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

**Minutes of the 2nd meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 28 October 2015, at 8:45 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Frankie YICK Chi-ming, JP (Deputy Chairman)
Hon Albert HO Chun-yan
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
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
Hon WONG Kwok-hing, BBS, MH
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon Andrew LEUNG Kwan-yuen, GBS, JP
Hon WONG Ting-kwong, SBS, JP
Hon Cyd HO Sau-lan, JP
Hon Starry LEE Wai-king, JP
Hon CHAN Hak-kan, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Dr Hon LEUNG Ka-lau
Hon WONG Kwok-kin, SBS
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC

Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS
Hon WU Chi-wai, MH
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 Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Hon Dennis KWOK
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
Hon TANG Ka-piu, JP
Dr Hon CHIANG Lai-wan, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen, BBS

Member attending:

Hon MA Fung-kwok, SBS, JP

Member absent:

Hon LEUNG Yiu-chung

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 Michael WONG Wai-lun, 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)
Mr José YAM Ho-san	Commissioner for Heritage Development Bureau
Mr Ricky WONG Chi-pan	Chief Assistant Secretary (Works) ² Development Bureau
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Mr Alan SIN Kwok-leung	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Mr Daniel CHUNG Kum-wah, JP	Director of Civil Engineering and Development
Mr Edwin TONG Ka-hung, JP	Director of Drainage Services
Mr Peter LAU Ka-keung, JP	Director of Highways
Mr Enoch LAM Tin-sing, JP	Director of Water Supplies
Mr Patrick CHEUNG Yuen-fong	Assistant Director of Electrical and Mechanical Services (Electricity and Energy Efficiency) (Acting)
Miss Charmaine WONG Hoi-wan, JP	Assistant Director of Home Affairs (2)
Mr Martin KWAN Wai-cheong	Chief Engineer (Works) Home Affairs Department
Ms Brenda AU Kit-ying	Head of Energizing Kowloon East Office Development Bureau

Ms Winnie HO Wing-yin	Deputy Head of Energizing Kowloon East Office Development Bureau
Mrs Alice YU NG Ka-chun	Project Director (3) Architectural Services Department
Mrs Doris FOK LEE Sheung-ling	Assistant Director (Leisure Services)1 Leisure and Cultural Services Department
Dr Lesley LAU	Chief Curator (Art Promotion Office) Leisure and Cultural Services Department

Attendance by invitation:

Mr Max WONG	Supervisor (Leadership) The Hong Kong Federation of Youth Groups
Mr C M LEE	Director LWK and Partners (Hong Kong) Limited

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 Maggie LAU	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Clara LO	Legislative Assistant (1)8

The Chairman advised that there were five discussion items for the meeting, i.e. an information paper on the forecast of submissions to the Subcommittee for the 2015-2016 legislative session and four funding proposals. These four funding proposals were agenda items carried over from the last meeting of the Subcommittee on 30 June 2015.

2. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), 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.

**Overview of potential submissions to Public Works Subcommittee
PWSCI(2015-16)7 — Forecast of submissions for the 2015-16
Legislative Council Session**

3. The Chairman said that, as agreed with the Administration in the 2001-2002 legislative session, the Administration had been providing forecasts of submissions to the Subcommittee at the beginning of each legislative session to enable members and other LegCo Members to have a preliminary view of the potential capital works items to be submitted to the Subcommittee, and to facilitate the consultation process for these proposed projects. The Clerk would circulate the 2015-2016 forecast to relevant LegCo Panels for Panel members to indicate which projects would require detailed discussion by the relevant Panels before the relevant funding proposals were submitted to the Subcommittee.

Prioritization of submission of funding proposals

4. Ms Emily LAU opined that, to solicit the Subcommittee's support for the funding proposals and to minimize the disputes arising from the proposed works projects, the Administration should conduct thorough consultation with stakeholders and the relevant Panels on those projects before submitting the relevant funding proposals to the Subcommittee for consideration. Furthermore, to facilitate members' deliberation, the Administration should provide members with sufficient information about the issues in dispute and the construction costs of the proposed projects. Ms LAU and Mr Albert CHAN called on the Administration to submit to the Subcommittee the funding proposals on those less controversial works projects (like those relating to schools and hospitals) before those proposals on the more controversial projects, so as to expedite the implementation of the less controversial projects. Ms LAU also suggested that additional meetings be

held to consider the funding proposals on the works projects which had the support of the community.

