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

**Minutes of the 7th meeting
held in the Conference Room A of Legislative Council Building
on Wednesday, 11 February 2009, 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 CHAN Kam-lam, SBS, JP
Hon LAU Wong-fat, GBM, GBS, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon Andrew CHENG Kar-foo
Hon Timothy FOK Tsun-ting, GBS, JP
Hon TAM Yiu-chung, GBS, JP
Hon Albert CHAN Wai-yip
Hon WONG Kwok-hing, MH
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, SBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king
Dr Hon LEUNG Ka-lau
Hon WONG Kwok-kin, BBS
Hon WONG Yuk-man
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP

Members absent:

Hon Fred LI Wah-ming, JP

Hon James TO Kun-sun
Hon Abraham SHEK Lai-him, SBS, JP
Hon CHAN Hak-kan
Hon Paul CHAN Mo-po, MH, JP
Hon Tanya CHAN
Dr Hon Samson TAM Wai-ho, JP

Public officers attending:

Mr Joe C C WONG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Mr Raymond YOUNG, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Miss Sandra LAM	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr YUE Chi-hang, JP	Director of Architectural Services Architectural Services Department
Mr Peter LAU Ka-keung, JP	Director of Drainage Services Drainage Services Department
Mr MA Lee-tak, JP	Director of Water Supplies Water Supplies Department
Mr WONG Hang-chi	Deputy Director of Highways Highways Department
Mr Frank CHAN Fan, JP	Deputy Director of Electrical and Mechanical Services (Trading Services)
Mr LEUNG Koon-kee	Assistant Director (Property Services) Architectural Services Department
Mr Kenneth WONG Hung-keung	Chief Civil Engineer Housing Department
Mrs Rosa HO LOK So-fun	Chief Architect (3) Housing Department
Mr Kevin LUK Fuk-man	Regional Highway Engineer (Urban) Highways Department
Mr CHAN Yu-ming	Senior District Engineer (Kowloon East) Highways Department
Mr Kenneth CHEN Wei-on, JP	Under Secretary for Education
Ms Amy WONG Pui-man	Principal Assistant Secretary (Higher Education) Education Bureau
Mr Michael V STONE, JP	Secretary-General University Grants Committee Secretariat
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Professor KO Jan-ming	Vice President (Academic Staffing and Resources)

Mr CHAN Shu-keung	The Hong Kong Polytechnic University Director of Campus Development
Mr Daniel SUEN Chung-keung	The Hong Kong Polytechnic University Deputy Director of Campus Development
Professor Bernard Vincent LIM Wan-fung	The Hong Kong Polytechnic University Principal
Mr Peter LAU Tin-hang	Architectural Design and Research Group Ltd. Associate Architectural Design and Research Group Ltd.
Professor John MALPAS	Pro-Vice-Chancellor The University of Hong Kong
Mr Kenneth WONG	Director of Estates The University of Hong Kong
Dr Albert CHAU	Dean of Student Affairs The University of Hong Kong
Mr K L TAM	Senior Assistant Director (Estates Office) The University of Hong Kong
Mr LAM Wo-hei	Director Wong & Ouyang (HK) Ltd.
Professor WONG Yuk-shan	Vice-President for Administration and Business The Hong Kong University of Science and Technology
Mr Mike HUDSON	Director of Facilities Management The Hong Kong University of Science and Technology
Mr Andrew NOWAK-SOLINSKI	Associate Director of Facilities Management The Hong Kong University of Science and Technology

Clerk in attendance:

Ms Debbie YAU	Chief Council Secretary (1)6
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Staff in attendance:

Mrs Constance LI	Assistant Secretary General 1
Ms Angel SHEK	Senior Council Secretary (1)1
Ms Alice CHEUNG	Senior Legislative Assistant (1)1
Mr Frankie WOO	Legislative Assistant (1)2

The Chairman reported that a total of 64 capital works projects of an amount of \$25.699 billion had been endorsed by the Public Works Subcommittee (PWSC) in the 2008-2009 session so far.

Capital Works Reserve Fund Block Allocations

PWSC(2008-09)68 — Increase in approved allocations for six works-related block allocations

2. The Chairman advised that the Panel on Development had been consulted on the proposal at its meeting on 20 January 2009. The proposal sought an increase in 2009-2010 allocations for six works-related block allocations under the Capital Works Reserve Fund (CWRF) from a total of \$4,243 million by \$988.3 million to a total of \$5,231.3 million.

3. Mr LAU Wong-fat, Chairman of the Panel on Development, reported that Panel members supported the proposal in general and members suggested the Administration take forward works in relation to energy-efficient lighting system, roof greening and beautification of footpaths. While noting that the Administration would shorten the approval process for the proposed minor works, Panel members cautioned that the Administration should ensure the quality of project design and materials to be used. Some Panel members considered that splitting large-scale public works into smaller contracts would facilitate participation by small and medium-sized construction companies. It was also suggested that the Administration should consult the relevant district councils on the priorities and details of these projects.

