

DRAFT
立法會
Legislative Council

LC Paper No. CB(2)1805/07-08(02)
(These minutes have been seen
by the Administration)

Ref : CB2/PL/HA

Panel on Home Affairs

**Minutes of meeting
held on Friday, 11 April 2008, at 9:30 am
in the Chamber of the Legislative Council Building**

- Members present** : Hon CHOY So-yuk, JP (Chairman)
Hon Albert HO Chun-yan (Deputy Chairman)
Hon James TIEN Pei-chun, GBS, JP
Hon James TO Kun-sun
Hon CHEUNG Man-kwong
Hon CHAN Yuen-han, SBS, JP
Dr Hon Philip WONG Yu-hong, GBS
Hon LAU Wong-fat, GBM, GBS, JP
Hon Emily LAU Wai-hing, JP
Hon Andrew CHENG Kar-foo
Hon Tommy CHEUNG Yu-yan, SBS, JP
Hon Albert CHAN Wai-yip
Hon LI Kwok-ying, MH, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon CHEUNG Hok-ming, SBS, JP
Hon WONG Ting-kwong, BBS
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man
- Members attending** : Hon Alan LEONG Kah-kit, SC
Dr Hon KWOK Ka-ki
- Members absent** : Hon WONG Yung-kan, SBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Daniel LAM Wai-keung, SBS, JP
- Public Officers attending** : Item III

Development Bureau

Mrs Carrie LAM
Secretary for Development

Mrs Susan MAK
Deputy Secretary for Development (Planning and
Lands)¹

Planning Department

Mrs Ava NG
Director of Planning

Item IV

Home Affairs Bureau

Mr Donald TONG
Acting Permanent Secretary for Home Affairs

Miss Janet WONG Chin-kiu
Principal Assistant Secretary (Recreation & Sport)

Leisure and Cultural Services Department

Miss Olivia CHAN
Assistant Director (Leisure Services)²

Architectural Services Department

Mr CHAN Wing-tak
Chief Technical Advisor/Subvented Projects

Hong Kong Sports Institute

Dr Eric LI Ka-cheung
Chairman, Hong Kong Sports Institute Limited

Mr Tommy YIM
Member, Hong Kong Sports Institute Redevelopment
Project Steering Committee

Dr Trisha LEAHY
Chief Executive, Hong Kong Sports Institute Limited

Mr Kevin YIP
Project Manager (Redevelopment), Hong Kong Sports
Institute Limited

Mr Joel CHAN
Project Director, P&T Architects and Engineers Limited

Mr William SIU
Associate Director, Northcroft Hong Kong Limited

Item V

Home Affairs Bureau

Mr Donald TONG
Acting Permanent Secretary for Home Affairs

Leisure and Cultural Services Department

Mr Vincent LIU
Acting Director of Leisure and Cultural Services

Miss Olivia CHAN
Assistant Director (Leisure Services) 2

Home Affairs Department

Miss Amy CHAN
Assistant Director (1)

Transport Department

Mr Albert SU
Principal Transport Officer/Urban

Hong Kong Police Force

Mr Tony WONG
Commandant (Police Tactical Unit)

Item VI

Home Affairs Bureau

Ms Esther LEUNG
Deputy Secretary for Home Affairs (West Kowloon)

Cultural District)

Mr Danny LAU
Principal Assistant Secretary for Home Affairs (West
Kowloon Cultural District)

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

Staff in attendance : Ms Joanne MAK
Senior Council Secretary (2)2

Miss Vivien POON
Council Secretary (2)3

Ms Anna CHEUNG
Legislative Assistant (2)2

Action

IV. Redevelopment of the Hong Kong Sports Institute

[LC Paper Nos. CB(2)1500/07-08(01) and CB(2)1517/07-08(01)]

Briefing by the Administration

Acting Permanent Secretary for Home Affairs (PSHA(Ag)) briefed members on the salient points of the Administration's paper [LC Paper No. CB(2)1500/07-08(01)] on the latest position concerning the redevelopment of the Hong Kong Sports Institute (HKSI) (the Project), and the Administration's proposal to invite the Public Works Subcommittee (PWSC) to consider the second-stage funding application for some \$1.8 billion in money-of-the-day (MOD) prices for the construction of the main works of the Project.

2. Project Director of P&T Architects and Engineers Limited delivered a PowerPoint presentation on the redevelopment of HKSI including the project programme and the time frame for the construction works.

Discussion

Design conducive to energy saving and other enhancements

3. Ms Emily LAU asked whether the lobby of the new multi-purpose building could be designed to allow natural ventilation in order to obviate the need of using air-conditioning. Project Director responded that the present design of the lobby of the new multi-purpose building as well as the athletes' hostel would allow natural ventilation. In response to Professor Patrick LAU's

Action

enquiry of whether the project design had incorporated appropriate measures to maximise the use of renewable energy, PSHA(Ag) said that such measures had already been incorporated.