5. Mr TAM Yiu-chung expressed concern that the Finance Committee ("FC") might not be able to complete the examination of the funding proposals on all of the 72 capital works items listed in PWSCI(2015-2016)7 before the end of the current term, as it was expected that the discussion of the Subcommittee and FC on the more controversial items would take time. In this regard, Mr TAM suggested that the Administration should work out a better plan for the submission of the funding proposals, so that the works projects with an urgency could be launched in time.

6. Deputy Secretary for Financial Services and the Treasury (Treasury)3 ("DS(Tsy)3") explained that PWSCI(2015-2016)7 was an information paper listing out the potential capital works items on which the funding proposals would be submitted to the Subcommittee in the current session. In proposing the order of agenda items for the Subcommittee's meetings, the Administration would consider a host of factors, including the importance, urgency, readiness and consultation progress of the projects concerned. The Chairman said that the Panels of LegCo would be consulted on which projects should be discussed at the meetings of the relevant Panels before the funding proposals were submitted to the Subcommittee. He hoped that the Administration would maintain a close communication with LegCo Members in the course of seeking their support for the funding proposals.

Handling of the items carried over from the last legislative session

7. Mr WONG Kwok-hing noted that, of the 72 capital works items on which the funding proposals would be submitted to the Subcommittee in the current session, 11 had been submitted during the last session but had not yet been discussed. He opined that the backlog was due to the filibustering conducted by some Subcommittee members. Mr WONG suggested that, to clear the backlog, the Administration should accord priorities to these 11 items. Alternatively, additional Subcommittee meetings should be held. Mr WONG also enquired about the extra project costs incurred for these 11 items as a result of the delay in the examination of the funding proposals. Mr TANG Ka-piu opined that the delay in the examination of funding proposals on capital works items not only affected the project costs and operation of the construction industry, but also the housing supply for the public, taking in view that a number of capital work items were related to studies on exploring new land supply. He said that the Administration should make this clear to the public.

8. The Chairman said he believed that the Administration would accord priorities to those 11 items carried over from the last legislative session, subject to the circumstances of individual items. He supplemented that four of those 11 items were on the agenda of the meeting.

9. DS(Tsy)3 advised that depending on the progress of examination of the funding proposals, the Administration would seek the Chairman's consent for arranging additional meetings. On the extra costs incurred as a result of the delay in the examination of funding proposals, Permanent Secretary for Development (Works) ("PS/DEV(W)") replied that the amount of cost increase was affected by a number of factors, such as whether a project had to be re-tendered, the materials and labour involved, and the Administration did not have an overall figure of the extra costs incurred for the 11 items at the moment.

10. Mr Alan LEONG said that the total number of capital works items and the overall amount of funding endorsed by the Subcommittee in the 2014-2015 session were more than those endorsed in the 2013-2014 session. He disagreed with the comment that there was a delay in the examination of funding proposals in the last session. He said it was understandable that the Subcommittee would not be able to finish the examination of a large number of proposals within a limited period of time. Referring to the 11 items carried over from the last legislative session, he said that none of them were relating to housing supply. He considered the allegation that the delay in the examination of funding proposals had affected housing supply in Hong Kong ungrounded. Dr KWOK Ka-ki said that the delay in implementing some livelihood-related capital works projects in previous sessions was caused by the Administration's reluctance to allow the Subcommittee to consider those items before the controversial ones.

11. The Chairman said that two items in the 2015-2016 forecast that were related to long-term land development in Hong Kong, namely the planning and engineering study on Sunny Bay reclamation (item 6) and the strategic studies for artificial island in the central waters (item 18), had been discussed during the last legislative session. Item 6 had been rejected by the Subcommittee and item 18 had been withdrawn by the Administration.

