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

**Minutes of the 22nd meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 3 June 2015, at 8:30 am**

Members present:

Hon Alan LEONG Kah-kit, SC (Chairman)
Hon WU Chi-wai, MH (Deputy Chairman)
Hon Albert HO Chun-yan
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
Hon Emily LAU Wai-hing, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Cyd HO Sau-lan, JP
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Dr Hon LEUNG Ka-lau
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin

Hon Frankie YICK Chi-ming
Hon Gary FAN Kwok-wai
Hon Charles Peter MOK, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Kenneth LEUNG
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SIN Chung-kai, SBS, JP
Dr Hon Helena WONG Pik-wan
Hon IP Kin-yuen
Dr Hon Elizabeth QUAT, JP
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen, BBS

Members absent:

Hon WONG Kwok-hing, BBS, MH
Hon Ronny TONG Ka-wah, SC
Hon CHEUNG Kwok-che
Hon Dennis KWOK

Public officers attending:

Mr YEUNG Tak-keung, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Mr TSE Chin-wan, JP	Deputy Director (1) Environmental Protection Department

Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Ms Angela LEE Chung-yan	Deputy Secretary for Home Affairs (3)
Mr LEUNG Koon-kee	Director of Architectural Services
Mrs Alice YU NG Ka-chun	Project Director (3) Architectural Services Department
Ms Michelle LI Mei-sheung	Director of Leisure and Cultural Services
Dr Louis NG Chi-wa	Deputy Director (Culture) Leisure and Cultural Services Department
Ms Eve TAM Mei-yee	Museum Director (HKMA) Leisure and Cultural Services Department
Mr Frank WONG Tak-choi	Project Director (1) Architectural Services Department
Mr LAM Ching-man	Assistant Director (Development) Water Supplies Department
Mr Andrew HUI Yat-kong	Chief Engineer (Development) (2) Water Supplies Department
Mr LO Kwok-kong	Chief Civil Engineer (Public Works Programme) (Acting) Transport and Housing Bureau
Mr Daniel CHUNG Kum-wah	Director of Civil Engineering and Development
Mr Stephen LI Tin-sang	Chief Engineer (New Territories East) ² Civil Engineering and Development Department
Mr CHIU Pbut-kay	Chief Architect (6) (Acting) Housing Department
Mr Stephen CHU Chu-leung	Chief Civil Engineer (2) Housing Department

Mr SOH Chun-kwok	District Planning Officer (Sha Tin, Tai Po and North) Planning Department
Ms Rosanna TSE	District Lands Officer (Sha Tin) Lands Department
Mr YAU Shing-mu	Under Secretary for Transport and Housing
Ms Judy CHUNG Sui-kei	Principal Assistant Secretary for Transport and Housing (Transport) ⁵
Mr Peter LAU Ka-keung	Director of Highways
Mr Andy YAU Pak-hang	Project Manager (Hong Kong- Zhuhai-Macao Bridge Hong Kong Project Management Office) Highways Department
Mr MA Kuen	Chief Engineer (Hong Kong Boundary Crossing Facilities) (Hong Kong- Zhuhai-Macao Bridge Hong Kong Project Management Office) Highways Department

Clerk in attendance:

Ms Sharon CHUNG	Chief Council Secretary (1) ²
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Staff in attendance:

Ms Anita SIT	Assistant Secretary General 1
Mr Fred PANG	Senior Council Secretary (1) ²
Mr Raymond CHOW	Senior Council Secretary (1) ⁶
Ms Christina SHIU	Legislative Assistant (1) ²
Ms Christy YAU	Legislative Assistant (1) ⁷
Ms Haley CHEUNG	Legislative Assistant (1) ⁹

The Chairman advised that there were seven funding proposals on the agenda for the meeting. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting before they spoke on the item. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 703 – Buildings

PWSC(2015-16)8 66RE Expansion and Renovation of the Hong Kong Museum of Art

2. The Chairman advised that the proposal, i.e. PWSC(2015-16)8, was to upgrade 66RE to Category A at an estimated cost of \$934.4 million in money-of-the-day prices for the expansion and renovation of the Hong Kong Museum of Art ("HKMA"). The Panel on Home Affairs had been consulted on the proposal on 12 May 2014. Panel members had no objection to the submission of the funding proposal to the Subcommittee for consideration. Pursuant to Panel members' requests, the Administration had provided supplementary information on the proposal on 15 July 2014. A report on the gist of the Panel's discussion had been tabled at the meeting.

