

立法會
Legislative Council

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

**Minutes of the 9th meeting
held in Room A of Legislative Council Building
on Wednesday, 18 May 2011, 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, SBS, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Miriam LAU Kin-ye, GBS, JP
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon WONG Kwok-hing, MH
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king, JP
Hon WONG Kwok-kin, BBS
Hon IP Kwok-him, GBS, JP
Hon Tanya CHAN

Members absent:

Hon LAU Wong-fat, GBM, GBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon CHAN Hak-kan
Dr Hon LEUNG Ka-lau
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Albert CHAN Wai-yip

Public officers attending:

Ms Doris HO Pui-ling	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr WAI Chi-sing, 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
Ms Joyce HO Kwok-shan	Principal Assistant Secretary for Financial Services and the Treasury (Works)
Mr CHAN Chi-chiu, JP	Director of Drainage Services
Mr Benny WONG Yiu-kam, JP	Deputy Director (1) Environmental Protection Department
Mr IP Wing-cheung	Chief Engineer (Project Management) Drainage Services Department
Mr LAI Cheuk-ho	Chief Engineer (Sewerage Projects) Drainage Services Department
Mr TAI Wai-man	Chief Engineer (Consultants Management) Drainage Services Department
Dr Ellen CHAN Ying-lung, JP	Assistant Director (Environmental Infrastructure) Environmental Protection Department
Mr Lawrence LAU Ming-ching	Principal Environmental Protection Officer (Waste Facilities) Environmental Protection Department
Mr CHEN Che-kong	Officer-in-charge (RTS Development) Environmental Protection Department
Mr Enoch LAM Tin-sing, JP	Deputy Secretary (Works) ² Development Bureau
Mrs Marigold LAU LAI Siu-wan, JP	Director of Architectural Services

Mr MA Lee-tak, JP	Director of Water Supplies
Mrs Priscilla TAM DAI Wai-ming	Project Director (1) Architectural Services Department
Mr MAK Shing-cheung	Chief Engineer (Development) ² Water Supplies Department

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
Miss Jacqueline CHUNG	Council Secretary (1) ¹
Mr Frankie WOO	Senior Legislative Assistant (1) ³
Ms Christy YAU	Legislative Assistant (1) ¹

The Chairman reported that a total of 27 projects amounting to \$31,731.81 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2010-2011 session so far. Of the total amount endorsed, \$28,664.81 million was related to capital works projects.

Head 704 – Drainage

PWSC(2011-12)5 160DS Tuen Mun sewerage, stage 1

2. The Chairman advised that the proposal was to upgrade part of 160DS to Category A at an estimated cost of \$21.7 million in money-of-the-day (MOD) prices for implementing sewerage works in two unsewered areas in Tuen Mun, namely Tsing Chuen Wai and Tuen Tsz Wan. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 28 February 2011.

3. The item was voted on and endorsed.

**PWSC(2011-12)6 235DS Yuen Long and Kam Tin sewerage
and sewage disposal**

4. The Chairman advised that the proposal was to upgrade part of 235DS to Category A at an estimated cost of \$196.3 million in MOD prices for the provision of trunk sewerage at Lau Fau Shan. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 28 February 2011.

5. The item was voted on and endorsed.

**PWSC(2011-12)7 344DS Upgrading of Central and East
Kowloon sewerage**

6. The Chairman advised that the proposal was to upgrade part of 344DS to Category A at an estimated cost of \$503 million in MOD prices for the sewerage upgrading works in the Central and East Kowloon areas. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 28 February 2011.

7. The item was voted on and endorsed.

Head 705 – Civil Engineering

**PWSC(2011-12)8 174DR Refurbishment and modification of
Island West transfer station**

8. The Chairman advised that the proposal was to upgrade 174DR to Category A at an estimated cost of \$99.7 million in MOD prices for the refurbishment and modification of the Island West transfer station (IWTS) associated with the continuation of the IWTS operation upon the expiry of the existing contract. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 20 April 2011.

9. Mr IP Kwok-him expressed support for the proposal. Noting that the mechanical waste compactors were planned for replacement in 2018-2019, he asked about the reasons for replacement and the usable life span of such compactors. The Assistant Director of Environmental Protection (Environmental Infrastructure) (ADEP(EI)) advised that the mechanical waste compactors normally had a usable life of 20 years. As

the existing compactors had been put into operation for 14 years, replacement would be required by the end of their usable life by 2018-2019. New models available in the market would be considered when inviting tenders.

10. Mr KAM Nai-wai said that while he had no objection to the proposed refurbishment and modification of the IWTS, he was concerned about the effectiveness of the odour control measures. ADEP(EI) advised that the enhancement and upgrading of the ventilation and air-scrubbing system at the IWTS would improve, for example, the removal rates of hydrogen sulphide and ammonia emissions to 99.9% and 99% respectively. Besides, air curtains would be installed at the entrance and exit of the cavern to prevent spreading of odour. The Administration would ensure that the environmental performance of the IWTS would comply with international standards.

