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

**Minutes of the 15th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 17 February 2016, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Frankie YICK Chi-ming, JP (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, GBS, 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
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 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
Hon SIN Chung-kai, SBS, JP
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

Members absent:

Hon Albert HO Chun-yan
Hon LEUNG Yiu-chung
Hon Emily LAU Wai-hing, JP
Dr Hon LEUNG Ka-lau
Hon WU Chi-wai, MH
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan

Public officers attending:

Mr Raistlin LAU Chun, 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)
Ms Anissa WONG, JP	Permanent Secretary for the Environment

Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Ms Joyce NG Suet-yee	Chief Estate Surveyor (Acquisition) Lands Department
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Mr HUI Chiu-kin	Assistant Director of Architectural Services (Property Services)
Mr Edwin TONG Ka-hung, JP	Director of Drainage Services
Mr Daniel CHUNG Kum-wah, JP	Director of Civil Engineering and Development
Ms Betty CHEUNG Miu-han	Assistant Director of Environmental Protection (Environmental Infrastructure) (Acting)
Mr Samson LAI Yiu-kei	Assistant Director of Environmental Protection (Waste Management Policy)
Mr CHUI Wing-wah	Deputy Director of Highways
Mr Raymond KONG Tai-wing	Deputy Project Manager (Major Works) ¹ Highways Department
Miss Charmaine WONG, JP	Assistant Director of Home Affairs (2)
Mr Martin KWAN Wai-cheong	Chief Engineer (Works) Home Affairs Department
Ms Eva YAM Ya-ling	Deputy Secretary-General (1) University Grants Committee Secretariat
Mr LEE Kam-yuen	Chief Maintenance Surveyor (School Premises Maintenance) Education Bureau
Mr Murphy CHIU Hon-fai	Senior Maintenance Surveyor (School Premises Maintenance) Education Bureau

Dr LAI Shu-ming	Head of Estates, Health and Safety Division Vocational Training Council
Mr KOK Che-leung	Assistant Director of Social Welfare (Subventions)
Mr Kenneth WOO Chi-man	Chief Executive Officer (Subventions/Planning) Social Welfare Department
Mr Enoch LAM Tin-sing, JP	Director of Water Supplies
Mr Timothy CHENG Leung-kit	Chief Systems Manager (Governance and Resources) Office of the Government Chief Information Officer
Mr LO Kwok-kong	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Anthony TSANG Kwok-leung	Chief Engineer (Harbour Area Treatment Scheme) Drainage Services Department
Miss Amy YUEN Wai-yin	Assistant Director (Water Policy) Environmental Protection Department
Mr CHEUNG Chi-hoi	Regional Highway Engineer (Urban) Highways Department
Mr CHAN Che-keung	Chief Highway Engineer (Kowloon) Highways Department
Mr Alan HUI Bing-chiu	Chief Architect (3) Housing Department
Mr David NGU Chi-vi	Chief Traffic Engineer (Kowloon) (Acting) Transport Department

Clerk in attendance:

Ms Sharon CHUNG

Chief Council Secretary (1)2

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

Action

The Chairman advised that there were five funding proposals on the agenda for the meeting. The first item on the agenda was one carried over from the previous meeting of the Subcommittee on 2 February 2016. He 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 proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Capital Works Reserve Fund Block Allocations

PWSC(2015-16)48 — Block allocations for Heads 701 to 711 under the Capital Works Reserve Fund

2. The Chairman advised that the proposal was to seek the approval of a total allocation of \$12,826.7 million for 2016-2017 for the block allocations under the Capital Works Reserve Fund ("CWRF"), an increase in the approved allocation for Subhead 5001BX under Head 705 for 2015-2016 by \$300 million, and an increase in the approved allocation for Subhead 9100WX under Head 709 for 2015-2016 by \$130 million.

3. The Chairman further advised that the Administration had consulted the Panel on Development on the proposal on 24 November 2015. At the request of the Panel on Development, the Administration had provided supplementary information to the Panel on 4 December 2015. The

Transport and Housing Bureau had consulted the Panel on Transport on 6 November 2015 on the implementation of the Universal Accessibility Programme under Subhead 6101TX under Head 706 – Highways.