Control of project costs

12. Mr Albert CHAN opined that, when planning capital works projects, the Administration should make reference to the current trend of tender prices and the delivery capacity of the local construction industry. He suggested that the Administration should examine the construction costs of large-scale works projects on a regular basis so as to keep the project cost estimates in

line with the prevailing market trend. He also urged the Administration to slow down the implementation of public works projects to contain the surge in project costs.

13. PS/DEV(W) advised that the Administration had all along taken into account the delivery capacity of the construction industry in the course of capital works planning. Indeed, the overall construction expenditure for Hong Kong last year (i.e. around \$200 billion) was only slightly below that at the peak of the Airport Core Projects era in the 1990s. That said, the Administration was mindful of the increase in tender prices in recent years (e.g. the tender prices of building works had increased by 6% last year, which was similar to the amount of increase in construction cost as forecast by the Government Economist). The increase was believed to be related, among others, to the tenderers' risk assessment on the projects costs in light of the unforeseeable market conditions. PS/DEV(W) assured members that the Administration would take appropriate actions to tackle the issue. The Chairman added that the aforesaid \$200 billion comprised the construction expenditures of both the public and the private sectors. For the public sector alone, the corresponding figure was about \$70 billion.

Construction costs and labour supply

14. Mr Jeffrey LAM said that many construction companies were suffering from the problems of high construction costs and the fluctuation in the market demand for construction workers. He asked about the Administration's measures to address these problems. He also called on other members to engage in rational discussions on the funding proposals and avoid undue delay in the examination of the proposals.

15. On the concern of increasing tender premium, PS/DEV(W) advised that various measures had been put in place to inform the construction industry about the forecast construction outputs so as to facilitate the assessment of market conditions for contractors to tender for their works. For example, PWSCI(2015-16)7 listed out the Government's capital works items in the 2015-2016 session, while the Construction Industry Council ("CIC") would release information on the forecast of overall construction outputs.

16. PS/DEV(W) further advised that while the shortage of construction workers had been slightly relieved, the problem of insufficient supply of skilled construction workers had yet to be fully resolved as Hong Kong would still need 10 000 to 15 000 additional skilled construction workers. As such, the Administration had undertaken various initiatives to address the shortage. These initiatives included collaborating with CIC to train up local

workers and attract new entrants to the construction industry, as well as rolling out enhancement measures to the "Supplementary Labour Scheme".

Concerns about individual items

6845TH Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities -- reclamation and superstructures

17. Dr KWOK Ka-ki enquired whether the proposed topside development at the Hong Kong Boundary Crossing Facilities ("HKBCF") artificial island of the Hong Kong-Zhuhai-Macao Bridge ("HZMB") would have any impact on the progress of the project 6845TH. Noting that the HKBCF artificial island had moved about 6 to 7 metres in the course of reclamation, Dr KWOK requested the Administration to update the Subcommittee about the latest situation of the HZMB project, including its structural safety and the additional project cost to be incurred. He also asked whether the Administration would accord higher priorities to submitting the funding proposals on livelihood-related projects (such as redevelopment of Kwai Chung Hospital and extension of the Operating Theatre Block of Tuen Mun Hospital) than project 6845TH to the Subcommittee for consideration.

18. Director of Highways ("DHy") explained that the funding proposal to be submitted on project 6845TH aimed to seek the Subcommittee's endorsement of a proposed increase in the approved project estimate for the completion of the reclamation and superstructures works of HKBCF. The proposed topside development at the HKBCF artificial island was not related to project 6845TH and would only be carried out after the completion of the HKBCF project. DHy further advised that the project consultant had conducted an assessment on the structural safety of HKBCF and concluded that it was safe. The piling works of the HKBCF associated superstructures were underway.

5768CL Strategic studies for artificial islands in the central waters

19. Dr KWOK Ka-ki said that the proposed construction of artificial islands in the central waters was a controversial issue. Relaying the grave concerns expressed by the public and LegCo Members about the failure of the Administration to conduct a thorough study and comprehensive consultation on the proposed project, Dr KWOK asked if the Administration would consider proceeding with those livelihood-related works projects prior to the more controversial ones.

