

**立法會**  
***Legislative Council***

LC Paper No. CB(1)742/13-14  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV/1

**Panel on Development**

**Minutes of meeting**  
**held on Tuesday, 26 November 2013, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)  
Hon Tony TSE Wai-chuen (Deputy Chairman)  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Cyd HO Sau-lan  
Dr Hon LAM Tai-fai, SBS, JP  
Hon CHAN Hak-kan, JP  
Hon CHAN Kin-por, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon James TIEN Pei-chun, GBS, JP  
Hon WU Chi-wai, MH  
Hon YIU Si-wing  
Hon Gary FAN Kwok-wai  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan

Dr Hon Kenneth CHAN Ka-lok  
Hon CHAN Yuen-han, SBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Public officers  
attending**

**: Agenda item IV**

Ms Joyce HO Kwok-shan  
Principal Assistant Secretary (Treasury) (Works)  
Financial Services and the Treasury Bureau

Mr John KWONG Ka-sing  
Chief Assistant Secretary (Works)1  
Development Bureau

Ms Joyce NG Suet-yee  
Chief Estate Surveyor (Acquisition)  
Lands Department

Mr CHAN Ho-yin  
Chief Property Services Manager (3)  
Architectural Services Department

Mr CHAN Chi-chiu, JP  
Director of Drainage Services

Mr HON Chi-keung, JP  
Director of Civil Engineering and Development

Dr Ellen CHAN Ying-lung JP  
Assistant Director (Environmental Infrastructure)  
Environmental Protection Department

Mrs Joanna KWOK TAM Yuk-ying  
Deputy Director of Highways

Mr Raymond KONG Tai-wing  
Chief Engineer (1) (Major Works)  
Highways Department

Mr Eric HUI Kwok-sun, JP  
Assistant Director (2)  
Home Affairs Department

Mr Frankie CHOU Wing-ping  
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 Anchor TSE Lap-wa  
Senior Maintenance Surveyor (School Premises  
Maintenance)  
Education Bureau

Dr LEE Kin-wang  
Head (Estates, Health and Safety Division)  
Vocational Training Council

Mr KOK Che-leung  
Assistant Director (Subventions)  
Social Welfare Department

Mr Kenneth WOO Chi-man  
Chief Executive Officer (Subventions/ Planning)  
Social Welfare Department

Mr Enoch LAM Tin-sing, JP  
Director of Water Supplies

Mr Kenneth WONG Hung-keung,  
Chief Civil Engineer (1)  
Transport and Housing Bureau

**Agenda item V**

Mr Rex CHANG Wai-yuen, JP  
Deputy Secretary for Development  
(Planning and Lands)2

Mr Ryan CHIU Pit-ming  
Principal Assistant Secretary for Development  
(Planning and Lands)3

Mr HUI Siu-wai, JP  
Deputy Director of Buildings

Mr Alex CHOW Kim-ping  
Assistant Director/Mandatory Building Inspection  
Buildings Department

**Agenda item VI**

Mr Kevin CHOI  
Principal Assistant Secretary for Development  
(Planning & Lands) 2

Mr WONG Wai-man  
Deputy Project Manager (New Territories East)  
Civil Engineering and Development Department

Mr Eric CHIANG Nin-tat  
Chief Engineer/New Territories East 2  
Civil Engineering and Development Department

**Attendance by  
Invitation**

: Ms Nora WONG  
Assistant General Manager (Property Management)  
Hong Kong Housing Society

Mr Lawrence TANG Kwan-lam  
General Manager, Building Rehabilitation  
Urban Renewal Authority

**Clerk in attendance** : Ms Sharon CHUNG  
Chief Council Secretary (1)6

**Staff in attendance** : Mr Anthony CHU  
Senior Council Secretary (1)6

Mr Fred PANG  
Council Secretary (1)6

Ms Christina SHIU  
Legislative Assistant (1)6

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Action

**I Confirmation of minutes**

(LC Paper No. CB(1)352/13-14 -- Minutes of meeting on  
22 October 2013)

The minutes of the meeting on 22 October 2013 were confirmed.

**II Information papers issued since the last meeting**

(LC Paper No. CB(1)116/13-14(01) -- Administration's reply to the  
request for discussion on  
policy and issues related to  
conservation and  
development of country park  
land and country park  
enclaves

LC Paper No. CB(1)180/13-14(01) -- Referral dated 25 October  
2013 from the Public  
Complaints Office on issues  
relating to the existing  
mechanism adopted by the  
Buildings Department for  
handling reports on  
unauthorized building works

- and taking relevant follow-up actions
- LC Paper No. CB(1)186/13-14(01) -- Letter dated 25 October 2013 from Dr Hon Kenneth CHAN Ka-lok on the Peel Street/Graham Street Development Scheme
- LC Paper No. CB(1)200/13-14(01) -- Letter dated 29 October 2013 from Dr Hon Kenneth CHAN Ka-lok on the implementation of the works of the Central - Wan Chai Bypass project
- LC Paper No. CB(2)199/13-14 -- Paper on proposed continuation of work of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project prepared by the Legislative Council Secretariat
- LC Paper No. CB(1)272/13-14(01) -- Administration's response to the letter dated 15 October 2013 from Dr Hon Kenneth CHAN Ka-lok about allocating small sites for housing developments (LC Paper No. CB(1)73/13-14(01))
- LC Paper Nos. -- Letter dated 4 November 2013 from Dr Hon Kenneth CHAN Ka-lok on the arrangements of the Town Planning Board for receiving public representations and the replies from the Development Bureau and the Town Planning Board
- LC Paper No. CB(1)320/13-14(01), (02) and (03) --
- LC Paper No. CB(1)370/13-14(01) -- Administration's response to the letter dated 29 October 2013 from Dr Hon Kenneth CHAN Ka-lok on the

implementation of the works  
of the Central - Wan Chai  
Bypass project (LC Paper  
No. CB(1)200/13-14(01)))

2. Members noted that the above information papers had been issued since the last meeting.

### **III Items for discussion at the next meeting**

(LC Paper No. CB(1)343/13-14(01) -- List of outstanding items for discussion

LC Paper No. CB(1)343/13-14(02) -- List of follow-up actions)

3. Members agreed that at the next regular meeting scheduled for Friday, 20 December 2013 at 9:00 am, the following items proposed by the Administration would be discussed --

- (a) PWP Item No. 765CL - Development of Anderson Road Quarry Site - Detailed Design and Site Investigations; and
- (b) Manpower increase for implementing initiatives to increase land supply.