4. As regards the proposed allocation for the block vote under Head 710 – Computerization, the Office of the Government Chief Information Officer ("OGCIO") had consulted the Panel on Information Technology and Broadcasting ("ITB Panel") on 9 November 2015. At the request of ITB Panel, OGCIO had provided supplementary information to the Panel on 25 November 2015. The Chairman said that members of the three Panels supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panels' discussions had been tabled at the meeting.

5. At the invitation of the Chairman, Principal Assistant Secretary (Treasury) (Works), Financial Services and the Treasury Bureau ("PAS(Tsy)(W)/FSTB") briefed members on the proposal. She advised that the block allocation subheads covered a wide range of projects including landslip preventive works, refurbishment of government buildings, drainage works, waterworks, highways maintenance, as well as minor works for universities, schools and welfare facilities, involving about 9 000 works projects for implementation in 2016-2017. PAS(Tsy)(W)/FSTB supplemented that for more efficient use of meeting time of the Finance Committee ("FC"), since 1983, the Administration had been seeking FC's funding approval in a one-off manner for the provisions required for CWRP block allocations in the coming financial year on an annual basis. She said that the Administration had to obtain funding approval from FC for the 2016-2017 provisions by the end of the current financial year (i.e. by 31 March 2016), lest over 7 000 ongoing works projects would need to be suspended and more than 1 000 new projects could not commence.

Head 701 Land Acquisition Subhead 1100CA Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

6. Mr SIN Chung-kai noted that some of the projects listed in Annex 1B to Enclosure 1 to the discussion paper (PWSC(2015-16)48) (such as the Liantang/Heung Yuen Wai Boundary Control Point ("LT/HYW BCP") and associated works (connecting road), LT/HYW BCP and associated works (site formation and civil works), the Hong Kong section of Guangzhou-Shenzhen-Hong Kong Express Rail Link) had already had the funding approved by FC. He asked why the Administration was seeking funding under the CWRP block allocations for land acquisition and payment of ex-gratia allowances for these projects. He enquired whether compensation payment for land acquisition was already included in the funding proposals for the relevant works projects.

7. Chief Estate Surveyor (Acquisition), Lands Department ("CES(A)/LandsD") explained that although funding proposals for the works projects had already been approved, the Administration could be still negotiating with the affected land owners and yet to reach an agreement with them on the amount of compensation to be made after the works had commenced. When an agreement on the compensation amount had been reached, the Administration would need to make the compensation payment as soon as possible. The amount of funds being sought under the present proposal was for the compensation for the land acquired for the implementation of the projects estimated to be paid out in 2016-2017.

8. PAS(Tsy)(W)/FSTB advised that for a works project involving land resumption and clearance cost, the Administration would give an estimate of the land acquisition cost in the relevant funding proposal submitted to FC. The fund for land acquisition would however be met from CWRP Head 701 – Land Acquisition, not from the funding vote for the project.

Admin

9. Mr SIN Chung-kai requested the Administration to provide a breakdown on the amount of funds that had been used and was going to be used for the payment of compensation and ex-gratia allowances for the acquisition of land in respect of the three abovementioned projects.

10. Referring to the Central-Wanchai Bypass and Island Eastern Corridor Link project listed in Annex 1B to Enclosure 1 to the discussion paper, Mr SIN asked why the implementation of the project involved a compensation payment to affected land owners, given that the project site was on land reclaimed from the sea. CES(A)/LandsD advised that the project involved resumption of private land and also extinguishment of right of access to the sea as stipulated in the relevant land leases. The affected land owners were entitled to compensation according to the relevant statutory provisions.

Head 703 Buildings Subhead 3004GX Refurbishment of government buildings for items in Category D of the Public Works Programme

Admin

11. Ms Cyd HO sought clarification from the Administration on (a) whether the projects of "re-roofing, general refurbishment and replacement of auditorium seats in Kwai Tsing Theatre" and "refurbishment of thematic galleries 3 and 4 and upgrading of electrical system in Hong Kong Heritage Museum" listed in Annex 3A to Enclosure 3 to the discussion paper had been included in the 25 commitment items in the 2015-2016 Estimates which the Administration had invited LegCo to approve in the context of the Appropriation Bill 2015, instead of submitting the relevant funding proposals to FC for approval; and (b) whether the funds to be sought for these two

projects under the CWRP block allocations for 2016-2017 involved a new funding request or an amount that had already been included in the 2015-2016 Estimates. As regards the items that had been approved by LegCo in the context of the Appropriation Bill (such as the two projects mentioned above), Ms HO asked about the mechanism for submitting subsequent funding requests in respect of these items for the approval of FC/the Subcommittee.