3. At the invitation of the Chairman, Director of Leisure and Cultural Services ("DLCS") briefed members on the proposal.

Design and implementation of the project

4. Mr Christopher CHUNG said that he supported the proposed expansion and renovation works to upgrade and expand the HKMA's facilities and to facelift the building. The Administration should take the opportunity of the project to make the services of HKMA more user-friendly and to transform the museum into a new landmark. Ir Dr LO Wai-kwok said he expected that following the expansion of HKMA, more venues would be available for permanent display of local artists' works.

5. DLCS replied that the Administration would fully utilize the proposed exhibition galleries to support the development of local art and artists. The Hong Kong Art Gallery, which had been used in the late 1990s for staging thematic exhibitions, would be re-instated in HKMA for staging exhibitions on Hong Kong art.

6. Mr Tony TSE expressed concern about the visual compatibility between HKMA and the surrounding environment. He said that the design of the project should incorporate features to mitigate the visual impact of the nearby MTR ventilation shaft. Noting that the Administration would re-design the open space in front of HKMA into an "Art Corridor", Mr TSE sought more details about the facility.

7. Mr Gary FAN said he agreed with the need to renovate HKMA. It was appropriate for the Administration to provide under the project the proposed new entrance on the first floor of HKMA facing the Tsim Sha Tsui waterfront and the "Art Corridor". He shared the view that more thoughts should be given to minimizing the visual intrusion of the MTR ventilation shaft.

8. DLCS replied that in planning the HKMA expansion and renovation project, the Administration had taken into account the holistic development of the Tsim Sha Tsui waterfront area. The open space in front of the museum would be re-designed as an "Art Corridor", which would blend seamlessly with the Art Square in Salisbury Garden to provide an active open space for art display and cultural events. The Administration would strive to beautify the area and enhance its artistic ambience. She assured members that the Administration would continue to liaise with the owners or management of the private facilities at the waterfront with respect to the planning of the area.

9. Mr Tony TSE stressed the importance for the Administration to step up coordination efforts to ensure that the developments and facilities at the waterfront would be in harmony with the overall design of the area. He opined that in view of the scale and cost of the project, the Administration should tender out the proposed works under several contracts instead of a single contract to enable the participation of small and medium size contractors.

10. DLCS responded that the design of HKMA gave due emphasis to functionality and aesthetic appeal whilst keeping the cost at a modest level. The total estimated cost of the project was comparable to that of other similar projects. The proposed funding would be used mainly for financing the construction of the exhibition galleries in HKMA.

11. Mr Gary FAN and Mr Tony TSE opined that in designing the project, the Administration should take into account not only the functional aspects of HKMA, but also the need of enhancing the artistic atmosphere of the museum. Mr FAN said that while the Administration should adopt modest designs for most of the facilities managed by the Leisure and Cultural

Services Department ("LCSD"), it should devote adequate resources to facelift HKMA architecturally and aesthetically.

12. DLCS replied that LCSD in liaison with the Architectural Services Department ("ArchSD") had incorporated new features in the design of the project to enable the renovated HKMA to stand out on the waterfront. Director of Architectural Services ("DArchS") advised that the proposed project had placed emphasis on the functional aspects and aesthetic appeal of HKMA. The Administration would continue to fine-tune the design where appropriate.

13. Mr Albert CHAN considered it necessary to improve the external appearances of HKMA and the Hong Kong Cultural Centre. He said that to project a unique image for HKMA at the waterfront, the Administration should further refine the design under the present project and add more artistic elements to the museum building.

14. DLCS replied that with transparency as the primary design concept, the renovated museum building would reinforce openness and visibility, hence offering an unobstructed view of the harbour on some floors of the building. The project would also transform the museum with a distinguishing outlook enriching its image along the waterfront.