*(Post-meeting note: Members agreed at the meeting that, due to time constraints, Item VI, i.e. "Proposed Amendments to the Construction Workers Registration Ordinance (Cap. 583)", originally scheduled for discussion at the meeting, be deferred to the next regular meeting on 20 December 2013. The notice and the agenda for the meeting on 20 December 2013 were issued to members vide LC Paper No. CB(1)440/13-14 on 29 November 2013.)*

#### **IV Capital Works Reserve Fund Block Allocations for 2014-2015**

(LC Paper No. CB(1)319/13-14(01) -- Administration's paper on Capital Works Reserve Fund Block Allocations for 2014-2015

LC Paper No. CB(1)397/13-14(01) -- Administration's supplementary paper on Capital Works Reserve Fund Block Allocations for 2014-2015)

4. Principal Assistant Secretary (Treasury) (Works), Financial Services and the Treasury Bureau ("PAS(Tsy)(W)/FSTB") highlighted the Administration's proposal on the Capital Works Reserve Fund ("CWRF") Block Allocations for 2014-2015 as detailed in the Administration's papers (LC Papers Nos. CB(1)319/13-14(01) and CB(1)397/13-14(01)).

5. 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 subjects under discussion at the meeting before they spoke on the subjects. Under Rule 84 of RoP of LegCo, a member should not vote upon any question in which he had a direct pecuniary interest except under certain circumstances as provided for in Rule 84.

#### One-off grant to the Hospital Authority

6. Dr KWOK Ka-ki considered the proposed one-off grant of \$13 billion to the Hospital Authority ("HA") for carrying out minor works projects over the coming 10 years an unusual arrangement and asked if there were any precedent cases. He expressed concern that a grant for such a long period would bypass LegCo's control of public expenditure.

7. PAS(Tsy)(W)/FSTB said that the present proposal did not include the one-off grant to HA, which would replace Subhead 8100MX, and the grant would be discussed by the Public Works Subcommittee ("PWSC") on 27 November 2013. The arrangement was made to cater for the special operational needs of hospitals and to enable HA to have more flexible planning for the improvement works in hospitals. With the one-off grant, HA would implement more intensive programmes to improve the condition and environment of its ageing facilities and enhance their service capacity to complement other major new hospital or hospital renovation projects. The

improvement works would also include enhancing the barrier-free accesses and the capacity to provide additional beds. The Administration considered the one-off grant a suitable arrangement. She further advised that the Administration had no plan at this stage to make similar arrangements for other subvented organizations or departments.

#### Supply of construction workers

8. Dr CHIANG Lai-wan pointed out that with a large number of major infrastructure projects under planning or construction in Hong Kong, a huge demand for workers in construction-related industries had been created. Noting that the proposed allocation of \$8,481.9 million for works-related block allocations would create around 11 000 jobs in 2014-2015, she was concerned that the tight supply of construction workers would increase the project costs. She asked if the Administration would consider deferring the implementation of some non-urgent public works projects so as to reduce the pressure on the demand for construction workers. Referring to the refurbishment of the cooked food centre in Pei Ho Street Complex with a project estimate of \$29.72 million, Dr CHIANG suggested that the Administration should refrain from arranging extravagant fitting-out for the centre.

9. In reply, Chief Assistant Secretary (Works)1, Development Bureau ("CAS(W)1/DEVB") said that the Administration and the Construction Industry Council had been closely monitoring the volume of construction works in Hong Kong and the corresponding supply of construction workers.

#### "Design and build" approach and use of environmentally friendly materials

10. Quoting the construction of footbridges as an example, Mr Albert CHAN pointed out that public works projects were usually more expensive and took a longer time for completion than similar works undertaken by the private sector. He suggested that consideration might be given to contracting out both the design and construction of some public works to private developers to save costs and time as well as allow flexibility in implementation. CAS(W)1/DEVB advised that the Architectural Services Department had adopted the "design and build" approach for many of their projects to tap into the resources and expertise of the private sector.

11. Mr Albert CHAN asked if the Administration would require works contractors to use recycled or environmentally friendly materials in construction works so as to facilitate the development of the relevant

industries. Citing the construction of rain shelters as an illustration, Mr CHAN suggested that the Administration might consider allowing the contractors to use lighter and more environmentally friendly materials which complied with the relevant safety requirements for construction to save costs. CAS(W)1/DEVB said that under the existing procurement policy, the Administration encouraged tenderers to adopt new technology or materials, e.g. mechanical systems or prefabricated components to enhance productivity. Moreover, the Administration had been promoting green building design and the use of environmentally friendly materials, such as eco-blocks for pavements, in public works projects.

#### Head 701 (Land Acquisition)

12. Dr KWOK Ka-ki noted that the proposed allocation for 2014-2015 under Head 701 (Land Acquisition) was 15.9% less than the approved allocation for 2013-2014. In view of the implementation of the Administration's multi-pronged strategy to increase land supply, he asked why there would be a reduction in the allocation for 2014-2015. Chief Estate Surveyor (Acquisition), Lands Department ("CES(A)/LandsD") explained that the proposed allocation was arrived at after taking into account the progress of the relevant works projects and the amount of land to be resumed in 2014-2015.

#### Head 701 Subhead 1100CA -

Liantang/Heung Yuen Wai Boundary Control Point and associated works (connecting road)

Liantang/Heung Yuen Wai Boundary Control Point and associated works (site formation and civil works)

13. Mr YIU Si-wing enquired about the progress of the works related to the construction of the Liantang/Heung Yuen Wai Boundary Control Point ("LT/HYW BCP"), which was scheduled for completion in 2018, and the details of the two items related to the LT/HYW BCP project under Subhead 1100CA. CES(A)/LandsD explained that the proposed block allocations under Subhead 1100CA for the two items was to cover the costs for acquisition of private land and the payment of ex-gratia allowances arising from the LT/HYW BCP project. Director of Civil Engineering and Development added that the works for the LT/HYW BCP project had already commenced and the Civil Engineering and Development Department would work closely with LandsD to ensure that land resumption exercises would not affect the progress of the project.

Head 705 Subhead 5101DX -

Northeast New Territories landfill extension – consultancy study for design and construction

Southeast New Territories landfill extension – consultancy study for design and construction

14. Noting that the discussion of the Finance Committee ("FC") on the funding proposals for both the Northeast and the Southeast New Territories Landfill Extensions had been adjourned in the 2012-2013 session, Mr LEUNG Che-cheung queried why the two items had been included in the present proposal.

15. In reply, Assistant Director (Environmental Infrastructure), Environmental Protection Department ("AD(EI)/EPD") said that the "Southeast New Territories landfill extension – consultancy study for design and construction" under Subhead 5101DX was tentatively scheduled for commencement in the third quarter of 2014. The estimate for this item covered the preparation of contract documents etc. As for the Northeast New Territories landfill extension, some work had started on the preparation of the pre-qualification exercise.

