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

**Minutes of the 2nd meeting
held in the Conference Room A of Legislative Council Building
on Wednesday, 25 October 2006, at 8:30 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, SBS, 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 James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon LAU Kong-wah, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon CHOY So-yuk
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Albert CHAN Wai-yip
Hon LI Kwok-ying, MH, JP
Hon CHEUNG Hok-ming, SBS, JP
Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man

Members absent:

Hon CHEUNG Man-kwong
Hon CHAN Yuen-han, JP
Hon Abraham SHEK Lai-him, JP
Hon LEE Wing-tat
Hon Daniel LAM Wai-keung, SBS, JP

Public officers attending:

Mr Joe C C WONG	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for the Environment, Transport and Works (Works)
Mrs Rita LAU, JP	Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment, Transport and Works (Environment)
Mr Davey CHUNG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Miss Janet W C WONG, JP	Deputy Secretary for the Environment, Transport and Works (Works) ¹
Mr C S WAI, JP	Deputy Secretary for the Environment, Transport and Works (Works) ²
Mr C H YUE, JP	Director of Architectural Services
Mr John S V CHAI, JP	Director of Civil Engineering and Development
Mr C K WONG, JP	Director of Drainage Services
Mr H W CHEUNG, JP	Director of Highways (Acting)
Mr K W CHAN, JP	Director of Water Supplies (Acting)
Mr Y S CHOW, JP	Project Manager (Major Works), Highways Department
Mr W TSUI	Assistant Director (Projects and Development), Drainage Services Department
Mr K M TSANG	Assistant Commissioner (Technical Services), Transport Department
Mr NG Chi-ho	Assistant Director (New Works) (Acting), Water Supplies Department
Mr W T CHAN	Chief Technical Advisor (Subvented Projects), Architectural Services Department
Mr W C IP	Chief Engineer (Project Management), Drainage Services Department
Mr P K CHAN	Chief Engineer (Sewerage Projects), Drainage Services Department
Dr M J BROOM	Assistant Director (Water Policy), Environmental Protection Department
Mr K K YEUNG	Deputy Head of Civil Engineering Office (Port and Land), Civil Engineering and Development Department
Mr Kenneth H K WONG	Chief Civil Engineer (Housing), Housing, Planning and Lands Bureau
Mr John C Y NG	Chief Architect (3), Housing Department
Mr Paul K K CHEUNG	Assistant Director (Leisure Services) ¹ , Leisure and Cultural Services Department

Mr Patrick H I KWONG	Assistant Director (Administration), Civil Engineering and Development Department
Ms Bernadette LINN	Deputy Secretary for Education and Manpower (2)
Ms Mable CHAN	Principal Assistant Secretary for Education and Manpower (Infrastructure and Research Support)

Clerk in attendance:

Mr Paul WOO	Senior Council Secretary (1)3
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Staff in attendance:

Ms Rosalind MA	Senior Council Secretary (1)8
Mr Anthony CHU	Council Secretary (1)2
Ms Alice CHEUNG	Senior Legislative Assistant (1)1
Mr Frankie WOO	Legislative Assistant (1)2

Action

Overview of potential submissions to Public Works Subcommittee

**PWSC(2006-07)11 Forecast of submissions for the 2006-07
Legislative Council session**

The Chairman advised members that pursuant to an agreement reached between the Legislative Council (LegCo) and the Administration, since the 2001-02 legislative session, the Administration had been providing forecasts of submissions to the Public Works Subcommittee (PWSC) at the beginning of each legislative session. The item was the forecast of submissions for the 2006-07 session (the 2006-07 forecast) to enable members, including non-PWSC members, to enquire about the proposed projects and assess whether any projects ought to be referred to the relevant Panels for detailed discussion on the policy implications. Following the discussion at this meeting, all Panels would be requested to indicate the projects which required discussion by their members before the Administration submitted the funding applications for the projects to PWSC.

