

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

**Minutes of the 9th meeting
held in Conference Room A of Legislative Council Building
on Wednesday, 19 May 2010 at 9:00 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP (Chairman)
Hon CHEUNG Hok-ming, GBS, JP (Deputy Chairman)
Hon Fred LI Wah-ming, SBS, 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 Audrey EU Yuet-mee, SC, JP
Hon WONG Kwok-hing, MH
Hon LEE Wing-tat
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king
Hon CHAN Hak-kan
Dr Hon LEUNG Ka-lau
Hon IP Kwok-him, GBS, JP

Members absent:

Hon LAU Wong-fat, GBM, GBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon WONG Kwok-kin, BBS
Hon Mrs Regina IP LAU Suk-yee, GBS, JP

Public officers attending:

Ms Doris HO Pui-ling	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Miss Sandra LAM Ching-nga	Principal Assistant Secretary for Financial Services and the Treasury (Works)
Mr Jack CHAN Jick-chi	Commissioner for Heritage Development Bureau
Mr HUI Chiu-kin	Chief Property Services Manager (2) Architectural Services Department
Mr Tom MING Kay-chuen	Executive Secretary (Antiquities and Monuments) Leisure and Cultural Services Department
Professor LEE Chack-fan	Chairman The Hong Kong Institute for Promotion of Chinese Culture
Dr WONG King-keung	Vice Chairman The Hong Kong Institute for Promotion of Chinese Culture
Mr David CHAN	Acting Chief Executive Officer and Project Director The Hong Kong Institute for Promotion of Chinese Culture
Mr Joel CHAN	Lead Consultant and Authorised Person The Hong Kong Institute for Promotion of Chinese Culture
Mr Humphrey WONG	Collaborating Architect The Hong Kong Institute for Promotion of Chinese Culture
Mr Curry TSE	Heritage Conservation Consultant The Hong Kong Institute for Promotion of Chinese Culture

Clerk in attendance:

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

Ms Angel SHEK	Senior Council Secretary (1)1
Mr Frankie WOO	Senior Legislative Assistant (1)3
Ms Christy YAU	Legislative Assistant (1)1

Action

The Chairman advised that a total of 26 capital works projects costing \$98,400.6 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2009-2010 session so far.

Head 708 - Capital Subventions and Major Systems and Equipment
PWSC(2010-11)6 2QW Revitalization Scheme - Revitalization of the
Former Lai Chi Kok Hospital into Jao
Tsung-I Academy/The Hong Kong Cultural
Heritage

2. The Chairman advised that the proposal was to upgrade 2QW to Category A at an estimated cost of \$223.5 million in money-of-the-day prices for the selected non-profit-making organization (NPO), i.e. The Hong Kong Institute for Promotion of Chinese Culture (HKIPCC) to carry out the revitalization works for the project entitled "Revitalization Scheme - Revitalization of the Former Lai Chi Kok Hospital into Jao Tsung-I Academy/The Hong Kong Cultural Heritage" (the Academy). The Panel on Development had been consulted on the proposed works at the meeting on 30 March 2010, and Panel members expressed support in general for the funding proposal.

3. The Chairman declared that he was an ordinary member of HKIPCC.

Academy facilities and operation

4. Mr IP Kwok-him enquired about the reasons for designating the project as "Jao Tsung-I Academy/The Hong Kong Cultural Heritage". Professor LEE Chack-fan, Chairman of HKIPCC said that the project was part of the Government's Revitalizing Historic Buildings Through Partnership Scheme (Revitalization Scheme) to preserve the cluster of historic buildings in the Former Lai Chi Kok Hospital which would be revitalized into an Academy for the promotion of Chinese culture. Following the naming of the Auditorium of the Hong Kong Science Park as Charles K. Kao Auditorium to pay tribute to the Nobel laureate in the science field, the Government had announced that the proposed Academy would be named in honour of the world-renowned eminent scholar in Chinese culture, Professor Jao Tsung-I, upon his pleasant acceptance. The

Academy would include specific exhibition halls for displaying Professor Jao's art collections and his achievements.

5. Mr IP Kwok-him asked why there was a need to provide 89 hostel rooms at the Academy for the promotion of Chinese culture. Mr David CHAN, Acting Chief Executive Officer and Project Director of HKIPCC said that HKIPCC used to organize exchange programmes to promote traditional Chinese culture. The hostel rooms at the proposed Academy would provide accommodation for overseas and local exchange groups and individuals participating in cultural and educational programmes or workshops to be held thereat. This would be more convenient and economical than hiring external hotel accommodation as required in the past. The special design and distinctive cultural aura of the Academy would be conducive to providing a good environment for participants to exchange and share views on Chinese culture. It was expected that the accommodation hiring charges would generate revenue to help support the running costs of the Academy.