4. Ms Cyd HO expressed support for the proposal. She commented that the proposed minor works would enhance a green and sustainable environment. For instance, the initiatives to install and retrofit energy-efficient lighting systems, air conditioning plants and other electrical and mechanical (E&M) facilities for 87 government premises would achieve an anticipated annual saving of \$11 million in electricity charges, which was a considerable amount when compared to the estimated project cost of \$76.5 million. She considered that these works should be accelerated in view of their benefits to the environment, and urged the Administration to take forward similar works at more government buildings.

5. The Permanent Secretary for Development (Works) (PS(W), DEVB) briefed members that the proposal involved 22 additional batches of minor works projects which could be categorized into two main themes, namely, enhancing government's infrastructural assets management (15 batches) and enhancing green and sustainable environment (7 batches). The Administration would continue its efforts to enhance green and sustainable environment by undertaking more minor works in this regard. At the request of Ms HO, the Administration undertook to provide information on the estimated saving in water production and sewage treatment costs, where applicable, that could be achieved by the waterworks under the proposal.

6. Mr KAM Nai-wai said that there was concern about the unsatisfactory quality of footpath surfacing. He urged the Administration to press ahead with improvement works to footpaths, including re-laying paving blocks with noise-absorbing materials, and also applying higher skills or technology to avoid frequent repairs.
7. The Deputy Director, Highways Department (DD, HyD) highlighted the pavement maintenance works carried out by HyD in recent years. He advised that due to frequent use of pavements and impact of vehicles, some footpath surfaces had become uneven and replacement of paving blocks works were carried out from time to time following routine inspection or in response to suggestions from district councils and the public. In 2009-2010, some 110 000 square metres (m²) of works involving replacement of concrete footpath surface by paving blocks would be carried out. In addition, the sand beddings of some 80 000 m² of paving block pavements would be strengthened with the addition of cement to improve its cohesion and resistance to pressure.
8. Mr Albert CHAN expressed concern that construction waste would be generated unnecessarily if the minor works were pressed ahead indiscriminately. He observed that some previous refurbishment works in public buildings were unwarranted as the fittings and installations were still in good condition before renovation. He considered that such minor works should only be undertaken on a need basis, to ensure that public resources were used prudently. He enquired whether there were also guidelines on using environmental-friendly materials in public works projects.
9. PS(W), DEVB advised that the projects under the present proposal would generate about 15 800 tonnes of construction waste, of which 2 200 tonnes (13.9%) of inert construction waste would be reused on site and 13 550 tonnes (85.8%) delivered to public fill reception facilities for subsequent reuse. Only around 50 tonnes (0.3%) of non-inert construction waste would be disposed at landfills. The controlling officers concerned had the responsibility of ensuring that the works projects were really necessary and the construction waste so generated would be kept to the minimum. As regards the various environmental-friendly features and techniques adopted in public works projects, he highlighted that paving blocks made from recyclable materials were used by HyD for laying footpaths, and paving blocks could also be re-used to reduce construction waste. DD, HyD added that new laying materials, such as blocks made of broken glasses, were currently being used on experimental basis as one of the environmental-friendly measures.
10. Mr WONG Kwok-hing enquired whether more minor works, including those previously agreed by the former Municipal Councils, could be taken forward to provide more job opportunities for the construction sector. PS(W), DEVB responded that, depending on nature of individual cases, some large-scale works projects could be split into smaller contracts. He added that the construction sector had expressed appreciation of the Administration's efforts to drive forward the minor works projects. As regards the outstanding projects discussed/approved

Admin by the former Municipal Councils, the Administration would continue to report the progress to the relevant Panels regularly. He undertook to provide the latest position of these projects for members' reference.

11. Ms Miriam LAU enquired about the estimated number of jobs to be created under the present proposal, and how the Administration could allay the public concern that the proposed works should be based on genuine need and not only to create employment. PS(W), DEVB said that all the minor works proposals were necessary to keep public facilities in good conditions, and they were within the maximum ceiling of expenditure of not more than \$21 million for a Category D item. The proposed projects would create about 1 600 jobs (1 500 for labour and 100 for professional/technical staff) for a total employment of 19 200 man-months.

12. As regards projects on replacement and upgrading of E&M installations, Mr KAM Nai-wai enquired whether they would include improvement to the ventilation systems for wet markets, in particular the Sheung Wan Market. The Deputy Director (Trading Services), Electrical and Mechanical Services Department (DD(TS), EMSD) responded that the proposed minor works involving EMSD were identified having regard to local development needs and after consultation with the relevant stakeholders. Some 20 projects involving improvement of E&M installations for facilities under the purview of Food and Environmental Hygiene Department would be taken forward under the present proposal, and the refurbishment of the chiller system for Sheung Wan Market was included.