Head 705 Subhead 5101DX -

Refurbishment and modification of Sha Tin transfer station – second follow-on contract feasibility studies

16. Mr Gary FAN pointed out that the above feasibility studies were planned for completion in mid-2016 but the existing follow-on contract would expire in October 2014. He was concerned that there would be a time gap between the implementation of the existing and the new contracts, which might affect the operation of the transfer station.

17. AD(EI)/EPD acknowledged that there might be a gap between the on-going and the new contracts. To minimize the gap, the Administration would strive to expedite the feasibility studies. In case the new contract could not be awarded in time, the Administration could extend the existing contract for a few months so that the operation of the transfer station would not be disrupted. She also confirmed that any expenditure on extension of contract would be covered by the recurrent expenditure on the transfer station.

Head 706 (Highways)

18. Responding to Dr KWOK Ka-ki's enquiry on the justifications for a 45.8% increase for the proposed allocation for Head 706 in 2014-2015, Deputy Director of Highways advised that the increase was mainly attributable to the implementation of the Universal Accessibility Programme, which had been launched in August 2012. A total of 90 new items under this programme with expected expenditure in 2014-2015 would require around \$400 million.

Head 707 Subhead 7014CX (Rural Public Works Programme)

19. Mr LEUNG Che-cheung opined that it was highly undesirable that the information about the Rural Public Works ("RPW") Programme in the Administration's paper had not been made available to the relevant District Councils ("DCs"). He called on the Home Affairs Department ("HAD") to enhance the communication with DCs on the programme.

20. Assistant Director (2)/HAD replied that a RPW District Working Group ("DWG") had been set up in each of the nine New Territories districts. In order to maintain a close working relationship with the relevant DC, each RPW DWG was chaired by a DC member, with the membership comprising other DC members and representatives of Rural Committees and relevant Government departments. He assured members that HAD would keep the relevant DCs and local communities abreast on the details of the RPW Programme.

Head 708 Subhead 8001SX (Provision of welfare facilities)

21. Dr Fernando CHEUNG welcomed the Administration's proposal to provide new welfare facilities for different target groups in new/redeveloped public housing estates ("PHEs") in Tung Chung, So Uk and Shatin. He enquired about the criteria for provision of such facilities, including the priority for different types of facilities, whether a target ratio of area in a new housing estate would be designated for provision of welfare facilities, and if the Administration had any plan to provide such facilities in the existing PHEs where there were vacant Government premises. He considered that the process for allocating spaces for provision of welfare facilities was not transparent and asked about the channels for the public to obtain information on vacant Government premises.

22. Assistant Director (Subventions), Social Welfare Department advised that when the Housing Department planned the development of a new PHE, the Social Welfare Department ("SWD") would make requests for the provision of welfare facilities at the new estate. SWD would make reference to various parameters, such as the demand for different social welfare services, the distribution of demographic features in the new estate, the area available for welfare facilities, the social welfare services available in the neighbouring areas and so on, in determining the types of facilities to be provided. At the moment, planning for new welfare facilities mainly focused on services for the elderly and persons with disabilities, as there was a higher demand from these two service groups. Information about the planned welfare projects was available on the website of SWD. He supplemented that the Department would also strive to provide new welfare facilities in vacant Government premises and new private developments.

23. In respect of Subhead 8001SX, the Administration was requested to provide detailed information about the criteria for determining the numbers/types/scales of and priorities for the new welfare facilities to be provided in new/redevelopment public housing projects and vacant premises in PHEs/public facilities in each financial year.

*(Post-meeting note: The Administration's supplementary information was circulated to members on 11 December 2013 vide LC Paper No. CB(1)523/13-14(01).)*

24. Dr Fernando CHEUNG suggested that the Administration should make public a list of vacant Government premises and public facilities so that concerned organizations could make suggestions on converting these premises/facilities into welfare facilities. The Administration undertook to consider Dr CHEUNG's suggestion.

Head 709 Subhead 9100WX -

Advance works of investigation and design for replacement and rehabilitation of water mains stage 5

Supply and installation of water meters in Kowloon

25. Referring to the advance works of investigation and design for replacement and rehabilitation of water mains, stage 5, planned to commence in 2014-2015, Ir Dr LO Wai-kyok expressed concern about the impact of the discontinuity of works on the industry given that the first four stages were near completion.

26. Director of Water Supplies ("DWS") explained that as the first four stages of replacement and rehabilitation of water mains were scheduled for completion by the end of 2015, it was planned that the advance works for stage 5 involving some 100 kilometres of water mains would start early in preparation for the construction of the initial phase of the stage 5 works. He further advised that, to minimize the occurrence of mains bursts, the Water Supplies Department would in parallel take action to reduce the water pressure on water mains. The relevant cost for this measure had been included under Subhead 9100WX.

27. Responding to Ir Dr LO Wai-kwok's enquiry about the supply and installation of water meters in Kowloon under the same Subhead, DWS said that the average service life of the majority of the water meters was around 12 years. With more than two million water meters in use in the territory, a phased-approach had been adopted to improve and replace hundreds of thousands of aged meters every year. The relevant cost under this item would cover both the supply and installation of new and the replacement of aged water meters in Kowloon.

28. In concluding the discussion on the item, the Chairman said that members in general supported the Administration's proposal to submit the funding proposal for CWRP block allocations 2014-2015 for the consideration of PWSC.

**V Progress report on the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme and the creation of a permanent post of Assistant Director/Mandatory Building Inspection in the Buildings Department**

(LC Paper No. CB(1)343/13-14(03) -- Administration's paper on progress report on the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme and the proposed creation of a permanent post of Assistant Director / Mandatory Building Inspection in the Buildings Department

LC Paper No. CB(1)343/13-14(04) -- Paper on the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme prepared by Legislative Council Secretariat (Background brief)

LC Paper No. CB(1)382/13-14(01) -- Submission from The Hong Kong Institute of Surveyors dated 22 November 2013)

29. Deputy Secretary for Development (Planning and Lands)2 ("DS/DEV(P&L)2") briefed members on the progress of the implementation of the Mandatory Building Inspection Scheme ("MBIS") and the Mandatory Window Inspection Scheme ("MWIS") and sought members' support for the proposed creation of a permanent bi-disciplinary Government Building Surveyor/Government Structural Engineer ("GBS/GSE") post as the Assistant Director to head the Mandatory Building Inspection Division ("MBID") of the Buildings Department ("BD") with effect from 1 April 2014 upon the lapse of a supernumerary GBS/GSE post. The details were given in the Administration's paper (LC Paper No. CB(1)343/13-14(03)).

#### Implementation of the two schemes

30. With reference to the Administration's acknowledgement that the workload associated with the implementation of MWIS and MBIS had been under-estimated and the number of requests from concerned building owners for BD's on-site briefings on the two schemes was unexpectedly large, Mr CHAN Kin-por asked if the Administration had reviewed what had led to these circumstances and how to avoid recurrence of under-estimation of workload.