Works projects of the Drainage Services Department in Northern New Territories

2. Mr LAU Kong-wah noted that some sewerage and drainage improvement projects in Northern New Territories (NNT) included in the 2006-07 forecast were expected to be completed by 2010 and 2011. Given that the Chief Executive had said in his recent Policy Address that the Administration would put more resources in such projects, Mr LAU enquired whether the Administration had taken any

conscious efforts to expedite the completion of the projects in NNT to satisfy local needs. The Chairman pointed out that there were 113 projects in the 2006-07 forecast, as compared with 74 and 80 items in the 2005-06 and 2004-05 forecasts respectively. He said that as many of the works projects involved strong local demand, the Administration should take every possible measure to expedite the projects, for example by fast-tracking certain interim processes and procedures, and submit the funding proposals to the Finance Committee as soon as practicable.

3. The Director of Drainage Services (DDS) replied that there were already quite a number of sewerage and drainage improvement projects for NNT included in the 2006-07 forecast. The Administration was mindful of the need to speed up the projects where possible. He advised that to resolve technical problems in sewerage and drainage works, the Administration would employ practical measures, for example trenchless construction method, to expedite construction. Nevertheless, some projects which involved land resumption would take longer time to complete.

4. The Permanent Secretary for Works (PS(W)) advised members that 22 items under the portfolio of the Drainage Services Department (DSD) were expected to be submitted to PWSC in the 2006-07 session. This reflected the sense of urgency with which DSD was taking forward sewerage and drainage improvement projects and the increased resources which would be put into such projects. Some fast-tracking measures, such as advancing the tendering process, would be adopted where appropriate. In view of members' concern, he undertook to review the overall programme of the projects to see if they could be further expedited.

Admin

5. Mr LAU Kong-wah requested the Administration to explain in writing the efforts taken to expedite sewerage and drainage improvement projects of DSD, particular in relation to projects in NNT.

Time-span for delivering public works projects

6. Mrs Selina CHOW welcomed the Administration's commitment to speed up the works projects. She noted that of the projects included in the 2006-07 forecast, a significant number of works items were earmarked for commencement in the fourth quarter of 2007, while relatively less were planned to start in the first two quarters. She was concerned that this would create an undesirable "bunching effect", thereby causing an upward pressure on the construction price of the projects. She considered that the Administration should expedite the projects while at the same time exercise better time-management over their implementation. The Chairman remarked that the construction industry was still experiencing an unemployment rate of 11%. The industry, while appreciating that more Government works projects would be pushed ahead, had expressed the view that uneven delivery of the projects would have implications on their resources planning.

7. In response, PS(W) informed members that the Administration planned to submit an average of eight to 10 works items to PWSC for the first few meetings in the current legislative session. About 47 items were planned to be submitted to PWSC in the first half of the current session. The Administration would try its best to fast-track the submission of the projects wherever possible. The Administration might also advance some of the items for submission to PWSC, subject to completion of the necessary consultation with the relevant LegCo Panels.

8. PS(W) further said that in his opinion, the local construction industry would have no problem in absorbing the Government works projects. In fact, the construction industry had urged the Government to launch more public works projects. The timeframe for delivering the projects, which would be carefully planned, should not add pressure to the construction costs.

9. Mrs Selina CHOW said that there was consensus among LegCo Members that the planned public works projects should commence as soon as possible. She was confident that Members would fully co-operate with the Administration in the scrutiny process of the projects.

Tendering period for public works projects

10. Mr Patrick LAU noted that in the discussion of the progress of the outstanding projects of the ex-Municipal Councils, the Administration had recently explained to the Subcommittee to Follow Up the Outstanding Leisure and Cultural Services Projects of the Former Municipal Councils of the Panel on Home Affairs that the tendering process for Government public works should comply with the four-month requirement of the World Trade Organization (WTO). He sought the Administration's clarification on whether the WTO requirement applied in respect of all public works projects alike, irrespective of their scale and complexity. In his view, the tendering process for smaller projects could be shortened.

11. The Director of Architectural Services (D Arch S) responded that the Architectural Services Department (ArchSD) had studied various ways to expedite the works projects, including shortening the tendering process. The four-month requirement would apply to the tendering process for capital works projects with value exceeding \$50 million whose procurements were covered by the Agreement on Government Procurement of the WTO (GPA), and would be observed by the works departments. The Deputy Secretary for the Environment, Transport and Works (Works)2 added that the GPA only prescribed a minimum time-limit of 40 days on the period for receipt of bids, but the four-month period included the time needed for preparing the tender, inviting and receiving bids as well as evaluating the bids received. Such requirement applied to international and local tenders alike.

