

# 立法會

## *Legislative Council*

LC Paper No. PWSC86/08-09

(These minutes have been  
seen by the Administration)

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

**Minutes of the 9<sup>th</sup> meeting  
held in the Conference Room A of Legislative Council Building  
on Wednesday, 22 April 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 Fred LI Wah-ming, JP  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon Miriam LAU Kin-yee, GBS, JP  
Hon Andrew CHENG Kar-foo  
Hon TAM Yiu-chung, GBS, JP  
Hon Abraham SHEK Lai-him, SBS, 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 Starry LEE Wai-king  
Hon CHAN Hak-kan  
Hon Paul CHAN Mo-po, MH, JP  
Hon Tanya CHAN  
Hon WONG Kwok-kin, BBS  
Hon WONG Yuk-man  
Hon IP Kwok-him, GBS, JP  
Dr Hon Samson TAM Wai-ho, JP

**Members absent:**

Hon LAU Wong-fat, GBM, GBS, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Cyd HO Sau-lan  
Dr Hon LEUNG Ka-lau  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP

**Public officers attending:**

Mr Joe C C WONG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Mrs Ava NG TSE Suk-ying, JP	Permanent Secretary for Development (Planning and Lands) (Acting)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Miss Sandra LAM	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr LAU Ka-keung, JP	Director of Drainage Services
Mr LEE Tai-kwan	Chief Engineer (Sewerage Projects), Drainage Services Department
Mr Elvis AU Wai-kwong, JP	Assistant Director (Water Policy), Environmental Protection Department
Mr MA Lee-tak, JP	Director of Water Supplies
Mr NG Chi-ho	Assistant Director (New Works), Water Supplies Department
Mr Alan AU Yuk-lun	Principal Assistant Secretary (Works) <sup>1</sup> (Acting), Development Bureau
Mr John CHAI Sung-veng, JP	Director of Civil Engineering and Development
Mr YIP Sai-chor, JP	Head of Civil Engineering Office, Civil Engineering and Development Department
Miss Kathy NG Tze-kwun	Chief Landscape Architect, Architectural Services Department
Mr YUE Chi-hang, JP	Director of Architectural Services
Mr Paul CHEUNG Kwok-kee	Assistant Director (Leisure Services) <sup>1</sup> , Leisure and Cultural Services Department
Mr LEE Yuk-man	Assistant Director (Libraries and Development), Leisure and Cultural Services Department
Mr Harry TSANG Chin-kwong	Chief Executive Officer (Planning) <sup>1</sup> , Leisure and Cultural Services Department

**Clerk in attendance:**

Ms Debbie YAU Chief Council Secretary (1)<sup>6</sup>

**Staff in attendance:**

Mrs Constance LI	Assistant Secretary General 1
Ms Angel SHEK	Senior Council Secretary (1)1
Ms Jenny YIU	Senior Council Secretary (1)8
Ms Alice CHEUNG	Senior Legislative Assistant (1)1
Mr Frankie WOO	Legislative Assistant (1)2

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The Chairman reported that a total of 82 capital works projects of an amount of \$37.296 billion had been endorsed by the Public Works Subcommittee (PWSC) in the 2008-2009 session so far.

**Head 704 – Drainage**

**PWSC(2009-10)12      235DS      Yuen Long and Kam Tin sewerage and sewage disposal**

2. The Chairman advised that the Panel on Environmental Affairs (EA Panel) was consulted on the proposed works at the meeting on 23 February 2009. The proposal was to upgrade part of 235DS to Category A at an estimated cost of \$550.8 million in MOD prices for the provision of trunk sewerage to Yuen Long South and the expansion of the Ha Tsuen sewage pumping station. The EA Panel generally supported the early implementation of sewerage projects. Some Panel members held the view that the Drainage Services Department (DSD) should provide trunk sewers and village sewers at the same time, in order to enable completion of all needed sewerage facilities under one project, and reduce inconvenience to the villagers concerned. They also opined that the Administration should provide sewer connection to each village house, or offer financial assistance to needy villagers to proceed with the connection works, otherwise some villagers might choose not to connect to the system if the connection was voluntary. As requested by the Panel, the Administration had provided further information on the breakdown on the percentage of village houses which had made connection upon provision of the public village sewerage, distance between the reception points and the lot boundary of village houses and the reasons for those unable to be connected, measures to ensure compliance with sewer connection requirements, assistance schemes available to villagers in implementing the sewer connection works and the schedules of delivery for these works.

