

**立法會**  
***Legislative Council***

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

**Minutes of the 3<sup>rd</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 1 November 2017, at 8:30 am**

**Members present:**

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)  
Hon Charles Peter MOK, JP (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon WU Chi-wai, MH  
Hon YIU Si-wing, BBS  
Hon MA Fung-kwok, SBS, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon KWOK Ka-ki

Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan  
Hon Martin LIAO Cheung-kong, SBS, JP  
Hon Alvin YEUNG  
Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HO Kai-ming  
Hon LAM Cheuk-ting  
Hon Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon HUI Chi-fung  
Hon LUK Chung-hung  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon KWONG Chun-yu  
Hon Jeremy TAM Man-ho

**Public officers attending:**

|                              |  |
|------------------------------|--|
| Mr Raistlin LAU Chun, JP     | Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>         |
| Miss Joey LAM Kam-ping, JP   | Permanent Secretary for Development (Works)  |
| Ms LINN Bernadette, JP       | Permanent Secretary for Development (Planning and Lands)                                 |
| Mr Donald TONG Chi-keung, JP | Permanent Secretary for the Environment  |
| Ms Margaret HSIA Mai-chi     | Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works) |

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|-------------------------------|---|
| Mr Kenneth LEUNG Tak-yan      | Chief Civil Engineer (Public Works Programme)<br>Transport and Housing Bureau |
| Mr Edward TSE Cheong-wo       | Project Director (3)<br>Architectural Services Department                     |
| Mrs Doris FOK LEE Sheung-ling | Assistant Director of Leisure and Cultural Services (Leisure Services)1       |
| Mr Alan HUI Bing-chiu         | Chief Architect (3)<br>Housing Department                                     |
| Ms Rebecca PUN Ting-ting, JP  | Deputy Secretary for Transport and Housing (Transport)1                       |
| Ms Judy CHUNG Sui-kei         | Principal Assistant Secretary for Transport and Housing (Transport)5          |
| Mr Daniel CHUNG Kum-wah, JP   | Director of Highways  |
| Mr Albert LIU Ho-hoi          | Assistant Director of Highways (Development)                                  |
| Mr Patrick HO Kwong-hang      | Chief Traffic Engineer (New Territories West)<br>Transport Department         |

**Clerk in attendance:**

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| Ms Doris LO | Chief Council Secretary (1)2 |
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**Staff in attendance:**

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| Miss Rita YUNG    | Senior Council Secretary (1)2 |
| Mr Raymond CHOW   | Senior Council Secretary (1)6 |
| Ms Christina SHIU | Legislative Assistant (1)2    |
| Ms Christy YAU    | Legislative Assistant (1)7    |
| Ms Clara LO       | Legislative Assistant (1)8    |

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

### **Head 711 – Housing**

#### **PWSC(2017-18)18 440RO District open space adjoining public housing development at Anderson Road**

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)18, sought to upgrade 440RO to Category A at an estimated cost of \$201 million in money-of-the-day ("MOD") prices. The Administration had consulted the Panel on Housing on the proposed works on 11 April 2017. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A gist of the Panel's discussion on the project was tabled at the meeting.

#### Lump sum contract and capital cost of the project

Admin 3. Mr CHU Hoi-dick noted that the proposed works would be implemented under a "lump sum contract". He queried why the contract under such a model had to provide for price adjustments instead of stipulating a fixed lump sum cost. Dr Junius HO, Dr CHENG Chung-tai and Mr WU Chi-wai also requested the Administration to explain the method of estimating the price adjustment provision in the estimated capital cost of the proposed works, as well as the criteria triggering the use of contingencies. At members' request and the Chairman's suggestion, the Administration agreed to provide supplementary information briefly describing the differences between "lump sum contract" and "new engineering contract" for implementing public works projects, and explaining the method of estimating price adjustments and criteria of using contingencies under the "lump sum contract".

Admin 4. Furthermore, at the request of Mr KWONG Chun-yu, the Administration agreed to provide supplementary information setting out the breakdown of two items, i.e. the administration cost and the supervision cost, under the "on-cost payable to the Hong Kong Housing Authority" in the estimated capital cost of the proposed works.

5. Mr CHAN Chi-chuen pointed out that according to the updated paper provided by the Administration ([PWSC\(2017-18\)18](#)), the estimated capital cost of the proposed works was \$201 million, which was lower than the estimate set out in the paper provided in the 2016-2017 session ([PWSC\(2017-18\)5](#)). Moreover, both the commencement and completion dates of the proposed works were deferred as compared with the original schedule. He enquired about the reasons.

6. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau ("CCE(PWP)/THB"), explained that a lower price adjustment factor was used in 2017 following the downward trend reflected in the latest labour market data and tender prices. Therefore, the latest project cost estimate in September 2017 prices (i.e. \$201 million) was lower than that in September 2016 prices (i.e. \$208.5 million) as presented in [PWSC\(2017-18\)5](#) in May 2017. As for the construction period, both the commencement and completion dates were expected to be deferred for a few months since the project funding had not been approved in the previous legislative session. However, the construction time required remained unchanged. The Administration would invite tenders for the proposed works immediately after obtaining the funding approval of the Finance Committee ("FC"). The relevant works were expected to commence in the second quarter of 2018 and complete in the second quarter of 2020.

#### Planning of supporting facilities for the public housing development at Anderson Road

7. As residents had gradually moved in the newly-built On Tat Estate and On Tai Estate, which were expected to accommodate more than 48 000 people, Dr CHENG Chung-tai, Mr CHAN Chi-chuen, Mr CHAN Han-pan and Mr KWONG Chun-yu were deeply concerned that the proposed works were unable to tie in with the population intake of the two public housing development projects, resulting in the lack of recreational facilities for use by residents. Members queried why the development of the proposed district open space ("DOS") was not planned early to cater for the population intake of the housing estates.

8. In response, CCE(PWP)/THB advised that the local open space ("LOS") within On Tat Estate and On Tai Estate currently provided six badminton courts, five basketball courts, nine table-tennis tables and over 4 900 square metres of children's play areas and fitness stations, etc. for use by residents. Meanwhile, the proposed DOS could provide more diversified recreational facilities for the wider district population on top of residents of

the two housing estates. Both estate/non-estate residents could use the facilities.

9. Mr HO Kai-ming supported the early commencement of the proposed works to meet the needs of residents of On Tat Estate and On Tai Estate. In addition, he enquired when the construction works of the proposed Quarry Park under the Anderson Road Quarry site development project would commence. CCE(PWP)/THB advised that the proposed Quarry Park under the project would be taken forward by another bureau. As far as he knew, the relevant bureau would implement timely the works of the Quarry Park having regard to the overall schedule of the Anderson Road Quarry site development.

#### Facilities within the proposed district open space

##### *7-a-side artificial turf soccer pitch*

10. Mr LUK Chung-hung supported the proposed project. As regards the proposed artificial turf soccer pitch under the project, Mr LUK, Mr CHAN Han-pan and Dr KWOK Ka-ki were concerned whether rubber granules containing carcinogenic polyaromatic hydrocarbons ("PAHs") would be used as infill materials when surfacing the soccer pitch. Dr KWOK also questioned how to ensure that the surfacing materials of the artificial turf soccer pitch were safe.

11. In response, CCE(PWP)/THB and Assistant Director of Leisure and Cultural Services (Leisure Services)1 ("ADLCS(LS)1") said that all the third generation artificial turf pitches under the Leisure and Cultural Services Department ("LCSD") adopted the relevant safety standards laid down by the Fédération Internationale de Football Association ("FIFA"). The artificial turf soccer pitch proposed under the project would be covered with third generation artificial turf. The rubber granules used as infill materials in surfacing such artificial turf soccer pitches must also comply with the relevant safety standards laid down by FIFA.

12. Mr LUK Chung-hung pointed out that the development of artificial turf soccer pitches had evolved into the fourth generation, with the use of safer and better quality materials. He urged the Administration to explore the use of safer materials, including organic infill materials, for surfacing artificial turf soccer pitches. The Chairman said that if the use of better quality materials would not have any implications on the cost estimate of the project or lead to cost overrun, the Administration should consider examining members' view.

13. ADLCS(LS)1 replied that LCSD had been keeping an eye on the new development of artificial turfs. Recently, EPDM rubber was used for trial as infill materials for Po Tsui Park soccer pitch in Tseung Kwan O. LCSD would observe the quality, viability, etc. of artificial pitches for which different types of infill materials were used, so as to provide the public with better soccer pitch facilities. According to existing studies, overseas organizations such as the United States Environmental Protection Agency, Toronto Public Health of Canada and the Dutch National Institute for Public Health and the Environment considered that the proposition of playing sports on artificial turf pitches would increase health risks was not found in available information.