20. Director of Civil Engineering and Development responded that the proposed item 5768CL was to carry out a preliminary study on the feasibility

of the construction of artificial islands in the central waters, which was still at a conceptual stage. The study was required for this strategic project, which was very important for the long-term land supply and development of Hong Kong. The results of the study would facilitate the Administration to map out the way forward for the proposed project.

Projects under the Signature Project Scheme

21. Noting that 14 out of the 72 items in the 2015-2016 forecast were Signature Project Scheme ("SPS") projects agreed by District Councils ("DCs") after extensive discussions and consultation at the district level, and six of these projects were discussion items carried over from the last legislative session, Mr TANG Ka-piu expressed concern that any delay in the endorsement of the relevant funding proposals might lead to an increase in the project costs. Mr TANG suggested that, to prevent the situation that these DCs-led SPS projects had to take a long time to obtain FC's funding approval, the Administration should consider applying for a one-off funding approval from FC for implementation of all the SPS projects of 18 DCs if SPS was re-introduced in the future. With the one-off funding approval, each DC would proceed with its selected SPS project(s) forthwith. He said that a similar arrangement was in place under the "block allocations" of the Capital Works Reserve Funds ("CWRF") for implementing the Universal Accessibility Programme.

22. Assistant Director of Home Affairs (2) explained that for SPS projects that involved works components, DCs were required to follow the prevailing CWRF requirements in completing pre-construction works of the SPS projects prior to seeking endorsement from the Subcommittee and, subsequently, funding approval from FC.

23. Mr LEUNG Che-cheung also expressed concern about the delay in obtaining funding approval for some SPS projects, which might lead to higher project costs. For the proposed "Construction of a Yuen Long ("YL") District Community Services Building" project, which was the SPS project of YL District, the community had already solicited donations with a view to enhancing the scope of the project. In case the tender price was higher than the approved project estimates due to longer-than-expected time in obtaining funding approval for the project, YL District Council might need to solicit further donations from the community to meet the shortfall. He was worried that some other SPS projects might have to lapse if other sources of funding could not be identified to meet the higher-than-expected tender prices resulted from the delay in obtaining funding approval. Mr LEUNG urged the Administration to accord priorities to the SPS projects when submitting funding proposals for the Subcommittee's consideration. He also suggested

that additional meetings of the Subcommittee should be scheduled.

24. DS(Tsy)3 replied that in determining the order of the funding proposals on the works projects under SPS for submission to the Subcommittee, the Administration would take into account members' views and the Home Affairs Department would be consulted.

25. Mr Alan LEONG said that FC took a gate-keeper role in public expenditure. It should not be taken for granted that FC must approve the proposals supported by DCs. In fact, most of the SPS projects were not controversial and there had been no difficulty for these projects to obtain FC's funding approval. Dr KWOK Ka-ki, Ms Emily LAU and Mr Albert CHAN disagreed with the suggestion of making a one-off funding approval by FC for 18 DCs to carry out their SPS projects. They stressed that the Subcommittee had an important role in examining the funding proposals related to individual public works projects submitted by the Administration. Mr LEONG, Dr KWOK and Ms LAU added that some SPS projects (e.g. the construction of music fountains at Kwun Tong Promenade) had faced public objections despite the relevant DCs' support. The Subcommittee had the duty to scrutinize the proposals carefully.

26. The Chairman reminded members that the suggestion of obtaining a one-off funding approval by FC for all SPS projects, if SPS was re-introduced, was not an agenda item for the meeting, and it was more appropriate to discuss the matter at the meetings of the relevant Panel.

Head 703 – Buildings

PWSC(2015-16)44 450RO Converting Tsun Yip Street Playground as Kwun Tong Industrial Culture Park

27. The Chairman advised that the proposal, i.e. PWSC(2015-16)44, was to upgrade 450RO to Category A at an estimated cost of \$111.1 million in money-of-the-day ("MOD") prices for the conversion of Tsun Yip Street Playground ("the Playground") into Kwun Tong Industrial Culture Park ("the Park"). The Panel on Development had been consulted on the proposal on 24 February 2015 and Panel members supported the submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

Cost of the project

28. Mr Albert CHAN considered that the estimated average construction cost of the Park at \$15,593 per square metre ("m²") was too high. He

expressed concern about the cost-effectiveness of the project. Head of Energizing Kowloon East Office, Development Bureau ("Head/EKEO/DEVB") explained that the project would involve not only building works, but also soft landscaping and the demolition of the existing hard-paved ball courts.

