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

**Minutes of the 5th meeting
held in Conference Room 1 of the Legislative Council Complex
on Tuesday, 5 February 2013, at 8:30 am**

Members present:

Hon CHAN Kam-lam, SBS, JP (Chairman)
Ir Dr Hon LO Wai-kwok, BBS, MH, JP (Deputy Chairman)
Hon James TO Kun-sun
Hon Emily LAU Wai-hing, JP
Hon TAM Yiu-chung, GBS, JP
Hon Cyd HO Sau-lan
Hon CHAN Hak-kan, JP
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon Michael TIEN Puk-sun, BBS, JP
Hon NG Leung-sing, SBS, JP
Hon Frankie YICK Chi-ming
Hon WU Chi-wai, MH
Hon MA Fung-kwok, SBS, JP
Hon Charles Peter MOK
Hon CHAN Han-pan
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SIN Chung-kai, SBS, JP
Dr Hon CHIANG Lai-wan, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen

Members absent:

Hon Abraham SHEK Lai-him, SBS, JP
Hon WONG Kwok-hing, MH
Dr Hon LEUNG Ka-lau
Hon Albert CHAN Wai-yip
Hon Gary FAN Kwok-wai
Hon LEUNG Che-cheung, BBS, MH, JP
Dr Hon Elizabeth QUAT, JP

Public officers attending:

Mr YEUNG Tak-keung	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr WAI Chi-sing, JP	Permanent Secretary for Development (Works)
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Mr TSE Chin-wan, JP	Deputy Director (1) Environmental Protection Department
Ms Joyce HO Kwok-shan	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Arthur HO Kin-wah, JP	Director of Administration and Development Department of Justice
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Mrs Sylvia LAM YU Ka-wai	Project Director (1) Architectural Services Department
Ms Josephine CHEUNG Pui-lin	Principal Executive Officer (Special Duties) Department of Justice
Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr IP Kwai-hang	Deputy Head of Civil Engineering Office (Projects and Environmental Management) Civil Engineering and Development Department
Mr LUK Wai-hung	Chief Engineer (Drainage Projects) Drainage Services Department
Mr Thomas CHAN Chung-ching, JP	Deputy Secretary for Development (Planning and Lands) ¹
Ms Judy CHUNG Sui-kei	Principal Assistant Secretary for Development (Planning and Lands) ¹
Mr Norman HEUNG Yuk-sai, JP	Project Manager (Kowloon) Civil Engineering and Development Department

Mr Janson WONG Chi-sing	Chief Engineer (Kowloon 2) Civil Engineering and Development Department
Mr Wilson CHAN Wai-shun	District Planning Officer (Tsuen Wan and West Kowloon) Planning Department
Mr Philip CHUM Yan-leung	Senior Town Planner (Sham Shui Po) Planning Department
Mr Rex CHANG Wai-yuen, JP	Deputy Secretary for Development (Planning and Lands) ²
Ms Winnie SO Chui-ying	Principal Assistant Secretary for Development (Planning and Lands) ⁴
Dr Amy CHIU Pui-yin, JP	Assistant Director (Health Administration and Planning) Department of Health
Dr CHIK Wai-chi	Occupational Health Consultant (2) Labour Department
Dr David CHAO Vai-kiong	Chief of Service (Family Medicine and Primary Health Care) Hospital Authority

Clerk in attendance:

Ms Annette LAM	Chief Council Secretary (1) ³
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Staff in attendance:

Mr Andy LAU	Assistant Secretary General 1
Ms Connie HO	Senior Council Secretary (1) ³
Mr Ken WOO	Council Secretary (1) ⁵
Mr Frankie WOO	Senior Legislative Assistant (1) ³
Ms Christy YAU	Legislative Assistant (1) ⁷

Action

The Chairman reported that a total of twelve capital works projects amounting to \$26,686.5 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2012-2013 session so far. He further advised that eight items were on the agenda for the meeting which, if endorsed, would involve a total amount of \$2,988.8 million.

2. The Chairman then 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 any items under discussion at the meeting before they spoke on the items. He also drew members' attention to Rule 84 of RoP on not voting or withdrawal in case of direct pecuniary interest.