31. DS/DEV(P&L)2 explained that while the Administration had estimated during the planning of the two schemes that the average number of household units in each target building involved in both schemes would be 35, however, operational experience gained so far had shown that the actual average number of units per target building were 49 and 59 for MBIS and MWIS respectively. In addition, the large number of requests for briefings and verbal/written enquiries (around 17 000 enquiries) from building owners was also unexpected. He acknowledged that there was room for improvement in the estimation process. As the objective of the two schemes was to tackle the problem of building neglect at source and to instill a culture

of building maintenance in the building owners, BD had entertained all the requests for on-site briefing sessions on the two schemes, not only to handle the enquiries on the schemes, but also to disseminate other messages promoting building safety. Since July 2012, BD had organized or attended more than 200 such sessions. When owners of many old buildings had yet to acquire the necessary knowledge, skills and experience in organizing building maintenance, the Administration considered it necessary to adjust downwards the annual number of target buildings under the schemes during the transitional period. With a smaller pool of target buildings, BD and the supporting organizations would be able to provide focused support to owners.

32. Mr YIU Si-wing opined that the Administration should enhance manpower support for BD to handle the additional workload arising from the various initiatives launched in recent years to promote building safety. Noting that 9 387 and 67 758 statutory notices had been served under MBIS and MWIS respectively, he asked about the up-to-date number of buildings required to have prescribed repair works carried out and the consequences for the owners/owners' corporations ("OCs") if they did not arrange for the repair works. Assistant Director/Mandatory Building Inspection, Buildings Department ("AD (MBI)/BD") said that the owners/OCs were given 12 months and 6 months from the date of the statutory notice under MBIS and MWIS respectively to complete the prescribed repair works found necessary during the inspection. For both schemes, an extra three months would be allowed for owners of a building without an OC to organize and arrange the required inspection and repair works.

33. Mr YIU Si-wing expressed concern that some unauthorized building works ("UBWs") had existed for a long time and asked if the Administration would take the opportunity of implementing MBIS to ask owners/OCs to remove UBWs identified during the inspection. In reply, DS/DEV(P&L)2 explained that under MBIS, the registered inspector ("RI") had to report to BD UBWs identified in the common parts and the exterior of the building, and in the street on which the building fronted or abutted that the RI inspected. BD would deal with such UBWs in accordance with the prevailing enforcement policy. AD (MBI)/BD added that MBIS and the removal of UBWs would be dealt with separately as the removal of UBWs might lead to delay in fulfilling the statutory requirements to complete the inspection and repair works within the specified timeframe. BD would take immediate enforcement actions against UBWs constituting obvious hazard or imminent danger to life and properties. Since April 2011, the BD had implemented a new policy against UBWs to extend the coverage of

actionable UBWs to include all UBWs on roof-tops and podiums, as well as those in yards and lanes of buildings. Every year, BD launched large-scale operations to clear actionable UBWs identified in target buildings.

34. Mr CHAN Chi-chuen asked why the actual number of buildings served with MWIS statutory notices was only 20% of the target number. DS/DEV(P&L)2 explained that the number of flats involved in MWIS was very substantial, as around 67 758 statutory notices had already been issued, compared with 9 387 statutory notices issued under MBIS. Since BD had to ascertain the ownership of each flat concerned under MWIS, the preparation for issuance of statutory notices took time.

35. Mr Michael TIEN opined that there had been insufficient information on the schemes for both building owners and the building repair works sector. Citing his own experience, he said that many qualified persons ("QPs") for MWIS did not know much about the scheme and could not answer the enquiries of building owners who had received pre-notification letters from BD advising them of the selection of their buildings as target buildings. He proposed that the Administration should proactively organize briefings for these building owners. For the buildings which were chosen as target buildings under MWIS for the first time, he considered that it would be more practical to allow six months, instead of three months, for owners/OCs to arrange the tender exercise to appoint a QP. He also suggested that the Administration should review if the work procedures in respect of the implementation of MWIS should be streamlined to make more efficient use of resources.

36. DS/DEV(P&L)2 said that as both schemes had been launched for only one and a half years, the Administration was still learning from its experience. He noted Mr TIEN's suggestions.

37. In response to Mr Michael TIEN's enquiry about the selection criteria for buildings to be covered under MBIS and MWIS, AD(MBI)/BD said that relevant factors including the repair records and maintenance conditions of the buildings would be taken into account in the selection process. A selection panel had been set up to tender advice on the selection of target buildings for the two schemes. The target buildings selected each year would represent a mix of buildings in different conditions and age profiles in different districts. On Mr TIEN's request, AD(MBI)/BD undertook to provide the details of the criteria, including their respective weightings, if any, for the selection of target buildings to be covered under MBIS and MWIS.

(*Post-meeting note*: The Administration's supplementary information was circulated to members on 27 December 2013 vide LC Paper No. CB(1)630/13-14(01).)

38. Mr IP Kwok-him and Mr CHAN Han-pan expressed support for the Administration's proposal to create a permanent post of AD/MBI in view of the workload for BD arising from MBIS and MWIS. Mr IP said that the two schemes had caused a great impact on flat owners due to the huge costs of the inspection and repair works. He believed that the root cause of the high costs was the shortage of service providers in the market. Mr CHAN Han-pan pointed out that among the 16 300 QPs in the market, only around 1 000 were willing to provide services under MWIS. For RIs, he noted that the actual number was around 378. He expressed concern that the small number of service providers in the market had pushed up the inspection costs and limited the choices for building owners. Both Mr IP and Mr CHAN suggested that the number of target buildings for MBIS and MWIS during the present initial period should be reduced in the light of the shortage of building practitioners and the escalating inspection and repair costs. In response, DS/DEV(P&L)2 confirmed that the Administration would revise downwards the number of target buildings selected annually for both schemes.

#### Information for and assistance to building owners

39. Ir Dr LO Wai-kwok supported the implementation of MBIS and MWIS as well as the Administration's proposal to create a permanent post of AD/MBI. For the two schemes to be successful, he said that a lot of support services, such as technical assistance to owners provided by the Administration, the Hong Kong Housing Society ("HKHS") and Urban Renewal Authority ("URA"), were needed. The Home Affairs Department ("HAD") also had a role to play in assisting building owners/OCs in resolving conflicts, if any, in the process of engaging RIs for building inspection and QPs for MWIS.

40. Miss Alice MAK considered that BD should not rely too much on its website in the dissemination of information about MBIS and MWIS to building owners, who might not be familiar with the use of the internet. Besides, the terminology used in the publicity materials on MBIS and MWIS was too technical for the general public to understand. Building owners also needed assistance in identifying QPs or RIs who were qualified to conduct window or building inspection.