11. Ms Miriam LAU enquired about the facilities for vehicle washing and leachate discharge at the IWTS. ADEP(EI) advised that vehicle washing facilities at the IWTS would be improved to ensure cleanliness of refuse collection vehicles (RCVs) leaving the station, while drains for collecting leachate discharge from RCVs would be enhanced. The frequency of cleaning the section of Victoria Road in the vicinity of the IWTS would also be increased.

12. Mr IP Kwok-him enquired about the mitigation measures against odour nuisance brought about by RCVs. Mr KAM Nai-wai considered that the private RCVs visiting the station were the major cause of bad odour. ADEP(EI) advised that the Food and Environmental Hygiene Department (FEHD) had adopted an enclosed type design with metal tailgate cover plus a wastewater sump tank for around 85% of its in-house RCVs and would do so for the remaining 15% by 2013. FEHD also imposed the same requirements on their outsourced contractors starting in 2011. Separately, a pilot scheme was launched in April 2011 to retrofit private RCVs with tailgate cover and wastewater sump tank. So far, a total of seven private RCVs had been arranged to be retrofitted for trial purpose. A report on the pilot scheme would be available by around June for subsequent consideration of the way forward. In the meantime, a code of practice on RCV hygiene, safety and parking arrangements etc was being worked out with the trade. Mr IP urged the Administration to set a timeframe requiring all private waste collection operators to retrofit their RCVs.

13. Ms Miriam LAU asked about the plan for full implementation of the pilot scheme to retrofit private RCVs. She also asked if subsidy would be provided for the scheme. Mr KAM Nai-wai asked about the resources required to replace/retrofit all RCVs with the standard design. ADEP(EI) said that the report on the pilot scheme would be available around June. The Administration would take into account the feedback from the trade in considering the way forward.

14. The Chairman commented that effective ventilation was necessary to abating odour. He requested the Administration to continue to make every effort to improve the odour control measures associated with the IWTS.

15. The item was voted on and endorsed.

**PWSC(2011-12)9 175DR Refurbishment and modification of
West Kowloon transfer station**

16. The Chairman advised that the proposal was to upgrade 175DR to Category A at an estimated cost of \$105.4 million in MOD prices for the refurbishment and modification of the West Kowloon transfer station (WKTS) associated with the continuation of the WKTS operation upon the expiry of the existing contract. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 20 April 2011.

17. The item was voted on and endorsed.

Head 703 – Buildings

**PWSC(2011-12)10 114KA Purchase and conversion of industrial
building for Water Supplies
Department facilities**

18. The Chairman advised that the proposal was to upgrade 114KA to Category A at an estimated cost of \$790.5 million in MOD prices for purchasing and carrying out wholesale conversion of an existing industrial building for accommodating Water Supplies Department's (WSD) New Territories West (NTW) Regional Office. The building would also accommodate a new Water Conservation Education Centre (Education Centre). The Panel on Development had been consulted on the proposal on 20 April 2011.

Procurement of industrial building

19. While expressing support in-principle for the proposal, Mr TAM Yiu-chung enquired whether a target industrial building had been identified, and whether application for change of land use would be required. The Deputy Secretary for Development (Works)2 (DS(W)2) advised that a consultant would be engaged in July 2011 to undertake the procurement process. The consultant would shortlist three target industrial buildings found most suitable based on a set of pre-determined criteria. The most suitable one would then be selected for further negotiation. A procurement committee would be formed to oversee the procurement process. According to the selection criteria set out in Enclosure 1 to PWSC(2011-12)10, the target industrial building should be situated in "Industrial", "Commercial" or "Other Specified Uses (Business)" (OU(B)) zones, which would allow conversion for the use as WSD NTW Regional Office and the Education Centre through a simple formality. A preliminary site search of industrial buildings indicated that there were some suitable industrial buildings in the NTW region.

20. Mr KAM Nai-wai noted that if the actual purchase price for the industrial building turned out to be higher than the estimated cost of \$178 million, funds would be redeployed from within the project vote to meet the gap. He asked if LegCo approval was necessary in this case. DS(W)2 explained that the purchase price would depend on its age and conditions of the property. An industrial building with better quality might cost more to purchase but less to convert, and vice versa. The purchase decision would be made on the basis of the purchase price and the conversion cost. DS(W)2 further said that an independent checking quantity surveyor would be appointed to verify the recommendation of the consultant in respect of the conversion cost.

21. Mr TAM Yiu-chung asked whether space in the procured industrial building would be fully utilized. DS(W)2 informed members that a total construction floor area (CFA) of about 14 500 square metres (m²) with 49 car parking spaces would be required to accommodate WSD NTW Regional Office and the Education Centre. It was also planned to merge the Yuen Long sub-office into the WSD NTW Regional Office in the procured industrial building to gain extra operational synergy. Any spare space, if available, would be allocated for use by other government departments.