13. Referring to paragraph 5(a)(v) of the Administration's paper, Ms Miriam LAU expressed concern as to whether certain E&M installations due for replacement would still be upgraded under the proposal. She considered that installations of irreparable condition should be replaced rather than upgraded. DD(TS), EMSD said that whether the installations and systems should be upgraded or replaced would depend on the actual conditions of such systems. The Administration would ensure that the relevant installations and systems would be maintained up to prescribed standards, and replacement would be made when there was a genuine need.

14. Prof Patrick LAU supported the proposal. He opined that the proposed works were essentially to address the needs to improve the environment, and not just to create jobs. He called on the Administration also to improve the city outlook when refurbishing the exterior of government buildings, footbridges and street furniture, such as by adopting the appropriate colour and materials which would blend well with the surrounding areas and bring out local characteristics. He suggested that the Administration should make reference to the design and materials used for private developments and also in overseas cities. In this respect, he considered that architects should be engaged to oversee design matters for these works projects.

15. The Director of Architectural Services (D Arch S) responded that the Administration attached much importance to project design. Design architects of

ArchSD and external design consultants were engaged to provide professional input for the projects. He stressed that the types of materials used in old fittings which were due for replacement would not be used in the proposed refurbishment works. DD, HyD added that while HyD had its own team of landscape architects who could advise on landscape design, external consultants would also be commissioned in refurbishing footbridges, such as those in Central and Wan Chai districts. In enhancing the outlook of buildings and footbridges, the Administration would also need to ensure cost-effectiveness in the use of public resources.

16. Mr KAM Nai-wai asked about the details of the additional projects to be funded under CWRP, for example, those concerning refurbishment of the exterior of 50 government buildings by the Architectural Services Department (ArchSD). The Assistant Director (Property Services), ArchSD said that a full list of additional block allocation items under the six works-related block allocations had been deposited with the Legislative Council (LegCo) Secretariat for members' reference. The information covered project estimates, works location and description.

17. Mr KAM Nai-wai requested for the full list of proposed minor works pertaining to various departments concerned. The Clerk informed members that the documents in question had been dispatched to members via electronic means, and members could request for hard copies from the LegCo Secretariat. At Mr KAM's request, a hard copy of the relevant documents would be provided to him after the meeting. The Chairman advised that, as an environmental-friendly measure, members were encouraged to receive bulky documents only in electronic form.

18. In summing up, the Chairman urged the Administration to note members' repeated request for improving the design of public works projects to enhance the outlook of the city. He also drew the Administration's attention to the problem of uneven surfaces of environmental-friendly paving blocks, and the inappropriate location of manholes at some pavements.

19. The item was voted on and endorsed.

Head 711 - Housing

PWSC(2008-09)69 653TH Road improvement works in association with the proposed realignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links

20. The Chairman advised that the Panel on Housing had been consulted on 3 November 2008 on the proposed works concerning the re-alignment of the existing Ngau Tau Kok (NTK) Fourth Street and Fifth Street and the construction

of two nearby footbridge links, at an estimated cost of \$96.1 million in money-of-the-day (MOD) prices.

21. Mr WONG Kwok-hing, Chairman of the Panel on Housing, reported that the Panel generally supported early implementation of the project as this would bring benefit to the local community, while some members raised related issues such as the traffic impact of the re-alignment works, usage of the cross district cultural centre, removal of trees and connection of footbridges.

22. Mr CHAN Kam-lam expressed support for the proposal. He suggested that cover be provided for the existing footbridge linking the NTK Municipal Services Building and the proposed covered footbridge link FB1. He envisaged that there would be higher utilization of the existing footbridge after the redevelopment works of Lower NTK Estate had been completed.

23. The Chief Civil Engineer, Housing Department (CCE, HD) explained that the existing footbridge in question was built without cover some 30 years ago. Findings of structural assessment showed that the loading capacity of the footbridge could not support the additional weight of a cover. He pointed out that the pedestrian flow forecast at the existing footbridge was not high, at around 400 headcounts per hour only.

Admin 24. Mr CHAN Kam-lam enquired if piling works could be carried out to enhance the loading capacity of the footbridge to enable the provision of a cover for it. CCE, HD agreed to further review possible means for providing a cover to the footbridge and their cost implications.