12. The Chairman said that the public had the impression that in comparison with private projects, Government works projects usually took a longer time to complete. He opined that the time for assessment of tenders might be shortened.

D Arch S replied that the tendering process could be suitably speeded up in individual cases, taking into accounts factors such as the complexity and scope of the projects and the technical and financial conformity of the bids received. For the relatively more complicated projects, a four-month tendering process was considered reasonable.

Hostels for university students

13. Mr Patrick LAU enquired about how the construction of new hostels for tertiary education students would tie in with the Government's plan to develop Hong Kong as a regional education hub for both local and overseas students. In response, the Chief Technical Advisor (Subvented Projects), Architectural Services Department (CTA(SP), ArchSD) said that two projects were in the pipeline, one was a 1 800-place student hostel for the University of Hong Kong and the other was a 1 500-place hostel for the Chinese University of Hong Kong. The projects were planned for commencement by the third or fourth quarter of 2007.

Leisure, cultural and community facilities in Tin Shui Wai and Tung Chung

14. Noting that the Chief Executive had made commitment in his Policy Address to provide more community building facilities in new towns such as Tin Shui Wai and Tung Chung, Mrs Selina CHOW asked about the details of the programme which were not included in the 2006-07 forecast.

15. D Arch S advised members that there were a total of 165 leisure, cultural and community projects, 139 of which were outstanding projects of the ex-Municipal Councils. Of these 139 projects, 12 had been held in abeyance for various reasons while 78 had either completed or commenced or were already at advanced planning stage. In the 2006-07 forecast, 39 projects were under the purview of ArchSD and 21 of them were leisure and cultural related projects of the Leisure and Cultural Services Department (LCSD). As regards provision of leisure and recreational facilities in Tin Shui Wai, there were nine projects under construction and in the pipeline. Among these projects, five had started works, two were expected to commence in six months' time, and two were new projects including the construction of a library and an indoor recreation centre with an indoor heated swimming pool which was expected to commence construction in May 2008. Submissions on the new projects would be made to PWSC in due course but after the 2006-07 session. As regards Tung Chung, there were six projects providing leisure and recreational facilities, two of which had already started and the remaining four projects would commence in two years' time.

Admin

16. Mrs Selina CHOW requested the Administration to provide supplementary information on the leisure, cultural and other community development facilities under construction and those in the pipeline in Tin Shui Wai and Tung Chung for members' consideration after the meeting.

Traffic congestion around Tuen Mun

17. Mrs Selina CHOW relayed the concerns of local residents about traffic congestion in Tuen Mun, particularly areas around the town centre, which might be further aggravated upon the commissioning of the Hong Kong–Shenzhen Western Corridor (HK-SWC) in 2007. Noting that the Administration had planned to undertake works to widen the town centre section of Tuen Mun Road (TMR), she enquired about the progress of the works. Mrs CHOW pointed out that the Secretary for Environment, Transport and Works had advised that the works might take four to five years to complete. She expressed grave concern about the slow progress, given the imminent opening of the HK-SWC.

18. PS(W) said that the Administration had studied various means to alleviate traffic congestion in Tuen Mun, including the widening of the Tsing Tin Interchange and the town centre section of TMR. The Administration would further consult the Tuen Mun District Council (TMDC) in November this year on the projects. If approval was given, the works would be gazetted in accordance with standing procedures. According to planning, the projects would be upgraded to Category A and commence in 2007. Depending on the progress, the Administration might be able to submit the projects to PWSC within the current legislative session. PS(W) added that it was estimated that the opening of the HK-SWC would not create much increased burden on the traffic of TMR, with about 6 000 additional vehicles running daily on TMR initially. The Director of Highways (DHy) further clarified that the works to widen the town section of TMR were expected to take two years. However, before the project actually began, it was necessary to work out the design, conduct Environmental Impact Assessment as well as to deal with objections to the works received. During the construction period, measures to minimize the impact on the traffic on TMR would be taken and the existing two-lane traffic both ways on TMR would be maintained.

Admin 19. Mrs Selina CHOW requested the Administration to provide written information on the timeframe for widening of the town centre section of TMR after the meeting.

