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

**Minutes of the 8th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 17 January 2018, 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
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 Alvin YEUNG
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 Jeremy TAM Man-ho

Members absent:

Hon CHAN Hak-kan, BBS, JP
Hon Andrew WAN Siu-kin
Hon KWONG Chun-yu

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)
Mr Elvis AU Wai-kwong, JP	Deputy Director of Environmental Protection (1)
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)

Ms Rebecca PUN Ting-ting, JP	Deputy Secretary for Transport and Housing (Transport)1
Mr Peter MAK Chi-kwong	Principal Assistant Secretary for Transport and Housing (Transport)7
Mr Daniel CHUNG Kum-wah, JP	Director of Highways
Mr Kelvin LO Kwok-wah, JP	Project Manager (Major Works) Highways Department
Mr Samson LAM Sau-sang	Assistant Commissioner for Transport (Planning)
Mr SHEA Tin-cheung	Chief Engineer (Transport Planning) Transport Department
Dr Christine CHOI Yuk-lin, JP	Under Secretary for Education
Mrs Elina CHAN	Principal Assistant Secretary for Education (Infrastructure and Research Support)
Ms Winnie HO Wing-yin, JP	Deputy Director of Architectural Services
Ms Maria TSANG Pui-shan	Chief Project Manager 102 Architectural Services Department

Clerk in attendance:

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

Ms 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

The Chairman advised that there were eight funding proposals on the agenda for the meeting. The first to sixth proposals were items carried over from the previous meeting of the Subcommittee for which consideration was yet to be completed or commenced, while the seventh to eighth proposals were new items submitted by from the Administration. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting before they spoke on the proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 706 – Highways

PWSC(2017-18)23 870TH Feasibility Study on Route 11 (between North Lantau and Yuen Long)

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)23, sought to upgrade 870TH to Category A at an estimated cost of \$87.7 million in money-of-the-day ("MOD") prices for carrying out a feasibility study on Route 11 (between North Lantau and Yuen Long) ("Route 11") and the associated site investigation works. The Subcommittee had commenced deliberation on the proposal at the meetings on 13 December 2017 and 8 January 2018.

Justifications for the construction of Route 11

3. Ms Alice MAK opined that as external traffic congestion often occurred in Northwest New Territories ("NWNT"), there was an urgent need to commence the feasibility study on Route 11 expeditiously. She also pointed out that NWNT residents were keen to see that the Administration would consider building a railway to link up Tuen Mun and Tsuen Wan ("the Tuen Mun to Tsuen Wan Link"). She enquired that should the Route 11 project be implemented, whether the Administration would still explore the proposed Tuen Mun to Tsuen Wan Link. Dr KWOK Ka-ki also urged the Administration to consider building a new railway to link up NWNT with the urban areas.

4. In response, Deputy Secretary for Transport and Housing (Transport)1 ("DSTH(T)1") said that the feasibility study on Route 11 was proposed in the light of the anticipated traffic demand arising from the significant population increase following the development in NWNT up to 2036. Subject to the study findings, the timely commissioning of Route 11 to dovetail with the above development was expected to relieve the congestion on

Tuen Mun Road, Tai Lam Tunnel and Ting Kau Bridge during peak hours. Moreover, the Administration would review comprehensively the traffic demand of Hong Kong from 2031 to 2041 (or beyond) in the context of the Strategic Studies on Railways and Major Roads beyond 2030, under which the need to build a new railway to link up NWNT with the urban areas would also be explored.

Scope of the feasibility study on Route 11

Alignment options study

5. Dr KWOK Ka-ki and Mr LEUNG Che-cheung were concerned that under the preliminary alignment of Route 11 worked out by the Administration, vehicles from NWNT reaching Northeast Lantau by Route 11 could access the urban areas only via the North Lantau Highway and the Lantau Link. They were worried that following the population growth in NWNT, the alignment option would add traffic load to the road network on Lantau, and the Lantau Link would become a traffic bottle-neck.