12. Director of Architectural Services replied that the Kwai Tsing Theatre and Hong Kong Heritage Museum projects were refurbishment projects approved in 2015-2016. The works were on-going in 2016-2017. The two projects were funded under the Capital Works Reserve Fund block allocation Subhead 3004GX, the ambit of which was for refurbishment of government buildings for items in Category D of the Public Works Programme. He undertook to provide the information requested by Ms HO about the two projects after the meeting.

Head 707 New Towns and Urban Area Development Subhead 7016CX District Minor Works Programme and Subhead 7017CX Signature Project Scheme

13. Noting that the district-based works projects (under the District Minor Works Programme) listed in Annex 7B to Enclosure 7 to the discussion paper all cost less than \$30 million, Mr CHAN Chi-chuen enquired whether the estimated cost for each of these projects was worked out by the Administration or was made with reference to tender results. Chief Engineer (Works), Home Affairs Department explained that after receiving a proposal on a district-based works project from a District Council, the Administration would study the scope and feasibility of the project, and work out a project cost estimate.

14. Referring to the Signature Project Scheme ("SPS") projects listed in Annex 7C to Enclosure 7 to the discussion paper, Mr CHAN Chi-chuen said that the funding for some of these projects had already been endorsed by the Subcommittee or the relevant Panels. He asked why the Administration still needed to seek funds under the present proposal for the preparatory and pre-construction works of these projects.

15. Assistant Director of Home Affairs (2) explained that expenses relating to preparatory and pre-construction works for individual SPS projects would be drawn from CWRP Head 707 – New Towns and Urban Area Development Subhead 7017CX.

Head 707 New Towns and Urban Area Development Subhead 7100CX New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme

Planning and engineering study for Tuen Mun Areas 40 and 46 and the adjoining areas

16. Mr TAM Yiu-chung asked if the planning and engineering study for Tuen Mun Areas 40 and 46 and the adjoining areas would explore the extension of the West Rail Line to these areas and the potential of increasing the commercial area at the sites to be developed. Director of Civil Engineering and Development ("DCED") advised that the study would cover assessment of transportation and other infrastructure facilities for the development of the Areas.

Preliminary feasibility study for a cable car system connecting Ngong Ping and Tai O

17. Mr Albert CHAN said that he was opposed to the proposed development of a cable car system connecting Ngong Ping and Tai O. He opined that the preliminary feasibility study for the system should be funded by the MTR Corporation Limited, which was the operator of the Ngong Ping 360 cable car system connecting Tung Chung and Ngong Ping.

18. DCED responded that the development of a cable car system connecting Ngong Ping and Tai O was only a preliminary concept. It was necessary for the Administration to study the feasibility and impact of such a development as well as how the proposed system would tie in with the overall planning of the area.

Cycle track from Tsuen Wan to Tuen Mun – section from Tuen Mun to So Kwun Wat – detailed design and site investigation

19. Mr Albert CHAN expressed support for the proposed development of a cycle track from Tsuen Wan to Tuen Mun. Noting that there were views opposing the proposed alignment of the cycle track, Mr CHAN asked if the Administration would pursue the project.

20. DCED responded that the Administration would proceed with the development of the proposed cycle track in stages. The Administration planned to start in 2016 a new project for the detailed design and site investigation of the cycle track section from Tuen Mun to So Kwun Wat.

Preliminary land use study for Lam Tei Quarry and the adjoining areas

- Admin 21. Mr TAM Yiu-chung sought details about the proposed preliminary land use study for Lam Tei Quarry and the adjoining areas, including the commencement and completion dates of the study, the estimated area of land to be studied and the proposed use of the land concerned.
22. DCED replied that the proposed study was scheduled to commence in the second quarter of 2016 for completion by the fourth quarter of 2017. The study would explore the potential land use of Lam Tei Quarry and the adjoining areas. DCED undertook to provide information about the estimated area of land to be covered under the proposed study.

