

立法會

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Panel on Home Affairs

Subcommittee to Follow Up the Outstanding Leisure and Cultural Services Projects of the Former Municipal Councils

Minutes of meeting

**held on Tuesday, 19 December 2006, at 4:30 pm
in Conference Room A of the Legislative Council Building**

Members present : Hon LI Kwok-ying, MH, JP (Chairman)
Hon Emily LAU Wai-hing, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Albert CHAN Wai-yip
Hon WONG Ting-kwong, BBS

Members absent : Hon LAU Wong-fat, GBM, GBS, JP
Hon CHOY So-yuk, JP
Hon Daniel LAM Wai-keung, SBS, JP
Hon CHEUNG Hok-ming, SBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP

Public Officers attending : Home Affairs Bureau
Mr Daniel SIN Pak-wing
Assistant Secretary (Home Affairs) (Recreation and Sport)

Leisure and Cultural Services Department

Mr Alan SIU Yu-bun, JP
Deputy Director of Leisure and Cultural Services (Leisure Services)

Mr Horace CHEUNG Wing-yu
Acting Assistant Director (Leisure Services)3

Mr LEE Yuk-man
Assistant Director (Libraries and Development)

Mrs Karen YUEN CHAU Oi-wah
Chief Executive Officer (Planning)1

Mr Peter KAN Tat-sing
Chief Executive Officer (Planning)2

Architectural Services Department

Mr Wilson LEE Hung-wai
Project Director 3

Mrs Celina KWOK WONG Si-ling
Chief Project Manager 302

Clerk in attendance : Miss Flora TAI
Chief Council Secretary (2)2

Staff in attendance : Miss Vivien POON
Council Secretary (2)3

Ms Anna CHEUNG
Legislative Assistant (2)2

Action

I. Confirmation of minutes

The minutes of the meeting held on 23 October 2006 [LC Paper No. CB(2)653/06-07] were confirmed.

II. Meeting with the Administration

Report on the implementation of leisure and cultural services (LCS) projects of ex-Municipal Councils (MCs)

[LC Paper No. CB(2)655/06-07(01)]

Action

Steering committee to oversee the implementation of LCS projects

2. Deputy Director of Leisure and Cultural Services (Leisure Services) (DDLCS(LS)) informed members that a steering committee co-chaired by the Permanent Secretary for Home Affairs and the Permanent Secretary for the Environment, Transport and Works (Works) had been established to oversee the implementation of LCS projects, and to explore ways to expedite their implementation. The steering committee would convene its first meeting on 20 December 2006. In response to Mr WONG Ting-kwong's enquiries, DDLCS(LS) said that senior staff of the Environment, Transport and Works Bureau, the Architectural Services Department (Arch SD) and the Leisure and Cultural Services Department (LCSD) would sit on the steering committee. The two chairpersons should be able to resolve problems so as to achieve the common goal in expediting project implementation.

3. The Chairman asked how the steering committee could expedite the implementation of LCS projects. DDLCS(LS) explained that a major obstacle impeding the progress was the requirement to maximise the plot ratio set for building projects. As LCSD could only include LCS facilities and its need for office space in a project design, if the plot ratio requirement still could not be met, other Government departments would need to be consulted on whether their needs for space could fit into the design. The consultation process was time-consuming and often hindered the expeditious implementation of LCS projects. The steering committee would strive to strike a balance between the need to optimise land use and the needs of the community for LCS facilities to be delivered quickly in deciding when a project could be proceeded with, without the need to further go through the prescribed procedures again and again for meeting the plot ratio requirement.

4. Members welcomed the establishment of the steering committee as it should be able to expedite the implementation of LCS projects. At members' request, the Administration agreed to make reports to the Subcommittee on a regular basis, about every three months, on the progress made in expediting the implementation of LCS projects (including the ex-MC and new projects).

Admin

Advanced implementation of priority project works and implementation schedules of the 21 LCS projects to proceed further with planning works

5. DDLCS(LS) informed the Subcommittee that works for 12 priority projects had been further advanced [item nos. 4-7, 10-11 and 13-18 of Annex 1 to LC Paper No. CB(2)655/06-07(01)]. Funding for the "Ma On Shan Waterfront Promenade" project [item no.7 of Annex 1] was endorsed by the Public Works Subcommittee (PWSC) on 19 December 2006. The Administration would consult Tsuen Wan DC regarding the phased implementation of the "Ecological Park (Tso Kung Tam Valley Tsuen Wan)" project [item no.25 of Annex 1].