Head 703 – Buildings

PWSC(2012-13)48 115KA Relocation of part of the offices of the Department of Justice to the Main and East Wings of the former Central Government Offices

3. The Chairman advised that the proposal was to upgrade 115KA to Category A at an estimated cost of \$796 million in money-of-the-day (MOD) prices for the works required for the relocation of part of the offices of the Department of Justice (DoJ) to the Main and East Wings of the former Central Government Offices (CGO). The Panel on Administration of Justice and Legal Services had been consulted on the proposal on 27 November 2012 and Panel Members supported the proposal. The gist of Panel discussion was tabled at the meeting.

Heritage preservation

4. Considering that the Main and East Wings of the former CGO were graded historic buildings of a great preservation value, Mr SIN Chung-kai enquired what heritage conservation measures would be put in place to ensure conservation and avoid criticisms from environmental groups in future. Director of Architectural Services (D Arch S) responded that in addition to close supervision by the Architectural Services Department (ASD), heritage consultants had been engaged to undertake works, including vetting the contractor's proposed method statements and materials submission, providing on-site supervision of the preservation and repair works, as well as compilation of reports and as-built drawings.

5. Miss CHAN Yuen-han expressed support for the project and enquired whether the flag pole and the old and valuable trees at the site, particularly the one near the car park area, would be retained. D Arch S replied that the conservation value of the old and valuable tree within the project site was well recognized and would be preserved. The flag pole and the tree near the car park were both outside the boundary of the proposed project under consideration and would be dealt with separately.

Removal of metal fences and gates

6. Dr Hon Kenneth CHAN referred to the discussions at the meeting of the Panel on Administration of Justice and Legal Services held on 27 November 2012 and enquired about the follow-up arrangements for the removal of metal fences in the vicinity of the Main and East Wings of the former CGO. D Arch S advised that due to public safety consideration and in view of the level difference with adjacent pavement/slope, the fences along the Lower Albert Road would be replaced by a lower fencing, while fences along the northern slope facing St. John's Cathedral would be maintained. Other fences within the project boundary were considered not necessary and would be removed.

7. Miss CHAN Yuen-han opined that the fences and gates built after the 1997 handover in the vicinity of the former CGO should be removed to reinstate the pre-1997 atmosphere of the Government Hill. Ms Emily LAU shared the view that those fences and gates constructed in the area after 1997 should be removed. In this regard, the Administration was requested to submit supplementary information on the arrangements for the removal of unnecessary metal fences and gates in the vicinity of the former CGO which fell outside the scope of the proposed project prior to the relevant Finance Committee (FC) meeting.

Admin

Planning of public open space

8. Expressing concern whether the public could freely access the open space in the vicinity of the former CGO, Dr Kenneth CHAN enquired about the progress of the arrangement for opening up some designated areas of the DoJ offices for public visits on scheduled days. Sharing the same view that more space should be opened up for public enjoyment, Miss CHAN Yuen-han asked whether the gate on the slope leading to the Court of Final Appeal would be removed.

9. The Director of Administration and Development, Department of Justice (D of A&D, DoJ) responded that with the demolition of unnecessary metal fences within the project site, members of the public should be able to access the main entrance of the DoJ directly from the pavement. He said that taking into account security considerations, DoJ would be happy to open up some designated areas for public access on scheduled days in future provided that the daily operation of DoJ would not be affected. Details of the proposed arrangements would be worked out with the Antiquities and Monuments Office. Taking note of members' concern about public access to the open area in the vicinity of the former CGO, D of A&D, DoJ pointed out

that relevant departments would consider the use of the area and relevant works proposal would be put forth to the relevant Panel/ and Committees of the LegCo for scrutiny in accordance with established procedures.