25. Noting that the design and construction of the project would be entrusted to Hong Kong Housing Authority (HKHA) for implementation by the Housing Department, Mr CHAN Kam-lam asked why the construction costs of footbridge links FB1 and FB2 would not be funded by HKHA. He said that if the works of the two footbridge links were included in the redevelopment plan of Lower NTK Estate, it would not be necessary for Government to pay the on-cost of \$9.2 million to HKHA for the entrusted works. CCE, HD said that the location of FB1 and FB2 fell outside the site of the Lower NTK Estate redevelopment. As it was Government's responsibility to provide the necessary infrastructures to support public housing development, the construction costs of the footbridge links would be financed under CWRP.

26. Mr CHAN Kam-lam considered that the management and maintenance of FB1 and FB2 should be taken up by the Housing Department rather than HyD, so that the existing and new footbridges in Lower NTK area would be maintained by the same department, thus ensuring consistency in the management of these footbridges including regulation of hawkers' activities.

27. The Regional Highway Engineer (Urban), HyD pointed out that there was a clear boundary separating the existing footbridge leading to Kowloon Bay Station from the proposed FB2, and they would be managed by different

departments. HyD would discuss with relevant departments in ensuring effective management of the two proposed footbridge links.

28. Prof Patrick LAU declared that he was a member of HKHA. Expressing concern that only 23 out of the 135 trees within the project boundary would be preserved, he enquired where the trees would be transplanted. CCE, HD explained that the proposed project would involve removal of 112 trees, including 37 trees to be felled due to poor health conditions or low survival rate after transplanting, and 75 trees to be transplanted as far as practicable within the Lower NTK Estate redevelopment site. While the trees to be removed were not "important trees", the Administration had incorporated planting of 46 trees in the area as a compensatory measure.

29. Prof Patrick LAU suggested that more trees should be planted along the footpaths in the area, in view of the lack of greening at pedestrian walkways. CCE, HD said that the Administration would consider the suggestion, and also the feasibility of widening the footpaths to accommodate the greening works.

30. The item was voted on and endorsed.

Head 708 - Capital Subventions and Major Systems and Equipment

PWSC(2008-09)73 26EK Phase 8 development, The Hong Kong Polytechnic University

31. The Chairman advised that the Panel on Education had been consulted on 12 January 2009 on the proposal which sought to upgrade 26EK to Category A at an estimated cost of \$1,337.4 million in MOD prices for the construction of the phase 8 development by the Hong Kong Polytechnic University (PolyU).

32. Ms Cyd HO, Chairman of the Panel on Education, reported that the Panel had discussed capital works projects for the University Grants Committee-funded institutions (UGC-funded institutions) to implement the normative four-year undergraduate programmes under the new academic structure (the "3+3+4" structure). Panel members expressed concern about the increase in project costs, which rose from about \$3.4 billion in 2004-2005 prices to about \$5.9 billion in September 2008 prices. Some Panel members were of the view that a ceiling should be set for the Government's share of funding for the UGC capital works projects, especially when there were additional costs resulting from increases in labour and material costs. There was also a view that UGC-funded institutions should not propose construction of sumptuous buildings and facilities under the prevailing economic conditions, even though private donations could be raised to meet the extra costs. To ensure prudent use of public money, UGC should monitor the project implementation and consider adopting the contract price fluctuation mechanism for UGC works projects. The Panel also urged the Administration to adopt green building design where possible.

33. Regarding the phase 8 development of PolyU, Ms Cyd HO said that the Panel noted that PolyU had to reserve some 5 140 m² of space to house railway ancillary facilities for the Shatin to Central Link (SCL) Development, and as a result, some of the proposed facilities for PolyU had to be accommodated underground. Panel members had therefore requested the Administration to specify the additional costs given rise by the need to reserve space for SCL development. They considered that these additional costs should be borne by Hong Kong Mass Transit Railway Corporation Limited (MTRC) instead of PolyU or the Government. Some Panel members also enquired whether it was feasible to increase the height of the phase 8 development, so as to reduce the need to accommodate some facilities underground.

34. Mr LEE Wing-tat expressed concern about the substantial increase in the project estimates for UGC-funded institutions to implement the "3+3+4" structure, as the increased provision for these projects might result in reduced allocation for other public works projects. PS(W), DEVB advised that, under the prevailing mechanism, funds would be injected into CWRP as necessary to meet approved increase in project costs, and this would not affect the funding earmarked or to be earmarked for other projects.

35. Mr LEE Wing-tat asked how the estimated construction unit cost at \$16,163 per m² of construction floor area for this project was worked out and whether this was reasonable. The Chief Technical Adviser (Subvented Projects), ArchSD said that to ensure reasonableness, all capital subvention applications would be subject to a current and comparative cost process. The Administration and the design consultant of PolyU compared individual items making up the estimated construction unit cost for the project with those of similar public works projects and the general level of construction and material costs, while taking into account differences in the design and materials for such projects.

