

立法會
Legislative Council

LC Paper No. PWSC 62/05-06
(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 8th meeting
held in Conference Room A of the Legislative Council Building
on Wednesday, 26 April 2006, at 8:30 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, S.B.St.J., JP (Chairman)
Hon Alan LEONG Kah-kit, SC (Deputy Chairman)
Hon Fred LI Wah-ming, JP
Hon Mrs Selina CHOW LIANG Shuk-yee, GBS, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon LAU Kong-wah, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon TAM Yiu-chung, GBS, JP
Hon LI Kwok-ying, MH
Hon CHEUNG Hok-ming, SBS, JP
Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man

Members absent:

Hon James TO Kun-sun
Hon CHEUNG Man-kwong
Hon CHAN Yuen-han, JP
Hon CHAN Kam-lam, SBS, JP
Hon CHOY So-yuk
Hon Andrew CHENG Kar-foo
Hon Abraham SHEK Lai-him, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon Daniel LAM Wai-keung, BBS, JP

Public officers attending:

Mr Joe CC WONG	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr Y C LO, JP	Permanent Secretary for the Environment, Transport and Works (Works)
Mrs Rita LAU, JP	Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Mr K K KWOK, JP	Permanent Secretary for the Environment, Transport and Works (Environment)
Mr Davey CHUNG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Ms Lydia LAM	Principal Assistant Secretary for Housing, Planning and Lands (Planning and Lands) ² (Acting)
Mr John S V CHAI, JP	Director of Civil Engineering and Development
Mr K C CHING, JP	Deputy Project Manager of (New Territories North and West), Civil Engineering and Development Department
Mr Daniel SIN	Principal Assistant Secretary for Home Affairs (Recreation and Sport) (Acting)
Mr C H YUE, JP	Director of Architectural Services
Mr Eddy YAU, JP	Assistant Director of Leisure and Cultural Services (Leisure Services) ³
Mr LEE Yuk-man	Assistant Director of Leisure and Cultural Services (Libraries and Development)
Ms Margaret HSIA, JP	Assistant Director of Home Affairs (2)
Mrs Kathy NG	Assistant Director of Social Welfare (Elderly)
Mr LO Fu-wai, JP	Assistant Director of Food and Environmental Hygiene (Operations) ¹
Mr Paul CHEUNG	Assistant Director of Leisure Cultural and Services (Leisure Services) ¹
Ms Bernadette LINN	Deputy Secretary for Education and Manpower (2)
Mr Francis LEUNG	Chief Technical Advisor of Architectural Services (Subvented Projects)

Clerk in attendance:

Mr Paul WOO	Senior Council Secretary (1) ³
-------------	---

Staff in attendance:

Miss Becky YU	Chief Council Secretary (1) ¹
Mr Anthony CHU	Council Secretary (1) ²

Ms Alice CHEUNG
Mr Frankie WOO

Senior Legislative Assistant (1)1
Legislative Assistant (1)2

Action

Head 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

PWSC(2006-07)4 720CL Engineering infrastructure works for Pak Shek Kok development, stage 2C – Road L5 and adjoining parking and loading/unloading areas

The Chairman advised members that an information paper on the project had been circulated to the Panel on Planning, Lands and Works in March 2006.

2. Noting that the proposed Road L5 would be constructed between a housing site and a recreation site, Mrs Selina CHOW commented that there should be sufficient access facilities to ensure that the flow of people travelling between the sites would not be impeded by the road traffic and the adjoining parking and loading/unloading areas. The Chairman invited the Administration to take this into consideration in implementing the project.

3. The item was voted on and endorsed.

Head 703 – BUILDINGS

PWSC(2006-07)5 256RS Indoor recreation centre, community hall cum library in Area 17, Tung Chung, Lantau

4. The Chairman advised members that the Panel on Home Affairs (HA Panel) was consulted on the proposed project at its meeting on 10 March 2006. At the request of the Panel, the Administration further consulted the Islands District Council on the scope of the project on 24 April 2006. Members of the HA Panel generally supported the project and had asked the Administration to ensure that the proposed recreational and community facilities could sufficiently cater for the needs of the residents, particularly the young people. Some members had urged the Administration to consider extending the opening hours of the indoor recreation centre (IRC) and enhancing the ancillary facilities, such as parking spaces for bicycles, for the convenience of the residents. Some members had also urged the Administration to expedite the project. There had also been concern expressed by members about nuisances generated to the school located next to the site during the construction period.

5. Mr TAM Yiu-chung stated support for the proposed project and urged for its early implementation. Noting that the project involved the construction of three separate buildings, i.e. an IRC, a Residential Care Home for the Elderly/Community Hall and a Library/office accommodation, and the whole project would take three years for completion, he enquired whether the project could be undertaken in phases

so that the completion date for some of the facilities could be advanced.