6. Dr KWOK Ka-ki referred to the report of the Technical Study on Development at Siu Ho Wan and the Associated Transport Infrastructures - Feasibility Study released recently by the Civil Engineering and Development Department, which pointed out that the provision of Route 11 and Lantau Road P1 alone would not be sufficient in alleviating the traffic congestion in North Lantau. In view of this, he questioned that the purpose of the proposed feasibility study was primarily to support the implementation of the proposed reclamation works of artificial islands in the central waters (including the waters near Kau Yi Chau) and pave the way for extending Route 11 from Northeast Lantau to the proposed East Lantau Metropolis ("ELM") and further to Hong Kong Island West. He urged the Administration to make it clear in its submissions to the Finance Committee ("FC") that exploring linking up Route 11 with the artificial islands in the central waters (including ELM) was not an objective of the proposed feasibility study.

7. Mr LEUNG Che-cheung supported the conduct of the proposed feasibility study. He opined that the study should comprise a review on other alignment options of Route 11. Mr CHU Hoi-dick also opined that the proposed feasibility study should analyze various scenarios and put forward different alignment options for public consideration. Ms Alice MAK urged the Administration to examine in detail the alignment options of Route 11 under the proposed feasibility study so as to avoid adding traffic load to existing roads.

8. In response, DSTH(T)1 said that the alignment of Route 11 being put forth at the current stage was preliminary. The proposed feasibility study would cover the specific alignment options of Route 11 and the impact on the traffic volume of surrounding roads (including the Lantau Link). The Administration would keep an open mind when considering all viable alignment options. As to how Route 11 would be linked up with the road networks in the urban areas in future, the subject would be examined in the context of the proposed feasibility study, which would also look into the need to plan a link road between Tsing Yi and Lantau. She reiterated that the Administration would explore feasible options to meet the traffic demand arising from the development in NWNT and North Lantau when conducting the feasibility study on Route 11. The Administration would not accept any recommendations that would result in excessive traffic load on the North Lantau Highway and the Lantau Link.

9. Mr Michael TIEN opined that not only did the preliminary alignment of Route 11 fail to provide NWNT residents with direct road connection with the urban areas, but it would also attract the vehicular traffic of NWNT to Northeast Lantau. He requested the Administration to provide supplementary information indicating that the proposed feasibility study would examine the provision of a link road between Tsing Yi and Lantau and a transport interchange at North Lantau, thus offering vehicles using Route 11 an option to access the urban areas directly via this link road.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members via [LC Paper No. PWSC118/17-18\(01\)](#) (Chinese version) on 13 February 2018.)

Forecast traffic flow at major surrounding roads

10. Mr CHAN Chi-chuen noted that under the current alignment design, Route 11 would be connected to Kong Sham Western Highway. Mr CHAN enquired whether there was a readily available preliminary traffic forecast on the future number of vehicles that would cross the border at Shenzhen Bay and use Route 11.

11. Assistant Commissioner for Transport (Planning) replied that the Administration had to finalize the more specific details (e.g. alignment, location of the portal, connecting road traffic arrangements, etc.) of Route 11 under the proposed feasibility study before it could assess the traffic volume mentioned by Mr CHAN. Upon completion of the proposed feasibility study, the Administration would report the study findings to the relevant LegCo Panel(s).

12. Regarding the traffic volume of the Hong Kong-Zhuhai-Macao Bridge ("HZMB") in the mid-to-long term, Mr CHU Hoi-dick enquired about the time when the projected vehicle numbers of around 29 100 and 42 000 to use HZMB in 2030 and 2037 respectively were worked out. DSTH(T)1 replied that the said figures were the latest estimate worked out by a consultant engaged by the governments of Guangdong, Hong Kong and Macao. Mr CHU requested the Administration to provide the consultant's report. DSTH(T)1 said that since the consultant was engaged by the governments of Guangdong, Hong Kong and Macao, the Hong Kong Special Administrative Region Government could not release the consultant's report to members unilaterally. The Chairman directed that the Administration should examine the issue and provide a response on whether it was possible to provide members with the consultant's report. Mr CHU Hoi-dick further requested the Administration to also provide the report of the traffic impact assessment relating to the funding proposal for the construction of Tuen Mun-Chek Lap Kok Link.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC118/17-18\(01\)](#) (Chinese version) on 13 February 2018.)