Connection of village houses to public sewers

3. Mr CHEUNG Hok-ming supported the early implementation of the sewerage project to improve the environmental and sanitary conditions of unsewered areas. Referring to the percentage of village houses which had made connection upon provision of public village sewerage as given in the

Administration's supplementary information note (LC Paper No. CB(1)1277/08-09(01)), Mr CHEUNG said that the information did not fully reflect the situation as the figures did not include village houses not yet covered by village sewerage networks. Mr WONG Kwok-hing also asked about the progress of connection of village houses to public sewers and the timeframe for completion of such works.

4. The Assistant Director (Water Policy), Environmental Protection Department (AD(WP), EPD) advised that the connection of village houses to public sewers under the village sewerage programme was taken forward in a gradual manner. Currently, some 120 villages were provided with public sewers, and the total number of village houses connected to public sewers was around 6 000, covering Sha Tin, Tai Po, North and Yuen Long, Sai Kung, Tsuen Wan and the Islands. Upon the provision of village sewerage, the Administration would liaise with villagers on the connection of village houses to public sewers, and with the extension of village sewerage to more villages, the connection works for village houses would progress gradually. The Director of Drainage Services (DDS) added that there were roughly 900 villages in Hong Kong, and as given in Administration's supplementary information note (LC Paper No. CB(1)1277/08-09(01)), about 80% of village houses in the 120 villages had made connection to public sewers. At the request of members, the Administration agreed to provide information on the total number of village houses in Hong Kong which had yet to be connected with public sewers, and the time schedule for making the connection.

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5. Mr WONG Kwok-hing suggested that the Administration should require the contractors of public sewers to ensure connection of public sewers to village houses. DDS explained that the project is for the provision of trunk sewer. The provision of village sewers and their connection to the trunk sewers would be undertaken at a later stage under a separate funding proposal. AD(WP), EPD added that while further sewerage projects for the provision of trunk sewers and village sewers would be taken forward in the near future, it was the responsibility of individual village house owners to make connection of their houses to the reception points.

6. Mr WONG Kwok-hing enquired which department(s) would be responsible for overseeing the connection of village houses to public sewers. DDS and AD(WP), EPD explained that the connection of village houses to the public village sewers was a requirement of the Water Pollution Control (Sewerage) Regulation (Cap. 358 Sub. Leg.) under the portfolio of EPD. EPD would serve notices under the Ordinance to owners of village houses to make the sewer connections. EPD would work hand in hand with DSD to ensure compliance with sewer connection requirements by owners of village houses. DSD would discuss with owners of village houses on the desired positions of the pumping station, sewer alignment and reception points. EPD would assist owners to resolve technical and site specific problems as far as possible, and where necessary, to apply for financial assistance to carry out the connection works. Mr WONG Kwok-hing requested that the Administration should state clearly the

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responsibilities of the departments concerned in future submissions to PWSC.

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7. Mr Albert CHAN said that the alignment of sewer connection from village houses to the reception points under the respective village sewerage projects had been a subject of contention. Referring to the situation in Mui Wo and Silver Mine Bay, he noted that many owners of village houses had not proceeded with the connection works due to financial reasons, and this would render the sewerage improvement projects futile. To resolve the problem, he urged the Administration to consider providing sewer connection to each village house, in order to improve the quality of receiving waters, otherwise substantial resources would be required to deal with water pollution. At the request of Mr Albert CHAN, the Administration agreed to provide information on the rate of connection to public sewers of each village.

8. AD(WP), EPD explained the procedures and time required for taking forward village sewerage programme. The Permanent Secretary for the Environment added that as an established practice, the Administration would consult the villagers and obtain majority support from the owners concerned before the provision of village sewers was taken forward. It had arranged a meeting with the Heung Yee Kuk to discuss the progress of village sewerage programme. The relevant rural committees would also be engaged to solicit the support of villagers for the connection works. It was against the prevailing policy and legal principles to undertake public works on private lots, and in fact the policy of requiring the private building owners to connect sewer of their buildings to public sewer system was applied across the board to all buildings including village houses under other village sewerage programme. She said that the connection to the public sewer system could bring significant improvement to the village environment and hygiene, which was in the interest of the village as well. The Administration would facilitate the process by providing reception points at the nearest location to the village house to lower the costs of connection. In order to assist those village house owners who might have difficulty in meeting the costs of sewer connections, the Administration had made provisions for eligible owners to apply for financial assistance from the existing building related grant and loan schemes (i.e. Building Maintenance Grant Scheme for Elderly Owners, Comprehensive Building Safety Improvement Loan Scheme and Home Renovation Loan Scheme) to carry out drainage improvement works within their private lots.