6. In response, the Director of Architectural Services (D Arch S) explained the anticipated construction time for the project as follows:

- (a) Site investigation had found that the bedrock level was rather deep (about 50 metres) and therefore a high degree of difficulty in piling works was expected;
- (b) As the site was adjacent to the MTR (Tung Chung Line) Protection Zone, it had also posed constraints to the foundation work;
- (c) During the construction period, an access through the project site had to be provided to the MTR Corporation Limited for the construction of a noise barrier to minimize the noise generated by the Airport Express Railway; and
- (d) As the Design-and-Build (DB) approach would be adopted in implementing the project, it was necessary to allow contractors adequate time to prepare the design in accordance with the contract conditions and requirements for the purpose of the tender exercise.

D Arch S further advised that the Administration would consult the tenderers on the possibility of shortening the construction period. He added that as all the buildings were expected to be no more than 29 metres high, the completion time for each of the buildings would not vary significantly, even if a phased approach was adopted. However, a phased approach might lead to higher costs.

7. Mrs Selina CHOW also expressed support for the project, which she considered had been long-awaited. She however had reservation about implementing the project in phases as this might not be a cost-effective approach for a rather simple project. Also, to open only part of the facilities for public use might hamper the progress of construction of the remaining facilities and might necessitate additional environmental mitigation measures. Noting that the proposal would be submitted to the Finance Committee (FC) for approval in May, Mrs CHOW sought the Administration's explanation on why the project could only commence in December 2006. She also enquired whether the tender document for the project had stipulated a requirement for the selected contractor to shorten the completion time wherever possible.

8. D Arch S replied that the Administration would invite tender after the project was approved by FC. As the project would be implemented through the DB approach, the tenderers would have to prepare the design of the project for inclusion in their bids. This would take about 10 weeks to complete. The proposals submitted would then be assessed. Taking into account the time required for the design and vetting process as well as other necessary preparations, it was reasonable to set the expected commencement date for the project for December 2006. He reiterated that as the facilities were low-rise buildings which could be completed at almost the

same time, and the selected contractor of a DB project would have to be responsible for both the design and construction works, it would be a preferred approach to construct the facilities at the same time rather than in phases. However, he undertook that the Administration would urge the selected contractor to complete the project without delay.

9. As the site in question was situated next to a school, Mrs Selina CHOW expressed concern that the construction work might create adverse environmental impact on the school and the students. In this connection, Mrs CHOW said that some overseas construction works projects had employed the use of high hoardings to enclose dust and noise emissions. She urged the Administration to consider all possible mitigation measures to minimize the environmental impact of the project.

10. D Arch S explained that the mitigation measures were formulated in accordance with the guidelines promulgated by the Environment, Transport and Works Bureau. Special mitigation measures would be taken where necessary to address the environmental implications of individual works projects. He further pointed out that for projects of “noise sensitive” nature such as schools and churches etc., special attention would be given to the possible adverse impact on the neighbourhood, and the views of the local residents would be sought in implementing mitigation measures. For the proposed project in question, measures would be implemented to control dust and noise and site run-off nuisances to within established standards, including frequent cleaning and watering of the site and the use of noise mitigating devices for noisy construction activities. The Administration would further consult the Islands District Council and the local residents including the school on the matter as and when necessary.

11. Noting that the estimated total construction unit cost of the project was \$14,190 per square metre, Mrs Selina CHOW asked how the cost compared with other similar projects. In response, D Arch S said that the estimated cost for the project included, among others, the relatively higher cost resulting from various site constraints as afore-mentioned. Moreover, given that the proposed project was a DB project, the design cost, unlike those for other non-DB projects which would be charged to the relevant block allocations, would be included as an integral part of the total construction cost.

12. D Arch S further explained that according to past figures relating to DB projects, the design cost and consultant’s fee for contract administration and site supervision accounted for around 8 to 12% of the total project cost, depending on the prevailing market situation and the special requirements of individual projects. The estimated cost for the proposed project was considered reasonable as it was based on the actual consultant’s fees in similar past projects.

13. The item was voted on and endorsed.

PWSC(2006-07)7 388RO Sham Shui Po Park - stage 2

14. The Chairman advised members that the HA Panel was consulted on the proposal at its meeting on 7 April 2006. Members of the Panel supported the proposal. Some members stressed that in view of the demographic profile of the Sham Shui Po district, the design of the park should cater especially for the needs of the elderly. On the other hand, some members considered that the completion of the project should not result in a reduction of facilities for the young people.

15. The item was voted on and endorsed.

PWSC(2006-07)8 400RO District open space in Area 40A, Tseung Kwan O

16. The Chairman advised members that the HA Panel was consulted on the proposal at its meeting on 7 April 2006. Members of the Panel supported the project. In the discussion, some members had opined that facilities and equipment for children with a disability should be made available in the children's play areas.

17. Ms Miriam LAU noted the inclusion of a Tai Chi court in the design. She asked whether, apart from the Tai Chi court, people could also practise Tai Chi in other areas in the park.