3395RO – Ma On Shan Waterfront Promenade

20. Mr LAU Kong-wah noted that the project was tentatively scheduled to commence in the second quarter of 2007 for completion in the third quarter of 2010. Pointing out that the project was not a complex one, he queried about the long lead time for completion and urged the Administration to expedite the project.

21. D Arch S explained that the project might have to be completed in phases due to technical constraints and the need to cater for the local residents' preference for the facilities. He undertook to review the implementation plan and take possible steps to speed up the project.

6765TH – Retrofitting of noise barriers on Tseung Kwan O Road

22. Mr Fred LI expressed dissatisfaction that the project, which had been supported by the District Council (DC) and the local residents, had been on the drawing board for more than eight years and still had yet to commence. Pointing out that local residents were seriously disturbed by the traffic noise from Tseung Kwan O Road and had been demanding for early retrofitting of noise barriers, Mr LI queried the justifications for commencing the project, which was relatively straight-forward, as late as in the third quarter of 2007.

23. DHy responded that the project was currently at its design stage. The Administration planned to submit the funding proposal to PWSC in April 2007 for commencement in the third quarter of 2007. He took note of Mr LI's views and undertook to see if it was possible to further advance the commencement date.

3238RS – Recreational facilities on Jordan Valley Former Landfill, Kwun Tong

24. Mr Fred LI was dissatisfied with the slow progress of the project, which was planned to commence in the first quarter of 2008 for completion by the first quarter of 2010. He pointed out that the project was an approved ex-Municipal Council project and the Hong Kong Jockey Club had undertaken to fund the capital works of the project. He found the delay in implementation unacceptable.

25. D Arch S said that the project, which provided recreational facilities for local residents, would be carried out on a former landfill for which detailed environmental studies had to be conducted. He appreciated the concern about the long completion period of the project and undertook to review if the project could be advanced.

26. Mr Fred LI remarked that there should be no great difficulties in constructing the proposed recreational facilities as another landfill site in Kwun Tong had been developed into a baseball pitch. He urged the Administration to expedite the project, pointing out that there was a serious shortfall in recreational facilities for residents in Kwun Tong and the existing facilities failed to meet the standards set by the Town Planning Board.

New item – Redevelopment of Hong Kong Sports Institute

27. Mr Patrick LAU pointed out that the Hong Kong Sports Institute (HKSI) would be used as a venue for staging the 2008 Beijing Olympic equestrian events. He enquired about the use of the facilities included in the proposed project after the 2008 Olympic Games. In response, CTA(SP), ArchSD explained that the proposed project was for upgrading the overall facilities of the HKSI at its existing Shatin premises to international standard for nurturing of athletes, to cater for more up-and-coming sports and to enhance the quality of elite sports training.

Head 704 – Drainage

PWSC(2006-07)34 112CD Drainage improvement in Northern New Territories – package A

28. The Chairman advised members that two information papers on the project had been circulated to the Panel on Planning, Lands and Works on 19 July and 16 August 2006 respectively.

29. Mr Albert CHAN pointed out that many drainage projects were carried out in scenic places but greening works had not been undertaken at the same time to match the environment. He suggested that the Administration should, concurrent with the project, undertake landscaping works to make the surrounding area a passive recreation place for the public. Facilities such as seating benches should also be provided for the elderly. In his view, such additional works should not incur significant costs. The Administration took note of Mr CHAN's views.

Admin 30. At Mr Albert CHAN's request, the Administration agreed to provide information on the species of trees and shrubs that would be planted under this project.

31. Referring to public consultation on the project, Mr LI Kwok-ying said that to his understanding, the rural community in Tai Hang had raised objections to the proposed drainage works on various occasions since the proposed works were gazetted, but the Administration had not given satisfactory response to their views. The Administration had also not explained in its paper how the concerns had been addressed. He sought the Administration's response in this regard.

32. The Chief Engineer (Project Management), Drainage Services Department (CE/PM, DSD) informed members that 40 objections to the proposed works had been received since the works were gazetted under the Roads (Works, Use and Compensation) Ordinance on 10 December 2004. After discussions with the objectors on the needs for the project, two objections out of the 40 objections received were withdrawn unconditionally after clarification, 26 were withdrawn with acceptable conditions and 12 remained unresolved. Six objectors out of the 12 unresolved objections maintained their objections, while the other six objectors did not respond to the DSD on whether they would maintain or withdraw their objections. To address the objections, the Administration had amended the Scheme and subsequently gazetted the Amendment Plans and the Amendment Scheme, to which no further objection was received. The objections were fully put on record for the consideration of the Chief Executive in Council, which authorized the proposed works on 9 May 2006. The Administration subsequently informed the objectors of the authorization and published the notices on the Government Gazette on 2 June 2006.