Head 701 Land Acquisition Subhead 1100CA and Head 707 New Towns and Urban Area Development Subhead 7100CX*Site formation and associated infrastructure works for purpose-built complex of residential care homes for the elderly in Area 29 of Kwu Tung North New Development Area*

- Admin 23. Mr CHAN Chi-chuen sought information about the details/progress of the reprovisioning of the existing residential care homes for the elderly ("RCHEs") at the Dills Corner Garden to a proposed purpose-built RCHE complex in Area 29 of Kwu Tung North ("KTN") New Development Area ("NDA"), which was in the vicinity of the existing RCHEs, the associated compensation arrangements, and a comparison between the existing RCHEs and the proposed new RCHE complex in terms of the floor area per person, etc. Mr CHAN also urged the Administration to brief the Panel on Welfare Services on the latest reprovisioning arrangements for the existing RCHEs at the Dills Corner Garden.
24. CES(A)/LandsD advised that the Development Bureau and the Food and Health Bureau were discussing the reprovisioning plan of RCHEs at the Dills Corner Garden with the relevant RCHE operator.
25. Mr LEUNG Kwok-hung expressed dissatisfaction with the slow progress of the Administration's work in formulating a reprovisioning plan for the RCHEs at the Dills Corner Garden with the operator concerned. He also asked if the Administration planned to resume a land site adjacent to the proposed new RCHE complex, which was planned to be developed as a public transport interchange. He was worried that the land resumption would only bring benefits to the major landowners. Mr Albert CHAN shared the view of Mr LEUNG that the land use planning for KTN NDA was tilted in favour of land developers.

26. CES(A)/LandsD explained that the current proposal was to resume the private land required for the development of the proposed RCHE complex, not for the public transport interchange site referred to by Mr LEUNG.

Admin 27. Mr CHAN Chi-chuen requested the Administration to provide information about the yearly cashflow of the fund of \$28 million (the project estimate for the site formation and associated infrastructure works of the proposed RCHE project). As regards the estimated cost of \$629 million to resume private land in the vicinity of the existing RCHEs at the Dills Corner Garden required for the proposed new RCHE project, Mr CHAN Chi-chuen and Mr Albert CHAN sought details about a breakdown of such estimation, the area of land to be resumed, the ex-gratia compensation rate(s), and whether the rate(s) would be in line with the compensation arrangements for the KTN NDA and Fanling North NDA projects.

Admin

28. DCED advised that out of the total project estimate of \$28 million, \$6 million would be allocated to the site formation and associated infrastructure works of the proposed new RCHE project to be carried out in 2016-2017. He undertook to provide information about the yearly cashflow of the fund of \$28 million after the meeting.

29. CES(A)/LandsD added that \$629 million was an estimated compensation amount for parties that might be affected by the resumption of private land in the vicinity of the existing RCHEs at the Dills Corner Garden. At present, the private land concerned was a vacant site without any squatter. As such, special ex-gratia allowance was not involved. Regarding the calculation of the compensation amount, CES(A)/LandsD advised that it was calculated having regard to the area of the land to be resumed and the prevailing policy for compensation arrangement for the land in the New Territories.

Admin 30. In the light of the large amount of funds, i.e. \$629 million, required for the resumption of the land for the reprovisioning of the existing RCHEs at the Dills Corner Garden, Mr Albert CHAN requested the Administration to provide information about the cost-effectiveness of the reprovisioning proposal. Mr CHAN also enquired how the arrangements of the associated infrastructure works (including road, water and electricity supply) of the proposed RCHE project would dovetail with the works of the KTN NDA project.

Admin

31. DCED advised that the proposed RCHE project was planned to commence in advance of the KTN NDA project in order to facilitate early relocation of the elderly staying in the existing RCHEs at the Dills Corner Garden to the proposed new RCHE complex. The infrastructure associated with the proposed new RCHE formed part of the overall design.

Separate voting on individual items under the block allocations proposals

32. Mr CHAN Chi-chuen asked if the item "site formation and associated infrastructure works for purpose-built complex of residential care homes for the elderly in Area 29 of Kwu Tung North New Development Area" under CWRP Head 701 – Land Acquisition Subhead 1100CA (in Annex 1B to Enclosure 1 to PWSC(2015-16)48) and Head 707 – New Towns and Urban Area Development Subhead 7100CX in (in Annex 7D to Enclosure 7 to PWSC(2015-16)48) could be taken out for separate voting at the relevant FC meeting.

33. The Chairman said the Subcommittee's practice regarding the handling of proposals on block allocations was that the Subcommittee would not vote on individual items under a block allocations proposal separately. FC had the same practice. PAS(Tsy)(W)/FSTB advised that voting on individual works items under the block allocations proposal separately went against the purpose of establishing the CWRP block allocations, namely, making more efficient use of the meeting time of FC and the Subcommittee.