6. Ms Miriam LAU expressed concern about the expertise and experience of HKIPCC in running the hostel facilities at the Academy. Dr WONG King-keung, Vice Chairman of HKIPCC said that HKIPCC had a long history of operation, and aspired to operate the proposed Academy as a platform for the promotion of Chinese culture. Apart from academics and cultural practitioners, the HKIPCC Board comprised experts and professionals from various fields, including the real estate, business and construction sectors, and existing paid staff of HKIPCC also possessed expertise in these fields. He further said that HKIPCC would liaise closely with the Government and exercise stringent internal supervision in running the hostel facilities, and he was confident that the proposal would be viable. Mr David CHAN of HKIPCC outlined his career background in travel, banking and management fields, as well as his rich experience in constructing and operating hotel projects in the Mainland. He said that HKIPCC would also appoint other experts and professionals to manage the Academy and the hostel.

7. Mr IP Kwok-him asked whether the Government would only need to meet the cost of the revitalization works, while HKIPCC would be fully responsible for financing the future operation of the Academy. The Commissioner for Heritage, Development Bureau (C for H, DEVB) advised that subject to funding approval by the Finance Committee of the Legislative Council (LegCo), HKIPCC as the selected NPO would be the "agent of heritage conservation" to undertake the preservation and revitalization works under the project, and would operate the Academy in the form of a social enterprise (SE). In selecting the agent, the Government had looked into the capability and experience of applicants, as well as

the financial viability of their proposals for the operation of the project on a self-financing basis, and HKIPCC had demonstrated strengths in both requirements. According to HKIPCC's estimation, the Academy should be able to balance its books after the first two years of operation, and start to raise some surplus by the fourth year. The Government had reserved about \$2 million to cover any operating deficit in the first two years of the Academy operation.

8. Ms Miriam LAU enquired about the details of the terms of tenancy agreement to ensure that the level of service in the proposals and the provision of public access stated in the proposals were fully complied with.

9. C for H, DEVB said that HKIPCC had been operating for 25 years, organizing Chinese cultural courses, workshops, performances, tours and conferences to promote traditional Chinese culture. HKIPCC's proposal would be part and parcel of the tenancy agreement to be signed between the Government and HKIPCC. In the event that HKIPCC did not comply with the requirements, the Government could, under the tenancy agreement, require it to make improvements, failing which the Government might consider resuming the property. On financial monitoring, apart from the annual audited financial statements, HKIPCC would be required to submit the SE's interim financial reports to the Commissioner for Heritage's Office (CHO) of DEVB which would also carry out site inspections and scrutiny of SE's books and accounts as necessary.

10. In reply to Ms Starry LEE, C for H, DEVB advised that the Academy, including the exhibition areas, Chinese courtyards, information centre and reading room, shop, covered outdoor performance stage and outdoor activities area would be open to the public free-of-charge. HKIPCC would also organize free guided tours for appreciation of the Academy.

Tree removal and planting proposals

11. Prof Patrick LAU expressed concern whether the removal of trees under the project could be avoided. C for H, DEVB said that the Chinese courtyards were among the key features of the Academy, which aimed to provide a good environment with natural landscape in the urban areas for visitors to learn more about Chinese culture. As such, HKIPCC and its consultants attached much importance to the conservation of trees under the project. The proposed project would involve removal of three trees only, out of 1 238 trees, which was required mainly to provide for the necessary building services facilities (such as barrier-free access and facilities) at these locations to cater for the new adaptive re-use.

Among them, one dead tree had to be felled and another two would be replanted within the project site as far as practicable. However, one of them was situated on slope and replanting might be difficult. C for H, DEVB further advised that the project would incorporate a planting proposal which included an estimated quantity of 100 trees, 1 000 shrubs and 1 000 annuals, so as to enhance the greening effect of the Academy. The Government had discussed with HKIPCC the location for planting these trees to ensure that the historic buildings would not be affected.