Air quality

13. Dr CHENG Chung-tai enquired whether the scope of the proposed feasibility study on Route 11 would include a review of the possible air quality impact arising from the commissioning of Route 11. Director of Highways replied that the scope of the proposed feasibility study comprised a preliminary environmental review, which would cover air quality impact.

Motions proposed under paragraph 32A of the Public Works Subcommittee Procedure

14. At 9:05 am, the Chairman said that he had received a total of five motions proposed by members under paragraph 32A of the Public Works Subcommittee Procedure ("32A motions"). Proposed motion numbered 1 was from Mr CHU Hoi-dick, numbered 2 was from Dr Fernando CHEUNG, and numbered 3 to 5 were from Dr KWOK Ka-ki. He considered that all of the five proposed motions mentioned above were directly related to the agenda item.

Proposed motion numbered 1

15. The Chairman put to vote the question that the proposed motion numbered 1 (Chinese version only) from Mr CHU Hoi-dick be proceeded

forthwith. At the request of members, the Chairman ordered a division and the division bell was rung for five minutes. The question was negatived.

Motion proposed under paragraph 40A of the Public Works Subcommittee Procedure

16. Mr LAU Kwok-fan moved a motion that in the event of further divisions being claimed in respect of any motions or questions under this agenda item, the Subcommittee should proceed to each of such divisions immediately after the division bell had been rung for one minute. The Chairman put the question to vote. The Chairman declared that the motion proposed by Mr LAU was carried.

Proposed motion numbered 2

17. The Chairman put to vote the question that the proposed motion numbered 2 (Chinese version only) from Dr Fernando CHEUNG be proceeded forthwith. At the request of members, the Chairman ordered a division and the division bell was rung for one minute. The question was negatived.

18. Mr LUK Chung-hung said that he intended to vote against the question but had voted in error. The Chairman instructed the Clerk to record in the minutes of meeting Mr LUK's intention to vote against the question and reflect the same in the voting result.

Proposed motions numbered 3 to 7

19. The Chairman said that he had received two motions (numbered 6 to 7) further proposed by Dr KWOK Ka-ki under paragraph 32A of the Public Subcommittee Procedure. He considered that both of the proposed motions were directly related to the agenda item.

20. The Chairman put to vote, one by one, the questions that proposed motions numbered 3 to 7 (Chinese version only) from Dr KWOK Ka-ki be proceeded forthwith. At the request of members, the Chairman ordered a division and the division bell was rung for one minute before members voted on individual questions. All of the five questions were negatived.

Voting on PWSC(2017-18)23

21. There being no further 32A motions or questions from members on the item, the Chairman put PWSC(2017-18)23 to vote. At the request of members, the Chairman ordered a division. Fourteen members voted for,

eight members voted against the proposal and no one abstained. The votes of individual members were as follows:

For:

Mr Tommy CHEUNG
Mr Frankie YICK
Mr CHAN Han-pan
Ms Alice MAK
Dr Junius HO
Mr Holden CHOW
Mr LUK Chung-hung
(14 members)

Mr Paul TSE
Mr MA Fung-kwok
Mr LEUNG Che-cheung
Mr Christopher CHEUNG
Mr HO Kai-ming
Mr Wilson OR
Mr LAU Kwok-fan

Against:

Mr Charles Peter MOK (Deputy Chairman)
Dr KWOK Ka-ki
Mr CHU Hoi-dick
Dr CHENG Chung-tai
(8 members)

Mr CHAN Chi-chuen
Dr Fernando CHEUNG
Ms Tanya CHAN
Mr Jeremy TAM

Abstain:

(0 member)

22. The Chairman declared that the item was endorsed by the Subcommittee. Dr Fernando CHEUNG requested that this item, i.e. PWSC(2017-18)23, be voted on separately at the relevant FC meeting.

23. Dr KWOK Ka-ki said that the third funding proposal under the meeting agenda, i.e. Provision for Capital Works Reserve Fund block allocations in 2018-19 ("block allocations"), included an item on land resumption for the establishment of an agricultural park. However, the plan of establishing the agricultural park was not yet discussed by the Panel on Food Safety and Environmental Hygiene. He opined that the Subcommittee should not consider the proposed block allocations at this stage, or commence consideration only after taking out the item related to the agricultural park. Dr KWOK pointed out that he and some other members had written to the Chairman to express the relevant views.