41. DS/DEV(P&L)2 noted members' suggestions. He explained that given the large number of QPs, it would not be practical to provide the name/contact list in hardcopies to building owners. BD provided a designated contact point in all the pre-notification letters and statutory notices under MBIS and MWIS to the owners concerned. Elderly owners who were required to arrange inspections under MBIS or MWIS might contact the BD officer concerned if they needed any assistance.

42. Noting that a total of 121 applications for financial assistance from flat owners in respect of MBIS had been granted "approval-in-principle" under the Mandatory Building Inspection Subsidy Scheme ("MBISS"), the Deputy Chairman asked whether HKHS/URA could cope with the additional workload and whether the procedures could be further simplified so as to expedite the vetting and approval process.

43. DS/DEV(P&L)2 updated members that as at the end of October 2013, a total of 149 applications had been granted "approval-in-principle" under MBISS. General Manager, Building Rehabilitation, URA added that since the launch of MBISS in August 2012, the applications for financial assistance from flat owners had so far been progressing smoothly. It was observed that many owners were still in the process of understanding the requirements of the two inspection schemes and had not yet made the applications for financial assistance. Once an application had been received, it would normally take around two weeks for URA to grant the "approval-in-principle" and the relevant owners/OCs could then start conducting tender exercises.

44. Dr CHIANG Lai-wan relayed the concern of elderly owners for whom grants had been approved under the Building Maintenance Grant Scheme for Elderly Owners ("BMGS"). Since there was a time limit during which a successful applicant had to use the grant, they were concerned that the delayed implementation of MBIS and MWIS might affect the validity of the grant. She asked the Administration to consider extending the validity period of such grants.

45. DS/DEV(P&L)2 explained that under BMGS, a maximum of \$40,000 would be granted to each eligible elderly owner-occupier to pay for building repair or maintenance works within five years. HKHS would exercise discretion to consider extending the validity period of the grants upon request on a case-by-case basis.

46. Dr Kenneth CHAN asked about the coordination between BD and HAD in providing assistance to owners/OCs in complying with the statutory requirements under MBIS and MWIS. He was concerned that poor coordination between different departments would impede the smooth implementation of the two schemes.

47. DS/DEV(P&L)2 advised that BD had been liaising with HAD on the implementation of MBIS and MWIS. By way of illustration, BD had sought the assistance of ambassadors recruited under HAD's Resident Liaison Ambassador Scheme to liaise with the concerned owners. According to the latest information, some owners of "three-nil" buildings, i.e. those without OCs, residents' organizations or property management companies, had organized themselves to apply for assistance under MBISS. He said that it was in fact one of the Administration's objectives to instill building owners with a building management culture through MBIS and MWIS and to encourage the owners of "three-nil" buildings to set up OCs in due course.

48. Mr Albert CHAN opined that the introduction of MBIS and MWIS was an initiative in the right direction to enhance building safety but the implementation had caused undue hardship to the public. As building repair and maintenance works entailed a considerable amount of expenditures, disputes between flat owners and OCs over the award of works contracts were common. Given the huge commercial interests involved, there could be corruption and other malpractices in the tendering process. He stressed the importance for the Administration to curb the malpractices in building maintenance activities.

49. Mr WU Chi-wai said that flat owners had doubts on the high inspection and repair costs as it was not known whether they were market prices or the results of collusion among bidders. He asked if the Administration would introduce measures to address concerns about tender-rigging and engage consultants through HKHS and URA to provide benchmark prices of window/building inspection and repair works. Mr WU considered the 10% quorum for meetings of OC too low for those meetings to endorse maintenance contracts of a substantial amount and called on the Administration to review this requirement. Before the necessary support services and manpower were in place, he would not support the Administration's proposal to create a permanent post of AD/MBI.

50. DS/DEV(P&L)2 said that the proposal to create a permanent post of AD/MBI was based on the need to steer MBIS and MWIS on an on-going basis. He considered that the support services mentioned by Mr WU should

be dealt with separately from the staffing proposal. The contracts between owners/OCs and building contractors/consultants were of a private nature and it was not appropriate for the Administration to interfere. To provide assistance to owners, BD had liaised with various related trade/contractor associations, which had provided a list of their members interested in providing window inspection services under MWIS and the reference costs. BD had provided hyperlinks to such information on its website. However, it should be noted that the prescribed inspection/repairs under MBIS and MWIS were only required to meet the minimum standard for rendering a building or window safe. Any works beyond the scope would incur additional costs.

51. As regards tender-rigging, DS/DEV(P&L)2 advised that the Hong Kong Police, the Independent Commission Against Corruption ("ICAC"), HAD and BD were equally concerned about the irregularities found in the tendering process. The Police and ICAC had recommended some anti-tender-rigging practices for the adoption of OCs. They had been followed by some OCs during the implementation of the Operation Building Bright project.

#### Supply of service providers and construction workers

52. Mr CHAN Kin-por and Mr CHAN Han-pan pointed out that a lot of major construction works projects were under planning or construction in Hong Kong at the moment and skilled construction workers were in short supply. They were concerned about the impact of such shortage on the two schemes.

53. DS/DEV(P&L)2 said that to provide sufficient competition, there should be at least 300 RIs in the market when MBIS was launched. As of September 2013, a total of 532 applications for registration as RI had been received, of which 378 applications had been approved. For MWIS, there were currently about 16 300 QPs. With a reduced number of target buildings for both schemes to be proposed in the coming selection exercises, the demand for service providers would be smoothed out.

54. Ir Dr LO Wai-kwok considered that the supply of approved RIs at 378 was still on the low side. He enquired how the Administration would increase the number.

55. Mr Michael TIEN considered that there was a need to create a permanent AD/MBI post in BD to lead the implementation of MBIS and

MWIS. From his experience, he observed that the shortage of QPs who were interested in providing window inspection services had constituted a bottleneck in the progress of implementation of MWIS. He urged the Administration to take action to increase the number of QPs who were interested in provide services under MWIS to 4 000 by the end of 2014.

56. DS/DEV(P&L)2 said that the Administration agreed that more supply of RIs and QPs would provide more choices for owners as well as lower the inspection costs as a result of competition. The Administration would study how to promote the registration of RIs for MBIS and encourage more QPs to undertake inspection and repair works under MWIS. At the same time, BD would adjust downwards the target number of buildings for both MBIS and MWIS. He reiterated that with a smaller pool of target buildings, the service providers and owners would have more time to understand the requirements of the schemes and get prepared.

57. Responding to Mr CHAN Han-pan's enquiry about the handling of complaints on the service of RIs and QPs, DS/DEV(P&L)2 replied that BD would investigate the cases upon receipt of reports from building owners. If a prescribed building professional or registered contractor was found to have contravened the relevant provisions of the Buildings Ordinance ("BO") (Cap. 123) or committed misconduct, he/she might be subject to prosecution/disciplinary action under BO.