36. Mr LEE Wing-tat referred to the estimated 9% energy savings to be achieved after adoption of the energy conservation measures under the proposed project. He enquired whether additional energy-efficient features, such as solar photovoltaic panels, could be included in the project to achieve higher savings. He considered it more cost-effective to incorporate these features in the present project rather than retrofitting them to the buildings after construction. Referring to a news report that the power consumption of a new public building had exceeded the expected level even after the adoption of energy conservation measures, Mr LEE suggested that a monitoring mechanism should be put in place to ensure that PolyU could achieve the 9% energy savings for the proposed project on a long-term basis.

37. Prof Bernard LIM, Principal, Architectural Design and Research Group Ltd. (AD&RG Ltd) advised that the proposed project would adopt latest concepts of energy conservation with a view to achieving the target of 9% energy savings, which would bring about \$700,000 annual savings in electricity charges. Apart from energy-efficient features, the design of the phase 8 development had incorporated extensive roof greening, greening in uncovered areas of some

3 900 m², and vertical greening near the reserve area for future railway facilities. He said that PolyU had a good track record in undertaking green building initiatives as evidenced by the certification it had been awarded for high standards of building performance under the scheme of Hong Kong Building Environmental Assessment Method (BEAM). He assured members that the energy savings to be achieved in the proposed project would be subject to stringent assessment recognized by industry players.

Admin/
PolyU

38. Prof KO Jan-ming, Vice President (Academic Staffing and Resources), PolyU supplemented that PolyU used to plan and review annually the level of energy savings at its campus. Performance reports were published by its Facilities Management Office each year, with a view to achieving higher energy savings in the long run. At the request of Mr LEE Wing-tat, he undertook to provide, before the relevant Finance Committee (FC) meeting, information on the implementation details and monitoring mechanism to ensure that the target of 9% energy savings would be achieved under the project.

Admin

39. Responding to Mr LEE Wing-tat's further enquiry on the monitoring mechanism and actual performance of energy savings vis-à-vis the benchmark level set for the public sector, PS(W), DEVB said that EMSD released periodic reports on the overall performance of energy savings in government/public buildings. The Administration undertook to provide, for discussion by the Panel on Environmental Affairs (EA Panel), information on the performance of energy savings for government/public buildings and new government projects where estimated energy savings had been set. PS(W), DEVB added that the Construction Industry Council had been working in collaboration with the industry to set up a Hong Kong Green Building Council to enhance green building practices and sustainable development throughout the full life cycle of a building.

Admin

40. The Permanent Secretary for the Environment (PS(ENV)) said that government/public buildings complied with the Building Energy Codes (BEC) issued by EMSD in relation to the efficient use and conservation of electricity. Where possible and appropriate, more energy-efficient installations would be incorporated at government/public buildings to achieve energy savings higher than the Codes. The Administration was also considering mandatory implementation of BEC to require all buildings to comply with minimum energy efficiency standards as in the BEC by way of legislation. In this connection, a three-month public consultation was launched and the feedback was positive. The Administration aimed to introduce the legislative proposal into LegCo in 2009. She said that the Administration would provide more information and brief the EA Panel on the latest position. As for the current proposal, PS(ENV) said that as the project proponent, PolyU had looked into various aspects such as the design, materials and E&M installations in determining the strategy to bring about the target energy savings.

41. Mr LEE Wing-tat welcomed the Administration's initiative to brief EA Panel on the latest progress of work with regard to energy conservation. He urged the Administration to make genuine efforts in promoting energy conservation in

more public works projects instead of just showcasing initiatives superficially in a few government buildings. He said that he might request the proposed item be separately voted on at the relevant FC meeting, if the information provided by the Administration/PolyU could not satisfactorily address his concerns. The Chairman advised Mr LEE that he could request for separate voting one clear day before the relevant FC meeting.

42. Ms Miriam LAU supported the proposal. Noting that a pedestrian tunnel across Chatham Road South linking the existing campus and the phase 8 development would be provided under the project, she expressed concern about the accessibility of the new development area and the capacity of the pedestrian tunnel. She also asked whether there would be parking facilities at the phase 8 development, given the inadequacy of parking space at the existing campus.

43. Prof KO Jan-ming of PolyU said that the pedestrian tunnel would be seven metres wide and could cater for some 2 000 headcounts per hour. On the accessibility of the phase 8 development, Prof Bernard LIM of AD&RG Ltd advised that there was an existing pedestrian tunnel network to the north of the proposed site, which would serve as an alternative access to the proposed tunnel and connect the phase 8 development to the Hung Hom area. Besides, the site would be accessible by public transport, with stations of various bus routes located along Chatham Road South. As the existing pedestrian tunnel was not shown in Enclosure 1 to PWSC(2008-09)73, the Chairman advised that the Administration should provide more detailed information in the layout plans in future submissions.