24. The Chairman said that the Subcommittee had not yet commenced deliberation on the proposed block allocations. Moreover, he had decided in the past that proposed block allocations should be dealt with in accordance with the Subcommittee's established practice, and it was not proper for the Subcommittee to deliberate and vote separately on individual items under the

block allocations. The Subcommittee would follow the established mechanism in considering the proposed block allocations unless otherwise directed by FC. He also advised that the Subcommittee had requested the Administration to respond to the joint letter from Dr KWOK Ka-ki and some other members.

Head 703 – Buildings

PWSC(2017-18)24 352EP A 30-classroom primary school at Tonkin Street, Cheung Sha Wan

25. The Chairman advised that the proposal, i.e. PWSC(2017-18)24, sought to upgrade 352EP to Category A at an estimated cost of \$345.5 million in MOD prices. The Administration consulted the Panel on Education on the proposed project on 15 May 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.

Design and facilities of the proposed new school premises

Multi-purpose area and basketball courts

26. Mr Holden CHOW noted that the proposed new school premises would feature a ring-shaped multi-purpose walkway ("ring-shaped walkway") with two basketball courts in the middle, a design which was different from the sports grounds or playgrounds of ordinary school premises. He sought details of the design. In response, Deputy Director of Architectural Services ("DDArchS") said that the multi-purpose walkway and basketball courts were jointly designed by the Architectural Services Department ("ArchSD") and the school management after deliberation. The design concept was to connect the ground floor and the first floor with a ring-shaped walkway, so as to create an open space that could be utilized flexibly.

27. Mr CHAN Chi-chuen pointed out that as shown in the perspective view at Enclosure 4 to [PWSC\(2017-18\)24](#), the proposed design of the ring-shaped multi-purpose walkway was different from the design submitted by the Administration on 15 May 2017 during its consultation with the Panel on Education on the proposed project. He enquired about the reasons for revising the design, and whether the revision would have any implications on the capital cost of the project.

28. DDArchS replied that in refining the design, ArchSD considered that changes could be made to the position of the ring-shaped walkway by moving its entrance/exit towards the entrance/exit of the school premises, so

that students could access the first floor via the ring-shaped walkway after entering the school. Moreover, the ring-shaped walkway would be supported by walls instead of pillars. The wall surface, provided with vertical greening, could be used as a backdrop for organizing different activities. She said that the design changes would not have any implications on the capital cost and the construction period of the project.

29. Mr CHU Hoi-dick enquired whether it was an established practice for ArchSD to hold discussion and work out the design together with the schools in respect of school building projects. DDArchS said that in general, ArchSD would liaise with the school concerned once the allocation of new school premises had been confirmed by the Education Bureau ("EDB"), so as to gauge their views and needs in order to come up with the most suitable design. Some members commented at the meeting that having the school design worked out by ArchSD in consultation with the school was commendable.

Insulated windows and air-conditioning

30. Dr KWOK Ka-ki noted that insulated windows and air-conditioning would be installed for some classrooms and special rooms of the proposed new school premises. Dr KWOK opined that the prolonged use of air-conditioning in schools was not environmentally friendly. He questioned the need to install insulated windows and air-conditioning. He also sought details of the annual recurrent expenditure of the proposed new school premises after its commissioning, and asked whether expenses such as power tariff and equipment maintenance were taken into account.

31. DDArchS replied that the Preliminary Environmental Review conducted by the Administration recommended the construction of a 2.5-metre-high wall along part of the south-eastern side of the project site and the installation of insulated windows and air-conditioning for 20 classrooms and some special rooms. She pointed out that since the school premises were adjacent to Cheung Sha Wan Playground and there were no buildings to act as sound barriers, some classrooms and special rooms would be affected by the traffic noise from Cheung Sha Wan Road. For that reason, insulated windows and air-conditioning needed to be installed as appropriate.