15. Mr LEUNG Yiu-chung enquired whether the Administration would follow the practices of overseas museums and provide jogging tracks near HKMA for public use. DLCS replied that the HKMA expansion and renovation project would form part of the Administration's plan to revitalize the cultural and leisure facilities on the Tsim Sha Tsui waterfront. The Administration expected that the waterfront area would be a place for art display and for members of the public to relax, walk and do exercises.

Facilities to be provided under the proposed project

16. Ir Dr LO Wai-kwok noted that the proposed expenditure items included "furniture and equipment" and fees for lighting and acoustic specialist consultants, etc. He enquired whether the scope of the project comprised upgrading of multi-media technologies to enhance the appeal of the exhibitions held in HKMA in future. Deputy Director (Culture), Leisure and Cultural Services Department ("DD(C)/LCSD") replied that the project would upgrade the facilities and equipment in HKMA with state-of-the-art technologies.

17. In reply to Mr LEUNG Yiu-chung, DArchS advised that the Administration had adopted the relevant requirement of the Building

Department's Practice Note on sanitary fitting provision. For instance, on the ground floor of the building, a ratio of four female compartments to one male compartment would be provided.

18. Mr IP Kin-yuen said he supported the project. He opined that the Administration should take forward the suggestion mentioned in paragraph 6 of its paper that a section of the new rooftop gallery to be added to the HKMA's building would be used for organizing exhibition-related art education programmes for children and the youth.

19. Mr LEUNG Yiu-chung enquired whether the Administration had consulted representatives from disabilities organizations, including wheelchair users and people with visual impairment, on the design of the facilities provided under the project. DLCS replied that the Administration had consulted the Arts with the Disabled Association Hong Kong.

Impact of the closure of HKMA for the proposed works

20. Mr Christopher CHUNG noted that HKMA would be closed for about three years for the proposed works. He enquired whether, to minimize the impact of the closure on the availability of exhibition space, the Administration would shorten the construction period, or carry out the proposed works in phases so that some venues in the museum building would remain open for public use when the works were in progress.

21. DLCS replied that the proposed implementation timetable of the project was already a compressed one. Carrying out the proposed works by phases was neither feasible nor cost-effective. A phased approach would also prolong the construction period and render it impossible for visitors to have enjoyable museum experiences not affected by noise and dust nuisances. Upon the closure of HKMA, the Administration would continue to organize exhibitions and activities in other venues. As part of its outreach programmes, HKMA would set up an Art Buseum, which was a mobile museum, to bring art to schools and local communities.

22. Mr WU Chi-wai requested the Administration to provide detailed information on its plans on outreach programmes and art exhibitions during the closure of HKMA. Taking in view that the space provided by other venues managed by LCSD might not be sufficient to cater for large-scale art exhibitions, he enquired whether the Kai Tak Cruise Terminal ("KTCT") could serve as a temporary venue for hosting such events during the closure period.

23. DLCS replied that the Administration had yet to explore the possibility of holding art exhibitions in KTCT. The Administration would maintain an open attitude towards all feasible options to increase exhibition space.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC220/14-15(01) on 23 June 2015.)

Positioning and collections of HKMA

24. Mr Gary FAN was concerned about the differences in the positioning of HKMA and M+, the visual culture museum being developed on the West Kowloon Cultural District. He said the Administration had advised in (c) of paragraph 21 of its paper that M+ positioned itself as a world class museum that developed content from a Hong Kong perspective, with a global vision, extending out towards the rest of the Mainland, Asia and beyond, while HKMA positioned itself as an important regional museum with a Hong Kong focus complemented by international artistic trends and dialogues. He sought clarification on whether there was an overlap of role between the two museums.

25. DLCS replied that it was common in advanced cities that more than one art museum were provided. The role played by M+ would not duplicate or compete with that of HKMA. Their positioning and collection policies would complement each other.

26. Mr Christopher CHUNG opined that HKMA played an important role in enhancing the public's appreciation of art. He was confident that there would not be overlapping between the scope of the art collections of HKMA and M+.

27. Ir Dr LO Wai-kwok enquired about the proportion of HKMA's collections that could be permanently displayed. DD(C)/LCSD replied that the collections of HKMA exceeded 16 000 art objects and about 1% of them had been displayed in the museum.