#### Manpower in the Buildings Department

58. Mr Alan LEONG referred to a protest organized by 200 Government technical and survey officers on 31 October 2013 demanding BD to increase 500 frontline officers to handle the increased workload. He said that according to these officers, BD had replaced 400 frontline staff by 100 non-civil service contract staff since the re-organization in 2011. He queried whether the shortage of frontline staff was the major cause for the delay in the implementation of the two schemes. Although the Administration had proposed to increase about 190 non-directorate civil service posts in BD in 2014-2015, including some posts converted from existing non-civil service posts, the number was well below that requested by frontline staff. In Mr LEONG's view, if the bottleneck problem caused by the shortage of manpower in BD in respect of the implementation of MBIS and MWIS was not solved, the creation of a permanent post of AD/MBI would not help take forward the two schemes smoothly.

59. DS/DEV(P&L)2 explained that the two Existing Buildings Divisions ("EBDs") in BD, together with MBID, were responsible for the implementation of MWIS and MBIS as part of their overall duties in implementing the department's building safety and maintenance programme. The total number of professional and technical staff involved was around 500. The Development Bureau ("DEVB") and management of BD attached great importance to maintaining close communication with staff on the problems and difficulties that they faced in their daily work. Apart from expanding the manpower establishment, the Administration would also study how to streamline the relevant work procedures and review the priorities for various tasks with a view to addressing the workload issue of frontline staff. At Mr Alan LEONG's request, the Administration undertook to provide information about BD's manpower deployment plan, with particular reference to frontline staff, to cope with the additional workloads arising from the implementation of various initiatives to enhance building safety since 2011, including MBIS and MWIS.

*(Post-meeting note: The Administration's supplementary information was circulated to members on 27 December 2013 vide LC Paper No. CB(1)630/13-14(01).)*

60. Dr Fernando CHEUNG pointed out that according to the officers taking part in the protest, there were serious problems with BD's internal management as well as conflicts between staff of the building surveyor grade and the structural engineer grade. He expressed concern that the various initiatives launched in recent years to enhance building safety had created a huge increase in the workload of BD staff and asked about the breakdown of the 190 non-directorate civil service posts to be created in 2014-2015 in BD.

61. Dr Kenneth CHAN said that while he supported the implementation of MBIS and MWIS to improve building safety, members had a responsibility to ensure that additional resources would be used in the most cost-effective way. He suggested that the Administration should present more information to convince members that the creation of the 190 new non-directorate posts and the administrative measures taken/to be taken, if any, would alleviate the work pressure of existing BD frontline staff. He was worried that following what had happened with the Marine Department, mismanagement, if any, in BD would pose threats to public safety.

62. DS/DEV(P&L)2 advised that MBID had been set up since July 2011 and the existing establishment of professional and technical staff of the division was 196. As previously mentioned, there were around 500

professional and technical staff in MBID and the two EBDs who were involved in MBIS and MWIS as part of their overall duties in implementing the department's building safety and maintenance programme, including MBIS and MWIS. In 2014-2015, about 190 new non-directorate posts, covering both professional and technical grades and other supporting staff, would be created in BD to enhance the delivery of the multi-pronged package of measures on building safety, including MBIS and MWIS. Since the detailed plan for these new posts had yet to be finalized, the breakdown was not available for the time being. The Administration was aware of the heavy workload and pressure faced by BD frontline staff. He assured members that BD's management would maintain continuous dialogue with the staff associations to work out solutions to address the latter's concerns.

63. Dr Fernando CHEUNG was dissatisfied that the Administration would not provide a breakdown on the 190 new non-directorate posts to be created in BD in 2014-2015. He considered that if only senior posts would be created, the work pressure for frontline staff would not be alleviated. Without sufficient information about BD's plan to improve BD's manpower support for implementing building safety initiatives, he was prepared to object to the Administration's proposal to create a permanent AD/MBI post.

64. DS/DEV(P&L)2 advised that since 2010, additional manpower resources had been allocated to BD and the total number of civil service posts had been increased by 327 from 992 on 31 March 2010 to 1 319 on 31 March 2013. Of these new posts, only two were directorate posts. There was an increase of over 30% in the establishment of both professional (building surveyor and structural engineer) and technical (technical officer and survey officer) grades in the past three years or so.

65. Mr Albert CHAN was dissatisfied that the Administration had been slow in solving the long-standing problem of UBWs, which had intensified the heavy workload of the frontline staff of BD. In his view, the public had an impression that the Government was "fattening the top and thinning the bottom" with the recent proposals to extend existing supernumerary directorate posts or create new directorate posts in various departments. He opined that before creating a permanent post of AD/MBI, the Administration should first review the existing mechanisms, such as relevant legislation, the administrative system and distribution of work, to enhance BD's work efficiency. He would not support the proposal if the shortage of frontline staff in BD was not addressed.

66. DS/DEV(P&L)2 assured members that BD and DEVB were aware of the workload situation of the technical grade staff. Apart from increasing manpower, the Administration would examine how to streamline the work procedures and set priorities for various tasks.

67. Dr CHIANG Lai-wan remarked that BD's management should have had a better foresight and been more proactive in addressing the work pressure faced by the frontline staff. Showing support for the creation of a permanent post of AD/MBI, Miss Alice MAK said that she was also concerned about the heavy workload of the frontline staff. Dr LO Wai-kwok said that the professional and technical staff in BD were under tremendous work pressure and there was a genuine need to strengthen manpower support in BD. Mr LEUNG Che-cheung said that BD's manpower planning had not taken into account the heavy workload generated by the implementation of MBIS and MWIS. He opined that BD should have sought a funding approval from FC for increasing its resources, especially human resources, when the two schemes were launched. He asked whether the creation of 190 new non-directorate posts in 2014-2015 would enable BD to cope with the increasing workload from MBIS and MWIS and other building safety initiatives effectively.

68. DS/DEV(P&L)2 acknowledged that the additional workload arising from MBIS and MWIS was beyond the existing capacity of BD staff. It was therefore pragmatic to reduce the annual number of target buildings under the two schemes. BD was formulating a revised target for the two schemes taking into account the operational experience gained, which would be included in the department's performance targets in its Controlling Officer's Report for 2014-2015. He assured members that those dilapidated buildings posing imminent danger to the public would be accorded a high priority for BD's action. With a reduced number of annual target buildings for MBIS and MWIS, and an increase in manpower resources, he believed that BD could handle the workload arising from the two schemes.