34. Mr CHAN Chi-chuen held the view that the practice of not allowing the Subcommittee to vote on individual items under the block allocations separately would only force members opposing a particular item to either vote against the entire proposal or move a motion to adjourn the further proceedings of the Subcommittee. Mr Albert CHAN and Mr LEUNG Kwok-hung also expressed concern that it would be difficult for members to monitor the implementation of individual works projects once the block allocations proposal was approved.

35. The Chairman said that the Administration was required to submit the relevant funding proposal of a public works project to the Subcommittee and FC for consideration if the project needed to be upgraded to Category A and would typically incur an expenditure over \$30 million.

Voting on PWSC(2015-16)48

36. There being no further question from members on the item, the Chairman put the proposal PWSC(2015-16)48 to vote. At the request of Mr Albert CHAN, the Chairman ordered a division and the divisional bell was rung for five minutes. Twenty-two members voted for, three members voted against the proposal, and no one abstained. The votes of individual members were as follows --

For:

Mr James TO

Mr CHAN Kam-lam

Mr TAM Yiu-chung
Mr Andrew LEUNG
Ms Starry LEE
Mr WONG Kwok-kin
Mr Steven HO
Mr Charles Peter MOK
Mr LEUNG Che-cheung
Mr KWOK Wai-keung
Mr SIN Chung-kai
Mr Christopher CHUNG
(22 members)

Mr WONG Kwok-hing
Mr WONG Ting-kwong
Mr CHAN Hak-kan
Mr IP Kwok-him
Mr Frankie YICK
Miss CHAN Yuen-han
Miss Alice MAK
Mr Christopher CHEUNG
Mr TANG Ka-piu
Mr Tony TSE

Against:

Mr LEUNG Kwok-hung
Mr CHAN Chi-chuen
(3 members)

Mr Albert CHAN

Abstain:

(0 member)

37. The Chairman declared that the proposal was endorsed by the Subcommittee.

38. Mr LEUNG Kwok-hung requested that this item, i.e. PWSC(2015-16)48, be voted on separately at the relevant FC meeting.

Head 704 – Drainage

PWSC(2015-16)49 223DS Yuen Long and Kam Tin sewage treatment upgrade – upgrading of San Wai sewage treatment works

235DS Yuen Long and Kam Tin sewerage and sewage disposal

39. The Chairman said that the proposal, i.e. PWSC(2015-16)49, was to upgrade part of 223DS and part of 235DS to Category A at an estimated cost of \$2,572.3 million in money-of-the-day ("MOD") prices to carry out the design and construction works of chemically enhanced primary treatment ("CEPT") plus ultraviolet disinfection facilities and preliminary treatment facilities for upgrading the existing San Wai sewage treatment works ("SWSTW"). The Panel on Environmental Affairs had been consulted on the proposal on 23 March 2015. Panel members in general 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.

40. At the invitation of the Chairman, Director of Drainage Services ("D of DS") briefed members on the proposal.

Sewage treatment capacity

41. Mr Albert CHAN indicated support for the proposal. He asked whether the design treatment capacity of SWSTW upon the completion of the upgrading works could cater for the increase in sewage flow arising from future population growth due to the implementation of the Hung Shui Kiu ("HSK") NDA project and other planned developments in the catchment area. Mr LEUNG Kwok-hung expressed a similar concern and sought clarifications on whether the Administration had taken into consideration the expected significant increase in the population of HSK in planning the proposed project.

42. D of DS replied that the objective of phase 1 of the proposed upgrading works was to increase the daily treatment capacity of SWSTW from 164 000 cubic metres ("m³") to 200 000 m³ to cater for the forecast increase in sewage flow due to population growth in the existing catchment area of SWSTW from 2020 onwards. The HSK NDA project, which was a new proposed development project currently being planned by other departments, would be taken into consideration in phase 2 of the upgrading of SWSTW.

43. Assistant Director (Water Policy), Environmental Protection Department ("AD(WP)/EPD") supplemented that the proposed enhancement of the design treatment capacity of SWSTW to 200 000 m³ was to meet the demand of the population of the planned developments in the catchment area of SWSTW, which covered part of the Yuen Long, Tin Shui Wai and HSK areas. After the commissioning of the upgraded SWSTW under phase 1, the existing SWSTW would be decommissioned and its site would be reserved for future upgrading as necessary, subject to the projected population of HSK NDA. She added that sites had been reserved for the provision of sewage treatment facilities in the planning of HSK NDA.