33. Mr LI Kwok-ying said that as advised by the village representatives of Tai Hang, the Environment, Transport and Works Bureau had issued a reply letter dated 30 May 2006 to them acknowledging that their views would be taken into

account. Since then, however, no further response had been received. After the gazettal on 2 June 2006, they had again voiced their objections twice in July 2006, with joint petition of representatives from more than 30 local households, but apparently their views had been ignored by the Administration. Mr LI said that he could not support the project if the local concerns had not been satisfactorily addressed.

34. CE/PM, DSD responded that the Administration had taken all objections into consideration. In fact, as a result of the discussions with the objectors, an Amendment Scheme had been adopted subsequently. Some measures proposed by the objectors, however, had not been accepted by the Administration because they were not technically feasible. PS(W) assured members that all the objections had been given due consideration and the way the Administration took forward the project was in full compliance with established statutory procedure. He said that as the Chief Executive in Council had authorized the proposed works, it would not be advisable to continue to consider objections which would have the effect of delaying the project.

35. Mr LI Kwok-ying said that the objections were lodged by the rural community of Tai Hang within the consultation period for the project. In his view, the Administration should give a substantive response to the views and explain fully how the objections had been dealt with. Mr LAU Kong-wah pointed out that as the proposed works were gazetted under the Roads (Works, Use and Compensation) Ordinance, some of the objections raised by the local residents in Tai Hang appeared to be reasonable as they concerned the need to undertake road improvement measures, such as widening of the pedestrian footpaths to make way for emergency vehicle access. He concurred with Mr LI Kwok-ying that the proposed works should not commence until the Administration had fully justified its position on the Tai Hang residents' objections. In his view, it might be necessary for the Administration to further discuss with the local residents to address their concerns.

36. The Chairman and Mrs Selina CHOW shared the view that there was a need for the Administration to revisit the issues of concern raised by the Tai Hang residents and to improve communication between the two sides.

37. The Administration withdrew the item and would make a re-submission to PWSC in due course.

**PWSC(2006-07)35 338DS Improvement and upgrading of the
sewerage systems in Sha Tin / Ma On Shan
New Town**

38. The Chairman advised members that the Panel on Environmental Affairs was consulted on this project at its meeting on 3 July 2006. The Panel had no objection in principle to the proposal but some members had expressed concern that the proposed project was undertaken with the objective to serve the property

developments above Wu Kai Sha Station and Che Kung Temple Station. They had requested the Administration to explain its policy on the provision of sewerage facilities for private developments and the proposed project in its submission to PWSC. The Panel also considered that there was a need for better coordination of road opening works to minimize disruption to the public, and low noise materials should be used for re-surfacing the roads after the road opening works were completed. The Panel also stressed that apart from consulting the Sha Tin DC on the project, the Administration should also consult the owners' corporations of the affected residential buildings.

39. The item was voted on and endorsed.

Head 709 – Waterworks

PWSC(2006-07)36 182WC Replacement and rehabilitation of water mains, stage 2

40. The Chairman advised members that an information paper on the project had been circulated to the Panel on Planning, Lands and Works on 18 July 2006.

41. The item was voted on and endorsed.

Head 711 – Housing

PWSC(2006-07)37 407RO District open spaces adjoining Kwai Chung Estate, Sau Mau Ping and Choi Wan Road public housing development

42. The Chairman advised members that the Panel on Housing was consulted on this project at its meeting on 3 July 2006. Panel members unanimously supported the proposal and urged the Administration to expedite the project. The Administration had undertaken to speed up the project where possible.

43. Mr Fred LI enquired about the scope of **407RO** and its remaining parts that had not been upgraded to Category A. In reply, the Director of Civil Engineering and Development (DCED) explained that the scope of **407RO** covered, among others, this proposed project which was for the development of a district open space adjoining Sau Mau Ping public housing development, as well as the district open space adjoining Kwai Chung Estate (Kwai Chung Estate project). The latter project had already commenced in August 2006 for completion by December 2007. The planning and design of the remainder of **407RO**, i.e. the open space facilities adjoining Choi Wan Road public housing development, were underway. The Administration planned to commence the construction work for the open space facilities in Choi Wan by mid 2008.