69. The Deputy Chairman said that in the light of scarcity of housing land in Hong Kong, it was important to ensure that buildings had proper maintenance. With the number of ageing buildings increasing in Hong Kong, it was anticipated that the workload generated from the implementation of MBIS and MWIS would continue to grow. As such, he supported the Administration's proposal to create a permanent AD/MBI post. Furthermore, he considered that BD should increase its manpower in general to cope with the increasing workload. He commended the frontline staff of

BD for their dedication to the work to improve building safety in Hong Kong and called on BD to enhance communication with its staff.

70. Mr CHAN Chi-chuen queried why the Director of Buildings ("D of B") did not attend the meeting, of which the discussion was concerned with the manpower of BD. From a recent visit to BD, he observed that there were a lot of protest banners in the working areas of frontline staff, reflecting the deep grievances of these staff. He pointed out that he had received a letter from the Association of Government Technical and Survey Officers requesting members not to support the Administration's proposal of creating a permanent AD/MBI post unless the Administration could advise in a satisfactory manner how it would address the manpower shortage problem in BD.

71. DS/DEV(P&L)2 said that the Administration had been closely monitoring the workload and the manpower situation of BD. The Administration had to be prudent in creating new posts, which involved public expenditures, in the department. With the increase of 190 new non-directorate staff to enhance building safety in 2014-2015 and the downward adjustment in the number of target buildings for MBIS and MWIS during the transitional period, he believed that BD would have adequate manpower to handle its work on MBIS and MWIS. Deputy Director of Buildings ("DDB") added that in the past 10 years, BD had been facing many challenges. Since 2001, BD had issued more than 300 000 UBWs removal orders, among which more than 50 000 were outstanding. In the past three years, lots of problems associated with dilapidated buildings had surfaced. All these had significantly increased the workload of BD. In parallel with strengthening manpower support, BD would streamline and re-engineer work procedures to enhance efficiency. In the past six months, several meetings had been held between BD's management and the staff to discuss workload and operational issues and some enhancement measures had been implemented. Another meeting had been scheduled for 27 November 2013. DDB added that D of B could not attend the meeting due to other commitments.

#### Other issues

72. Mr LEUNG Kwok-hung said, according to some complaints received by him, BD had failed to approve the plans submitted for works carried out under the Minor Works Control System ("MWCS") within 14 days and this had made works contractors unable to receive payments from their clients.

He asked if the Administration had any performance pledges or statistics on the average processing time of such plans.

73. DDB explained that under MWCS, which had been fully implemented since December 2010, prior approval from BD was not necessary for minor works. Depending on the class of minor works, registered minor works contractors would only need to submit specified forms together with the details and/or photographs of the minor works to BD for record within 14 days after completion of works. He understood that some contractors relied on BD's acknowledgements of receipt of such forms for collecting payments from clients. During the initial period of the implementation of MWCS, there was delay in BD's issuance of acknowledgements of receipt of these forms. The situation had been rectified and most of the backlog had been cleared. Under the existing arrangement, receipt counter service was provided at BD to receive minor works submissions and issue acknowledgements of receipt on the spot.

74. In concluding the discussion on the item, the Chairman invited members to indicate if they supported the funding proposal of creating a permanent post of AD/MBI. Mr Alan LEONG and Mr WU Chi-wai showed objection while other members indicated support. The Chairman concluded that the Panel supported the submission of the proposal to the Establishment Subcommittee for consideration.

## **VI PWP Item 160TB -- Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65**

(LC Paper No. CB(1)343/13-14(05) -- Administration's paper on PWP Item No 160TB -- Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65)

75. Principal Assistant Secretary (Planning & Lands) 2, Development Bureau ("PAS(P&L)2/DEVB") briefed members on the proposal to upgrade PWP Item No. 160TB, at an estimated cost of \$80.5 million in money-of-the-day prices, for the construction of a footbridge across Po Yap Road linking Tseung Kwan O Area 65 and Area 55, the details of which were given in the Administration's paper (LC Paper No. CB(1)343/13-14(05)). He said that the Administration had consulted the Transport and Traffic Committee of the Sai Kung District Council on the proposed footbridge construction and the District Council supported the early implementation of

the project. Subject to members' support, the Administration planned to seek the endorsement of the Public Works Subcommittee ("PWSC") for the proposal on 18 December 2013 with a view to seeking funding approval from the Finance Committee in January 2014.

76. With the aid of a powerpoint presentation, Deputy Project Manager (New Territories East), Civil Engineering and Development Department ("DPM(NTE)/CEDD") briefed members on the details of the proposed works project.

*(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)422/13-14(01) by email on 27 November 2013.)*

77. 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 subjects under discussion at the meeting before they spoke on the subjects. Under Rule 84 of RoP of LegCo, a member should not vote upon any question in which he had a direct pecuniary interest except under certain circumstances as provided for in Rule 84.

#### Management and maintenance of the proposed footbridge

78. Mr YIU Si-wing, Ms Emily LAU and Ms Cyd HO expressed concern on the management of and access to the various parts of the proposed footbridge. Noting that the proposed footbridge would connect the Bauhinia Garden and The Grandiose, which were a Home Ownership Scheme development and a private residential development respectively, Mr YIU enquired on the management and maintenance responsibilities in respect of the footbridge. Ms HO was concerned whether members of the public other than the residents of The Grandiose and the Bauhinia Garden could have access to the footbridge. She asked whether the responsibilities of the owners of the two residential developments to provide 24-hour public access to the footbridge had been specified in the relevant land leases.

79. PAS(P&L)2/DEVB replied that upon completion, the footbridge and the associated facilities, including a passenger lift, would form part of the existing and planned grade-separated pedestrian networks in the TKO Town Centre to serve the public. The footbridge would be under the ownership, management and maintenance of the Government. DPM(NTE)/CEDD advised that the proposed footbridge would be open to the public

round-the-clock and connected to the 24-hour public pedestrian walkways in the Bauhinia Garden and The Grandiose, as required under the relevant land leases. It was stipulated in the respective leases of the two residential developments that the 24-hour public pedestrian walkways should be managed and maintained by the respective lot owners. In response to Mr YIU's enquiry about the liabilities in respect of accidents, casualties, etc., that would occur on the footbridge, in particular the areas connecting the footbridge with the residential developments, PAS(P&L)2/DEVB advised that the matter should be determined by the location of such events and with reference to the relevant lease conditions.