32. Under Secretary for Education ("USED") said that upon full commissioning, the annual recurrent expenditure of the proposed new school premises was estimated to be \$39.4 million, which comprised the day-to-day operating expenses of the school, including power tariff. However, it did not cover the expenses on major maintenance of the school premises. She

advised that all along, schools had been encouraged to save energy in support of environmental protection.

Central portioning area

33. Mr LAM Cheuk-ting pointed out that as reflected by some schools, the lack of space and supporting facilities for cleaning utensils in the central portioning areas at some newly-built school premises made it necessary for them to spend extra money to install and refit such facilities. Mr LAM urged the Administration to liaise with the school early on the design and facilities of the central portioning area at the proposed new school premises, so as to facilitate lunch portioning arrangements.

34. DDArchS thanked Mr LAM for his views. She said that ArchSD would keep in touch with the school management in respect of the design details of the proposed new school premises in order to gauge their needs.

Car park

35. Mr YIU Si-wing supported the proposed project. He was concerned whether sufficient parking spaces would be provided for school buses or nanny vans at the car park of the proposed new school premises. He also pointed out that as stipulated in the land lease conditions, school buses and nanny vans were currently not allowed to be parked overnight in the parking areas of schools and must hence find parking spaces elsewhere. He urged the Administration to amend the relevant restrictions as soon as possible.

36. DDArchS replied that three school bus parking spaces, which could also be used by school buses and nanny vans for pick-up and drop-off, would be provided at the proposed new school premises. The number of parking spaces met the requirements under the Hong Kong Planning Standards and Guidelines. USED supplemented that as anticipated by the school management, it would be necessary to arrange two school buses to provide transport services for students after the re-provisioning. As such, the parking spaces provided at the proposed new school premises were sufficient to meet the school's need. On the other hand, USED said that EDB was discussing with the Transport Department the issue of allowing school buses to be parked overnight in the parking areas of schools.

37. Mr CHU Hoi-dick enquired whether the paving materials of the parking spaces at the proposed new school premises would allow effective drainage of water. DDArchS said that the materials were permeable.

Emergency vehicular access

38. Mr CHU Hoi-dick noted that the emergency vehicular access of the proposed new school premises was not connected to the running tracks behind the classroom block. Mr CHU was concerned that fire service vehicles could not access the area in the event of a fire. He enquired whether the design complied with the relevant standards. DDArchS replied that as the corridors of the classroom block adopted an open plan design, fire service vehicles could be driven into the playground in front of the classroom block to carry out fire-fighting and rescue operations in the event of a fire. She also said that the design of the emergency vehicular access had been approved by the Fire Services Department.

Photovoltaic system

39. Mr CHU Hoi-dick enquired about the cost of installing the photovoltaic system at the proposed new school premises, and whether the Administration had explored the use of a more up-to-date photovoltaic system instead of the more expensive solar photovoltaic panels. Ms Tanya CHAN enquired whether the Administration would install photovoltaic systems at all newly-built school premises in future.

40. DDArchS replied that the cost of installing the proposed photovoltaic system was about \$1.64 million. She pointed out that given the current photovoltaic technology and the physical terrain of the project, rooftop solar photovoltaic panels would achieve the highest power generation efficiency. She further said that the Administration would install photovoltaic system at newly-built school premises in future as far as possible, having regard to such factors as the location of the school premises and sunshine direction when considering the feasibility of individual cases.

41. Mr WU Chi-wai suggested that the Administration should consider building a superstructure at the car park of the proposed new school premises for installing more solar photovoltaic panels. In response, DDArchS said that parking areas at the premises of public sector schools were uncovered according to prevailing standards. It would not be cost-effective to build an additional superstructure at the car park for the sake of installing a photovoltaic system. Mr WU Chi-wai sought supplementary information on the rough cost estimate for building a superstructure at the car park of the proposed new school premises for installing a photovoltaic system.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC106/17-18\(01\)](#) on 2 February 2018.)

Cost of piling works

42. Mr CHAN Chi-chuen referred to the comparison of the reference cost of a 30-classroom primary school project with the estimated cost of the proposed new school premises as set out in Enclosure 6 to [PWSC\(2017-18\)24](#), which indicated that the estimated piling cost of the proposed new school premises (\$28.8 million) was much higher than the reference cost (\$19 million). Mr CHAN enquired about the reasons for the disparity.