28. Mr Albert CHAN expressed worries that given the prevailing political climate, LCSD would become a political propaganda machine and HKMA staff members would no longer be allowed to decide on their own the art objects for display. In response, DLCS advised that HKMA would continue to discharge collection management and curatorial duties from an artistic point of view having regard to the advice of experts in relevant areas.

29. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate discussion and voting at the relevant meeting of the Finance Committee ("FC"). Members agreed that individual members might consider requesting separate discussion and voting for the item at the relevant meeting of FC after studying the supplementary information to be provided by the Administration.

Head 703 – Buildings**PWSC(2015-16)15 117KA Relocation of New Territories West Regional Office and Water Resources Education Centre of Water Supplies Department to Tin Shui Wai**

30. The Chairman advised that the proposal, i.e. PWSC(2015-16)15, was to upgrade 117KA to Category A at an estimated cost of \$823.4 million in money-of-the-day prices for the relocation of the New Territories West ("NTW") Regional Office and Water Resources Education Centre ("WREC") of Water Supplies Department ("WSD") to Tin Shui Wai. The Panel on Development had been consulted on the proposal on 24 March 2015. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. Pursuant to the Panel members' requests, the Administration had provided supplementary information on the proposal to the Panel on 21 April 2015. A report on the gist of the Panel's discussion had been tabled at the meeting.

31. At the invitation of the Chairman, Assistant Director (Development), Water Supplies Department ("AD(Dev)/WSD") briefed members on the proposal.

Justification for the proposed relocation

32. Mr IP Kwok-him said that compared with the site where the existing NTW Regional Office and WREC of WSD were located, the proposed site was situated in a relatively remote and inconvenient location. He expressed concern whether WREC could perform its functions effectively after the proposed relocation. Mr LEUNG Che-cheung shared the concern about the accessibility of the new WREC, and suggested that the Administration should step up publicity efforts to attract patronage to it. Ir Dr LO Wai-kwok enquired about the number of parking spaces to be provided at the proposed building in Tin Shui Wai to meet the parking demand of WSD vehicles and visitors to the building.

33. AD(Dev)/WSD replied that in the study on the "Area Improvement Plan for the Shopping Areas of Mong Kok" undertaken by the Planning Department in 2009, it was recommended that the site currently housing the Food and Environmental Hygiene Department and the WSD facilities at Sai Yee Street and the adjoining temporary carpark ("Sai Yee Street site") could be considered for comprehensive redevelopment. As visitors to WREC were mainly students or group visitors who usually came to the centre by coaches, they might not find it inconvenient to access the relocated WREC in future. Visitors could also come to the centre by the Light Rail conveniently. The new building at the proposed site would provide pick-up/drop-off areas for visiting coaches. Fifty car parking spaces for a fleet of vehicles to support the operation of the NTW Regional Office would be provided in the new building. Consideration would also be given to the possibility of making available some of these parking spaces for visitors' use during non-peak hours.

34. Mr Albert CHAN said that he welcomed the relocation of the NTW Regional Office and WREC to Tin Shui Wai. He disagreed with the view that the proposed site was situated in a remote location, and considered it appropriate to relocate more government offices and public facilities to Tin Shui Wai for the benefit of the local community.

35. Ms Emily LAU said it was mentioned in paragraph 8 of the Administration's paper that the relocation of the NTW Regional Office to Tin Shui Wai would ensure speedy attendance to operational emergencies. She enquired whether difficulties were currently encountered by WSD in attending such emergencies. AD(Dev)/WSD replied that the NTW Regional Office was serving the NTW region. Staff and vehicles from the current Mong Kok office had to travel a long distance if they had to attend operational emergencies in NTW.

Scope and timeframe of the project

36. Ms Emily LAU noted that the Administration would commence the demolition of the existing WSD facilities in Mong Kok in mid-2018 for completion in mid-2019. She enquired why the demolition would take such a long time to complete.

37. DArchS replied that an asbestos investigation had identified some asbestos containing materials in the existing WSD facilities in Mong Kok. As the Administration would engage registered contractors to carry out the asbestos removal works and to provide stringent supervision on site, a longer time would be required to complete the demolition.

