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

**Minutes of the 11th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 31 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
Hon CHAN Hak-kan, BBS, 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 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

Members absent:

Dr Hon Priscilla LEUNG Mei-fun, SBS, JP

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 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)
Mr Ivan CHUNG Man-kit	Principal Assistant Secretary for Development (Planning and Lands) ⁵
Dr LEUNG Siu-fai, JP	Director of Agriculture, Fisheries and Conservation
Mr Bill WONG Kwok-piu	Principal Assistant Secretary for Food and Health (Food) ³
Mr Albert CHEUNG Ka-lok	Assistant Director of Lands (Specialist) ³ (Acting)
Ms Lily CHIU Lee-lee	Chief Estate Surveyor (Acquisition) Lands Department
Mrs Sylvia LAM YU Ka-wai, JP	Director of Architectural Services
Mr HUI Chiu-kin	Assistant Director of Architectural Services (Property Services)
Mr Edwin TONG Ka-hung, JP	Director of Drainage Services
Mr LAM Sai-hung, JP	Director of Civil Engineering and Development
Ms Betty CHEUNG Miu-han	Assistant Director of Environmental Protection (Environmental Infrastructure)
Miss Hinny LAM Shuk-ye	Assistant Director of Environmental Protection (Waste Management Policy)
Mr CHUI Wing-wah	Deputy Director of Highways
Ms Julie O Fong-wa	Chief Engineer (1) (Major Works) (Acting) Highways Department
Ms Eugenia CHUNG Nga-chi, JP	Assistant Director of Home Affairs (2)

Mr Martin KWAN Wai-cheong	Chief Engineer (Works) Home Affairs Department
Mr Kelvin SIU Yun-piu	Assistant Secretary-General (Capital) University Grants Committee Secretariat
Mr LEE Sin-wah	Chief Maintenance Surveyor (School Premises Maintenance) Education Bureau
Mr Samuel FAN Kim-fung	Senior Property Services Manager (School Works Section) Education Bureau
Mr KOK Che-leung	Assistant Director of Social Welfare (Subventions)
Ms PANG Kit-ling	Assistant Director of Social Welfare (Elderly)
Mr Kenneth WOO Chi-man	Chief Executive Officer (Subventions/Planning) Social Welfare Department
Mr WONG Chung-leung, JP	Director of Water Supplies (Acting)
Mr Gavin WAH Kwok-kee	Chief Systems Manager (Governance and Resources) Office of the Government Chief Information Officer
Mr Kenneth LEUNG Tak-yan	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Sonny AU Chi-kwong, PDSM, PMSM, JP	Under Secretary for Security
Mr Alex CHAN Yuen-tak	Principal Assistant Secretary for Security (B)
Mr David CHAK Wing-pong	Project Director (2) Architectural Services Department

Mr Andy YEUNG Yan-kin	Assistant Director of Fire Services (Headquarters)
Mr WONG Ka-wing	Senior Divisional Officer (Planning Group) Fire Services Department
Ms Donna TAM Yin-ping	District Planning Officer (Sai Kung and Islands) Planning Department

Clerk in attendance:

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

Mr Raymond CHOW	Senior Council Secretary (1)6
Ms Mandy LI	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Clara LO	Legislative Assistant (1)8

Action

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

Capital Works Reserve Fund Block Allocations

**PWSC(2017-18)25 — Provision for Capital Works Reserve
Fund block allocations in 2018-19**

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)25, sought the approval of an allocation of \$12,490.1 million for the block allocation subheads under the Capital Works Reserve Fund for 2018-2019.

The Subcommittee had commenced deliberation on the proposal at the meeting on 22 January 2018, and continued its deliberation at the meeting on 29 January 2018.

Head 701 – Land Acquisition

Subhead 1100CA – Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

3. Dr Fernando CHEUNG pointed out that the Administration had said at the Subcommittee meeting on 22 January 2018 that it would do its best to minimize the impacts of the agricultural park ("Agri-Park") project on the farmers concerned. As the Administration would resume the agricultural land at Tsiu Keng for the construction of a new carriageway in the Agri-Park, Dr CHEUNG enquired how the Administration would minimize the impacts of the land resumption exercise on the farmers concerned, and whether it could ensure seamless transition in arranging the relocation of the affected farmers to the Agri-Park for re-establishing their farms in future.