43. DDArchS explained that the reference piling cost was calculated based on the use of steel H-piles at an average depth of 30 metres. Given the ground conditions in the project area of the proposed new school premises, the proposed project would require the use of 99 steel H-piles at an average depth of 40 metres, including 30 H-piles in pre-bored holes. For that reason, the piling cost involved would be higher than that in general situation.

Number of classes provided

44. Mr YIU Si-wing and Mr Alvin YEUNG noted that up to 30 classes could be operated on the proposed new school premises. They enquired whether there were sufficient primary school places in Sham Shui Po District and whether the 30 classrooms provided on the proposed new school premises could meet the demand from Pak Tin Catholic Primary School ("PTCPS") after its reprovisioning. USED said that there were about 30 public sector primary schools in Sham Shui Po. In view of the population intake of a public rental housing estate near the proposed new school premises in 2019, the Administration anticipated that the number of school children in Sham Shui Po District would increase. Given the currently projected student population, the 30 classrooms provided by the proposed new school premises could meet the demand after the reprovisioning in 2021.

Enhancement of school premises below prevailing standards

45. Dr KWOK Ka-ki and Dr Fernando CHEUNG supported the reprovisioning of PTCPS. They commented that as the school premises of PTCPS were more than 40 years old, a reprovisioning exercise to improve its teaching environment and facilities was long overdue. Mr Holden CHOW expressed similar views. Dr Fernando CHEUNG pointed out that PTCPS was allocated the proposed new school premises as early as in 2014. He queried why the funding proposal for the proposed project was submitted to LegCo for consideration only until now.

46. In response, USED said that PTCPS, which was established in 1973, was built according to the planning standards applicable at the time. The Administration had been seeking to improve the physical conditions and facilities of school premises that were not built according to the prevailing standards by way of reprovisioning or redevelopment. According to the current school allocation mechanism, once new school premises or vacant school premises were confirmed to be required for allocation for school use, EDB would normally invite applications from all eligible applicant bodies in the territory through the School Allocation Exercise ("SAE") on a fair and competitive basis. Proposals of the applications concerned were assessed by the School Allocation Committee based on a number of consideration factors. Once PTCPS was allocated the proposed new school premises in the fourth SAE in 2014, the Administration proceeded immediately with the pre-construction preparatory work in respect of the construction project of the new school premises. Dr Fernando CHEUNG sought supplementary information on the details and process of the pre-construction work undertaken in respect of the proposed project.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC106/17-18\(01\)](#) on 2 February 2018.)

47. Mr WU Chi-wai pointed out that apart from PTCPS, some other public sector primary schools were still operating on "matchbox-style school premises". He enquired whether a timetable had been formulated for the reprovisioning of other schools operating on "matchbox-style school premises". Mr CHEUNG Kwok-kwan supported the reprovisioning of PTCPS. He urged the Administration to expedite the reprovisioning or redevelopment of other schools operating on "matchbox-style school premises".

48. Ms Tanya CHAN noted that the proposed new school premises would meet the planning target of providing two square metres of open space per student. She enquired about the current number of public sector primary schools still operating on premises not meeting the aforesaid planning target of open space, and whether the Administration would accord priority to reprovisioning or redeveloping such primary schools operating on premises not meeting the planning target of open space per student.

49. USED replied that at present, 28 public sector primary schools were still operating on "matchbox-style school premises", and reprovisioning arrangements had been made for four of them. On the other hand, among the some 900 public sector primary schools at present, about 200 were

operating on school premises built according to the prevailing standards, which included the planning arrangement of providing two square metres of open space per student. She said that the progress and priority of redevelopment or reprovisioning of school premises were subject to a number of factors, such as the conditions of the existing premises (including the area of open space per student), whether in-situ extension was possible given the space constraints, availability of suitable school sites in the districts concerned, changes in student population and demand for school places in the districts. The Administration would make redevelopment or reprovisioning arrangements as appropriate, having regard to the actual circumstances of individual schools.