4. Mr WONG Ting-kwong commented that there was room for improvements in the design of the athletes' hostel which, in his view, resembled the style of old public housing estates. Project Director explained that the current design meant to create a homely atmosphere. However, Mr WONG's comments would be taken into account in drawing up the detailed design.

5. Mr Albert CHAN suggested that the new facilities included under the Project should be constructed further away from the riverside in order to provide a larger green area along the Shing Mun River for public enjoyment. Project Director responded that effort had already been made to enlarge the green area as far as possible and the green area under the current design stretched 30 meters from the riverside. He said that only the new 2-storey Rowing Boathouse was located along the riverside as it had a practical need to be near to the river. He also invited members to note that the new Indoor Swimming Pool had been relocated further away from the riverside as compared with its originally proposed location. In addition, the 11-storey multi-purpose building, i.e. the tallest building included in the Project, was now changed to be only a 9-storey one and was located much further away from the riverside than other buildings of the Project.

Consultation with HKSI staff members

6. Ms Emily LAU said that she had received a submission from the Chairman, HKSI Staff Union expressing concern about whether the HKSI redevelopment would have any impact on their future employment with HKSI. She sought the views of the Chairman of HKSI on the submission.

7. Chairman of HKSI responded that the management of HKSI had all along maintained a close dialogue with its staff members on the Project and they were supportive of the Project. He said that the Project would not lead to reduction in posts and, in fact, more posts would need to be created. However, there would inevitably be staff redeployment as there would be changes in the operational mode. He assured members that the management of HKSI would continue to engage in active consultation with the staff members and there was no plan at the present stage to implement any outsourcing arrangement.

Collaboration between HKSI and Sha Tin District

8. Referring to paragraph 12 of the Administration's paper, Ms Emily LAU asked whether there was any plan to open up the facilities in the redeveloped HKSI to Sha Tin residents for their use. PSHA(Ag) said that HKSI had undertaken to collaborate fully with Sha Tin District Council (STDC) in offering a great variety of sports training and activities for Sha Tin residents, and HKSI had considered offering the facilities in the redeveloped HKSI for

Action

use by relevant stakeholders and the public. Chairman of HKSI supplemented that the collaboration between HKSI and STDC had all along been smooth and HKSI after redevelopment would welcome use of its facilities by local schools or the public.

9. Mr WONG Ting-kwong asked about the measures to be taken to minimize disturbance caused to residents nearby and Sha Tin Racecourse in the course of the implementation of the Project. PSHA(Ag) replied that HKSI would continue to maintain close liaison with STDC to ensure that prompt actions would be taken to address concerns regarding the Project during the construction works. Project Director supplemented that an environmental assessment which had taken into account the impact on residents nearby and Sha Tin Racecourse had been carried out for the Project and the findings had been vetted by the Environmental Protection Department.

Project scope and facilities

10. Mr Albert CHAN questioned whether the provision of additional squash courts under the Project was justifiable as the usage rate of squash facilities in public stadiums was generally low. Chief Executive of HKSI (CE/HKSI) explained that, with the recent inclusion of doubles events in international squash competitions, the proposed provision of three doubles squash courts (convertible into four singles courts) was necessary to cater for the future training needs of squash elite athletes. Mr James TIEN considered that the Administration should support the development of the sports of squash in Hong Kong as the standard of squash elite athletes of Hong Kong, especially the women team, was internationally recognized to be high.

11. Mr Albert CHAN further asked about the capacity of the new Fitness Training Centre (FTC) and whether it could meet the demand of elite athletes for fitness training. CE/HKSI briefed members on the fitness training programme for the elite athletes. She said that the new FTC would be able to meet adequately the specific training needs of elite athletes.

12. Mr Albert CHAN said that, while he was not opposed to the Project, he was dissatisfied with the scattered distribution of sports facilities in Hong Kong. He considered that the Administration should provide a large-scale sports village with all the necessary training facilities, which he considered would be a better approach for the sports development in Hong Kong.

13. Professor Patrick LAU expressed concern about the provision of training facilities for cycling under the Project as the outdoor velodrome would be demolished. Principal Assistant Secretary for Home Affairs (Recreation and Sport) (PASHA(R&S)) replied that the outdoor velodrome at Fo Tan venue, which was mainly used for the cycling training of junior athletes, would be demolished in early 2009 to make way for the construction of the new multi-purpose building. HKSI had identified a site at Whitehead, Ma On Shan, for setting up a temporary velodrome as a transitional arrangement pending the

Action

completion of a new indoor velodrome cum sports centre to be provided in District Open Space in Area 45 of Tseung Kwan O for the purpose of cycling training and competitions.