Admin

44. On parking facilities, Prof KO Jan-ming of PolyU explained that due to site constraints and the proximity of the phase 8 development to the traffic hub, parking space and areas for passenger drop-off/pick-up would not be provided at the proposed site.

45. Responding to Ms Miriam LAU's further enquiry on possible adverse impact on the traffic along Chatham Road South during construction of the proposed pedestrian tunnel, Prof Bernade LIM of AD&RG Ltd said that as drilling works would take place underground, with road openings only at the ends of the tunnel within the campus, the traffic and noise impact would be minimized.

46. Prof Patrick LAU pointed out the potential danger in providing laboratories underground. He enquired about the feasibility of relaxing the height limit of the proposed building in order to provide additional space to accommodate the laboratories at or above ground level. Prof KO Jan-ming of PolyU explained that, in applying for rezoning approval for phase 8 development on the site, PolyU was required by the Town Planning Board (TPB) to provide open space within the development for access by the public as one of the approval conditions. Poly U would provide the required open space from the lower ground floor to the podium deck of the proposed building. As the site had previously been identified for SCL development, PolyU was also required to reserve space within the proposed building to accommodate some railway ancillary facilities. After several rounds of

discussion, TPB had set the height limit of the proposed academic and administration building at 60 mPD and 30 mPD for the High Block and Low Block respectively. Given this, the laboratories would have to be provided below ground level. Prof KO added that since the teaching and research laboratories would mainly serve engineering-related departments, it was suitable to place these laboratories at the basement which would also house some heavy machinery and equipment.

47. Prof Bernard LIM of AD&RG Ltd said that upon Poly U's repeated requests and taking into account the concern of neighbouring residents/district council and the need to allow natural ventilation for the area, TPB had relaxed the height limit for the proposed High Block to 60 mPD. He assured members that the proposed design complied with the requirements of the Buildings Department and Fire Services Department.

48. Prof Patrick LAU considered that the associated costs for reserving space for SCL development should not be borne by PolyU. The Under Secretary for Education explained that the construction costs for both SCL and phase 8 development including the cost for reserving the space for SCL development would be borne by the Government under CWRP. He added that where there was co-existence of different public works at the same site, it would be a normal practice for the preliminary works to be incorporated under the project to be implemented first. He stressed that resources for education would not be used to cover the costs in question. As regards the sharing of costs between the Government and MTRC, he considered it more appropriate for the Transport and Housing Bureau to discuss with MTRC later.

49. The item was voted on and endorsed.

PWSC(2008-09)70 54EG Centennial Campus, phase 1, The University of Hong Kong

55EG Centennial Campus, phase 2, The University of Hong Kong

50. The Chairman advised that the Panel on Education had been consulted on the proposal at its meeting on 12 January 2009. The proposals aimed to upgrade 54EG and 55EG to Category A at an estimated cost of \$1,099.8 million and \$937.4 million respectively in MOD prices for the construction of Centennial Campus phases 1 and 2 by The University of Hong Kong (HKU) at Pokfulam Road adjacent to its existing campus.

51. Ms Cyd HO, Chairman of the Panel on Education, said that Panel members had expressed concern about the preservation and utilization of the three graded historic buildings that would be affected by the project. They also enquired about the innovative greening and environmental protection initiatives to be adopted under the proposals, and the provision of amenity facilities (e.g. canteen,

examination venues, and recreational and library facilities) to meet the needs of an increased student population at HKU.

52. Mr KAM Nai-wai said that the local community, especially residents of The Belcher's, were concerned about the impact of the proposed project. They were concerned that the construction of the three proposed academic blocks, such as the building height and construction materials, would have impact on the nearby residential blocks. The residents were also concerned about the noise pollution during construction and the traffic impact. Mr KAM further said that, according to a member of the Central and Western District Council (C&WDC), HKU did not respond to an invitation to brief residents of The Belcher's on the progress of the project. Since HKU had previously arranged consultative meetings with stakeholders, Mr KAM considered that HKU should proactively respond to the request of The Belcher's residents as they would be directly affected by the projects.

53. Prof John MALPAS, Pro-Vice-Chancellor, HKU responded that since 2006, HKU had carried out extensive consultation with stakeholders, including The Belcher's residents, on the Centennial Campus project. A series of consultative meetings, discussion forums, workshops, exhibitions had been held, and C&WDC were also consulted in March 2006, February 2007 and May 2008. Since 2007, HKU had maintained close contact with the management and residents of The Belcher's when works in relation to the re-provisioning of the underground reservoir within the proposed site were undertaken. Prof MALPAS said that he was also residing in The Belcher's and was well aware of the concerns of The Belcher's residents. HKU had collectively addressed such concerns by reducing the building heights and development intensity, using non-reflective façade, implementing a comprehensive landscape and planting proposal, enhancing greening on rooftops, and preserving three heritage buildings in-situ. During construction of the proposed buildings, HKU would control noise to within established standards through implementation of mitigation measures.