9. Mr Albert CHAN opined that the issue of land ownership could be resolved by seeking consent from the village house owners concerned for the connection works to be undertaken by government contractors. In view of the persistent problem associated with non-compliance of proper connections to public sewerage, he reiterated his request that the Administration should review the current policy and consider providing sewer connection to each village house. This would save the administrative cost and manpower resources for ensuring proper connections and following up non-compliance cases. He would raise these issues for discussion at future EA Panel meetings.

10. Prof Patrick LAU commented that it was rather difficult for village house

owners to coordinate among themselves to arrange connection to public sewers collectively to achieve economy of scale. He suggested that the Administration could consider modelling on the approach for dealing with unauthorized building works and carry out the connection works first on behalf of the village house owners, and then bill them for the costs afterwards.

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11. The Chairman advised that the Administration should consider providing sewer connection to each village house as the issue of land ownership could be resolved. He also advised the Administration to provide response in the relevant PWSC papers to issues raised by the Panel when the funding proposal was discussed.

Consultants' fees for contract administration

12. In response to Prof Patrick LAU's enquiry on the low consultants' fees for contract administration, DDS explained that the fees covered payment for the consultants to oversee the overall supervision of construction works, design variations and performance of resident site staff.

13. Given that the proposed project would last for four years, Prof Patrick LAU expressed concern that the consultants' fees of \$1.1 million for contract administration was very low vis-à-vis resident site staff costs of \$56.1 million. He was worried that with such low fees, it might not be possible to ensure adequate contract supervision and proper management of the project. The Chairman noted that the Administration had taken on board his suggestion that the estimated costs of contract administration by consultants and resident site staff should be listed separately in PWSC papers. He remarked that the consultants' fees for contract administration did not seem to be proportionate to the scale of the project and the costs of resident site staff.

14. DDS said that the consultants' fees for contract administration were estimated in accordance with the fees in the awarded consultancy agreement. While the consultants would administer the technical aspect of the contract and ensure the expertise of site staff would meet the qualification requirements, the team of resident site staff would also comprise management personnel. He stressed that the Administration would strive to ensure the quality of the proposed project and its compliance with the prescribed standards. Where necessary, the Administration would also deploy its manpower resources to reinforce project supervision. Prof Patrick LAU remarked that some public officers had expressed concern that the relatively low level of consultants' fees for contract administration might result in an increase in the Administration's workload in monitoring consultancy works and project delivery. He requested the Administration to review the mechanism in engaging consultancy contracts and their fee level.

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15. At the request of the Chairman, the Permanent Secretary for Development (Works), Development Bureau undertook to provide further information on the amount of consultants' fees for contract administration and the costs of resident site staff.

16. The item was voted on and endorsed.

### **Head 709 – Waterworks**

#### **PWSC(2009-10)13      334WF      Expansion of Tai Po water treatment works and ancillary raw water and fresh water transfer facilities**

17. The Chairman advised that the proposal was to upgrade part of 334WF to Category A at an estimated cost of \$43.4 million in MOD prices for engaging consultants to carry out design and site investigation for the expansion of Tai Po water treatment works (WTW) and ancillary raw water and fresh water transfer facilities. An information paper on the proposed works had been circulated to the Panel on Development on 24 March 2009.

18. Mr IP Kwok-him expressed support for the proposal as it would result in a more balanced configuration of the treatment and distribution network between Sha Tin WTW and Tai Po WTW. However, noting that the supply of treated water would increase only 40 000 cubic metres per day (m<sup>3</sup>/day) upon the completion of the two WTW projects, he was concerned whether the capacity of the two WTWs could cope with the needs of a growing population in Hong Kong.