14. Referring to paragraph 5(f) of the Administration's paper, Ms Emily LAU asked about the justifications for the proposed increase in the number of parking spaces from the current level of 200 to around 270. PASHA(R&S) responded that the increase had been made taking into account the views expressed by local residents as reflected by STDC to the Administration.

15. In response to Ms Emily LAU's enquiry, PSHA(Ag) said that the construction floor area of HKSI would be increased from about 30 000 square metres at present to about 80 000 square metres after redevelopment. Professor Patrick LAU asked about the reduction in the area of the redeveloped HKSI as a result of the decision to allow the Hong Kong Jockey Club (HKJC) to retain the Equestrian stables.

16. PSHA(Ag) replied that, the request from HKJC for retaining the Equestrian stables in HKSI for HKJC's temporary use had led to a reduction in the area of HKSI. He explained that, notwithstanding the reduced footprint area, with the increased construction floor area and the currently proposed Project scope, the redeveloped HKSI should be capable of meeting its elite training needs over at a period of 10 to 15 years. However, the Administration had yet to come up with a decision on the long-term planning in respect of the site in question in HKSI, which would be dealt with at a later stage. Professor Patrick LAU suggested that the Administration should consider that, if HKJC was allowed to use the site for such a long period of time, HKJC should be requested to make donations to HKSI to support elite athletes' training.

Project cost

17. In view of the various changes in the project scope as compared with that presented to the Panel in April 2007, Ms Emily LAU asked whether these changes had incurred any additional construction cost. PASHA(R&S) responded that in its paper [PWSC(2007-08)20] submitted to PWSC in May 2007, the Administration had stated that the main works were estimated to cost about \$1.3 billion. PASHA(R&S) explained that the fine-tuning of the project scope as set out in paragraph 5 of the Administration's paper had not led to any additional cost. However, additional piling works were considered necessary following the site investigation carried out for the Project. This, coupled with factors like inflation, rising construction material and labour cost, and exchange rate changes, had boosted the estimated project cost to be in the region of \$1.7 billion to \$1.8 billion.

18. Mr CHEUNG Man-kwong, however, expressed strong dissatisfaction with the lack of information provided by the Administration in its paper accounting for the substantial cost increase from the estimated amount of \$1,263.2 million to the currently proposed \$1.8 billion. He considered it

Action

unacceptable that the Administration had failed to include the original estimate and detailed cost breakdown and justifications for the large increase in project cost amounting to some \$500 million in the current proposal. Mr CHEUNG commented that the Administration's failure to do so had given the impression that it was trying to conceal the substantial cost increase. He said that he could not support the current proposal in the absence of such information.

19. Mr James TIEN shared Mr CHEUNG's concern, adding that he was not convinced that the rise in local labour and cement costs in the past two years could have led to such a huge difference in project cost. He also considered that he could not support the current proposal in the absence of the information requested by Mr CHEUNG.

20. PSHA(Ag) assured members that there was no intention on the part of the Administration to conceal any information on the project cost as such information was in the public domain. He explained that the main works were estimated to cost about \$1,230 million in May 2007 on the basis of the price levels as at September 2006. However, the latest tender price quoted for the Project had been on the rise rapidly. He said that the latest estimates of \$1.8 billion had been made taking into account the tender price adjustment. PSHA(Ag) undertook that the Administration would provide detailed information on the price adjustments accounting for the increase in the cost estimate before making its submission to PWSC. The Chairman stressed to the Administration that such information should have been provided to the Panel for its consideration of whether to support the Administration's submission of the proposal to PWSC or not.

21. Chairman of HKSI explained that the preliminary information and figures on the project cost were being verified by the Administration and it was the plan to submit the cost details to PWSC. The increase in cost estimate was mainly attributable to the need to have additional piling works following the site investigation carried out for the Project, tender price escalation between 2006 and 2007, the anticipated inflationary adjustment to be reflected in the actual tender price and provision of contingency cost. Chairman of HKSI invited members to note that the fine-tuning in the project design had not incurred any additional cost. He further stressed that implementation of the project was under a very tight timeframe as HKSI had to return Wu Kwai Sha Youth Village which was currently used for elite training to YMCA by December 2009 for the latter to host the World Council of YMCAs.

22. Mr WONG Ting-kwong said that, while he agreed that the Administration should be prudent in financial management and provide more information to the Panel, he expressed support in-principle for the Project as it was important to promoting sports development in Hong Kong.

Action

23. Ms Emily LAU proposed that the Panel should schedule another meeting to further discuss the current proposal before taking a view on the proposal. At the suggestion of the Chairman, members agreed to include this issue on the agenda of the next regular meeting of the Panel scheduled for 9 May 2008 and to advance the meeting to start at 10 am. To facilitate members' consideration of the current proposal at the next regular meeting, the Administration was requested to provide the requisite information, including a detailed cost breakdown and justifications accounting for the increase in cost estimate, prior to the meeting.

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Council Business Division 2
Legislative Council Secretariat
8 May 2008