Action

6. DDLCS(LS) supplemented that the 21 LCS projects to proceed further with planning works [Annex 2 to LC Paper No. CB(2)655/06-07(01)] were in their preliminary planning stage. The Administration would adopt the fast-tracked programme of the 25 priority projects for their implementation and consult the respective DCs on their project scopes and designs. The updated implementation schedules would be submitted to the Subcommittee in due course.

7. Mr Albert CHAN expressed the view that, while the volume of works for LCS projects in the last few years was inadequate and their implementation had been seriously delayed, the Subcommittee and the Administration had achieved encouraging results in advancing the implementation of these priority project works.

Modification of the implementation mode for LCS facilities in Kwun Tong and Tseung Kwan O

8. DDLCS(LS) informed members of the latest position on two pilot projects in Kwun Tong and Tseung Kwan O originally planned as Private Sector Finance (PSF) initiatives. The Administration had briefed the Panel on Home Affairs on 10 November 2006 that, with the support of the Kwun Tong DC and the Sai Kung DC, and in view of the difficulties and delays encountered, the two projects would no longer be implemented as PSF initiatives. The Administration had decided to modify their mode of delivery, so that the two projects would be taken forward under Public Works Programme (PWP). The move was made in response to community needs for the long awaited facilities. Under the new arrangement, a new "Kwun Tong Swimming Pool" would be built as replacement, and a cross district community cultural centre would be constructed in Lower Ngau Tau Kok, Kwun Tong. For the project in Area 45 of Tseung Kwan O, the new plan provided for the construction of a town park and an indoor sports centre cum velodrome.

9. Ms Emily LAU and Mr Albert CHAN enquired whether the Administration had abandoned PSF as a mode of delivery for LCS projects. DDLCS(LS) responded that there were several kinds of PSF approaches, for instance, the "Design-and-Build" approach, recently adopted for the construction of the Tseung Kwan O Sports Ground; and the "Build-and-Manage" approach, pilot-tested for the two projects in Kwun Tong and Tseung Kwan O. As a long-term strategy, the Administration would continue to explore the option of public-private partnership for the future development, operation, management and maintenance of LCS facilities, where appropriate. In response to Mr Albert CHAN's further enquiry, DDLCS(LS) explained that the two projects in Kwun Tong and Tseung Kwan O would be taken forward under PWP and included in the list of LCSD capital works projects and the Administration would explore the most suitable approach for managing the facilities upon their completion. At present, various LCS facilities were managed by LCSD as well as outside parties under contracting-out arrangements.

Action

10. Mr Albert CHAN expressed dissatisfaction with the facilities at the Shing Mun Valley Swimming Pool in Tsuen Wan as they did not meet the requirements for hosting diving competitions. Referring to the new "Kwun Tong Swimming Pool" project, he considered that incorporating additional construction works for a diving pool to international competition standard should not delay the project completion date considerably or elevate the total construction costs substantially. He therefore urged the Administration to ensure that the new facility would be equipped to host international diving competitions, so as to help promote the sport in Hong Kong.

11. DDLCS(LS) responded that the new "Kwun Tong Swimming Pool" project would consist of five pools. Kwun Tong DC had indicated their support of the project and that the new facility should be made available to the public as soon as possible. In response, Mr Albert CHAN reiterated his request, for inclusion of the aforementioned diving facility in the new "Kwun Tong Swimming Pool" project, as he remained unconvinced that the additional works would significantly delay its completion date.

12. DDLCS(LS) supplemented that the "Improvement works of Kowloon Park Indoor Swimming Pool" project and the "Redevelopment of Victoria Park Swimming Pool Complex" project (under the category "69 LCSD capital works projects to start works from 2006-2011" discussed at the last meeting) included the upgrading of existing diving facilities. The standards adopted for both projects fulfilled the requirements for hosting international competitions. DDLCS(LS) further advised that, if a particular LCS facility was designed for international sporting competitions, the Administration would consult the relevant sports associations to ensure that the facility would fulfil the requirements for hosting international competitions/events.

Provision of active recreational and sports facilities

13. Mr Albert CHAN asked whether additional requests for active recreational and sports facilities from DCs could be incorporated into the list of LCSD capital works projects. DDLCS(LS) explained that, while it was possible to include new projects in the list of LCSD capital works projects, as in the case of two new projects under the category of "21 LCS projects to proceed further with planning works" [item nos. 4 and 18 of Annex 2 to LC Paper No. CB(2)655/06-07(01)], the Administration would have capacity constraint to implement too many capital projects concurrently. To meet the needs of the community, the Administration had exercised an appropriate degree of flexibility in providing active recreational facilities through phased minor works, as in the case of the "District Open Space in Area 107, Tin Shui Wai" project [item no. 2 of Annex 1 to LC Paper No. CB(2)655/06-07(01)]. He added that the \$11 billion allocated for capital works projects to commence in 2006-2011 by far exceeded the total amount during the five years before the dissolution of the former MCs. The Administration would further explore to expedite the implementation of LCS projects.