19. The Director of Water Supplies (DWS) advised that Sha Tin WTW had reached a stage of requiring substantial re-provisioning. To reduce the risk that the supply of treated water would be interrupted by the re-provisioning work, it was proposed that Tai Po WTW be readily expanded as its existing site had included formed land for expansion in capacity to meet the future demand. Upon completion of the works, the total capacity of Tai Po WTW and Sha Tin WTW would be 1 350 000 m<sup>3</sup>/day. DWS said that if the demand for water treatment continued to rise in the future, the capacity of these two WTWs could be further expanded.

20. Mr IP Kwok-him considered that it might be more cost-effective to plan ahead and enhance the capacities of both WTWs at this stage instead of expanding them when the need arose. DWS explained that the expansion of Tai Po WTW comprised the construction of additional water treatment components, forming a separate unit by the side of the existing one to the rated capacity and there would not be cost savings for further expanding the WTW. As formed land was already available within the existing sites of the two WTWs for further expansion, additional units could readily be added in the future as and when required. On enquiry, DWS advised that the treated water aqueduct from Tai Po to Butterfly Valley, as shown in Enclosure 1 to PWSC(2009-10)13, was an existing transfer facility which had been laid at the time when Tai Po WTW was constructed.

21. In response to Mr WONG Kwok-hing, DWS advised that the normal service life of a WTW was 50 years. As Sha Tin WTW was built in 1964, its plant

and equipment were approaching the end of their service life (i.e. 2014) and required major renovation. After the in-situ reprovisioning, the service life of Sha Tin WTW would be renewed by another 50 years.

22. Mr WONG Kwok-hing enquired whether the Water Supplies Department (WSD) would take forward the proposed mainlaying works in collaboration with other works-related departments and public utilities companies so that different projects on the same locations could be undertaken at about the same time. This would reduce the need of frequent road openings, especially along busy roads such as Waterloo Road and Prince Edward Road that the works would take place.

23. DWS responded that the proposed works involved laying about 900 metres fresh water mains in Sham Shui Po and Kowloon city, some of which were located at busy road sections. WSD would work closely with other works departments and public utilities companies with a view to implementing works projects which required opening of roads at the same site concurrently and trenchless method would be adopted where practicable.

24. The item was voted on and endorsed.

### **Head 705 – Civil Engineering**

**PWSC(2009-10)15 35CG Greening master plan for Kowloon West**

**36CG Greening master plan for Hong Kong Island**

**40CG Greening master plan for Kowloon East**

25. The Chairman advised that the proposal sought to upgrade the remaining parts of 35CG, 36CG and 40CG to Category A at an estimated cost of \$466.0 million in MOD prices for undertaking works under the Greening master plans (GMPs) for Kowloon West, Kowloon East and Hong Kong Island. The Administration had consulted the Panel on Development on the proposal on 31 March 2009.

26. The Chairman said that while members of the Panel on Development had not raised objection to the proposal, some Panel members had expressed concern about the mechanism to be adopted to facilitate the sustained maintenance of the greening works by the Leisure and Cultural Services Department (LCSD). The Administration had responded that the Civil Engineering and Development Department (CEDD) was liaising with LCSD regarding the future maintenance arrangements of the greening works under the GMPs. Consideration would be made during the detailed design of the greening works to include appropriate maintenance facilities such as automatic irrigation system.

### Development of the Greening master plans

27. Mr WONG Kwok-hing expressed support for the proposal and requested the Administration to confirm whether the GMPs in the New Territories (NT) would be developed in late 2009/early 2010 as originally planned. Mr WONG also raised concern about the need to reserve sufficient space to enable the growth of aerial roots of the plants.

28. The Director of Civil Engineering and Development (DCED) confirmed that while the Administration would focus on the implementation of greening works for the remaining urban areas in the current year, works for the development of GMPs in the NT would start some time in late 2009/early 2010. As regards the growth of the aerial roots, DCED said that the normal development of root systems was one of the major considerations in designing the greening works and appropriate measures would be adopted in the detailed design stage.

Admin 29. Mr IP Kwok-him expressed support for the greening works and pointed out that greening should be implemented on appropriate sites but not on remote sites which were not easily accessible. While supporting the proposal for greening works, Ms Starry LEE requested the Administration to provide, before the relevant meeting of the Finance Committee (FC), further information on the specific sites where greening works would be implemented under the proposed GMPs. Given the space constraint in old urban areas, Ms LEE urged the Administration to seriously consider her proposal of carrying out the greening works underneath flyovers and along road dividers.