44. Mr CHAN Kam-lam said that the Kwun Tong DC had discussed the proposed project at length and given support to the project design and the facilities. He urged the Administration to expedite the project to aspire to the needs of local residents. He further expressed the view that the landscaping and greening works for the project should be designed in an innovative way so as to reflect the uniqueness of the district.

45. Mrs Selina CHOW also supported expediting the project. Noting that the project did not involve massive structural construction works, she queried about the target date for completing the project by December 2008.

46. The Chief Civil Engineer (Housing), Housing, Planning and Lands Bureau (CCE, HPLB) said that the Administration had taken heed of the demand of local residents for fast-tracking the project. He advised that the project design and preparation of the tender document had been completed. Invitation for tenders would be issued on 3 November 2006. Given that the site covered an area of about two hectares and the outdoor works were prone to inclement weather in two rainy seasons, the present timeframe for completion of the project was reasonable. In order to meet the demand of local residents, some facilities, such as those for children and the elderly and the jogging path, would be made available two months earlier than scheduled, i.e. by October 2008.

47. Mrs Selina CHOW supported the completion of the facilities in phases. Yet, she queried the late commencement of works in March 2007 when invitation for tenders would have been made in early November 2006. Mrs CHOW asked whether, in assessing the tenders, favourable consideration would be given to bids which promised an early delivery of the project. The Chairman considered that certain work processes could be re-arranged to minimize the impact of the rainy seasons so that the completion time could be shortened. He also supported a phased hand-over of the project.

48. DCED said that in comparison with the Kwai Chung Estate project, which would be completed in 20 months and covered half the area of the present project, the duration of the present project was reasonable. The Administration would discuss with the successful contractors on ways to expedite completion of the project. PS(W) explained that it was normal practice to stipulate a completion date in the tender documents for public works projects, and include a penalty clause for failure to deliver the project as scheduled. On the project in question, he undertook that the Administration would explore ways to achieve early completion.

49. Ms Miriam LAU noted that the project would take 22 months to complete and the contract would be subject to price adjustment because the overall period for the main contract would exceed 21 months. Given that a price adjustment was likely to be upward and the project was not a complicated one, she considered that it was reasonable for the Administration to try to compress the completion period to less than 21 months to avoid the uncertainty of a cost increase resulting from price adjustment. The Chairman echoed Ms LAU's views.

50. CCE, HPLB explained that the present project, if approved, would be entrusted to the Housing Authority as part of a bigger building project in Choi Wan. The duration of the main contract was 34 months. Ms Miriam LAU and Mr CHAN Kam-lam were not convinced that this should be a justifiable reason for allowing the addition of a price adjustment clause, pointing out that this proposed project could be tendered as an independent contract, and as such the contractor could be asked to compress the completion period to within 21 months. The Chief Architect (3), Housing Department (CA(3), HD) supplemented that the estimated duration of the proposed project was reasonable having regard to the works that had to be undertaken. They covered, roughly, three months for site mobilization and earth works, five months for fixing underground utilities, about seven months for foundation and building works, two months for landscaping works and two months to allow for possible delay caused by inclement weather. PS(W) assured members that the progress of the project would be reviewed as and when necessary. He further explained that the price adjustment clause was included in the contract in strict compliance with the existing procedure but the Administration would make every effort to compress the completion timeframe wherever possible.

51. In response to Mr CHAN Kam-lam's enquiry on the entrustment arrangement with the Housing Authority, CA(3), HD said that it was a common practice to tender a small project as part of a bigger project. DCED and CCE, HPLB further explained that such arrangement had the advantages of, among others, more optimal and economical use of the preliminary construction facilities and equipment and reduced overall costs. Also, more better-qualified contractors would likely be attracted to undertake the project.

52. Mr CHAN Kam-lam pointed out that the project site in Sau Mau Ping was quite far away from the housing development in Choi Wan. The nature of the projects was also different. He doubted whether the stated advantages of a combined contract could be achieved. The Chairman remarked that for the benefit of the construction industry, it would be preferable to enhance competition by allowing a greater number of small and medium contractors to bid for smaller scale projects. He invited the Administration to take note of members' views.