12. Mr CHEUNG Hok-ming noted that lawn areas at the courtyards and landscape greening, including a grassed area of 40 square metres, would be provided in the project for environmental and amenity benefits. He stressed the importance of selecting appropriate plant species that could blend in well with the environment and reflect the unique Chinese culture features of the Academy. In this connection, he highlighted the example of the Chi Lin Nunnery where Buddhist Pines were planted to enhance the atmosphere of the ancient Chinese architecture of the nunnery.

13. Mr Humphrey WONG, Collaborating Architect of HKIPCC advised that the planting proposal aimed at enhancing the aesthetics and visual effects of the Academy and achieving harmony between human and nature. Trees of local species would be planted, most of which were existing species at the site, such as fruit trees and *Bauhinia variegata* (宮粉羊蹄甲). The species were carefully selected to make use of the open space between the building blocks to create visual image and scent associated with the four seasons, which formed the basis of the Chinese courtyards. For instance, plants with large leaves such as water lilies and banana trees would be adopted to capture the visual and sound effects of rainfall.

14. Mr CHEUNG Hok-ming referred to the Greening Master Plan for Hong Kong Island, and criticized that some planting proposals had failed to take into account sunlight penetration for nurturing particular tree species. For instance, Buddhist Pines were planted underneath tall trees outside the Two International Finance Centre in Central, which had appeared to be withering due to insufficient sunlight. Mr CHEUNG urged the Administration and HKIPCC to address this concern when selecting the tree species and determining the planting locations for the proposed project. Dr WONG King-keung of HKIPCC assured members that HKIPCC, in consultation with its consultants, would carefully select the species in the light of Mr CHEUNG's suggestions, with a view to bringing out the unique features and atmosphere of Chinese courtyards in different seasons at the Academy.

Slope maintenance

15. Ms Cyd HO noted that HKIPCC was responsible for the future maintenance of the historic buildings and the site at their own cost during the six-year tenancy period, whereas the annual recurrent expenditure for slope maintenance and structural repair works was estimated to be around \$0.67 million. Given that the SE would operate on a non-profit-making basis, Ms HO was keen to ensure that it would not need to bear slope maintenance expenses, including repair works for slopes distressed by heavy rainstorms and other unforeseen circumstances in future, which should be shouldered by the Government. She enquired about the number of slopes concerned and their safety conditions.

16. C for H, DEVB clarified that out of the \$0.67 million annual recurrent expenditure to be borne by the Government, \$0.58 million would be expended on the maintenance of 28 slopes at the project site in question. The maintenance of the undisturbed slopes (i.e. slopes not affected by the revitalization works) and the structural repairs of the historic buildings would also be borne by the Government. Mr Joel CHAN, Lead Consultant and Authorized Person of HKIPCC said that the Civil Engineering and Development Department had been conducting stabilization works for the slopes at the project site to ensure that they would meet safety standards. He understood that the Government would be responsible for the maintenance of these undisturbed slopes in future.

Publicity

17. Ms Starry LEE expressed support for the proposed project for revitalizing the Former Lai Chi Kok Hospital in Sham Shui Po. Noting that the Revitalization Scheme also covered a number of other selected government-owned historic buildings in the same district, Ms LEE enquired about the overall strategy and measures to promote these historic buildings, and the role played by the CHO in the promotion process.

18. C for H, DEVB advised that the Administration adopted a point-line-plane approach in heritage conservation, and revitalizing the historic buildings in Sham Shui Po, including the Former Lai Chi Kok Hospital, the Former North Kowloon Magistracy, Mei Ho House and Lui Seng Chun was a case in point. During discussion with HKIPCC, the Administration had stressed the need for the proposed project to achieve synergies with other historic buildings as well as other existing heritage sites, such as the Lei Cheng Uk Han Tomb Museum, in the same

district. To this end, HKIPCC and other organizations concerned would jointly develop heritage trails and organize guided tours that featured the historic buildings and sites in the area. C for H, DEVB further said that DEVB would take the lead to consult and coordinate with the district councils and other relevant parties in promoting appreciation of historic buildings and sites on a district basis. As part of the ongoing publicity programme, CHO would organize a Heritage Tourism Expo in late 2010 to promote to the public all the historic buildings and sites in the territory, including those in Sham Shui Po.

19. Mr WONG Kwok-hing expressed support for the proposal. He suggested that the Administration should regularly report the progress of the revitalization project to the Panel on Development. C for H, DEVB advised that DEVB had briefed members of the Panel on Development a few times on the project, and would continue to provide progress updates to the Panel on the implementation of the project in future.

20. The item was voted on and endorsed.

21. There being no other business, the meeting ended at 9:27 am.