30. The Head of Civil Engineering Office, CEDD (Head of CEO, CEDD) responded that the District Councils (DCs) had discussed the problem of limited sites in the old urban areas that were suitable for greening works and suitable sites were identified through discussion with the local communities for inclusion in the GMPs. Under the proposed GMPs, greening works would be implemented underneath flyovers and at the central dividers where appropriate.

31. As planting of trees was often affected by site constraints, Mr KAM Nai-wai enquired about the percentage of trees which had successfully been planted under previous GMPs. DCED advised that under the GMPs for Tsim Sha Tsui (TST) and Central, 1 250 trees and 300 000 shrubs were finally planted, which was more than the 900 trees and 210 000 shrubs originally proposed. During the actual planting process, some problems had been encountered and some sites were found unsuitable and replaced by alternative sites.

32. While agreeing to the proposed GMPs, Mr Albert CHAN commented that it was a waste of resources if too many plants of different species were put on the same site, and that such plants were frequently replaced. He opined that the provision of lawns would be sufficient for achieving a desirable greening effect on some sites. Mr CHAN advised that there should be a clear policy on the design and implementation of the greening works. He expressed concern that manual irrigation of trees and plants was ineffective and suggested including installation of automatic irrigation system in the GMPs.

33. Ms Miriam LAU noted that there was significant improvement in the proposed GMPs as compared with previous ones, such as the adoption of different themes in designing the greening works of each district. She was however concerned that there was inconsistency in the implementation of the GMPs in different areas. She urged the Administration to give more thoughts to the design to achieve the best aesthetic effect.

34. Head of CEO, CEDD said that views from the DCs and the local communities had been taken into account in developing the GMPs. Consideration would be given to planting trees and vegetation rather than shrubs where practicable, and larger sites would be required if lawns and trees were to be provided. As regards the automatic irrigation system, Head of CEO, CEDD said that it would be incorporated in the proposed GMPs.

35. Ms Miriam LAU further enquired about the average time taken for the trees to mature and how the standard of greening and landscaping works in Hong Kong compared with that in other places. Head of CEO, CEDD stressed that to facilitate easy and safe transportation, mature tree seedling would be used in the greening works instead of mature trees. It normally took five to ten years' time for the trees to reach maturity and achieve satisfactory greening effect. The Chief Landscape Architect, Architectural Services Department (CLA, Arch SD) added that the planning of the GMP for TST had won the Merit Award granted by the Landscape Institute of the U.K., while the implementation of the GMPs in TST and Central had won the Silver Award granted by the Hong Kong Institute of Landscape Architects.

36. While supporting the proposal and appreciating the effort of the Administration in developing the GMPs, Mr Abraham SHEK shared Ms Miriam LAU's concern and advised that to achieve the best greening effect, the Administration should put in more effort in devising high quality greening plans and more effective greening measures, by drawing reference from the experiences in other places such as Shenzhen and Zhuhai. Mr SHEK opined that flowering trees should be planted at the sites underneath flyovers, and where possible, mature trees could be transplanted to the designated sites. Mr SHEK considered that more resources should be provided for greening works to achieve significant improvement of the environment and to generate more job opportunities.

37. Head of CEO, CEDD agreed that the greening works in Shenzhen were implemented successfully, partly because adequate room had been reserved for the purpose during the early stage of town planning. The situation was different and more difficult in Hong Kong as greening works were to be implemented in developed areas. Head of CEO, CEDD said that vertical greening would be provided for areas underneath flyovers where possible. An appropriate balance would be made in the choice of plant species to achieve the desired greening effect.

38. While appreciating the Administration's effort and creativity in

introducing and promoting the proposed GMPs in form of attractive photomontage, Mr WONG Yuk-man reminded the Administration to ensure that the implementation of the greening proposals could match the theme titles named for individual districts.

39. DCED stressed that different greening themes and titles were designed for different districts by the Consultants in consultation with the DCs and the local communities with a view to bringing out the unique characteristics of the district. The Administration would closely monitor the implementation of the greening works so that the greening effect as presented in the photomontage could really be brought out.

40. Miss Tanya CHAN expressed concern about the potential danger of the jaywalkers who climbed over the central divider of the Aberdeen Road and urged that appropriate greening measures be implemented there to improve the environment and to prevent jaywalking. Head of CEO, CEDD said that the Administration would take note of the concern and implement the greening works, where appropriate, to help prevent jaywalking.