29. Mr Albert CHAN further enquired whether the average construction cost (per m²) of the proposed Park was comparable to that of other parks. Director of Architectural Services ("DArchS") replied in the affirmative and supplemented that the estimated cost of the project was comparable to that of a similar project in Sham Shui Po.

30. Noting that the estimated expenditure under "external works" was over \$30 million, which accounted for around one-third of the total cost of the project, Mr WU Chi-wai enquired about the details of the works. DArchS replied that the cost item "external works" covered the construction of the central lawn and the stage, both of which were major items of the project. Mr WU requested that the Administration should provide a breakdown of the estimated expenditure under "external works" (\$31.9 million) and "soft landscaping" (\$7.4 million) to facilitate members' understanding of the works covered by each of the two expenditure items.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC23/15-16\(01\)](#) on 17 November 2015.)

Name and theme of the Park

31. Mr Albert CHAN expressed support for the adoption of "industrial culture" as the theme for the Park. He urged the Administration to give more thoughts to the design of the Park so as to give the public a better appreciation of the industrial culture of Kowloon East. Ms Emily LAU and Mr WU Chi-wai cast doubt on whether the design of and the exhibits to be displayed at the Park could successfully bring out the theme. Mr WU opined that the Administration should consider giving another name to the Park.

32. Head/EKEO/DEVB assured members that industrial culture elements would be incorporated into the design of the Park to bring out the theme. The Administration would take into consideration members' views in finalizing the official name of the Park.

33. Miss CHAN Yuen-han expressed support for the proposed project. She stressed that the display of art installations reflecting the history of the

local manufacturing industries was important to the design of the Park. She suggested that the Administration should work out the design and locations of the art installations to be displayed at the Park carefully.

34. Mr LEUNG Kwok-hung enquired why the seven local industries, namely textile, clothing and garments, toys, plastics, timepieces, printing and electronics, had been selected as the themes of the art installations to be provided at the proposed Park. He queried why the wig industry, which was considered one of the prominent manufacturing industries of Hong Kong, had not been included. Head/EKEO/DEVB advised that the seven industries, selected based on the recommendations of a study on the industrial culture of Kowloon East, had once been the major manufacturing industries in Kwun Tong.

35. Dr KWOK Ka-ki said he had no objection to the proposal to convert the Playground to a park. However, he was worried that the proposed Park would become a facility decorating the adjacent commercial buildings, thus increasing the rent level of these properties. Head/EKEO/DEVB replied that the proposed conversion of the Playground to a park with industrial culture as its theme was an initiative to provide a multi-purpose green leisure space in the area, following the improvement of the adjoining sitting-out area near Tsun Yip Street ("the sitting-out area"). The Park would be managed by the Leisure and Cultural Services Department ("LCSD") and serve as a leisure place for the public, in particular people working in the area.

36. Mr CHAN Chi-chuen commented that the provision of the exhibition pavilions in the sitting-out area, which were converted from industrial containers to accommodate multi-media exhibits, had little effect on promoting public understanding of the history of the industrial development of Hong Kong. Head/EKEO/DEVB responded that the design of the sitting-out area had adopted the theme of "The Spirit of Creation" and showcased elements of industrial culture. The design had won several awards, including those from the Hong Kong Institute of Architects and Hong Kong Institute of Planners, as well as Japan's Good Design Award.

37. Mr LEUNG Kwok-hung suggested that a memorial plaque should be erected at the proposed Park to commemorate the workers who had contributed their lives to the industrial development of Hong Kong. Head/EKEO/DEVB responded that the erection of a memorial plaque at the Park would not be possible due to site constraints.

Facilities to be provided at the Park*Sports facilities*

38. Dr KWOK Ka-ki enquired whether there would be suitable facilities at the proposed Park for the people working nearby to play sports and do exercises such as jogging. Head/EKEO/DEVB advised that, while members of the public could jog at the Park, the one-kilometre long Kwun Tong Promenade on the waterfront was a more popular venue for jogging. On the provision of ball courts, a half-size basketball court would be provided at the proposed multi-purpose area at the Park. There were also ball courts provided near Kwun Tong Swimming Pool.