54. On the concrete measures to address the concerns of The Belcher's residents, Mr LAM Wo-hei, Director, Wong & Ouyang (HK) Ltd (W&O(HK)Ltd) referred to Enclosure 2 to PWSC(2008-09)70 and apprised members that the layout of the three new campus buildings (Blocks 1, 2 and 3) would make use of height differential to alleviate the visual impact. The block nearer Pokfulam Road (i.e. Block 2) was designed with a lower height of 140 mPD than Block 1 at the back, the height of which would be 160 mPD. Besides greening at rooftop and podium, there would be vertical greening to improve the outlook of the campus site. Non-reflective glass and sun-shading devices would be used to minimize light impact on neighbouring residents.

55. Mr KAM Nai-wai urged HKU to continue dialogue with The Belcher's residents to allay their concerns. At Mr KAM's request, Prof MALPAS of HKU undertook to further brief The Belcher's residents on the latest progress before the relevant FC meeting.

56. Mr LEE Wing-tat welcomed the energy conservation measures adopted by HKU for the project. He asked whether a monitoring system would be put in place to ensure the 10% energy savings target would be achieved. Mr LAM Wo-hei of W&O(HK)Ltd said that, in line with its continuous efforts to build a sustainable environment, HKU was planning to adopt the latest technologies for implementing more energy-efficient features in the campus. He believed that up to 14% -15% energy savings could be attained if more funding would be available to implement new energy conservation technologies. In response to Mr LEE's further enquiry, Mr LAM Wo-hei said that photovoltaic panels would be installed at the external walls of the proposed buildings for generation of electricity.

57. Prof MALPAS of HKU said that sustainable development was a core principle adopted by HKU. Since 2000, HKU had been able to reduce its power consumption by 8% although the campus had considerably expanded. There were also plans to retrofit some of the existing buildings with energy-efficient features with a view to achieving an overall 10% energy savings within a 5-year payback period. He assured members that HKU accorded high priority to ensuring that the energy savings target would be achieved.

58. Mr KAM Nai-wai asked whether HKU would make available its new facilities (e.g. library, conference rooms and amenities facilities) for use by the residents in the local community. Prof MALPAS of HKU said that HKU campus was open for visits, and around 20 000 to 25 000 visitors were received each year. Under the current proposal, lecture halls would be designed in such a way that they could flexibly be converted to serve as conference rooms for use by the public. However, it was difficult to commit at the present stage to sharing the library facilities for use by the public.

59. In response to Mr KAM Nai-wai's further enquiry on the use of the three graded historic buildings and public engagement on the matter, Prof MALPAS of HKU advised that the intention was that these buildings would be open for visits by the public. HKU had set up a Working Group on Heritage to discuss with relevant stakeholders the adaptive re-use of the historic buildings. While concrete proposal had yet to be drawn up at this stage, the three graded historic buildings would likely be converted into a visitor centre for HKU, a museum for HKU and the Western District, and a museum on water supplies in Hong Kong.

60. Noting that it was a common practice for UGC-funded institutions to solicit donation for campus expansion, Ms Cyd HO enquired about the funding contribution from HKU to the proposed project. Prof MALPAS of HKU said that HKU would contribute around \$111 million to finance certain enhanced facilities, such as additional circulation space, upgrading of external façade for sustainability purposes, and space for future expansion of energy conservation measures. It would make a further contribution of some \$600 million for preservation of the three graded historic buildings and provision of linkage between the new and existing campuses and recreational space for the community. Together with some \$500 million spent for the re-provisioning of the underground reservoir, the total financial contribution from HKU for the proposed new campus would exceed

\$1 billion.

61. Ms Cyd HO said that some local residents were concerned about possible nuisance caused by increased student flow in the vicinity after completion of the projects. As there were previous complaints about the behaviour of HKU students in public places, she considered it important for HKU to enhance communication with the local community and the District Council to address their concerns.

62. Dr Albert CHAU, Dean of Student Affairs, HKU explained that HKU attached great importance to building a harmonious relationship with the community. Besides providing advice and guidance to students in most areas of student life, including their behaviour in public places, HKU also organized various community service programmes to nurture students' social responsibility and enhance their sense of belonging to the local community. For instance, boarding students were engaged in community services for needy children and the elderly, and in local cultural projects organized by C&WDC. HKU would continue to enhance communication with the residents in the Western District, and explore more channels of cooperation with relevant organizations in future.