80. At the suggestion of Ms Emily LAU and Ms Cyd HO, the Administration undertook to provide supplementary information about (a) the ownership of, and the parties responsible for the management and maintenance of the various parts of the proposed footbridge, including the lift and the parts connecting the footbridge with the Bauhinia Garden and The Grandiose; and (b) the responsibilities of the owners of The Grandiose and the Bauhinia Garden to provide/manage/maintain 24-hour barrier-free access for users of the footbridge for travelling to the Tseung Kwan O ("TKO") MTR Station, Area 65 and Area 55, as well as the extracts of the conditions of the relevant leases governing such responsibilities.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)570/13-14(01) on 17 December 2013.)*

81. Dr Kenneth CHAN was concerned whether the Administration could take enforcement action effectively against unauthorized erection of promotional booths and easy-mount frames on the footbridge. He considered it important to ensure a smooth pedestrian flow. DPM(NTE)/CEDD replied that Government departments such as the Food and Environmental Hygiene Department and the Lands Department would take enforcement action against obstructions to access to the footbridge according to the relevant legislation and lease conditions. PAS(P&L)2/DEVB added that the Development Bureau would convey Dr CHAN's concern to the relevant Government departments.

#### Connectivity with nearby areas

82. Ms Cyd HO was concerned whether members of the public could use the proposed footbridge and the pedestrian walkway inside the Bauhinia Garden to travel between the TKO MTR Station and the area to the south of

the Bauhinia Garden. The Deputy Chairman enquired whether 24-hour public passage would be provided to users of the footbridge for access to the TKO MTR Station through The Grandiose.

83. DPM(NTE)/CEDD replied that the proposed footbridge would be connected to the existing 24-hour public pedestrian walkway with lifts and escalators inside The Grandiose. Users of the footbridge could easily travel to the TKO MTR Station or Area 55 via the walkway. At the request of the Deputy Chairman, the Administration undertook to provide information including plans/drawings showing the routes via the proposed footbridge that could be taken by pedestrians, including wheelchair users, to travel to (a) the TKO MTR Station; (b) the area to the north of The Grandiose; and (c) the area to the south of the Bauhinia Garden.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)570/13-14(01) on 17 December 2013.)*

#### Capacity of the footbridge and associated pedestrian facilities

84. Ms Alice MAK was concerned about the capacity of the passenger lift that would connect the proposed footbridge to the ground level. She stressed the importance for the Administration to make accurate assessment on whether the designed capacity of the lift would be adequate to accommodate the future pedestrian flow, which might increase upon the commissioning of the footbridge.

85. In response, PAS(P&L)2/DEVB advised that the proposed pedestrian facilities in association with the proposed footbridge had been planned taking into account the anticipated pedestrian flow. Despite the provision of the footbridge, the existing at-grade pedestrian crossing facility across Po Yap Road would be maintained as an alternative route. Hence, the pedestrian facilities between Area 65 and the TKO Town Centre should be sufficient to cater for local demand. He assured members that the Administration would continue to monitor the demand for the passenger lift service for access to the footbridge after they were open for use. DPM(NTE)/CEDD explained that the major purpose of the passenger lift was to connect the footbridge deck level with the first floor of the Bauhinia Garden because the construction of a ramp between these two levels was technically unfeasible. While the lift would be designed with landing levels at the ground level, the first floor of the Bauhinia Garden and the deck level of the footbridge respectively, it was expected that the number of pedestrians who would use the lift to access the

ground level should be small. In response to Ms MAK's enquiry on whether the lift would be spacious enough to accommodate wheelchair users, DPM(NTE)/CEDD advised that the lift had a designed capacity of 12 persons and hence should have sufficient room to accommodate a wheelchair, a baby stroller, together with some pedestrians.

86. The Deputy Chairman enquired how far the footbridge would divert the pedestrian flow across Po Yap Road. In reply, DPM(NTE)/CEDD advised that the existing population in Area 65 was about 10 000 and the peak pedestrian flow across Po Yap Road between Area 65 and Area 55 was about 3 000 pedestrians per hour. Following the population intake of public rental housing and private residential developments in early 2014, the population in the area south of Po Yap Road would increase up to 36 000. In 2020, the anticipated peak pedestrian flow of the footbridge would be 5 800 pedestrians per hour, which would be well accommodated by the footbridge.

#### The passenger lift

87. Mr Gary FAN noted that the works project included the provision of a passenger lift because the first floor of The Grandiose and the first floor of the Bauhinia Garden were at different height levels and the lift served to bring footbridge users from the deck level of the footbridge to the first floor of the Bauhinia Garden; and vice versa. The project cost would be lower if there was no need to provide a lift. He asked whether and how the Administration could avoid recurrence of similar problems in future.

88. In reply, DPM(NTE)/CEDD explained that the proposed construction of the footbridge was part of the recommendations of the "Feasibility Study for Further Development of Tseung Kwan O", which was completed by the Administration in 2005, when the Bauhinia Garden and The Grandiose had been constructed. Therefore, in planning and designing the footbridge, the Administration had to take into account the existing difference in height between the pedestrian walkways in the Bauhinia Garden and The Grandiose. In the cases where the planning of pedestrian links between private residential developments took place prior to the sale of the relevant land lots, requirements on pedestrian connectivity would be specified in the land lease conditions and such problems would not occur.

Project implementation timeframe and cost

89. Noting that the works project would take about two years to complete, Mr IP Kwok-him enquired whether the Administration could expedite the proposed works. DPM(NTE)/CEDD replied that the Administration would strive to compress the project timeframe by undertaking various construction activities in parallel. He explained that the foundation works of the footbridge would take time, as they involved rearrangement of underground utility pipes and cables and could only be carried out within prescribed periods to avoid causing adverse impact on the traffic in the nearby areas.

90. Referring to the estimated breakdown on the cost for contingencies, which amounted to \$6.3m and was about 7.83% of the total capital cost of the project, Mr YIU Si-wing enquired about the criteria for determining the budget for such purposes under a works project. DPM(NTE)/CEDD replied that the provision for contingencies was different among projects because it was determined in light of the circumstances of individual projects.

Provision of facilities on the footbridge

91. In response to Ms Alice MAK's suggestion that consideration would be given to providing supporting facilities on the footbridge, such as dog excreta collection bins, for the convenience of pet owners, PAS(P&L)2/DEVB advised that the Administration would strive to cater for the need of pet owners while keeping the environment of the footbridge clean. He would refer Ms MAK's suggestion to the Food and Environmental Hygiene Department for consideration.

92. Noting that the footbridge had adopted an open design with a roof cover, the Deputy Chairman was concerned whether there would be adequate protection to footbridge users during rainy days. DPM(NTE)/CEDD responded that to enhance protection to users during rainy weather conditions, planters would be installed inside the footbridge area and the roof cover would be extended outward to provide extra shelter to footbridge users.

Submission of the proposal to the Public Works Subcommittee and the Finance Committee

93. In concluding the discussion on the item, the Chairman said that members in general supported the Administration's proposal to seek the

endorsement of PWSC for upgrading the project (PWP Item No. 160TB) to Category A.

**VII Any other business**

94. There being no other business, the meeting ended at 5:52 pm.

Council Business Division 1  
Legislative Council Secretariat  
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