38. Dr Kenneth CHAN said that to facilitate members to understand the possible scope of the asbestos removal works to be conducted in future, the Administration should provide more details about the problem of asbestos at the existing WSD facilities in Mong Kok. DArchS replied that after the proposed relocation, the Administration would conduct a detailed investigation to confirm the extent and amount of asbestos involved in the existing WSD facilities in Mong Kok.

39. Mr IP Kwok-him noted that under the proposal, the new building at Tin Shui Wai would provide changing and shower facilities. He enquired whether these ancillary facilities would serve any specific purposes. AD(Dev)/WSD replied that as the NTW Regional Office operated 24 hours daily, the facilities would cater for the needs of operational staff working on shifts.

Cost estimate of the project

40. Mr Albert CHAN noted that the project cost estimate under the proposal included a contingency provision of about 10% of the capital cost of the proposed project. He enquired whether the same practice was adopted for other public works projects. Permanent Secretary for Development (Works) ("PS/DEV(W)") replied that while as a normal practice for public works projects, a contingency provision of about 10% was generally included in the project cost estimate, a higher or lower percentage might be adopted for some projects.

41. Mr Albert CHAN opined that the contingency level at 10% might be more than necessary in view of the recent fall of material prices. To allow more flexibility in the use of public funds, the contingency level should be set at a lower percentage, say 5%. He urged the Administration to study the matter.

Utilization of the proposed site in Tin Shui Wai

42. Dr KWOK Ka-ki and Mr WU Chi-wai opined that the Administration should fully utilize Government, Institution and Community ("GI/C") sites for providing social welfare and community facilities. Dr KWOK said that as the proposed site was situated near residential developments and public transport facilities, elderly care facilities should be provided at the site to alleviate the existing shortfall in Yuen Long.

43. Mr WU Chi-wai suggested that for public works projects involving provision of facilities at GI/C sites, the proposals submitted to the Subcommittee in future should include details about the process of consulting

government departments on their needs for accommodation/land resources for providing social welfare and community facilities at the project sites. Ms Emily LAU echoed the view of Mr WU. She said that the Administration should improve the relevant mechanism so as to encourage government departments to actively consider the need to submit accommodation requests.

44. Deputy Secretary for Financial Services and the Treasury (Treasury)3 (DS(Tsy)3) replied that the Administration had put in place mechanisms to optimize site utilization in capital works projects. The Government Property Agency ("GPA"), the Planning Department ("PlanD") and ArchSD were currently reviewing the mechanisms. In response to Mr WU's enquiry on when the review would be completed, DS(Tsy)3 said the Administration expected that the review would be completed within two months.

45. Dr KWOK Ka-ki suggested that the Administration should wait for completion of the review and refine the design of the proposed project having regard to the review results. AD(Dev)/WSD responded that the Administration needed to meet the tight programme for completion of the proposed works so as to release the existing site in Mong Kok early. DS(Tsy)3 advised that the site in Tin Shui Wai might not be suitable for co-location of noise sensitive users such as elderly centres because WSD vehicles would operate 24 hours daily at the site to support the operation of the NTW Regional Office. Moreover, the project was already at its final stage of seeking funding support and approval with tenders already invited. DArchS confirmed that the Administration had invited tenders for the design and construction of the new building in Tin Shui Wai.

46. Mr WU Chi-wai said that the Administration's existing practice for determining the use of a GI/C site could not cope with the pressing needs of the community for public facilities. The Administration should revise the relevant procedures to the effect that the Planning Department would determine the plot ratio for a GI/C site only after it had collected and considered all user departments' accommodation requests.

47. Permanent Secretary for Development (Planning and Lands) ("PS/DEV(P&L)") replied that under the existing practice, the Planning Department could take into account user departments' accommodation requirements when determining the planning parameters for a GI/C site, as the assessment of plot ratio and other relevant planning parameters for a GI/C site was carried out in parallel with the collection and study of government departments' accommodation requests.