Admin

22. Mr KAM Nai-wai enquired about the size of existing WSD NTW Regional Office in Mong Kok, and the breakdown of office space requirements in the new building. The Chief Engineer (Development)2, Water Supplies Department advised that a total CFA of about 10 000 m² including office space and plant rooms for WSD NTW Regional Office in NTW would be required, which was comparable with the existing usable area of 6 100 m² for the same office in Mong Kok. The breakdown of the estimated accommodation requirements for office and non-office purposes at the converted industrial building would be provided after the meeting. Mr KAM expressed concern about WSD's emergency services in Mong Kok after the relocation of its Mong Kok offices. The Director of Water Supplies (DWS) clarified that the Mong Kok office was currently serving New Territories West region while emergency services in Mong Kok were attended by the Kowloon Regional Office at Cheung Sha Wan.

23. Ms Miriam LAU expressed support for the proposal. On the location for the industrial building, Ms LAU considered that it should be easily accessible and within reasonable walking distance of 500 metres from major public transport services, so as to facilitate visitors patronizing the Education Centre. Taking note of Ms LAU's view, DWS said that transport for student visitors would normally be arranged by the schools to reach the Centre direct, notwithstanding adequate weighting would be accorded to ease of accessibility.

Admin

24. Ms Cyd HO commended that making use of old industrial buildings for the relocation of government offices was a good idea. She enquired how the Administration would ensure that the industrial building would be purchased at a fair and reasonable price. Mr WONG Kwok-hing expressed similar concern while supporting the proposal. DS(W)2 replied that the buyer's identity would not be disclosed during the procurement process, and the appointed consultant and relevant government departments would vet the purchase prices. The most suitable industrial building would be selected taking into account both the purchase price and conversion costs. Ms HO requested the Administration to provide a report on the procurement process on completion of the process. As regards the arrangements for re-provisioning the existing occupiers of the procured industrial building, DS(W)2 advised that the details would be examined with the consultant.

Timeframe for the project

25. With reference to the phasing of expenditure from 2011-2012 to 2018-2019, Prof Patrick LAU expressed concern that the whole process seemed to be unduly prolonged. Mr Abraham SHEK shared the views that the timeline was too conservative and warned about rising costs if the project was delayed. DS(W)2 responded that subject to the funding approval of the Finance Committee, the procurement process would start in July 2011, with a view to purchasing a suitable industrial building in the first quarter of 2012 and completing the conversion works by the end of 2015 the earliest. The Director of Architectural Services (DArchS) advised that it would take about 18 months for site investigation, design and tendering upon vacant possession of the site. The conversion works of the building for use as WSD NTW Regional Office and the Education Centre would take about 20 to 24 months. While the Administration would strive to expedite the project for early completion, the timetable, however, would be subject to the conditions of the procured building.

Admin

26. Prof LAU Sau-shing requested the Administration to provide for comparison purposes the process and timeframe for the conversion of the former cargo terminal building formerly occupied by Hong Kong Air Cargo Terminals Limited (HACTL) for the Electrical and Mechanical Services Department (EMSD) new headquarters. DArchS agreed to provide the information on the process and timeframe from vacant possession of the premises to the completion of conversion works and remarked that the process and timeframe of the EMSD new headquarters project only covered conversion works.

Public Transport Terminus

27. Ms Starry LEE supported the proposal and urged for its early implementation so that the existing site in Mong Kok could be released for more gainful use and to bring significant improvement to the traffic problems in the area. Noting that a district Public Transport Terminus (PTT) facility would be provided at the redeveloped site, she enquired whether this would include minibuses and cross-boundary coaches. She also asked about the current status of the concept plan for the PTT in the statutory process.

28. DS(W)2 explained that the plan set out in Enclosure 2 to PWSC(2011-12)10 was a concept plan subject to planning and design. The Yau Tsim Mong District Council had been consulted on the concept plan and was supportive of the proposal for early implementation. The

transport services to be relocated to the PTT would be assessed in due course after consulting relevant government departments.

29. Ms Miriam LAU Kin-ye also requested the Administration to relocate the termini of minibuses in Mong Kok into the proposed PTT upon the relocation of WSD offices. Noting that according to the concept plan, the PTT would be located at Luen Wan Street, she requested that the PTT should preferably be situated at Sai Yee Street in view of its proximity to MTR Mong Kok Station. DS(W)2 undertook to convey Ms LAU's suggestion to the Planning Department and Transport Department.

BEAM Plus rating

30. Mr LEE Wing-tat said that the project would set an example to the business sector for incorporating green features when retrofitting buildings. Noting that the Administration aimed at achieving a Bronze award under the Hong Kong Green Building Council (HKGBC) BEAM Plus green building labeling scheme, Mr LEE opined that the Administration should aim at a higher class award for the converted industrial building. DS(W)2 clarified that the Administration aimed at achieving a Silver or Bronze award for the proposed project. He added that although a number of energy conservation measures would be adopted in the project, achieving a further higher class award such as Platinum or Gold award, would likely be constrained by the original building design and site condition of the procured industrial building, e.g. proximity to public transport/amenities recreational facilities, energy use requirements etc. Mr LEE requested the Administration to provide the rating criteria of 'Platinum', 'Gold', 'Silver' and 'Bronze' awards under HKGBC's 'BEAM Plus' green building labeling scheme.

Admin

31. The item was voted on and endorsed.

32. There being no other business, the meeting ended at 9:39 am.