18. The Assistant Director of Leisure and Cultural Services (Leisure Services)³ (AD(LS)³, LCSD) replied that people would not be prohibited from practising Tai Chi in other open spaces in the park. The Tai Chi court, however, would be a more suitable venue for group practice.

19. Ms Miriam LAU said that there might be a large number of applications for use of the Tai Chi court for holding Tai Chi classes. As most people practised Tai Chi in the morning, she enquired how the applications would be handled. She also enquired how the Leisure and Cultural Services Department (LCSD) would publicize the venues and the application arrangements.

20. AD(LS)³, LCSD said that most of the Tai Chi classes were in fact organized by the LCSD, while classes organized by other bodies were in small groups. As there were different venues for Tai Chi practice, LCSD would coordinate the venue bookings. Many of these venues were large enough for several Tai Chi classes to be held concurrently. At present, there was no shortage of venue to meet the demand. On publicity, AD(LS)³, LCSD said that notices and posters explaining how to make application for use of the facilities were conspicuously displayed for the information of the public.

21. In response to Ms Miriam LAU's enquiry on the fitness station for the elderly, AD(LS)³ advised that the equipment available at the fitness station would be mainly for the purpose of facilitating the elderly to do simple and non-rigorous physical exercises. A pebble walking trail at the Tai Chi court would also be

provided.

22. Mr LI Kwok-ying suggested that the pebble walking trail should be situated close to the fitness stations. Also, more pebble walking trails should be provided as these facilities were frequently used by the elderly. AD(LS)3, LCSD responded that the suggestion would be considered, adding that the design at Enclosure 1 to the Administration's paper only presented a preliminary layout of the project and could be revised if necessary.

23. The item was voted on and endorsed.

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

PWSC(2006-07)6 8EA Primary school at Jockey Club Road, Sheung Shui

24. The Chairman advised members that the Administration had consulted the Panel on Education on the review of the School Building Programme on 24 October 2005. Panel members generally supported the Administration's recommendation to proceed with projects for converting existing bi-sessional primary schools to whole-day operation.

25. Noting that the present project was to construct a primary school for the conversion of an existing bi-sessional school to whole-day operation, Mr CHEUNG Hok-ming enquired whether the completion of this project would have any impact on the student admission situation of other primary schools in the North District.

26. The Deputy Secretary for Education and Manpower (2) (DS(EM)) advised that the facilities of the project were based on a 24-classroom school design. On the basis that there would be four classes for each grade from Primary One to Primary Six, each session of the existing bi-sessional school would require a 24-classroom school for conversion to whole-day operation. Upon completion of the project, one session of the existing school would move to the new premises for whole-day operation while the remaining session would turn whole-day in-situ. Since the project involved the splitting of an existing bi-sessional school, it would not affect the supply of school places in the North District. She further advised that as the projected population of Primary One students would be quite stable in the next few years, there should be no serious disruptions to the general supply and demand situation as regards primary school places in the North District. Changes in parental choices might, however, affect the enrolment of individual schools.

27. In response to Mr LI Kwok-ying's enquiry on environmental implications of the project, the Chief Technical Advisor of Architectural Services (Subvented Projects) (CTA/SP, ArchSD) said that the contractor would be required to implement measures to mitigate the environmental impact of the construction works. Percussive piling would be used for this project and the tender document would also

specify that the piling works could only be undertaken in specific hours so that the school would not be affected. Silencers, mufflers, acoustic lining or shields would also be used to minimize the impact of noisy construction activities.

28. CTA(SP), ArchSD also referred members to Enclosure 5(b) of the Administration's paper and explained that some of the existing trees had to be transplanted as they were located within the site area. These trees would be transplanted to form a natural barrier between the new school premises and the existing school.

29. Ms Miriam LAU noted that one new basketball court would be provided in this project but there were already four existing basketball courts close to the proposed school. She enquired whether the resources could instead be used in providing other facilities for the students.

30. DS(EM) explained that normally the facilities of a primary school should include two basketball courts. As the same school sponsor was operating another primary school and two secondary schools in the vicinity with four basketball courts, and there could be flexibility in allowing the students of the proposed school to share the courts with the other schools, it was agreed that one additional basketball court should be provided mainly for the use of the students of the new school.

31. Mr Patrick LAU sought clarification on the design cost for the project. CTA(SP), ArchSD referred members to Enclosure 3 to the Administration's paper, which set out the breakdown of the estimate for consultants' fees. The estimated consultants' staff cost for contract administration was \$1.2 million, calculated in accordance with the existing consultancy agreement for the design and construction of the project. DS(EM) supplemented that as stated in paragraph 19 of the Administration's paper, the estimated cost of the detailed design, tender documentation, topographical survey and site investigation was \$3.1 million. At Mr LAU's request, the Administration agreed to provide an itemized breakdown of the estimate before the relevant FC meeting.

Admin

32. The item was voted on and endorsed.

33. The meeting ended at 11:15 am.