48. Dr Kenneth CHAN recalled that the Administration had advised at a meeting of the Panel on Development in April 2014 that it had planned to relocate the WSD Yuen Long sub-office and the WSD store in Wang Cheong Building in Cheung Sha Wan to the proposed building in Tin Shui Wai. He asked whether the Administration would proceed with the plan, and whether it had assessed the impact of relocation of these facilities on the traffic in the concerned area. AD(Dev)/WSD replied that the Administration would implement the relocation plan.

Education programme and facilities of WREC

49. Ir Dr LO Wai-kwok opined that as the proposed site was close to schools, the new WREC would be situated in a convenient location for students of these schools who wished to participate in its education programme. He enquired whether and how the design of the proposed building would create an open and user-friendly environment for students. DArchS replied that WREC would introduce students and visitors to the importance of water conservation through live and on-site demonstrations of water saving features including grey water recycling and rainwater harvesting system which would be installed in the proposed building.

50. In reply to Dr Helena WONG, AD(Dev)/WSD advised that the total number of visitors to WREC was 6 000 in 2013 and 9 500 in 2014 and it was anticipated that there would be more than 10 000 visitors in 2015. Three staff members were currently working for WREC in Mong Kok.

51. Dr Helena WONG said that according to the website of WREC, the target audience of WREC was mainly the Primary Four pupils whose General Study curriculum included water supply issues. She opined that to step up public education on water resources, WREC should provide exhibitions/demonstrations with themes suitable to different age groups. Mr LEUNG Kwok-hung shared Dr WONG's view that WREC should enhance public education on water resources upon its relocation. He considered that since WREC would be close to Hong Kong Wetland Park in Tin Shui Wai in future, tour groups visiting the park might be interested to participate in the education programme of the centre.

52. AD(Dev)/WSD replied that at the new WREC, WSD would introduce more new initiatives and in-depth materials covering various aspects of water resources to enhance visitors' knowledge about the subject. While students at Primary Four or above remained the target audience of WREC, the visitor coverage would be extended to secondary school students and the general public.

53. Dr Helena WONG requested the Administration to provide information on whether it would extend the visitors' coverage of WREC and introduce new initiatives to enrich its contents upon the relocation of the centre to the proposed site.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC219/14-15(01) on 23 June 2015.)

54. Dr Kenneth CHAN opined that in view of the larger size of the new WREC, the Administration should cultivate a wider audience base for the education programme of the centre upon its relocation, and take an active role in striving for an open and attractive environment for visitors to the centre. It should also ensure that the exhibits to be installed at the relocated WREC could effectively enhance public's knowledge of water resources. He enquired whether the existing exhibits in WREC could be re-used, and how the consultants to be engaged in the project would assist in the design and installation of exhibits.

55. In reply, PS/DEV(W) assured members that the Administration would strive to make WREC convenient for the general public to participate in its education programme. AD(Dev)/WSD advised that WSD would commission an exhibition consultant to design and supervise the fabrication and installation of the exhibits in WREC. The exhibition consultant would look into the possible re-use of the existing exhibits.

Traffics impact and trees preservation

56. Noting that a vehicle fleet would support the operation of the NTW Regional Office at the proposed site, Mr LEUNG Che-cheung expressed concern about the traffic impact of the fleet operation on the neighbourhood. AD(Dev)/WSD replied that the Transport Department had been consulted and that the fleet operation at the proposed site would not adversely affect the surrounding traffic.

57. Dr Kenneth CHAN said he supported the Administration's proposal to preserve the four mature sized Ficus trees identified within the existing WSD site in Mong Kok, and urged the Administration to take effective measures to preserve and protect the trees. Noting that the Administration had advised in its paper that consultants had carried out a survey on the trees at the proposed site in Tin Shui Wai, he asked about the assessment of the impact of the project on trees and the proposed remedial measures. In reply, PS/DEV(W) undertook that the Administration would provide the relevant information in light of Dr CHAN's concern.

(*Post-meeting note*: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC219/14-15(01) on 23 June 2015.)

Future use of the site in Mong Kok

58. Noting from the Administration's paper that the Sai Yee Street site would be considered for comprehensive redevelopment, Mr LEUNG Kwok-hung said that to address the concerns of local communities, the Administration should make known the planned use of the site, and confirm whether the site would be reserved for residential or hotel development. Dr Fernando CHEUNG queried whether there was an imminent need to vacate the Sai Yee Street site if the Administration had yet to ascertain its future land use.