Space requirement of offices of DoJ in CGO

10. Noting that under the proposal, DoJ would be allocated an additional office area of about 1 000m² over its existing provision, Ms Emily LAU enquired about the increase in the staffing establishment of DoJ over the years and whether the staff increase justified the space increase. D of A&D, DoJ replied that while the establishment of DoJ had increased by more than 110% from about 570 staff in 1986 to currently about 1 200 staff, the office space of the department had only increased by about 80% over the same period, representing a shortfall of roughly 2 600m² on a pro rata basis in overall provision. He explained that the additional area of about 1 000m² to be allocated in this relocation exercise was calculated in accordance with the prevailing space standards adopted in the Government based on the number of staff of the teams to be relocated to the new offices. The allocation was to make up for part of the shortfall in the existing office provision. He added that the DoJ was working with departments concerned on its total space requirement in the CGO West Wing, taking into account the existing shortfall in office provision for the other teams as well as the need for future development of the Department as a whole on the basis of the prevailing space standards. DoJ would report details of the space provision for the remaining offices in the former CGO West Wing to Members when submitting the funding application for the respective relocation exercise to the relevant Panel and Committees of the LegCo. In this connection, Ms Emily LAU requested the Administration to provide details of the office space requirement of the DoJ and the respective allocation in the former CGO Main, East and West Wings (including any additional areas allocated for meeting the existing shortfall in provision) in future submissions of funding application for the office relocation exercise to the West Wing with a view to furnishing Members with a full picture on the overall space requirement.

Admin

11. In response to the enquiry made by Dr CHIANG Lai-wan regarding the percentage of DoJ office areas that would be involved in this relocation exercise, D of A&D, DoJ replied that about 55% of the total office areas occupied by the existing offices, which was about 9 700 m², would be relocated to the Main and East Wings of the former CGO while the remaining 45% would be relocated to the West Wing.

Construction cost and environmental considerations

12. Addressing the concerns expressed by Mr MA Fung-kwok and Dr

CHIANG Lai-wan over the substantial project cost, D Arch S advised that the estimated construction unit cost, represented by building and building service costs, at \$20,045 per m² of construction floor area was about 10% to 20% lower than that of the Trade and Industry Tower in Kai Tak Development Area which stood at about \$24,563 per m². The construction unit cost of the proposed project was therefore considered reasonable compared with other similar projects involving the provision of government offices.

13. Mr MA Fung-kwok noted that some existing steel frame windows would be replaced by new ones subsequent to the removal of the existing window-type air-conditioners and that a new layer of windows would be provided to the internal side of the existing steel frame windows. He questioned the need for the steel windows and the cost effectiveness of the said arrangement. He was also concerned whether the provision of double-layer windows would pose any fire escape risks. D Arch S explained that in view of the historical significance of the buildings, the objective of retaining the existing steel frame windows was to preserve the original façade design as far as possible and to retain the character-defining elements with minimal intervention. The provision of a new layer of windows was considered necessary for improving the acoustics and indoor environment. D Arch S further advised that enhancement works including the addition of escape staircases with protected lobbies would be carried out to improve the fire safety of the buildings in compliance with the prevailing building codes and the relevant fire safety requirements.

14 . Responding to Dr CHIANG Lai-wan's query on whether environmental-friendly materials or measures would be adopted in the project, D Arch S advised that every effort would be made to reduce the generation of construction waste where possible. For example, metal site hoardings and signboards would be used as these materials could be recycled or reused in other projects. Besides, the proposed project would also adopt various forms of energy efficient features and renewable energy technologies, details of which had been set out in the paper.

15. The item was voted on and endorsed.

Head 705 – Civil Engineering

PWSC(2012-13)49 13GB Liantang/Heung Yuen Wai Boundary Control Point and associated works

16. The Chairman advised that the proposal was to upgrade part of 13GB to Category A at an estimated cost of \$595.1 million in MOD prices for river regulation works to upgrade the flood protection standard of a section of

Shenzhen (SZ) River between Ping Yuen River and Pak Fu Shan for the development of the new Boundary Control Point (BCP) at Heung Yuen Wai. The Panel on Development had been consulted on the proposal at its meeting on 30 October 2012. With the exception of Dr Fernando CHEUNG, Mr LEUNG Kwok-hung and Dr Kenneth CHAN, Panel members in general supported the proposal. The gist of Panel discussion was tabled at the meeting.

The entrustment arrangements

17. Noting that the implementation of the proposed regulation works of SZ River stage IV would be entrusted to the SZ Municipal Government ("SZMG"), Ms Emily LAU expressed concern about the effectiveness in monitoring the project under the entrustment arrangements. She also questioned what mechanism would be put in place to ensure that the river regulation works could meet the established engineering and technical standards in Hong Kong (HK), and that qualified HK contractors could have a fair chance to take part in the project.

