the LegCo Panel on Transport on such an important decision affecting the planning and development of SCL and other new railway systems. Nor had the LegCo Panel on Security been consulted on the security policies and/or considerations. He opined that the above issues should be discussed at the relevant Panels before the present proposal was voted on by the Subcommittee.

34. In response, D of Admin said that when the LegCo Panel on Transport was briefed on the SCL project after its award to KCRC, the proposal was to provide the interchange station next to the existing Admiralty Station outside Tamar. On the need for the restrictions on the provision of underground facilities at the Tamar site, D of Admin explained that the restrictions mainly stemmed from the need to provide substantial carparking and other underground facilities to service the new buildings and future users under the Tamar development project. At the same time, for security considerations, the Administration also considered it inappropriate to locate underground public facilities under such important buildings as the new CGC and the LegCo Complex. Ag PSW said that KCRC would give due regard to the necessary restrictions on the provision of underground public facilities at

Tamar in designing SCL's alignment. They said that the Administration was prepared to explain the considerations underlying the restrictions to Members at an appropriate forum.

35. Ms Emily LAU and Mr IP Kwok-him agreed that to guard against bomb attacks and other terrorist activities, there should not be a railway station located directly underneath the CGC and the LegCo Complex. They however maintained that the Administration should ensure convenient connection from the future Admiralty station of SCL to the Tamar development.

36. In response, D of Admin assured members that the requirement for the SCL to have an interchange station with the existing Admiralty Station could be met notwithstanding the restrictions on the provision of underground public facilities at Tamar. In view of members' concerns, he agreed to actively pursue the arrangement of locating an exit of SCL's Admiralty station in close proximity to the Tamar site.

37. Members agreed that the above issues, namely the public transport arrangements to ensure convenient access to the Tamar site, the implications of the Tamar development on the design of SCL and other new railway systems, and the security considerations for determining the restrictions on the provision of underground public facilities at the Tamar site, should be discussed at a joint meeting of the Panel on Transport and the Panel on Security before consideration of the present proposal by FC on 30 May 2003 as currently scheduled. Mr LAU Kong-wah, in particular, requested that the Administration should draw up a transport plan to ensure convenient access to the Tamar development by the public, and that representatives of KCRC be invited to attend the Joint Panel meeting to answer questions relating to the design of SCL. In response, D of Admin undertook to liaise with the Panel Chairmen or Panel Clerks to arrange the meeting.

Admin

Design and image of the Tamar development

38. Highlighting that the Tamar development would be the prime civic core of Hong Kong and a prominent landmark at the Harbour waterfront, Ms Emily LAU said that although the Tamar development had already proceeded as a design-and-build project, she maintained her view stated on previous occasions that an open competition should be held with a view to achieving the best design for the development. Ms Cyd HO shared her view and opined that the design should embody the spirit of open and transparent government. She urged the Administration to refrain from fencing off the future LegCo Complex as what had been done at the present Central Government Offices.

39. In response, D of Admin said that it would be up to the LegCo Commission to decide on the need or otherwise to fence off the new LegCo Complex at Tamar. In reply to Ms LAU on whether the new CGC would be

fenced off, D of Admin said that the detailed security arrangements had yet to be finalized.

The proposed exhibition gallery at Tamar

Need for the Exhibition Gallery

40. Ms Emily LAU opined that the proposed exhibition gallery was not justified in view of Hong Kong's limited achievements in infrastructural projects and plans. She was also concerned that given the space constraints at Tamar, the provision of the exhibition gallery would make the Tamar development overcrowded, leaving little open space for the enjoyment of the public. She therefore stated her opposition to the construction of the exhibition gallery on the Tamar site.

41. Mr IP Kwok-him said that while he basically supported the need for the proposed exhibition gallery, he shared the concern that locating the gallery at the Tamar site could affect the provision of open space at the site.

42. In response, D of Admin stressed the need to construct a special facility in Hong Kong to provide the public and overseas visitors with an overview of Hong Kong's major infrastructural and development achievements and the plans for future development. It was envisaged that the exhibition gallery would be well received by the community and overseas visitors. He also assured members that the exhibition gallery would not compromise the town planning requirement for a two-hectare open space or civic place at Tamar. Mr Abraham SHEK concurred and pointed out that many major cities in the Asia Pacific region such as Shanghai, Singapore and Sydney also had similar exhibition facilities.

Proposed major facilities of the Exhibition Gallery

43. In reply to Mr WONG Sing-chi on the major facilities of the exhibition gallery, the Assistant Director of Planning (Technical Services) advised that apart from an atrium, there would be four major thematic exhibition areas focusing on four themes, namely, urban development, transport/logistics/information technology, tourism, and sustainable development. There would also be an early learning centre/children's gallery to cater for young visitors, a public forum, a conference hall, briefing rooms and a resource centre to facilitate community education and exchange of views.

Justification and cost-effectiveness of the exhibition gallery

44. Mr WONG Sing-chi referred to Enclosure 5 to the paper which set out the proposed size and projected visitation of the exhibition gallery vis-à-vis

Admin

the major museums managed by the Leisure and Cultural Services Department (LCSD). Highlighting the low visitation level of the temporary Planning and Infrastructure Exhibition Gallery at Edinburgh Place, which was more conveniently located and did not charge entrance fees, Mr WONG questioned the high projected visitation of the exhibition gallery, and hence the reliability of the estimates on the operating cost per visitor and the annual recurrent cost of the exhibition gallery. At Mr WONG's request, D of Admin agreed to consider providing more details on the forecast of annual visitation level.