41. Prof Patrick LAU supported the proposal and opined that there should be a better coordination of the initiatives in greening works and pedestrian pavement works to achieve an overall improvement in the environment. DCED responded that the Administration would take note of members' suggestions.

#### Mechanism in the selection of tree species

42. Mr WONG Kwok-hing enquired about the mechanism in the selection of tree species and suggested that flowering trees with longer flowering period be planted in the urban areas, and not only in the central business districts (CBD) of Central and Wan Chai. Mr WONG considered that DCs and the local communities should be involved in the selection of tree species to be planted in their respective districts. Mr Albert CHAN shared similar concerns.

43. DCED said that one of the targets of the GMPs was to select suitable species that would suit the greening themes of the district, taking into account the culture, environmental conditions and soil condition of the district, and also the resulting aesthetic effect. DCED advised that in developing the GMPs, the Administration had followed the Enhanced Partnering Approach whereby the DCs and the local communities were closely involved from inception to finalization stage, and also taken into account suggestions from the public and major stakeholders. In reply to Mr WONG Kwok-hing, DCED said that tree experts had been involved during the development of the GMPs and selection of plant species.

44. Mr Albert CHAN reiterated his proposal for using native species in the greening works that seasonal flowers should be avoided to reduce maintenance cost.

45. Head of CEO, CEDD said that it was the target of the proposed GMPs to

plant different native species as well as some non-native species which had settled and survived well in Hong Kong, and these constituted more than 90% of the total quantity. The remaining 10% would be non-native species newly introduced to go with the desired theme of the greening works. Head of CEO, CEDD stressed that the provision of seasonal flowers was not within the scope of the proposed GMPs and there was no need for frequent change of plant species.

46. While supporting the proposal, Mr CHEUNG Hok-ming expressed disappointment at the completed greening works under some previous GMPs. Mr CHEUNG highlighted the importance of selecting appropriate plant species which could adapt to the environmental conditions of the particular site. He pointed out that planting Buddhist Pine underneath tall trees outside the Two International Finance Centre was unsatisfactory because Buddhist Pine needed sufficient sunlight for healthy growth. However, he appreciated introducing the *Terminalia mantaly* (細葉欖仁) in the proposed GMPs as the species had beautiful appearance and required little pruning, which should be planted in different areas in Hong Kong.

47. CLA, Arch SD responded that plant species would be carefully chosen in designing the GMPs with reference to the particular characteristics of the species and its adaptability to different environmental conditions. *Terminalia mantaly* was considered a desirable choice in view of its upright shape, resistance to wind and salt, and hardiness, but it required a more spacious site due to its pyramidal shape and comparatively larger base at a mature stage. She added that the species had been introduced to Hong Kong for some years and was establishing quite well.

#### Maintenance of the greening works

48. Mr TAM Yiu-chung expressed support for the greening works which could improve the environment, and advised that due care should be exercised in implementing the greening works especially for the areas with busy pedestrian flow, as these plants would be adversely affected by environmental pollution. Ms Starry LEE also enquired about the maintenance responsibility and relevant plans and arrangements for the trees grown under the GMPs.

49. DCED responded that sustained maintenance of the greening works was a concern of the Administration. In developing the GMPs, CEDD had maintained close liaison with the LCS D and sought their advice on improving the long-term maintenance of the greening works. Head of CEO, CEDD added that the Administration would examine various options for effective maintenance of the greening works under the GMPs, and CEDD would finalize the long-term maintenance responsibility with LCS D in due course. At the request of Ms Starry LEE, the Administration agreed to provide the maintenance plans of the greening works under the proposed GMPs.

50. Mr KAM Nai-wai said that the Administration should have sorted out the responsibilities for the long-term maintenance work before submitting the funding proposal to LegCo. He enquired about the maintenance arrangements under the

previous GMPs.

51. PS(W) advised that different departments were responsible for tree maintenance under their respective jurisdictions. For instance, the Agriculture, Fisheries and Conservation Department, LCSD and the Highways Department (HyD) were respectively responsible for management of trees in country parks, leisure parks and along expressways. The mechanism and responsibilities for different departments in tree maintenance would be reviewed in the context of the interdepartmental review on issues relating to the Government's tree management policy headed by the Chief Secretary for Administration. Subject to the review findings, a more effective mechanism for tree maintenance would be formulated. DCED supplemented that for trees planted under the GMPs, as laid down in the relevant greening works contract, the relevant contractors would be required to undertake the maintenance work for one year upon implementation of the greening works, and thereafter the maintenance responsibility would be handed over to LCSD. Further improvement would be considered under the established mechanism.