44. Dr KWOK Ka-ki expressed support for the proposal. He enquired whether the Administration, in assessing the sewage treatment capacity of SWSTW, had taken into account the future population of the Yuen Long South development. He also asked whether the completion of phase 2 of the upgrading works after 2020 would dovetail with the first population intake of HSK NDA. He opined that, if the design treatment capacity of SWSTW in

phase 1 of the upgrading works took into account the increase in the population of Yuen Long beyond 2035, phase 2 works might not be necessary.

45. AD(WP)/EPD advised that the design of the upgrading works of SWSTW was based on the estimated population figures of its existing catchment area up to 2035 provided by the Planning Department. The Administration would keep in view the demand for sewage treatment arising from future planned developments in the region. She added that, in the planning of Yuen Long South, new sewage treatment facilities for the area would be studied.

46. Mr LEUNG Che-cheung considered that the forecast population size of 700 000 in the catchment area of SWSTW in 2020 might be an under-estimation because it was difficult to project the increase in the population of private housing and village house developments. In view of the continuous population growth in the area, he said it was important for the Administration to prepare for further upgrade of SWSTW after 2020.

47. AD(WP)/EPD advised that the population figures adopted in the planning of the proposed upgrading works were estimated based on the data of the Territorial Population and Employment Data Matrix, up to 2035, provided by the Planning Department. The proposed increase in the daily treatment capacity of SWSTW from 164 000 m³ to 200 000 m³ was sufficient to cope with the demand for sewage treatment in the area from 2020 onwards.

Implementation approach of the proposed project

48. Dr KWOK Ka-ki noted that the proposed works on increasing the design treatment capacity of SWSTW and upgrading its sewage treatment level would be combined and implemented as an integrated project under one single Design-Build-and-Operate ("DBO") contract, covering a contractual operation period of 15 years with an annual recurrent expenditure of \$96.5 million. He sought justifications for the single-contract arrangement.

49. D of DS replied that a DBO arrangement would be conducive to bringing in innovative sewage treatment technologies. The Drainage Services Department's first pilot use of DBO was for the upgrading of Pillar Point sewage treatment works, while the upgrading of SWSTW would be the second pilot project. Chief Engineer (Harbour Area Treatment Scheme), Drainage Services Department ("CE(HATS)/DSD") supplemented that DBO was a relatively new approach for procuring sewage treatment facilities in Hong Kong, however, its use had been widely adopted internationally. The

potential merits of DBO approach included minimization in staff resources and reduction in life-cycle cost. CE(HATS)/DSD advised that the actual amount of annual recurrent expenditure for the upgraded SWSTW would be subject to the price of the successful bid.

50. Dr KWOK Ka-ki requested the Administration to provide information on international experience in the adoption of the DBO form of contract for procuring sewage treatment facilities; and how the adoption of DBO for the implementation of the two projects (223DS and 235 DS) would achieve cost-effectiveness and efficiency when compared to the conventional method.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC143/15-16\(01\)](#) on 23 February 2016.)

Cost-effectiveness of the proposed project

51. Mr Albert CHAN expressed concern about the high unit operation cost for the proposed chemically enhanced primary treatment of sewage. D of DS advised that the sewage inflow to the existing SWSTW would only undergo preliminary treatment, which removed solids and grit from the sewage prior to discharging the treated effluent into Urmston Road. With the construction of the CEPT facilities and ultraviolet disinfection facilities, the pollution loads to Urmston Road would be reduced. D of DS added that the unit operation cost for CEPT at about \$0.7 to \$1.8 per m³ of sewage was lower than that of secondary treatment at about \$1.7 to \$3 per m³ of sewage.

Use of the treated sewage

52. Dr KWOK Ka-ki asked whether the Administration would further upgrade the sewage treatment standard of SWSTW so that the treated sewage could be used for agricultural purpose in NWNT. AD(WP)/EPD replied that water supply was under the purview of the Water Supplies Department. She advised that Shek Wu Hui sewage treatment works ("SWHSTW") would be further upgraded and the treated effluent could be used for toilet flushing.