18. The Chief Engineer (Drainage Projects), Drainage Services Department (CE(DP), DSD) responded that although the SZ River Regulation Office (SZRRO) of the SZMG would be responsible for daily supervision of the works and carrying out environmental monitoring and audit during construction, the works contracts would be subject to the overall control and monitoring by the Joint Working Group formed by the Hong Kong Special Administrative Region Government (HKSARG) and the SZMG. While the SZRRO would supervise the works in accordance with the technical requirements and specifications as laid down in the works contracts agreed by the HKSARG and the SZMG, the Drainage Services Department would hold periodic meetings with the SZRRO; conduct regular on-site checking on selected works items, and undertake inspections upon completion of works to ensure that the quality of works was strictly up to the required standards. The standard adopted in the works contracts was the higher standard of the two sides. On participation of qualified HK contractors in the project, CE(DP), DSD said that qualified contractors of both sides would be invited to submit tenders for the works contracts. A list of qualified HK contractors who expressed interest in carrying out the works would be put to the SZRRO for inclusion in the tender invitation list. One of the works contracts under the stage III regulation works was in fact awarded to a qualified HK contractor.

19. Ms Emily LAU enquired whether any difficulties had been encountered in the river regulation works for SZ River stages I, II and III where similar entrustment arrangements were made. CE(DP), DSD

advised that the said river regulation works had been smoothly completed under the entrustment arrangements with full cooperation of the SZ side.

20. Responding to Ms Emily LAU's enquiry on the sharing of project costs between HK and SZ, CE(DP), DSD advised that cost for the SZ River regulation works would be equally shared between the two governments while that in relation to SZ side only, including the construction of boundary fence and sewers on the SZ side, would be wholly borne by the SZMG.

Job opportunities for HK workers

21. Noting that the SZRRO would take up the role of the employer of the works contracts, Mr WU Chi-wai enquired about measures to ensure job opportunities for HK workers in the proposed project in view of their higher salary level compared with that of their counterparts in SZ. CE(DP), DSD replied that while the river regulation works and the associated ancillary works geographically straddled Hong Kong and SZ, it would be stated in the works contracts that suitable workers from either HK or SZ side should be employed according to the needs of the proposed works. He assured members that the two governments would closely monitor the implementation of the works and hold regular meetings with the contractors concerned to ensure strict compliance with the relevant statutory requirements of the respective places.

22. In reply to Mr WU Chi-wai's enquiry on whether the wage level of HK workers had been used as the basis for the cost estimates of the proposed works, CE(DP), DSD advised that the cost estimate was drawn up having regard to a number of factors such as the prevailing construction costs in both HK and SZ sides, and the proportion of works between the two places in SZ River regulation project stages I, II and III respectively. Following the practice in stages I, II and III of the regulation works, the cost of the stage IV regulation works would be equally shared between the two governments.

Impact on traffic in the nearby areas

23. Addressing Dr CHIANG Lai-wan's concern on whether the design capacity of the Tolo Highway could handle the additional traffic flow to be brought about by the commissioning of the new BCP, Director of Civil Engineering and Development (DCED) advised that the Highways Department had been monitoring the traffic flow of the Fanling Highway and Tolo Highway. In anticipation of the commissioning of the new BCP, road widening projects of the afore-mentioned highways had been implemented in phases since 2009 to enhance their traffic handling capacity.

24. Dr CHIANG Lai-wan said that during a site visit organized by the Administration on 24 December 2012, she observed that the section of SZ River between Ping Yuen River and Pak Fu Shan was quite dry and its channel rather shallow. She queried on the need to further widen and deepen this section of the river. CE(DP), DSD explained that to facilitate the development of the BCP project, the flood protection standard of the said section of SZ River had to be upgraded to withstand a rainstorm with a return period of one in 50 years. Given the sub-tropical climate of HK where abrupt and heavy rainfall was not uncommon in summer, it was necessary to enhance the flood protection standard of the said section of SZ River. He added that a water storage basin would be constructed to attenuate the peak flow so as to reduce the rate of discharge to the downstream of SZ River during heavy rainstorms.