53. Referring to paragraph 3 of the Administration's paper, in which it was stated that a hard-surface soccer pitch would be constructed, Mr Fred LI asked whether an artificial turf soccer pitch could be provided instead. He further pointed out that densely populated districts like Sau Mau Ping and Kwun Tong were experiencing problems of an ageing population, with acute shortage of indoor sports and recreational facilities for the elderly. He suggested that facilities like gate ball courts, which suited the needs of elderly persons and could be played either indoor or outdoor, should be included in the proposed project.

54. The Assistant Director (Leisure Services)1, LCSD, replied that the usage rate of hard-surface soccer pitches was consistently high, close to 70 to 80%. The proposed provision of a hard-surface soccer pitch in the project had received the support of the DC as this would be the site for Yu Lan celebrations. The

Administration was aware that there was also a keen demand for artificial turf soccer pitches. In this regard, the Administration had plans to build five to six “third generation” artificial turf soccer pitches in different areas for public use. These artificial turf pitches, while satisfying the required standard for soccer matches, were also more resistant to wear and tear compared with natural turf pitches. For illustration, the maximum number of soccer matches to be played per month on a natural turf pitch and an artificial turf pitch were 60 and 270 respectively. As regards Mr Fred LI’s suggestion to provide gate ball courts in the proposed project, the Administration would consider the feasibility of making certain changes to accommodate such facilities. In reply to a further enquiry from Mr Fred LI, he clarified that the facilities would be managed by LCSD.

55. Referring to the proposed open plaza included in the project, Mr Albert CHAN cautioned that experience in areas like Yuen Long, Tin Shui Wai and Tuen Mun had shown that people performing singing and dancing in open plazas would cause noise nuisances and generate complaints from residents living nearby. Administrative measures to control the noise level had proven to be futile. In his view, it was a design flaw to have incorporated an open plaza in the project, as the surrounding areas in Sau Mau Ping were very densely populated. In response, DCED and CA(3), HD said that local residents had been consulted on the proposed facilities, including the open plaza. The open plaza would be located at the end of a housing block and a car park, and mitigation measures would be taken to shield off the noise generated from the open plaza partially so that it would not cause a great nuisance to residents. The Administration would also regulate the types of activities that would be conducted at the open plaza, taking into consideration the likely impact on the surroundings.

56. The item was voted on and endorsed.

Head 705 – Civil Engineering

PWSC(2006-07)38	35CG	Greening master plan for Kowloon West – studies and works
	36CG	Greening master plan for Hong Kong Island – studies and works

57. Mr Patrick LAU, Deputy Chairman of the Panel on Planning, Lands and Works, advised members that the Panel was consulted on the project at its meeting on 25 July 2006. In gist, Panel members requested the Administration to draw reference from overseas experience in implementing the greening projects. They had also made various suggestions on how to achieve optimal greening effects and promote greening in Hong Kong. The Administration had undertaken to convey members’ views to its consultants and landscape architects and consult the relevant DCs accordingly. Generally speaking, the Administration would implement temporary greening measures on Government sites if no imminent use had been planned for those sites. The Administration would also team up with other concerned bodies and organizations in promoting greening and implementing

greening measures.

58. Miss CHOY So-yuk stated support for the projects but considered that the four-year period required for developing Greening Master Plans (GMPs) for the majority of urban areas too long. She expressed the view that the planning of greening works for different districts in the territory could be undertaken concurrently. In addition to consulting the relevant DCs on greening projects prior to finalizing the greening plans, the DCs should be further consulted after the GMPs had been prepared, e.g. to solicit views on the choice of the plant species and the planting locations. She also suggested that more vertical greening should be included in the GMPs.

59. The Assistant Director (Administration), Civil Engineering and Development Department said that the Administration would take careful note of the views received. In strengthening cooperation with the DCs in implementing greening measures, the Government would first prepare a conceptual greening plan for discussion with the relevant DCs with a view to achieving a broad consensus on how to deal with the issues identified. A GMP would then be prepared for further in-depth consultation.