53. Dr KWOK Ka-ki further enquired if the treated effluent from SWSTW could be used for toilet flushing. D of DS replied that for treated effluent to be used for toilet flushing, the sewage must be treated at the tertiary level. However, the operation cost of tertiary sewage treatment was much higher than that of sewage treatment at secondary and primary levels. The sewage treatment at SWHSTW would adopt the tertiary level because fresh water was at present used for toilet flushing in the catchment area of

SWHSTW and it would be advisable to consider using treated effluent for toilet flushing there even at a higher treatment cost.

Environmental impact of the proposed project

54. Mr Albert CHAN was concerned whether the proposed project would pose adverse impact on the ecologically sensitive area such as the wetland in Mai Po and the natural habitats of bird species of conservation interest in the adjacent areas. Mr LEUNG Che-cheung called on the Administration to take environmental mitigation and nature conservation measures during the implementation of the project. In response, D of DS said that they had considered very carefully the environmental implications of the proposed works and its impact on the ecologically sensitive area was very low.

55. Mr Albert CHAN opined that it would be more cost-effective and less harmful to Mai Po if a deep and long effluent tunnel would be constructed to discharge the effluent in NWNT treated at the primary level to the deep sea. Moreover, the provision of an effluent tunnel would reduce the unit operation cost for sewage treatment.

56. D of DS advised that the treated effluent from SWSTW was already discharged through a deep and long effluent tunnel into Urmston Road. Given the estimated population growth and increasing sewage volume in future, the sewage treatment level of SWSTW had to be enhanced to a higher level so as to reduce pollution loads to Urmston Road.

Water quality of Deep Bay

57. Mr LEUNG Kwok-hung expressed concern on the water quality of Deep Bay and queried whether the Hong Kong and Mainland authorities had taken pollution control measures on the effluent discharged into Deep Bay. AD(WP)/EPD advised that the treated effluent from SWSTW was discharged into Urmston Road instead of Deep Bay, while the treated effluent from the Yuen Long area was discharged into Deep Bay and the northwestern waters.

Provision of village sewerage

58. Mr LEUNG Kwok-hung enquired whether the Administration would assist villagers in connecting the sewage from their households to public sewers. AD(WP)/EPD replied that the Administration usually provided a public sewer with reception points as near as practicable to the lot boundaries of village houses. Villagers were required to complete the final sewer connections from village houses to the reception points at their own cost. In general, the cost for connecting village houses to the public sewers would

be affordable. Those villagers who had financial difficulties in the sewer connections could apply for financial aid under relevant schemes of the Hong Kong Housing Society.

Voting on PWSC(2015-16)49

59. There being no further questions from members on the item, the Chairman put the item to vote.

60. The item was voted on and endorsed. Dr KWOK Ka-ki requested that this item, i.e. PWSC(2015-16)49, be voted on separately at the relevant FC meeting.

Head 711 – Housing

PWSC(2015-16)52 177TB Footbridge link at Sau Ming Road, Kwun Tong

61. The Chairman said that the proposal, i.e. PWSC(2015-16)52, was to upgrade 177TB to Category A at an estimated cost of \$130.1 million in MOD prices for the construction of a footbridge link at Sau Ming Road, Kwun Tong. The Panel on Housing had been consulted on the proposal on 1 June 2015. 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.

Capacity of the proposed footbridge and lifts

62. Miss CHAN Yuen-han expressed support for the proposal. She said that the proposed footbridge would be an essential facility for the future residents of the public housing developments at Anderson Road to access the Kwun Tong Town Centre at the south. Miss CHAN enquired whether the capacity of the proposed footbridge and lifts to be provided under the project could cater for the anticipated increase in pedestrian flow upon completion of the public housing developments in the vicinity.

63. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau ("CCE(PWP)/THB") replied that, in designing the proposed footbridge, the Administration had taken into account the planned population intake of the public housing developments at Anderson Road. The pedestrian flow on the proposed footbridge in 2018 was estimated to be 1 500 persons per hour. The proposed footbridge, which measured 4.5 metres wide, could meet the demand of the future population in the area. In response to Miss CHAN's further enquiry on whether the proposed passenger

lifts could accommodate wheelchairs, CCE(PWP)/THB replied in the affirmative. He advised that a lift tower with three passenger lifts would be provided. The loading capacity of each lift was 24 persons, and each lift could accommodate two wheelchairs and a baby stroller at the same time.