39. Noting that the major existing facilities of the Playground were hard-paved ball courts, Mr WU Chi-wai suggested that a basketball court of the standard size, instead of a half-size court, should be provided at the multi-purpose area at the proposed Park. Head/EKEO/DEVB advised that the provision of a full-size ball court at the Park might not be appropriate, as the playing of ball games at the Park would cause disturbances to other users of the Park. In fact, the total number of ball courts provided in Kwun Tong had already exceeded the requirement set out in the Hong Kong Planning Standards and Guidelines.

40. Mr CHAN Chi-chuen was dissatisfied with the Administration's response on the issue of provision of ball courts at the proposed Park. He expressed concern on the proposed reprovisioning of the existing ball courts in the Playground to Hong Ling Road and the Ngau Tau Kok Fresh Water Service Reservoir site. Mr CHAN enquired about the travelling time between the Playground and the sites for the reprovisioning of the ball courts, the number and sizes of the courts upon reprovisioning, and the schedule of the reprovisioning works.

41. Head/EKEO/DEVB replied that of the ball courts currently provided at the Playground, one 7-a-side soccer pitch and two basketball courts would be reprovisioned. Another 7-a-side soccer pitch would not be reprovisioned. The reprovisioning sites at Hong Ning Road were within a walking distance of around 15 minutes or slightly more from the Playground. The design of the reprovisioning works was underway and the works were expected to be completed in phases from mid-2019 onwards. Members of the Kwun Tong District Council supported the reprovisioning of the ball courts to Hong Ning Road Park.

Number of seats

42. Dr KWOK Ka-ki expressed dissatisfaction over the insufficient provision of seats in the parks in Hong Kong. He asked whether any bench would be provided at the proposed Park for people to take a rest or have a lunch. Ms Emily LAU opined that it was important to provide sufficient seats at the Park.

43. Head/EKEO/DEVB replied that some benches would be provided near the multi-purpose area and along the periphery of the Park, in addition to the seats available in the adjoining sitting-out area. Moreover, the central lawn at the proposed Park would be a place for visitors to sit and rest. DArchS supplemented that the locations and number of seats to be provided at the proposed Park would be subject to the finalization of the design of the art installations.

44. Dr KWOK Ka-ki and Ms Emily LAU requested the Administration to provide information on the number of seats to be provided at the proposed Park for visitors.

(*Post-meeting note:* The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC23/15-16\(01\)](#) on 17 November 2015.)

Sanitary fitments

45. Dr KWOK Ka-ki enquired about the ancillary facilities to be provided at the proposed toilet block and whether sufficient sanitary fitments would be provided to female visitors. Head/EKEO/DEVB replied that three water closets and three urinals would be provided at the male toilet, while six water closets would be provided at the female toilet.

46. DArchS advised that the toilets at the proposed Park would be so designed as to facilitate air ventilation. The hand-washing basins would be installed with sensor-activated water taps. Dr KWOK Ka-ki urged the Administration to ensure that the number of water closets to be provided at the proposed Park would be sufficient. Head/EKEO/DEVB advised that more toilets were available at Tsun Yip Street Cooked Food Market, which was adjacent to the proposed Park.

Greening works

47. Referring to the artist's impression of the design of the Park in the Administration's paper, Ms Emily LAU enquired about the species of the

flowering trees to be grown at the Park. Head/EKEO/DEVB advised that the Administration planned to plant *Bauhinia variegata*, a flowering species that would produce the desired effect. In response to Ms LAU's enquiry on whether more flowering trees would be planted in other districts, PS/DEV(W) said that the Civil Engineering and Development Department had been developing a Greening Master Plan ("GMP") for each district as a guide to the design and implementation of greening works. Species of flowering trees appealing to the public would be considered in the greening works in each district according to the GMPs.