Disposal of construction waste

25. Ir Dr LO Wai-kwok noted that only 5.9% of the total construction waste generated by the project which was inert in nature would be reused on site while the total cost for accommodating the remaining inert construction waste at Huangmao Dao in Zhuhai and non-inert waste at SZ landfills was estimated to be \$84.4 million. In view of the substantial disposal cost involved, he urged the Administration to consider reusing the construction waste in suitable reclamation projects such as outside the Victoria Harbour area as far as practicable so as to make the best use of the construction waste.

Change in boundary between HKSAR and SZ

26. In response to Dr Kenneth CHAN's enquiry on whether the proposed regulation works would lead to any changes in the existing boundary between HKSAR and SZ, CE(DP), DSD advised that there would be a change in the boundary between HK and SZ subsequent to the proposed works as in accordance with the Order of the State Council (China), the new boundary should be the centre line of the regulated SZ River.

27. Referring to the schematic illustration of the water storage basin in Enclosure 1 to the discussion paper PWSC (2012-13)49, Dr Kenneth CHAN enquired whether the greenery area of the water storage basin would be open to the public and whether public access, if allowed, would adversely affect the functions and operation of the water storage basin. CE(DP), DSD responded that the facility would be located at a closed area within SZ's boundary and access would be restricted to authorized persons only. He further clarified that the water storage basin was not intended for recreation purpose and would not be open to the public.

Impact on local cultivation activities

Admin

28. Noting that a total of about 12 451 m² of private agricultural land had been resumed for the proposed works, Dr Fernando CHEUNG expressed concern about the adverse impact on the supply of local vegetables which had fallen to 2.5% of the gross supply to the local market from about 70% to 80% a few decades ago. At the request of Dr Fernando CHEUNG, the Administration undertook to provide members with information prior to the relevant FC meeting on the total area of cultivated land cleared for the implementation of the project and whether assistance would be rendered to those affected farmers for continuation of cultivation activities.

29. The item was voted on and endorsed.

Head 707 – New Towns and Urban Area Development**PWSC(2012-13)50 731CL Infrastructure works for housing sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei**

30. The Chairman advised that the proposal was to upgrade 731CL to Category A at an estimated cost of \$781.4 million in MOD prices for the construction of the necessary infrastructure to enable timely delivery of the two housing sites at Tai Wo Ping, Shek Kip Mei for land disposal in 2015-2016. The Panel on Development had been consulted on the proposal at its meeting on 7 January 2013 and Panel members in general supported the proposal. The gist of Panel discussion was tabled at the meeting. Pursuant to members' request, supplementary information had been provided at enclosure 3 to the discussion paper.

31. Dr Fernando CHEUNG questioned the justification for using public money amounting to \$781 million to provide infrastructure works for the two housing sites for luxury low-density private residential developments accommodating about 370 households only. He pointed out that based on the price level of 2012, as many as 1 736 public rental housing units at a construction cost of \$450,000 per unit could be provided with the same capital outlay. He asked whether the land premium for the two housing sites as projected by the Administration could cover the cost of the investment in the related infrastructure works.

32. In response, Deputy Secretary for Development (Planning and Lands)1 (DS(PL)1, DEVB) said that it was the Government's prevailing practice to undertake the necessary infrastructure works for potential sites for housing developments to provide certainty on the development potential of

the sites before their disposal. He said that the Administration could not predict the land premium of the two housing sites at this stage as in general, the land premium of a housing site would depend on prevailing market conditions when the site was put up for sale in the market. Nevertheless, based on past experience in land sale, the Administration was of the view that the cost of the proposed infrastructure works could be recovered from the land premium of the sites. Unconvinced by the Administration's reply, Dr Fernando CHUENG said that he would not support the proposal as public money should not be used to finance infrastructure works for the sites to the benefits of the private developer and residents of the luxury housing development built thereon.

33. Dr CHIANG Lai-wan indicated her support for the proposal. She was confident that the land premium for the subject housing sites would well cover the cost of the infrastructure works in view of the keen demand for low-density residential development sites in West Kowloon. In her view, the substantial land premium generated by the sale of the subject housing sites could be used to fund the provision of subsidized housing, while the related infrastructure works would also provide relief for the traffic in the vicinity.