14. Dr CHENG Chung-tai pointed out that hire charges were normally applicable to artificial turf soccer pitches. He queried why the Administration did not consider instead building a hard-surface soccer pitch for use by the public free-of-charge. Dr KWOK Ka-ki enquired whether the proposed artificial turf soccer pitch would be made available for use by primary and secondary schools nearby for physical education classes. In response, ADLCS(LS)1 said that there were currently 21 hard-surface soccer pitches but only three 7-a-side artificial turf soccer pitches in Kwun Tong District. Kwun Tong District Council also supported the provision of a 7-a-side artificial turf soccer pitch in the proposed DOS. CCE(PWP)/THB said that the Administration would discuss with primary and secondary schools nearby in future about the arrangement of using the artificial turf soccer pitch.

*Children's play area and fitness stations for the elderly*

15. Mr CHAN Han-pan, Mr WU Chi-wai, Dr KWOK Ka-ki and Mr KWONG Chun-yu opined that the design of the play equipment currently provided in public children's play areas was all the same. Lacking fun and challenges, the play equipment could not arouse children's interest. The Administration should provide more innovative play equipment in the proposed children's play area. Mr KWONG Chun-yu suggested that the Administration might consider providing swings, a kind of popular play equipment in the past, in the proposed children's play area. In response, ADLCS(LS)1 said that although the detailed design of the proposed children's play area had not been finalized, swings, a kind of popular play equipment, were already included in the plan.

16. Dr KWOK Ka-ki enquired about the types of fitness facilities to be provided in the proposed fitness stations for the elderly. Chief Architect (3), Housing Department ("CA(3)/HD"), replied that the detailed design of the fitness stations for the elderly had yet to be finalized.

17. Mr CHAN Han-pan, Dr KWOK Ka-ki, Dr Fernando CHEUNG, Mr CHU Hoi-dick and Mr LAM Cheuk-ting opined that regarding the design of the proposed DOS (including the facilities to be provided in the children's play area and fitness stations for the elderly, etc.), the Administration should directly consult local residents, concern groups of children's rights, etc. For example, community workshops could be organized to gauge the views of local residents, so as to work out a design that best suited their needs. CCE(PWP)/THB undertook that the Transport and Housing Bureau would coordinate relevant government departments in arranging consultation with local residents.

Admin 18. Mr WU Chi-wai pointed out that the repair works of public play equipment for children often took too long to complete due to the time required to order equipment parts. He requested the Administration to provide supplementary information on measures to shorten the repair time of play equipment; whether it would consider making use of standardized modular components that could be assembled into different children's play equipment in future; if so, the details, including when such modular components were intended to be introduced; if not, the reasons for that. Mr WU also enquired about the average time required to repair damaged play equipment in children's play areas in public housing estates; and the reasons for the time required. Dr KWOK Ka-ki enquired about the cost of procuring children's play equipment in the capital cost estimate of the proposed project. The Administration undertook to provide a written response to the requests and enquiries of Mr WU and Dr KWOK after the meeting.

Admin 19. Mr Wilson OR supported the proposed works. He enquired about the Administration's specific timetable for conducting another consultation exercise with local residents on the children's play equipment in the proposed DOS, and how the Administration could ensure the timely completion of the proposed works by the second quarter of 2020. The Administration undertook to provide a written response to Mr OR's enquiries after the meeting.

### *Jogging track*

20. Mr MA Fung-kwok supported the proposed works. Mr MA and Mr WU Chi-wai considered the proposed jogging track too short. Mr MA suggested that instead of a designated jogging track, the Administration might consider providing signs at appropriate locations within the proposed DOS to guide joggers along a suitable jogging route. Mr WU Chi-wai suggested that the jogging track be lengthened to encircle the entire DOS.



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21. In response, ADLCS(LS)1 said that the jogging track was provided in response to the request of local community. CA(3)/HD further explained that for safety reason, the jogging track could not pass through the emergency vehicular access in the DOS. At the request of Mr WU Chi-wai, the Administration was required to provide supplementary information on the route design of the jogging track explaining why the jogging track could not be lengthened to encircle entirely the proposed DOS and why it was not feasible for the jogging track to pass through the emergency vehicular access in the DOS.

22. Mr Jeremy TAM enquired whether the public could enter the turf area surrounded by the proposed jogging track and whether there were restrictions on the types of activities that could be carried out on the turf area. ADLCS(LS)1 replied that the turf area would be open for public use. Venue staff normally would not prohibit public activities on the turf area as long as such activities caused no disturbances, obstruction or danger to other turf users. LCSD would also instruct its venue management staff to act reasonably and flexibly in discharging their venue management duties. However, in the event that activities causing danger or disturbances to other users were taking place, venue staff were obliged to advise the people concerned timely to stop those inappropriate activities.