60. Stating support for the greening projects which would produce a more appealing and attractive environment for the enjoyment of the public, Mrs Selina CHOW said that the Administration should not lose sight of the need to take other measures to make the environment more comfortable and safe for the public. She pointed out that many road users, especially ladies wearing high-heel shoes, had the experience of tripping over whilst walking on slab pavements and pedestrian footpaths because the paving blocks were not evenly laid. She urged the Administration to take improvement measures in this regard, such as to improve the quality of the paving and maintenance works.

61. PS(W) explained that there were standard specifications for paving works, which were undertaken by trained workers. To ensure good quality and workmanship, the Highways Department had issued guidelines on the construction of slab-paved pavements. The Construction Industry Training Authority had also organized relevant training courses for workers. The Steering Committee on Greening would take into account pavement works in formulating GMPs. PS(W) further pointed out that in many cases, the uneven surface of the paving slabs and the damages done to them were caused by illegal parking of heavy vehicles, such as trucks and lorries loading and unloading goods on the pavements. The Administration would take necessary actions to guard against this.

62. The item was voted on and endorsed.

Head 703 – Buildings

PWSC(2006-07)39 323EP A 24-classroom primary school at the junction of Texaco Road and Castle Peak Road, Tsuen Wan

63. The Chairman advised members that an information paper on the project had been circulated to the Panel on Education on 12 October 2006.

64. Mr Patrick LAU relayed Mr Albert CHAN's opinion that the design of locating the classrooms of the school facing the Castle Peak Road was not desirable in view of the traffic noise generated from the road. To mitigate the noise, therefore, the design had included the provision of insulation windows for the classrooms and erection of a boundary wall along the southern and western sides of the site. Mr CHAN was of the view that the Administration should consider adjusting the orientation of the school building to re-locate the classroom block to the north near the New Territories South Regional Police Headquarters, and move the sports-ground near to Castle Peak Road.

65. D Arch S said that the Administration had discussed the design with the school sponsor in detail and the school sponsor had accepted the present design. He explained that the present design allowed for more open space between the classroom building and the adjacent Police Headquarters building. To locate the open sports-ground fronting the busy road as suggested would be undesirable for the students. He said that the Administration and the school sponsor were satisfied that the present design of the school had struck a right balance of the pros and cons.

66. The item was voted on and endorsed.

PWSC(2006-07)40 338EP A 24-classroom primary school at Site 10, West Kowloon Reclamation, Sham Shui Po

67. The Chairman advised members that an information paper on the project had been circulated to the Panel on Education on 12 October 2006.

68. Noting that the proposed school was located near the West Kowloon Highway and all the 24 classrooms and only two special rooms would be installed with insulation windows and air-conditioning to mitigate against traffic noise, Mr Jasper TSANG enquired whether the Administration had considered other mitigation measures, such as noise barriers, to reduce the noise level.

69. D Arch S said that Government's policy was that noise nuisance should be tackled at source, and noise mitigation measures would be introduced subject to need and feasibility. As far as the proposed school was concerned, the noise mitigation measures were finalized after completion of a noise modeling assessment which took into account the noise impact generated from the highway.

70. Mr Jasper TSANG did not subscribe to the reply. He said that in designing a new school, provision of facilities that could serve the best interests of the students should be the paramount concern. He pointed out that students would conduct school activities in the special rooms and it would be an undesirable situation if only two special rooms were air-conditioned. He also considered that noise barriers might need to be installed at the section of the highway close to the school. The Chairman echoed Mr TSANG's views and said that the Administration should apply due flexibility in providing noise mitigation measures for the school. He noted, however, that Mr TSANG's suggestion might involve a policy issue, as the Government did not have a standing policy of providing air-conditioning for all rooms in a school. He asked the policy bureau to consider separately. The Deputy Secretary for Education and Manpower (2) responded that the Administration would carefully consider members' views in formulating its policy on school building design.

71. The item was voted on and endorsed.

Head 708 – Capital Subventions and Major Systems and Equipment

**PWSC(2006-07)41 85EB Extension to Fanling Lutheran Secondary
School at Jockey Club Road, Fanling**

72. The Chairman advised members that an information paper on the project had been circulated to the Panel on Education on 12 October 2006.

73. The item was voted on and endorsed.

74. The meeting ended at 10:35 am.