34. Mr WU Chi-wai enquired if the Administration would consider entrusting the infrastructure works for the subject housing sites to private developer so as to expedite the disposal of the sites, thereby securing a higher land premium on the back of the current property market boom. DS(PL)1, DEVB replied that as explained in the supplementary information furnished at Enclosure 3 to the discussion paper, the Administration considered it more appropriate and effective to take forward the proposed infrastructure works under the Public Works Programme so as to secure an early commencement of the works in June 2013 for timely completion as scheduled. He pointed out that to meet the land disposal target dates of the two sites in 2015-2016, it was necessary to undertake the proposed infrastructure works including site formation, slope stabilization and roads works beforehand to provide certainty on the development potential of the two sites prior to their disposal. He further highlighted that the entrustment option would not result in any saving of public money as the costs of the infrastructure works would be duly reflected in the land premium to be offered by the developer. He assured members that depending on the actual progress of the works, the Administration would make the best endeavour to release one of the subject housing sites for land disposal earlier than 2015-2016.

35. Ms Cyd HO opined that the Administration should adopt a broader view on the use of the subject sites in light of the tight demand for land

resources for education, medical service and subsidized housing. She requested to put on record her objection to the proposal should the subject housing sites be used for the development of luxury residential properties.

36. The Chairman put the item to vote. At the request of Ms Cyd HO, the Chairman ordered a division. Of the 18 members present, 17 members voted, and 13 voted for and 2 voted against the item. Two members abstained from voting. The voting results of individual members were as follows:

For:

Mr. TAM Yiu-chung
Mr IP Kwok-him
Mr Alan LEONG
Mr Michael TIEN
Mr Frankie YICK
Mr Charles Peter MOK
Dr Kenneth CHAN
(13 members)

Miss CHAN Yuen-han
Miss Alice MAK
Dr CHIANG Lai-wan
Ir Dr LO Wai-kwok
Mr Christopher CHUNG
Mr Tony TSE

Against:

Ms Cyd HO
Dr Fernando CHEUNG
(2 members)

Abstained:

Ms Emily LAU
Mr WU Chi-wai
(2 members)

37. The item was endorsed by the Subcommittee.

38. Ms Cyd HO requested that this item be voted on separately at the relevant FC meeting.

Head 707 – New Towns and Urban Area Development

**PWSC(2012-13)51 163TB Kwun Tong Town Centre
 redevelopment — provision of
 grade-separated pedestrian linkages**

39. The Chairman advised that the proposal was to upgrade part of 163TB to Category A at an estimated cost of \$95 million in MOD prices for the construction of the Yuet Wah Street Pedestrian Linkage. The Panel on

Development had been consulted on the proposal at its meeting on 27 November 2012 and members in general supported the proposal. The gist of Panel discussion was tabled at the meeting.

Privacy of residents and improvement to the existing staircase

40. Ms Emily LAU enquired about the measures to be taken by the Administration to protect the privacy of residents living in buildings alongside the proposed elevated footbridge, and whether a cover would be built over the section of existing open-air staircase connecting Yuet Wah Street and Kwun Tong Road to be retained after the commissioning of the proposed Pedestrian Linkage. Ms Emily LAU stressed that the Administration should liaise closely with the residents and solicit their views on the mitigation arrangements.

41. DCED responded that the elevated footbridge was about two metres away from the nearest point of the residential buildings along it. As the footbridge was designated for pedestrian rather than vehicular use, it would not create any significant noise nuisance to residents living in the nearby buildings. In consultation with residents of nearby buildings, particularly those of Tin Sing Court, it was agreed that frosted glass panel would be installed at appropriate locations alongside the footbridge to protect their privacy. As regards the enquiry about providing a cover over the open-air staircase, DCED advised that according to the consultancy study, the majority of the commuters would use the proposed elevated footbridge and lifts, instead of the existing staircase, when the Pedestrian Linkage was commissioned. The projected usage of the existing open-air staircase upon the commissioning of the Pedestrian Linkage would be on the low side with an estimated patronage of about 6 pedestrians per hour only. DCED assured members that the Administration would monitor the situation and consider the need for provision of a cover for the staircase in light of the actual utilization of the staircase after the commissioning of the Pedestrian Linkage.