45. In reply to Mr WONG's enquiry about the entrance fees of the proposed exhibition gallery, D of Admin advised that the preliminary thinking was for the exhibition gallery to collect entrance fees to generate some operating revenue, but the details were yet to be worked out. The Administration would make reference to the entrance fee levels and visitation patterns of other museums managed by LCSD in deciding the entrance fee level of the exhibition gallery.

46. Mr WONG Sing-chi pointed out that apart from the entrance fee level, the visitation level of the exhibition gallery would hinge on its accessibility. He was therefore keen to ensure easy access to it. In response, D of Admin said that sufficient parking spaces for coaches would be available and it would be convenient for tourists to go to the gallery. As for the general public, the walk from Admiralty to the gallery would take only five to 10 minutes.

Management of the proposed Exhibition Gallery

47. In reply to Mr LI Wah-ming on whether the exhibition gallery would be managed by LCSD, D of Admin said that the Planning Department was responsible for the planning of the exhibition gallery because the exhibits therein would be related to the work of the Department. As regards the management of the gallery, the Administration would actively consider the contracting-out option.

Schedule of accommodation

48. Mr LI Wah-ming and Ms Emily LAU sought explanation for the significant increase in the area (7 892m²) required for common and ancillary facilities in the new CGC over the existing provision (2 993m²). D of Admin explained that the reasons were two-fold. Firstly, these facilities would be shared by more bureau offices as the ones which were currently out-stationed in scattered government buildings or leased premises would also be housed in the new CGC. Secondly, to improve the operational efficiency of the Government, there was a need to provide sufficient functional facilities in the new CGC. Such facilities, including conference rooms, press room, dining hall, multi-purpose hall and other ancillary facilities, were at present either

absent or under-provided in existing premises. D of Admin also advised that the size of the dining room would be less than 500m² and the multi-purpose hall would be for holding seminars and conferences.

Admin 49. Ms Emily LAU questioned the significant increase in the space provision for the Chief Executive's Office, the Executive Council and its Secretariat in the new CGC in comparison with the respective existing facilities. At her request, D of Admin agreed to further elaborate on the schedules of accommodation of the CGC and the LegCo Complex, focusing on those facilities with significant increase in space provision. He assured members that the space requirements for staff's offices at the new CGC were planned in accordance with Government's accommodation standards.

Selection of tenderers

50. Noting that there was no adopted design for the proposed facilities, Mr Abraham SHEK considered that the detailed cost breakdown as set out in the paper might not be necessary and might result in higher tender prices for the design-and-build contract. In reply, D Arch S said that for budgeting purposes and for seeking funding approval, a project estimate with cost breakdown was required for the purpose of submissions to the Public Works Subcommittee and Finance Committee. In deriving the estimated costs for 63KA, reference had been made to the design standards of Grade A office buildings such as the Cheung Kong Centre and the International Finance Centre. Hence, the cost estimates set out in the PWSC paper reflected the trend market prices. The Project Director 1, Architectural Services Department, supplemented that as the project would be put to tender, the outturn contract price would be a result of competitive bidding.

Admin 51. Noting that there was only one building professional, i.e. a former professor in architecture, sitting on the Special Selection Board (SSB), Mr Abraham SHEK suggested that the SSB should solicit opinions from more experts and professionals in assessing the design proposals from tenderers. This could be achieved by establishing a panel of advisors to assist the SSB. In response, D of Admin stressed the need to contain the size of the SSB to ensure that it could operate efficiently and that no persons connected with the tenderers were involved. Since the Stage 1 prequalification exercise had already completed, there was difficulty in changing the membership of the SSB midway. He however agreed to consider Mr SHEK's suggestion.

52. Ms Emily LAU referred to a recent rumour that a very senior Government official had been lobbying support for awarding the contract to one of the prequalified tenderers. She considered that a recent response made by the Chief Secretary for Administration to a LegCo question that contacts with prequalified applicants was unavoidable and therefore permissible might give rise to concern over the fairness and integrity of the project procurement

exercise. D of Admin clarified that although it would not be practical to stop individual SSB members from meeting with prequalified applicants, they were not allowed to discuss or exchange information on the Tamar project. To avoid any actual or perceived conflict of interests, SSB members were required to disclose to the SSB any discussion or exchange of information with the prequalified tenderers. He further confirmed that so far he had received no details to substantiate the above rumour for follow-up.

Voting

53. Pointing out that many details about the exhibition gallery had yet to be provided, Mr WONG Sing-chi enquired if the funding for the design and construction of the gallery could be taken out from this item and voted on separately. His request was echoed by Ms Emily LAU.

54. In reply, Deputy Secretary for Financial Services and the Treasury (Treasury)³ confirmed that as the design and construction of the exhibition gallery was an integral part of the Tamar development project (63KA), it was necessary for the Administration to obtain funding approval for the entire project. Moreover, project 50RE on the exhibits design and fabrication of the exhibition gallery was incidental to the Tamar development project and thus the two projects should be considered as a single proposal for funding approval.

Clerk
Admin

55. Before voting, the Chairman informed members that Mr Albert CHAN had left a message stating that he would abstain from voting because of the problems related to the SCL, and would request that the proposal be voted on separately at the relevant Finance Committee meeting.

56. The item was voted on and endorsed. Ms Emily LAU requested that Ms Cyd HO and her abstention from voting be recorded.

57. The meeting ended at 1:00 pm.

Council Business Division 1
Legislative Council Secretariat
29 May 2003