52. Prof Patrick LAU suggested to extend the maintenance period of the greening works by the contractors to two years for better monitoring of the adaptability of the trees to the new environment. DCED said that the Administration would proactively consider Prof LAU's suggestion.

53. Miss Tanya CHAN raised concern about the capacity of the LCSD in proper maintenance of the greening works under the GMPs and advised that the Administration should be cautious in selecting plant species to avoid overloading LCSD with pressure on maintenance. Head of CEO, CEDD responded that following discussions with LCSD, it was CEDD's target to assume maintenance responsibility of the greening works for two years, upon completion, while the maintenance arrangements after the period would be worked out.

54. Mr CHAN Kam-lam expressed support for the proposal. Since some road signs along major roads and the street lamps were blocked by trees planted on the roadside, he asked about the tree maintenance work and whether shorter trees would be planted instead. He stressed the importance of effective maintenance of greening works and pruning of mature trees that might affect the traffic. The Chairman asked which department(s) were responsible for such maintenance work.

55. DCED advised that in designing the GMPs and selection of species, the impact on traffic and pedestrian flow had been taken into account. PS(W) added that HyD was responsible for regular maintenance and the pruning of mature trees planted near the road signs. In view of the extensive areas covered, all staff of the HyD were encouraged to report such problems spotted in any area for necessary follow-up action. Members of the public could also report any problem concerning the blocking of road signs by trees through HyD's hotline or via its website.

56. Ms Starry LEE enquired about the details of the resident site staff costs, such as the number and rank of posts, and employment duration. Head of CEO, CEDD advised that the team of resident site staff would comprise a total of 7 professional staff (i.e. one Senior Engineer, three Engineers, two Landscape Architects, four Inspectors of Works), and 30 technical staff (i.e. four Assistant Inspector of Works, eight Works Supervisors I, eight Works Supervisors II, two Senior Field Officers, two Survey Officers and three Assistant Clerical Officers). DCED supplemented that the resident site staff would be responsible for supervising the greening works undertaken by the relevant contractors.

57. The item was voted on and endorsed.

### **Head 703 – Buildings**

#### **PWSC(2009-10)14      52RG      Lam Tin North Municipal Services Building**

58. The Chairman advised that the proposal was to upgrade 52RG to Category A at an estimated cost of \$708.5 million in MOD prices for development of the Lam Tin North Municipal Services Building. An information paper on the proposed works had been circulated to the Panel on Home Affairs (HA Panel) on 18 March 2009.

59. Mr CHAN Kam-lam expressed support for the proposal and urged for its early implementation. He enquired why the estimated capital cost of the project was based on September 2008 prices instead of more updated prices. The Director of Architectural Services (D Arch S) said that, for easy comparison with other projects, it was the practice to prepare the estimated project costs with reference to the price level in September of the relevant year. Nevertheless, before the tendering exercise, the Administration would make reference to the returned tender prices of public works projects in the recent period to update the project estimates.

60. Noting that an electrical and mechanical (E&M) plant room was located near the music centre at the proposed building, Mr CHAN Kam-lam was concerned about the possible adverse impact of noise and vibration from the E&M plant on the activities at the music centre. He asked whether the facilities of this E&M plant could be re-located to the E&M plant room at the ground level.

61. D Arch S explained that the E&M plant room at the ground level would mainly provide support to water treatment facilities of the indoor heated swimming pool on the first floor, whereas the E&M facilities in question would mainly support installations at the district library and music centre on the upper floors. The E&M plants would be installed with noise and vibration control devices to minimize impact on the music centre.

62. In reply to Mr CHAN Kam-lam, the Assistant Director (Libraries and

Development), LCS D advised that the floor area of the district library and main facilities of the music centre were 2 900 m<sup>2</sup> and 775 m<sup>2</sup> respectively.

63. Miss Tanya CHAN appreciated the Administration's initiative to incorporate various forms of energy efficient features under the proposed works, such as solar hot water system and rainwater recycling system. Referring to the innovative and wide range of green building measures practised overseas, she enquired about the use of environmental-friendly construction materials in the proposed project. She suggested that the Administration might consider obtaining certification for environmental performance for the project.