42. Miss CHAN Yuen-han expressed her support for the project. Referring to the proposed works schedule from April 2013 to October 2015, she was concerned that the prolonged closure of the existing Hip Wo Street Rest Garden (the Garden) during project implementation would further aggravate the shortage of recreational space in Kwun Tong district. She was also concerned that the construction works would cause nuisance to the public. DCED responded that in view of the site constraints, the temporary closure of the Garden during construction period was necessary whilst the proposed project timeframe had already been compressed and was considered reasonable. To avoid prolonged occupation of the Garden, the Administration would strive to keep the construction period to the minimum

and step up site supervision to ensure timely completion of the works. The contractor would be requested to put in place a series of mitigation measures and to appoint a liaison officer to receive public complaints on the project on a 24-hour basis to minimize nuisance to residents during construction. The resident site staff deployed by the Administration would also closely monitor the works progress through on-site supervision.

43. Miss CHAN Yuen-han urged the Administration to ensure timely completion of the proposed works. Sharing a similar view, Mr IP Kwok-him asked if the Administration would consider stipulating conditions in the relevant tender documents to avoid project slippage. In response, DCED said that as the progress of civil engineering projects would be affected by a number of unforeseeable factors such as inclement weather and actual ground conditions, full assurance of the project completion date was not possible. He reiterated that the Administration would closely monitor the progress of the project and strive to confine the works schedule to within 30 months as proposed through enhanced project management and site supervision. DCED added that while a damage clause for delay had been provided in all public works contracts as a standing provision, the Administration would request the contractor of this project to submit a detailed works schedule and evaluate whether the proposed resource input was adequate, in particular for high complexity works items, to avoid slippage.

44. Miss CHAN Yuen-han opined that slippage of public works projects was a common occurrence which, in her view, might be attributed to the Government's tendering policy of awarding works contracts for small scale projects to the lowest bids. She suggested that a statistical report be compiled on projects with delayed completion. DCED responded that the proposed project at an estimated cost of \$95 million was considered a medium to large scale project that only contractors under Groups B and C of the List of Approved Contractors for Public Works would be qualified to submit bids. He advised that apart from the tender prices, past performance of contractors would also be taken into account in tender assessment of public works contracts.

45. The item was voted on and endorsed.

Head 707 – New Towns and Urban Area Development

**PWSC(2012-13)52 111KA Government, Institution or
Community facilities in the Kwun
Tong Town Centre redevelopment—
additional medical and health facilities**

46. The Chairman advised that the proposal was to recommend to FC the upgrading of 111KA to Category A at an estimated cost of \$105.0 million in MOD prices for the provision of additional floor areas to enhance the existing medical and health facilities reprovisioned in the Kwun Tong Town Centre redevelopment. The Panel on Development was consulted on the project at its meeting on 27 November 2012 and Panel members in general supported the funding proposal. The gist of the Panel discussion was tabled at the meeting. Pursuant to members' request, the Administration had provided supplementary information on the proposal on 25 January 2013.

47. Noting that residential flats would be built on top of the new medical and health facilities which occupied the lower three floors, Mr WU Chi-wai was concerned whether the project would be completed by end 2013/early 2014 as scheduled to meet the increasing demand for health care services in the district. Mr WU further enquired when the new medical and health facilities would commence operation.

48. The Project Manager (Kowloon), Civil Engineering and Development Department (PM(K), CEDD) remarked that based on the information provided by the Urban Renewal Authority (URA), which was responsible for the redevelopment project, the construction works of the concerned medical and health facilities at the reprovisioned sites were expected to be completed by end 2013/early 2014 for the reprovisioning of the existing Kwun Tong Jockey Club Health Centre (KTJCHC). According to the construction programme, the reprovisioned and additional medical and health facilities would commence operation in early 2014.

49. Ms Cyd HO expressed concern about the ease of access to the reprovisioned medical and health facilities and whether the elderly, parents carrying new born babies, patients with chronic illness and people with disabilities had to travel quite a distance from the Kwun Tong Mass Transit Railway (MTR) station to the new medical and health centre. Ms HO was particularly concerned whether the access route between the MTR station and the new medical and health centre was barrier free.

50. PM(K), CEDD responded that there was barrier-free access to the new medical and health centre through Hip Wo Street from the existing lift at

Exit A of the Kwun Tong MTR station, or alternatively through the planned Yuet Wah Street Pedestrian Linkage connected with the MTR station. Barrier-free access with lifts and ramps would also be provided at the main and alternative entrances of the new medical and health facilities.