63. The item was voted on and endorsed.

PWSC(2008-09)71	10EL	New academic building, The Hong Kong University of Science and Technology
PWSC(2008-09)72	12EL	Institute for Advanced Study, The Hong Kong University of Science and Technology

64. The Chairman proposed and members agreed to combine the discussion and voting of the two funding proposals under PWSC(2008-09)71 and PWSC(2008-09)72 as they were both projects of The University of Science and Technology (HKUST).

65. The Chairman advised that the Panel on Education had been consulted on the proposals at its meeting on 12 January 2009. The proposals aimed to upgrade 10EL and 12EL to Category A at an estimated cost of \$668.5 million and \$187.2 million respectively in MOD prices for the construction of a new academic building and the Institute of Advanced Study (IAS) by HKUST within its campus in Clear Water Bay.

66. Ms Cyd HO, Chairman of the Panel on Education, reported that the Panel supported the two capital works projects. A Panel member expressed appreciation that HKUST adopted a pragmatic approach in the proposed design and use of the academic building and IAS, and that HKUST would contribute about \$100 million for the construction of IAS with the Government contributing about \$195.3 million to the projects.

67. Mrs Regina IP asked whether HKUST would apply its research findings on energy conservation technologies to enhance the energy efficiency of the proposed buildings. Prof WONG Yuk-shan, Vice-President for Administration and Business, HKUST said that energy conservation was a specific research area of HKUST, and energy-efficient features making use of solar energy, wind energy, insulation, etc. would be incorporated in the proposed buildings. HKUST had formed a sustainability committee in the pursuit of energy conservation.

HKUST

68. Mr Albert CHAN expressed appreciation of the waste management measures adopted for the HKUST projects and suggested that similar measures be implemented in other public works projects. PS(W),DEVB advised that the same waste management measures were adopted for all public projects. At the request of Mr CHAN, Prof WONG Yuk-shan of HKUST agreed to provide, after the completion of the project, information on the actual amount of construction waste that had been reduced under projects adopting these waste management measures.

69. Mr Albert CHAN expressed concern that the use of glass as external walls for the proposed IAS would result in higher power consumption for air-conditioning. Prof WONG Yuk-shan of HKUST said that double-gazed energy-efficient glass would be used for the proposed projects to reduce power consumption. He highlighted that HKUST had engaged students and staff in energy conservation initiatives, such as maintaining the temperature of air-conditioned rooms at a suitable level. For the past 18 years, the level of power consumption at HKUST had been kept at similar levels despite the increase in activities at the campus. In the recent years, there had been a reduction in power consumption, and this had proved the effectiveness of the energy conservation measures.

70. Mr LEE Wing-tat commended HKUST for adopting a 10.8% energy savings target for these projects, which was the highest among the UGC-projects considered at the meeting. He urged HKUST to ensure the achievement of the target, and where practicable, to attain an even higher saving. As regards the transfer of energy conservation technologies, Prof WONG Yuk-shan of HKUST said that some technologies, such as the use of wind power, were still at experimental stage, and would be applied to the projects where appropriate. On other fronts of environmental protection, he informed members that HKUST was the first among the local universities to re-use waste food from campus canteens for conversion to fertilizers, which would be used in the organic farm set up for HKUST staff to work on during lunch hours. Mr LEE suggested HKUST involve students in the green practices.

71. Ms Miriam LAU said that the artist's impression of the proposed buildings projects did not show the installation of solar photovoltaic panels for the development of renewable energy and there was no roof greening. Prof WONG Yuk-shan of HKUST said that a few solar photovoltaic panels would be installed to generate power mainly for the lighting and sprinkler systems. While some greening features would be incorporated at the roofs of the proposed buildings, HKUST would target greening strategy at the overall

HKUST environment. Ms LAU requested HKUST to adopt a wider and effective use of solar photovoltaic panels for the projects.

72. Mrs Regina IP noted that the proposed IAS aimed to attract talents and distinguished scholars from all over the world, and to provide a platform for academic interchange between them and local academics/researchers/students. However, as the number of local postgraduate students in science and technology was rather small, she was of the view that the facilities would mainly benefit students from the Mainland. Prof WONG Yuk-shan of HKUST said that the proposed IAS was intended to complement HKUST's role as a research university and facilitate the development of HKUST, and Hong Kong as a world renowned research centre and regional education hub. It was envisaged that both local and Mainland postgraduate students would benefit from the project. He added that many local students attended the university seminars delivered by internationally-renowned scholars, and HKUST would continue to encourage local students to engage in research studies and work.

73. The two items (PWSC(2008-09)71 and PWSC(2008-09)72) were voted on and endorsed.

74. The meeting ended at 10:45 am.