Opening up the facilities of the proposed new school premises for public use

50. Dr KWOK Ka-ki and Mr WU Chi-wai opined that some of the facilities of the proposed new school premises (e.g. playground, basketball courts, conference room and assembly hall) should be opened up for public use during non-school hours. They suggested that the Administration should consider providing separate accesses in the design of the proposed new school premises to facilitate the use of the school facilities by the public during non-school hours. Mr WU pointed out that some schools were unwilling to open up their school facilities for public use during non-school hours as they were concerned about who would be held responsible for facility management during those opening hours. He urged the Administration to look into the matter proactively, so that more public sector schools could share their facilities with the community.

51. In response, USED said that the Administration had all along encouraged public sector schools to share their facilities with the community as far as possible. In designing the proposed school premises, the Administration had considered the design of the entrance/exit to facilitate the opening up of facilities. At present, more than 100 public sector schools had indicated their willingness to make available the facilities of their school premises for use by government departments, social welfare organizations, community organizations or educational organizations during the time when the operation of the schools would not be affected. She pointed out that the use of facilities of public sector schools for non-teaching purposes was subject to the regulation of different legislation, and involved the issue of liability insurance. EDB had discussed with relevant departments to follow up on the insurance matters related to the opening up of school facilities for public use.

52. Mr WU Chi-wai urged the Administration to consider opening up the facilities of the proposed new school premises for use by the general public instead of by organizations only.

Future use of the existing premises of Pak Tin Catholic Primary School

53. Dr KWOK Ka-ki and Dr Fernando CHEUNG enquired about the use of the existing premises of PTCPS after the reprovisioning of the school. USED replied that PTCPS would only be reprovisioned at the proposed new school premises in 2021. EDB would assess whether the existing premises were required for re-allocation for school or other educational uses, having regard to the future supply and demand of primary school places in Sham Shui Po District, the size, location and building conditions of the existing PTCPS premises, education needs and other relevant policy initiatives. Upon confirmation that the premises were no longer required to be allocated by EDB for school or other educational uses, EDB would inform the Planning Department and other relevant departments (e.g. the Lands Department) in accordance with the central clearing house mechanism for suitable alternative uses to be considered.

54. Dr KWOK Ka-ki, Dr Fernando CHEUNG and Mr WU Chi-wai criticized the slow handling process under the central clearing house mechanism. A large number of vacated school premises had been left vacant for many years without being put to any use. Dr KWOK and Dr CHEUNG opined that EDB should consider the future use of the existing premises of PTCPS as soon as possible. Where it was confirmed that the premises were no longer required to be retained for school or other educational uses, they should be returned to the Development Bureau ("DEVB") expeditiously so that DEVB could consider suitable alternative uses, such as social welfare facilities or transitional accommodation. Mr WU Chi-wai urged EDB to expedite the review process of the use of vacant school premises. Mr Holden CHOW and Mr CHEUNG Kwok-kwan opined that with an area of just about 650 square metres, the existing premises of PTCPS were far below the prevailing standards of public sector schools in general in terms of size, and hence unsuitable for re-allocation for school use. EDB should arrange to return the school premises to DEVB for allocation for suitable alternative uses.

55. USED took note of members' views. She said that EDB liaised with other departments every half a year to offer vacant school premises under its purview for short-term uses by other departments on a loan basis.

56. Mr CHU Hoi-dick enquired how the Administration would expedite the process of allocating vacant school premises for suitable alternative uses.

In response, Permanent Secretary for Development (Planning and Lands) said that upon the return of vacant school premises by EDB, the Lands Department and the Government Property Agency would publish online the information of the school premises as soon as possible, so that other departments or organizations could apply for their allocation for suitable alternative uses. As to EDB's consideration of whether vacant school premises had to be retained for educational uses or the time when the premises would be returned to DEVB, it should be up to EDB to review the process concerned.

[At 10:21 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.]

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

58. The item was voted on and endorsed. The Chairman asked members whether this item would require separate voting at the relevant FC meeting. No members raised such a request.

59. The meeting ended at 10:43 am.

Council Business Division 1
Legislative Council Secretariat
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