59. PS/DEV(P&L) replied that it was the Administration's policy to relocate government offices with no location requirements out of high-value areas for more effective use of land resources. PlanD was undertaking a study to identify the optimal options for comprehensive redevelopment at the Sai Yee Street site. The study would take into account the view of the relevant District Council suggesting the provision of public realm and public transport facilities at the site. Upon completion of the study by the end of 2015, the Administration would determine the use of the site.

60. Dr Fernando CHEUNG and Mr LEUNG Kwok-hung remained of the view that the Administration should have developed a plan on the land use of a site prior to seeking funding approval for relocating the existing facilities out of the site. The Chairman asked the Administration to take note of and appropriately follow up members' views.

Reprovisioning of the Mong Kok Customer Enquiry Centre

61. Dr Helena WONG noted that the Administration would reprovision the Customer Enquiry Centre within the existing WSD facilities in Mong Kok ("CEC") in Kowloon. She enquired whether the Administration had started the process of identifying suitable premises for accommodating CEC and whether the centre would be reprovisioned in Mong Kok. AD(Dev)/WSD replied that WSD had been maintaining communication with GPA on the matter and would try to identify a suitable premises in Kowloon in early 2017 for the reprovisioning. The centre might not necessarily be reprovisioned in Mong Kok.

62. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate discussion and voting at the relevant meeting of FC. Members agreed that individual members might consider requesting separate discussion and voting for the item at the relevant meeting of FC after studying the supplementary information to be provided by the Administration.

Head 711 – Housing

PWSC(2015-16)16 757CL Roads and drains in Area 16 and Area 58D, Sha Tin

63. The Chairman advised that the proposal, i.e. PWSC(2015-16)16, was to upgrade 757CL to Category A at an estimated cost of \$224.5 million in money-of-the-day prices for the provision of infrastructure to support the proposed public housing development in Area 16 and Area 58D, Sha Tin. The Panel on Housing had been consulted on the proposal on 2 February 2015. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

64. At the invitation of the Chairman, Chief Civil Engineer (Public Works Programme) (Acting), Transport and Housing Bureau ("CCE(PWP)/THB(Atg)") briefed members on the proposal.

Objections to land resumption

65. Ms Emily LAU referred to paragraph 14 of the Administration's paper that one objection from 19 objectors had objected to the resumption of the private land required for the proposed public housing development, and hence they had also objected to the road and drainage works under the project which were designed for supporting the development. She enquired about the details of their objections.

66. In reply, CCE(PWP)/THB(Atg) explained that while the road and drainage works under the project did not require any land acquisition, the Administration had resumed 10 private agricultural lots for the purpose of the proposed public housing development. The objectors mainly objected to the land resumption. He added that upon the authorization of the scheme by the Chief Executive-in-Council, the notice of authorization was gazetted and the private lots had been reverted to the Government. The Lands Department was liaising with the affected parties on the compensation arrangement.

67. Ms LAU said that according to the Administration's paper, the proposed road works had been gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and the Chief Executive-in-Council had authorized the scheme in accordance with the Ordinance without modification. She enquired whether and how the Administration would handle the unresolved objection.

68. District Lands Officer (Sha Tin), Lands Department advised that in accordance with the current land resumption policy, private land owners affected by land resumption for public works projects would be offered ex-gratia land compensation. Eligible clearers, e.g. domestic occupiers, were offered rehousing and domestic removal allowance, according to their eligibility. Residents who were not eligible for rehousing might be offered accommodation in transit centres. She advised that while owners of some of the 10 private lots had accepted the compensation offers issued by the Lands Department, the Administration was actively liaising with the objectors who were owner and occupiers of one private lot on their needs and concerns. She added that the objectors had recently allowed the Administration to carry out a site survey.

69. Ms LAU enquired whether the objection cases could be resolved through the Administration's agricultural resite arrangement. District Lands Officer (Sha Tin), Lands Department replied that the agricultural resite arrangement was introduced for genuine farmers. The concerned land owner and occupiers who had raised objections to the land resumption for the proposed public housing development were not genuine farmers. She explained that the purpose of the agricultural resite arrangement was to assist genuine farmers affected by clearance to erect temporary structures for domestic purpose in the vicinity of their farmland. While for the case under consideration, the objectors were not genuine farmers, the Lands Department would handle the compensation for land resumption under the prevailing land resumption policy.