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23. Mr CHU Hoi-dick enquired whether the Administration would provide turf areas in all open spaces to be built in future. He was also concerned about the safety issues related to the use of pesticides on turf areas. ADLCS(LS)1 replied that the questionnaire survey conducted by LCSD indicated that the public generally welcomed turf areas in open spaces. LCSD would provide turf areas as far as practicable when developing open spaces of a larger size in future. At the request of Mr CHU, the Administration agreed to provide supplementary information on the guidelines on the safe and proper use of pesticides on turf areas managed by LCSD, including the standards of the pesticides used, and the measures and guidelines to protect the personal safety of staff and turf users.

### *Other facilities*

24. Dr KWOK Ka-ki enquired whether cold and hot showers were provided at the changing rooms in the proposed DOS. CA(3)/HD replied in the affirmative.

25. Mr CHAN Han-pan enquired whether parking spaces were available in the proposed DOS. CA(3)/HD replied that parking spaces were not provided in the DOS given its size constraint. Members of the public might make use of the parking spaces in the shopping centres of the adjacent

On Tat Estate and On Tai Estate, which altogether provided 454 public housing parking spaces and 67 shopping centre parking spaces for private cars and 177 parking spaces for motor cycles.

26. Dr Junius HO supported the proposed works. He suggested that the Administration should consider carrying out beautification works to the hill slope next to the proposed DOS as appropriate. The Administration took note of Dr HO's suggestion.

#### *Barrier-free access*

27. Dr Fernando CHEUNG enquired whether the proposed footbridge shown on the plan of barrier-free access at Enclosure 3 to [PWSC\(2017-18\)18](#) was a barrier-free access facility. CCE(PWP)/THB replied that the proposed footbridge, which would be built by the Civil Engineering and Development Department, would be equipped with accessible lifts.

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

29. The item was voted on and endorsed. Dr Fernando CHEUNG requested the item, i.e. PWSC(2017-18)18, be voted on separately at the relevant FC meeting.

#### **Head 706 – Highways**

#### **PWSC(2017-18)19    185TB    Lift and Pedestrian Walkway System between Tai Wo Hau Road and Wo Tong Tsui Street, Kwai Chung**

30. The Chairman advised that the proposal, i.e. PWSC(2017-18)19, sought to upgrade 185TB to Category A at an estimated cost of \$249.4 million in MOD prices. The Administration had consulted the Panel on Transport on the proposed project on 21 April 2017. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A gist of the Panel's discussion on the project was tabled at the meeting.

#### Implementation timetable of the proposed project

31. Dr Fernando CHEUNG supported the proposed project. He pointed out that the Administration had plans to implement the proposed project some years ago but did not put forward the related funding proposal until recently. He urged the Administration to expedite the implementation of the proposed

project. Mr CHAN Han-pan was concerned about the Administration's contingency plan should the proposed project fail to obtain FC's funding approval in the short term, causing delay in project commencement.

32. In response, Deputy Secretary for Transport and Housing (Transport)1 ("DSTH(T)1") said that subject to FC's funding approval in the fourth quarter of 2017, the Highways Department ("HyD") planned to commence the construction of advance works for underground utilities diversion in the second quarter of 2018 and the main works in the fourth quarter of 2018 for completion in the fourth quarter of 2021. If the funding was not approved on time, HyD would explore other measures to expedite the works.

#### Project cost

33. Dr KWOK Ka-ki supported the Administration in enhancing the accessibility between Tai Wo Hau Road and Wo Tong Tsui Street. However, Dr KWOK and Ms Claudia MO were both concerned about the estimated cost of the proposed project which was on the high side. Dr KWOK pointed out that in general, the cost of lift installation works was in the region of \$5 million to \$6 million. He queried why the cost of the proposed project exceeded \$200 million.

34. In response, Director of Highways ("DHy") said that the proposed project involved building a lift system on an open slope, which was different from installing lifts inside ordinary buildings. The construction cost was higher as the scope of the proposed project covered geotechnical works, structure and foundation works, etc. The estimated cost of installing two lifts and the associated electrical and mechanical works was \$15.6 million, with an average cost of some \$7 million for each lift. The Administration considered the cost estimate for the proposed project reasonable.

#### Use of inclined lift system

35. Ms Claudia MO enquired about the waiting time for users of the proposed inclined lift system. DHy replied that a trip by the inclined lift system took about 100 seconds, including the waiting time of about 40 seconds. The inclined lifts provided point-to-point link between Tai Wo Hau Road at the top of the slope and Wo Tong Tsui Street below. Pedestrians could go up and down the slope by using the inclined lifts. If the option of a vertical lift tower plus elevated walkways was adopted, pedestrians had to walk for about 35 seconds. The travelling time was therefore similar under the two options, but the inclined lifts were more convenient for the public to use.