64. D Arch S advised that the Architectural Services Department (ArchSD), Development Bureau and Environmental Protection Department had been working closely in taking forward green procurement for public works projects. ArchSD would from time to time update its General Specification for Building to, inter alia, incorporate the adoption of environmental-friendly construction materials. He informed members that the Environment Bureau and Development Bureau would select suitable government/public buildings to participate in the scheme of Hong Kong Building Environmental Assessment Method (HK-BEAM). The proposed building had been selected and it was the Administration's aim for the building to achieve the highest rating of Platinum under HK-BEAM.

65. The item was voted on and endorsed.

#### **PWSC(2009-10)11      419RO      Aldrich Bay Park**

66. The Chairman advised that the proposal was to seek an increase in the approved project estimate for 419RO from \$115.6 million by \$19.6 million to \$135.2 million in MOD prices for the construction of Aldrich Bay Park. An information paper on the proposed works had been circulated to the HA Panel on 12 February 2009.

67. Mr CHAN Kam-lam noted that the increased construction cost was partly due to revisions in drainage layout and external works to match with the unexpected constraints found on site imposed by the existing drainage reserve. He asked why such constraints were not detected during site investigation.

68. D Arch S explained that when tenders for construction of the project were invited in September 2008, the design was based on the findings of a preliminary site investigation. The site constraints in question were revealed upon a detailed site investigation conducted upon tendering. In order to keep the drainage reserve unaffected and reduce additional costs due to re-designing, revisions in drainage layout and external works were necessary, which led to an increase of about \$3.9 million.

69. Mr CHAN Kam-lam urged the Administration to endeavour to ascertain

the actual condition of the site under study during preliminary site investigation so that more realistic project estimates could be provided to PWSC and Finance Committee.

70. D Arch S further explained that as the proposed site had been previously used for the operation of a golf driving range, a detailed site investigation could only be conducted after the driving range ceased operation. Although part of the additional costs could be met by the contingencies provision, the approved amount was insufficient to meet the overall increase associated with the required revisions and higher-than-expected tender price. It was therefore necessary to seek an increase in the project estimates. The Chairman commented that, given the complicated geotechnical conditions in Hong Kong, it was not uncommon for detailed site investigation to reveal unexpected site constraints.

71. Mr KAM Nai-wai hoped the proposed project could be taken forward expeditiously, but doubted the feasibility of commencing the construction works in May 2009 as the proposal was only submitted to PWSC in April 2009. D Arch S advised that the proposed project had been upgraded to Category A with funding approval by FC in July 2008, and tenders had already been invited for construction of the project in September 2008. If the additional costs in question were approved by FC at its coming meeting on 8 May 2009, the Administration could proceed to accept the recommended tender, and possibly meet the target to commence the construction works in May 2009 for completion in February 2011.

72. Mr KAM Nai-wai enquired whether the Administration would consider providing a pedestrian link across Oi Kan Road to connect the Aldrich Bay Park and the Aldrich Bay Promenade to ensure pedestrian safety in crossing Oi Kan Road.

73. The Assistant Director (Leisure Services)1, LCSD pointed out that there were two pedestrian entrances for the new Aldrich Bay Park at Oi Kan Road to provide convenience for park visitors, in particular those who commuted between the proposed park and the Aldrich Bay Promenade and the traffic of Oi Kan Road was not too busy. In any event, he would discuss with the Transport Department to see if further improvement could be made by providing safety crossing to Oi Kan Road.

74. The item was voted on and endorsed.

#### Speaking time of members

75. Ms Starr LEE and Mr IP Kwok-him suggested that the Chairman should consider imposing a speaking time limit for members speaking at PWSC meetings so that members waiting to speak could estimate when they would be able to speak on an item. The Chairman explained that he wished to allow sufficient time for members to fully express their views and seek clarification from the Administration before items were put to vote. He would therefore continue to adopt a flexible approach in conducting PWSC meetings, which had proved to be

effective in the past years as demonstrated by the substantial number of projects scrutinized and approved each year. He took note of members' suggestion and would keep in view the situation to see if any revision in speaking time arrangements would be necessary.

76. The meeting ended at 10:38 am.

Council Business Division 1  
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