48. Mr Albert CHAN commended the Administration for its plan to plant native species of trees at the Park. He opined that, under the GMPs, the overall greening framework for each district should have a distinguished theme. He enquired about the species of the theme plants, apart from *Bauhinia variegata*, to be grown at the Park and the greening theme of the Park.

49. Head/EKEO/DEVB replied that, different species of trees and shrubs with different flowering seasons would be grown at the Park. For example, there would be *Bauhinia variegata* and *Rhododendron* flowering in spring, *Lagerstroemia speciosa* in summer, *Terminalia mantaly* in autumn and *Camellia* in winter.

50. Mr Albert CHAN requested the Administration to provide information to explain how the plants to be grown in the Park would relate to the GMP developed for Kwun Tong.

(*Post-meeting note:* The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC23/15-16\(01\)](#) on 17 November 2015.)

51. Miss CHAN Yuen-han welcomed the Administration's initiative to plant flowering trees at the Park. She suggested that the Administration should refine its greening plan for the Park to enhance public enjoyment.

52. Mr WU Chi-wai was concerned whether the planting of 8 000 shrubs and 22 000 groundcovers at the Park, as proposed in the Administration's paper, would reduce the area of the public open space for exhibition and leisure purposes. Head/EKEO/DEVB replied that the groundcovers would be planted at the central lawn, and the majority of the shrubs would be planted at the periphery of the proposed Park.

Management of the Park

53. Ms Starry LEE said that the Democratic Alliance for the Betterment and Progress of Hong Kong was supportive of the proposed project. She urged the Administration to expedite the development of the Kwun Tong Promenade for the enjoyment of those who lived or worked in the district. Ms LEE asked whether the Administration would take any measure to attract more groups to organize performances in the proposed Park.

54. Head/EKEO/DEVB advised that the performance venue at the Park would be provided with electricity supply and would be maintained as a public space for people to enjoy freely. The management of the venue at the Park would be similar to that of the venue of "Fly the Flyover01" underneath Kwun Tong Bypass. For the booking of the performance venue at the Park, LCSD would process applications in accordance with their booking procedures.

55. Ms Claudia MO enquired whether the Administration would allow casual use of the performance and exhibition facilities at the proposed Park, and whether the design of the performance venues would cater for the needs of dance performances.

56. Head/EKEO/DEVB replied that a stage and a multi-purpose area would be provided for various performances and the pavilions in the Park could also be used for exhibition purposes. Assistant Director (Leisure Services)1/LCSD ("AD(LS)1/LCSD") advised that members of the public were allowed to carry out different leisure activities at the park, such as playing guitar for self-entertaining but the activity should not cause nuisances to other users.

57. Noting that the proposed Park would be managed by LCSD, Miss CHAN Yuen-han expressed concerned that visitors might be restrained from fully enjoying the facilities at the Park, such as being prohibited from sitting on the central lawn.

58. In response to Ms Claudia MO's enquiry on whether dogs would be allowed to enter the Park, AD(LS)1/LCSD replied in the negative.

Construction waste generated by the project

59. Ms Starry LEE asked about the Administration's measures to reduce the generation of construction waste, estimated to be 7 568 tonnes, from the project. DArchS replied that the construction waste would mainly come from the demolition of the concrete floor of two 7-a-side soccer pitches and

two basketball courts. The waste would as far as practicable be re-used in the works of the project, such as the construction of the central lawn.

Information given in the discussion paper

60. Ms Emily LAU suggested that, to facilitate the Subcommittee's discussion on the proposed works projects, the Administration should, in future, append to the discussion papers the supplementary information papers provided to the relevant Panels. Head/EKEO/DEVB noted Ms LAU's suggestion and said that the Administration would work out the arrangements with the LegCo Secretariat in future.

61. The item was voted on and endorsed. Mr Albert CHAN suggested that members might consider requiring separate discussion and voting for the item at the relevant FC meeting after studying the supplementary information to be provided by the Administration.