36. Ms Alice MAK was concerned how the design of the proposed inclined lifts could ensure good ventilation inside the lifts in the absence of an air-conditioning system. Moreover, she enquired about the carrying capacity of each lift and whether wheelchairs or baby carriages could be accommodated. Both Ms MAK and Mr Andrew WAN enquired whether the repair and maintenance of inclined lifts would be different from those of ordinary vertical lifts.

37. In response, DHy said that air-conditioning would not be provided in the proposed lifts due to energy-saving considerations. However, the design would incorporate ventilation features as appropriate, including installing a mechanical ventilation system, reducing the use of transparent materials, and building a cover for the lift system to mitigate the rise in temperature inside the lifts under sunlight. In addition, the Administration had considered the need of wheelchair users in designing the lifts. Both lifts would have ample space to accommodate two wheelchairs at a time. As regards repair and maintenance, the skills required for inclined lifts were similar to those of vertical lifts in general. With proper maintenance, both types of lifts could have a service life of some 10 to 20 years.

38. Mr Andrew WAN supported the proposed project. He noted that in order to make way for the proposed facilities and strengthen the slopes nearby, the proposed project would require removal of about 62 trees. Although compensatory tree planting was carried out, he asked whether the Administration would consider transplanting those trees to other locations. DHy replied that having examined the conditions of the trees, HyD considered transplanting not suitable.

#### Proposals of hillside escalator links and elevator systems

39. Mr CHAN Han-pan was concerned about the slow progress in implementing various proposals of hillside escalator links and elevator systems ("HEL"). Among the 18 proposals that were ranked, construction works for most of them had not yet commenced. He suggested that the Administration should consider seeking funding for HEL by way of block allocation on a lump-sum basis, so as to expedite implementation. Dr Fernando CHEUNG also urged the Administration to expedite the implementation of other HEL proposals.

40. DSTH(T)1 said that the 18 ranked HEL proposals were being implemented progressively. However, in view of the complexity of the projects, such as the diverse views in the local community on their alignment, the involvement of private land or dangerous slopes, etc., the time required

for individual projects varied depending on actual conditions. The Administration would make an effort to expedite implementation. In addition, given the substantial scale and cost of the projects and considerations of the overall resource allocation and prioritization of public works projects, the Administration found it more appropriate to seek funding for individual projects according to the established mechanism. She further said that the Administration was aware of Members' concern and would commence a study at the end of 2017 to review and improve the existing assessment mechanism for HEL proposals. The creation of a block allocation subhead for HEL proposals could be considered in this context.

41. Dr Helena WONG supported the proposed project. She urged the Administration to expedite the works progress of the lift and pedestrian walkway system at Waterloo Hill (i.e. the project ranked the 9th among the 18 ranked proposals). DHy replied that since the Waterloo Hill project took place in an developed area with high pedestrian flow, the works procedures had to be arranged carefully to minimize the impacts on local residents during construction. In view of the current progress, the Administration expected that the project could be completed by mid-2019 as scheduled.

42. Dr Helena WONG further enquired whether the Administration would implement other new projects after completing the 18 ranked proposals. DSTH(T)1 said that upon completion of the aforesaid review on the assessment mechanism, the Administration would carry out initial screening and assessment of more than 110 HEL proposals received in the past years on the basis of the improved assessment mechanism, with a view to selecting feasible and justifiable proposals for mapping out the timetable for their implementation in future.

*[At 10:25 am, the Chairman asked members if they agreed to extend the meeting for 15 minutes. Members present agreed. The Chairman directed that the meeting be extended for 15 minutes to 10:45 am.]*

#### "Universal Accessibility" Programme

43. Citing several examples of lifts retrofitted to footbridges under the "Universal Accessibility" Programme, Dr KWOK Ka-ki pointed out that some of the lifts were seriously under-utilized. He enquired whether the Administration had evaluated the cost-effectiveness of retrofitting lifts to footbridges.

44. In response, DSTH(T)1 said that the policy objective of the "Universal Accessibility" Programme was to retrofit barrier-free access

facilities to walkways to facilitate the public, especially the disabled, in using public walkways. When inviting District Councils ("DCs") to propose items for implementation in respective districts, the Administration would provide DCs with relevant information of walkways (including pedestrian flow) for DCs to determine their priority in a holistic manner. The Government respected the decisions of DCs, which were made according to the needs and unique characteristics of respective districts, having regard to a series of factors.

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

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

47. The meeting ended at 10:45 am.

Council Business Division 1  
Legislative Council Secretariat  
1 December 2017