64. Dr KWOK Ka-ki stated support for the proposal. He expressed concern on whether the loading capacity of the proposed lifts could meet the needs of the future population in the area during peak hours and asked about the average waiting time. CCE(PWP)/THB responded that a round trip of a lift would take 2 minutes, while the average waiting time for lift service would be less than 1 minute.

Design of the proposed footbridge and lifts

65. Mr Albert CHAN enquired whether the construction cost could be reduced if the position of the proposed lift tower was made closer to the hillside slope. CCE(PWP)/THB replied that if the lift tower was further built into the slope, additional slope works would be required and more construction waste would be generated, thereby increasing the construction cost. Chief Architect (3), Housing Department supplemented that the position of the lift tower was considered suitable as it would allow sufficient space to accommodate the pedestrian flow on Hiu Kwong Street and the passengers waiting for lift service. Mr Albert CHAN did not subscribe to the Administration's view that higher construction cost would be incurred if the lift tower was to be placed closer to the slope.

66. Dr KWOK Ka-ki asked whether the proposed lift system would adopt an energy-saving design. CCE(PWP)/THB advised that the ventilation system of each of the lifts would be automatically switched to the energy-saving mode when the lift was idle.

Environmental impact of the construction works

67. Mr CHAN Kam-lam said that the Kwun Tong District Council was supportive of the proposed project. Referring to the information given in the discussion paper, he said that the amount of construction waste to be generated by the project was substantial for the construction of a footbridge. He sought details about the construction waste.

68. CCE(PWP)/THB replied that the construction waste would mainly come from the foundation and excavation works. The formwork would also generate some construction waste. The construction waste would be reused and recycled as far as possible to minimize the disposal of inert construction waste to public fill reception facilities.

69. Mr CHAN Kam-lam enquired whether mitigation measures would be taken to reduce the noise nuisances caused by the construction works to the residents in nearby areas. CCE(PWP)/THB advised that the Housing Authority ("HA") would require the contractor to monitor the noise level during construction and use silencers, mufflers, acoustic lining or shields for noisy construction activities.

Acquisition of private land

70. Noting that the proposed project would require resumption of about 73.8 square metres of private land, Mr CHAN Kam-lam sought information on the locations of the private land to be resumed. Mr Alan LEONG raised a similar enquiry. Miss CHAN Yuen-han considered that the estimated cost for land resumption, at \$12,000 for 73.8 square metres, was low, given that land resources were precious in Hong Kong. She asked about the reasons for the low resumption cost.

71. In response, CCE(PWP)/THB advised that the land near the new community hall at Sau Ming Road and the slope underneath the proposed footbridge were private land under the ownership of HA and the Link Asset Management Limited ("the Link"). The land resumption cost was budgeted for claims for compensation, if any, arising from the notice of acquisition of the land.

72. Noting that some of the land within the project site was under the Link's ownership, Dr KWOK Ka-ki asked whether the Link would bear the construction cost and recurrent expenditure of the proposed footbridge link. CCE(PWP)/THB replied in the negative and advised that the Link was not involved in the project.

Project duration

73. Mr Alan LEONG opined that the proposed footbridge would provide convenience to the existing residents in the area. He urged the Administration to expedite the construction of the footbridge. Mr LEONG questioned why the construction of the proposed footbridge and the lift tower would have to take 2 years for completion and whether the project duration could be shortened. CCE(PWP)/THB responded that the planned two-year project period was appropriate. He explained that the procedures for resumption of private land within the site boundary would span about 4 months before the construction works could commence. Factors affecting the progress of the construction works, such as the limited works area, topographical constraints and rainy weather, had to be taken into account in the estimation of the duration of the project period.

Provision of hillside escalator links and elevator systems

74. Miss CHAN Yuen-han said that in 2010, the Administration had completed an assessment of proposals received from the public for provision of hillside escalator links and elevator systems. However, of the 18 proposals accepted, the construction works of 16 proposals had not yet commenced. She sought explanation on the slow progress of the implementation of the proposals. CCE(PWP)/THB responded that the funding proposal for the construction of the footbridge link at Sau Ming Road was originally planned for submission to the Subcommittee in end-2015. He said that he could not provide information on the progress of other projects.

Voting on PWSC(2015-16)52

75. There being no further questions from members on the item, the Chairman put the item to vote.

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

77. There being no other business, the meeting ended at 10:44 am.

[At 10:23 am, the Chairman proposed that the meeting be extended to 10:45 am. Members raised no objection.]