Implementation of the project

70. Dr KWOK Ka-ki said that he supported the proposed project. Noting that under the proposal, the Administration would commission consultants to undertake site supervision for the proposed works due to insufficient in-house resources, he was concerned about the adequacy and quality of site supervision under such arrangement. He was of the view that to enhance cost control and prevent cost overrun, instead of engaging consultants to carry out site supervision for public works projects, the Administration should consider increasing its staffing for carrying out such duties.

71. Director of Civil Engineering and Development replied that it was a common practice to commission consultants to carry out site supervision for public works projects when the relevant departments had insufficient in-house resources. A comprehensive mechanism was in place for management and monitoring the performance of consultants. As the proposed project was not a complicated one, the Administration was confident that it would be completed with satisfactory quality within the planned timeframe and the proposed cost estimate unless unforeseen circumstances arose.

72. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate discussion and voting at the relevant meeting of FC. No members made such a request.

73. At 10:28 am, the Chairman suggested and members agreed that the meeting be extended for 15 minutes up to 10:45 am to allow more time to deal with the unfinished items on the agenda.

Head 706 – Highways

PWSC(2015-16)14 845TH Hong Kong–Zhuhai–Macao Bridge Hong Kong Boundary Crossing Facilities—Reclamation and Superstructures

74. The Chairman advised that the proposal was to increase the approved project estimate of 845TH by \$5,461.1 million from \$30,433.9 million to \$35,895.0 million in money-of-the-day prices to cover the cost of the works under the project. The Panel on Transport had been consulted on the proposal on 16 January 2015. Panel members supported the proposal in principle. Pursuant to Panel members' requests, the Administration had provided supplementary information on the proposal on 11 March 2015. A report on the gist of the Panel's discussion had been tabled at the meeting.

75. At the invitation of the Chairman, Under Secretary for Transport and Housing ("USTH") briefed members on the proposal and the progress of the Hong Kong-Zhuhai-Macao Bridge ("HZMB") project.

76. Dr KWOK Ka-ki expressed concern that the technical difficulties currently encountered in the construction of HZMB might lead to substantial delay in completion of the bridge project and the HZMB project would become a "white elephant". He queried whether it was appropriate to allocate additional resources for implementation of the project and whether the revised project estimate was sufficient to cover the total cost of the works.

He also expressed concern that the future commissioning of HZMB would aggravate the traffic congestion problem in Hong Kong.

77. USTH replied that the cross-boundary traffic arrangements for HZMB, including whether the existing quota system would be adopted, was a subject of discussion among the governments of Guangdong, Hong Kong Special Administrative Region and Macao Special Administrative Region. The discussion was still undergoing and there was no conclusion yet. He advised that the HZMB project would bring benefits to local freight industry as it would provide a direct road link between the western Pearl River Delta and Hong Kong.

78. Mr LEUNG Kwok-hung queried about the rationale for taking forward the HZMB project if at the outset, the Administration had anticipated that the volume of cross-boundary passenger traffic would not increase upon the commissioning of the bridge. Taking into consideration of the signs of economic slowdown in the Mainland and the fact that the economic development in the Mainland had been shifting westwards, he opined that it was wrong to construct HZMB and to continue the bridge project.

79. The Chairman advised that discussion on the proposal would continue at the next meeting scheduled for 9 June 2015 at 8:30 am.

Any other business

Visit to the Sludge Treatment Facility

80. The Chairman said that when examining the item PWSC(2015-16)13 at the meeting on 20 May 2015, members had suggested that a site visit be conducted to the Sludge Treatment Facility. He advised that the site visit had been scheduled for the morning of 27 June 2015. The Secretariat would inform members of the details in due course.

(Post-meeting note: Members were informed of the programme and other details of the site visit on 3 June 2015 vide LC Paper No. PWSC193/14-15.)

81. There being no other business, the meeting ended at 10:45 am.