**Head 708 – Capital Subventions and Major Systems and Equipment
PWSC(2015-16)45 19QW Revitalisation Scheme – Revitalisation of
the Former Fanling Magistracy into the
Hong Kong Federation of Youth Groups
(HKFYG) Institute for Leadership
Development**

62. The Chairman advised that the proposal, i.e. PWSC(2015-16)45, was to upgrade 19QW to Category A at an estimated cost of \$111.6 million in MOD prices for the selected non-profit-making organization ("NPO"), The Hong Kong Federation of Youth Groups ("HKFYG"), to carry out the works to convert the Former Fanling Magistracy ("FFM") into the HKFYG Institute for Leadership Development ("the Institute"). The Panel on Development had been consulted on the proposal on 3 December 2014. Panel members supported the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

Monitoring of the implementation of the revitalization project

63. Dr KWOK Ka-ki expressed support for the revitalization of historic buildings for public enjoyment. However, in view of the low usage rate of another Government-funded youth development facility, the Youth Square in Chai Wan, Dr KWOK queried whether public money would be well spent on the proposed project. He considered that the Administration had the ultimate responsibility to monitor the performance of the organization

undertaking the proposed project, i.e. HKFYG Institute for Leadership Development Limited ("the ILD Limited"). As such, Dr KWOK enquired about the mechanism for the Administration to monitor the operation of the ILD Limited to ensure that young people would genuinely benefit from the proposed project. He also asked whether the ILD Limited would conduct political screening in considering the applications of youth organizations for the use of the facilities or services of the Institute.

64. Commissioner for Heritage, Development Bureau ("C for H/DEVB") advised that the main purpose of the Revitalizing Historic Buildings Through Partnership Scheme ("the Revitalization Scheme") was to put selected government-owned historic buildings to adaptive re-use. For this purpose, NPOs were invited to submit applications for using these buildings to provide services or run business in the form of social enterprise. The ILD Limited had been selected under a vigorous and competitive process to revitalize FFM. The Administration would monitor the operation of the ILD Limited and ensure that the proposed project would meet the goal of bringing new life to FFM on the one hand, and providing leadership training opportunities for young people on the other. Mr Max WONG, Supervisor (Leadership), HKFYG ("Supervisor/HKFYG") added that the proposed project could meet the strong demand for youth leadership training programmes in the society. On the opening of facilities in the proposed project to the young people and local communities, Supervisor/HKFYG said that an open area outside the Training Centre would be open for public use from 8 am to 9 pm, 7 days a week.

65. Mr LEUNG Kwok-hung enquired about the nature of the ILD Limited and whether the company was accountable to HKFYG or to the Administration. C for H/DEVB explained that a successful applicant under the Revitalization Scheme was required to set up a special-purpose company ("SPC") which also possessed charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112), for the sole purpose of the project. Such requirement was to facilitate the Administration's monitoring of the financial performance of the successful applicants in implementing the projects. Accountable to the Administration, the ILD Limited, an SPC set up for the proposed project, was required to submit progress reports and audited financial reports to the Administration on a regular basis.

Application arrangements for the Revitalizing Historic Buildings Through Partnership Scheme

66. In response to the enquiry of Mr LEUNG Kwok-hung on whether applications for the Revitalization Scheme were to be made by organizations upon invitation only or open to all parties, C for H/DEVB replied that the

invitations for applications were made known to the public through the issuance of press releases, etc., and the Administration had not sent any letter to invite any organization to make a submission. The Advisory Committee on Revitalization of Historic Buildings had been set up to, among others, assess the applications received under the Revitalization Scheme. The Advisory Committee comprised professionals with architectural background, experts in the fields of social enterprises, finance, etc.

Request for supplementary information on the revitalization project

67. The Chairman advised that discussion on the proposal would continue at the next meeting scheduled for 11 November 2015.

68. To facilitate members' discussion on the proposal at the next meeting, Ms Emily LAU requested the Administration to provide written information before the next meeting about how the Administration would respond to the lessons learnt from the experience of the operation and management of the Youth Square in Chai Wan. Mr Abraham SHEK and Ms Cyd HO requested the Administration to provide a copy of the service/tenancy agreement between the Administration and the ILD Limited for the operation of the proposed project. Meanwhile, Mr Albert CHAN sought information about the forecast usage/patronage rate of the facilities/services of the Institute.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC19/15-16\(01\)](#) on 6 November 2015.)

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