Action

Endorsement by PWSC of funding for priority projects

14. DDLCS(LS) informed members that the application for funding endorsement of three priority projects [item nos. 4-6 of Annex 1 to LC Paper No. CB(2)655/06-07(01)] was originally scheduled to be considered by PWSC on 19 December 2006. Due to time constraints, consideration of the application had been deferred to the next meeting of PWSC. The Chairman asked whether the delay would affect the implementation schedules of these three projects. PD3 responded that funding endorsement would be sought from the PWSC at its next meeting on 3 January 2007. Since the delay was only two weeks, the original implementation schedules could still be adhered to. Ms Emily LAU suggested that the Administration should request less controversial funding proposals to be placed before controversial ones on the agenda of a PSWC meeting if lengthy discussion of controversial funding proposals were anticipated. DDLCS(LS) undertook to convey Ms LAU's suggestion to FSTB for consideration. Mr Albert CHAN suggested that, to facilitate the timely endorsement of funding for LCS projects, the Subcommittee should request the Chairman of PWSC to determine the order of agenda items of future PSWC meetings as suggested by Ms LAU.

Admin

[Post-meeting note: In accordance with the Procedure of PWSC, the Financial Secretary, the Secretary for Financial Services and the Treasury, the Permanent Secretary for Financial Services and the Treasury (Treasury) or a Deputy Secretary for Financial Services and the Treasury (Treasury), each being a public officer designated by the Government of the Hong Kong Special Administrative Region, or any member may give notice to the Clerk of the items of business to be included in the agenda of PWSC. According to the Clerk to PWSC, the order of the agenda items in general is proposed by the Administration for the Chairman's approval. Prior to the meeting, it would be difficult for the PWSC Chairman to determine which agenda items would be more controversial than others.]

Review on the adoption of separate or combined contract strategy for piling and superstructure works for implementing the 25 priority projects
[LC Paper No. CB(2)655/06-07(02)]

15. Project Director 3 of the Arch SD (PD3) briefed members on the results of the review regarding the adoption of combined or separate contract strategy for piling and superstructure works in connection with the implementation of the 25 priority projects, as set out in the Administration's paper. He supplemented that one of the disadvantages of adopting the separate contract strategy was that the superstructure works could not commence until the piling works had been completed. For the combined contract strategy, one of the advantages was that the contractor hired would be of a comparatively larger size in order to accommodate the scale of the work to be undertaken. As a result, there would be a lower risk of the contractor not finishing works on time.

Action

16. PD3 and Chief Project Manager 302 of Arch SD advised that the choice of contract strategy would depend on the project design and complexity, as well as the special characteristics of a project site. A project-by-project review by consultants was therefore necessary when the preliminary design was completed. PD3 illustrated the strategy application principles with examples in the Administration's paper. He added that the Siu Sai Wan Complex project comprised two building blocks with sports facilities and a library in the main block and a community hall in the other. A combined contract strategy was recommended, as a single contractor responsible for piling and superstructure works would have better supervision and control of the programme and quality of works. The strategy would also allow an overlapping of construction sequences which enabled the piling works to be implemented by phases to facilitate an earlier start of the superstructure works of the main block of the Complex. Chief Project Manager 302 further informed members that the preliminary designs for the other priority projects were in the pipeline which would be completed from January 2007 onwards.

17. Members noted that, in response to Mr Patrick LAU's request at the last meeting, Arch SD had also provided a paper on the pre-construction processes and timeframe required for the "Siu Sai Wan Complex" project on the basis of the fast-tracked programme [LC Paper No. CB(2)702/06-07(01)].

18. Mr Albert Chan commended the efforts of Arch SD in reviewing the adoption of the contract strategies and in recommending a project-by-project review of priority projects to determine the choice of strategy.

III. Any other business

The Administration's consolidated response to DCs

19. Members noted that the Administration's consolidated response to the views expressed by representatives of DCs at the last meeting [LC Paper No. CB(2)677/06-07(01)] had been forwarded to the respective DCs.

Date of next meeting

20. Members agreed that the next meeting be held in about three months' time to receive a progress report from the Administration on the implementation of LCS projects.

21. There being no other business, the meeting ended at 5:25 pm.

Clerk
Admin