51. Mr WU Chi-wai enquired whether users of the new medical and health centre had to travel a long distance if they used the pedestrian linkage at Yuet Wah Street. Mr WU noted with concern that the car parks were designated for residents of the residential buildings. In view of the heavy traffic in the vicinity, he expressed disappointment that car parking spaces or drop-off points were not provided for users of the new medical and health centre, in particular, the elderly and disabled persons.

52. PM(K), CEDD replied that the pedestrian linkage at Yuet Wah Street was very near to the entrance of the new medical and health centre, and that users could also alight from vehicles at Hip Wo Street in front of the entrance. The Government would further discuss with the URA regarding traffic arrangement and parking facilities at the site concerned.

53. In response to Ms Cyd HO's enquiry regarding the need to provide separate vision testing facilities in the General Out-patient Clinic (GOPC) and the Maternal & Child Health Centre (MCHC), the Chief of Service (Family Medicine and Primary Health Care), Hospital Authority explained that the visual acuity test/fundus photography room in GOPC and the vision testing room of the MCHC were designed to meet the needs of different patient groups involving different techniques, equipment and medical specialists.

54. Pointing out the importance of testing the visual and audio abilities and aptitude of children at the infant stage, Ms Cyd HO enquired whether such testing facilities would be provided at the new medical and health centre. The Assistant Director (Health Administration and Planning), Department of Health ((AD(HA&P), D of H) replied in the affirmative.

55. Miss CHAN Yuen-han questioned why URA was not required to provide more space for expanding the existing medical and health facilities to meet the local community's aspirations for better quality of life. She expressed disappointment that the Administration had not taken the full opportunity of the reprovisioning of KTJCHC to increase the capacity of the medical and health facilities for residents of Kwun Tong, many of whom were elderly persons and people from low-income families. Mr WU Chi-wai shared a similar concern.

56. The Deputy Secretary for Development (Planning and Lands)2, Development Bureau (DS(PL)2, DEVB) responded that the total net operational floor area (NOFA) of the existing facilities at KTJCHC was about 2 508 m². An extra NOFA of about 1 087m² was provided in the proposed project for provision of additional facilities upon reprovisioning of KTJCHC. In planning the additional facilities to be furnished in the new medical and health centre, the Government had taken into account the projected population growth in East Kowloon, in particular the demographic profile of residents in Kwun Tong.

57. Mr Michael TIEN asked whether the increased NOFA and additional medical and health facilities would be accompanied by a corresponding increase in medical and health personnel in order to provide services to more patients and shorten their waiting time.

58. The Chairman remarked that the Subcommittee only dealt with issues relating to the construction of the project, whereas operational resource matters such as provision of additional staff should be discussed at the relevant Panel. AD(HA&P), D of H replied that additional staff would be provided for the dental clinic while staffing for the MCHC would be reviewed in the light of operational needs following the opening of the new Centre.

59. Ms Cyd HO enquired about the ratio between male and female toilet compartments, and the provision of a breast-feeding room in the MCHC. She opined that the design of the breast-feeding room should be family-friendly so that the mothers and babies using the room would feel at home. Ms Emily LAU shared her view. DS(PL)2, DEVB replied that the ratio of male to female toilet compartments in the MCHC was about 1:5. AD(HA&P), D of H supplemented that a breast-feeding room would be provided at the Centre.

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60. Addressing the concerns of Ms Cyd HO, the Administration agreed to furnish FC with the following information:

- (a) the number of disabled toilets in the Occupational Health Centre (OHC) in the new KTJCHC and whether an enhanced ratio for the provision of such a facility would be adopted for OHC which was deemed to have a higher number of disabled service users;
- (b) the ratio of male to female toilet compartments in the OHC;

- (c) the location of the breast-feeding room in the MCHC and whether the room would be set up in a family-friendly manner; and
- (d) the ratio of male to female toilet compartments in the MCHC and whether more female toilets would be provided in view of more female service users.

61. The item was voted on and endorsed.

Any other business

62. At 10:30 am, the Chairman ordered that the meeting be adjourned and that the next meeting would start at 10:45 am.

Council Business Division 1
Legislative Council Secretariat
14 March 2013