4. Director of Agriculture, Fisheries and Conservation ("DAFC") explained that the Administration needed to resume agricultural land within the project area of the Agri-Park to construct infrastructural facilities (e.g. the new carriageway) in support of Agri-Park development. For the sake of minimizing the impacts on farmers, the Administration planned to first convert the idle agricultural land within the project area to arable land on which farmers could re-establish their farms before commencing the construction works of the new carriageway. He also said that if the agricultural land in the Agri-Park was government-owned, the Agri-Park could provide tenants with a stable environment to facilitate their long-term investment on the farmland.

5. Mr LAU Kwok-fan said that during the Administration's land resumption exercise for the North East New Territories New Development Areas ("NENT NDAs") project, he had all along requested that a freezing survey be conducted for affected farmers. Likewise, he was dissatisfied that no corresponding measures had been put forward in respect of the Agri-Park project to assist the affected farmers (for instance, a freezing survey had yet to be conducted for the farmers). Mr LAU enquired whether a freezing survey would be conducted for the farmers affected by the said development project; if so, which government department would be responsible for the task and when the survey would be carried out; and how the Administration would assist those farmers who were forced to move out by land owners during the freezing survey.

6. In response, DAFC said that the Agri-Park was established to promote agricultural development, and to settle those farmers who were affected by the Government's land development projects taking place during the same period and intended to resume farming. The Agriculture, Fisheries and Conservation Department ("AFCD") would assist farmers to resume farming, including giving them priority for leasing farmland in the Agri-Park (Phase 1). Moreover, DAFC asked Mr LAU to provide a list of farmers who needed assistance as a result of the NENT NDAs project after the meeting for AFCD to follow up.

7. Mr CHU Hoi-dick opined that AFCD should take the initiative to conduct a freezing survey for affected farmers. Mr CHU also pointed out that the Administration had said at the Subcommittee meeting on 22 January 2018 that it would utilize the funding for land resumption compensation under the proposed block allocations to commence the land resumption work only after the Finance Committee ("FC") had approved the funding for the main works of the Agri-Park (Phase 1). He enquired whether the land resumption exercises for other public works projects adhered to the same procedures. For instance, he asked whether the Administration would use the funding provided under the proposed block allocations for compensation on land resumption at Wang Chau only after the funding proposal for "Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long" had been approved.

8. Deputy Secretary for Financial Services and the Treasury (Treasury)³ replied that in principle, the land resumption work required under public works projects and the disbursement of compensation would commence only after FC had approved the funding proposal for the main works. However, it could not be precluded that other arrangements might be made for individual projects having regard to their special circumstances.

9. Permanent Secretary for Development (Planning and Lands) ("PS/DEV(P&L)") further explained that in general, the Administration expected that the land resumption exercise related to public works projects would commence after FC had approved the funding proposals for the main works. In view of members' concern, the Administration had checked the records of the past few years. It was confirmed that out of a total of more than 30 projects, only a few of them (about four to five, including the aforesaid project at Wang Chau) had the land resumption process commenced and the provision for land resumption compensation utilized before obtaining FC's approval of the funding proposals for the main works. Nonetheless, she stressed that even for such a small number of projects, the Administration had not intended to make the implementation of the main works an accomplished fact by commencing the land resumption process. Instead, as

the Administration anticipated that the negotiation process with affected parties on compensation arrangements would take time, it would be desirable to commence the land resumption process expeditiously so that the amount of compensation payable to each affected party could be determined early. For those handful of projects, the deadlines for eviction were also determined only after FC had approved the funding proposals for the main works.

10. PS/DEV(P&L) also said that in view of the legitimate concern of members, the Administration had called on the relevant departments to wait until FC had approved the funding for the main works as far as practicable before requesting the Lands Department to commence land resumption processes in future. Regarding the Agri-Park project over which members had expressed their concern, she reiterated that the Administration would commence the relevant land resumption process only after FC had approved the funding proposal for the main works of the Agri-Park. For the project at Wang Chau, for which the land resumption process had already commenced, individual affected owners or occupants might have already reached agreements with the Administration on the compensation arrangement. Hence, it was necessary to utilize the funding provided for the purpose to effect the compensation payment. Pursuant to established practice, the block allocations for land acquisition were used to effect payment in accordance with the compensation regime for land resumption applicable at the time.

Head 703 – Buildings

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

11. Ms Tanya CHAN referred to the projects of "Refurbishment of sport playing surface at soccer pitch, including drainage and irrigations system in Tsing Yi Northeast Park", "Refurbishment of sport playing surface at minisoccer pitch No. 1 in Morse Park No. 3" and "Refurbishment of sport playing surface at soccer pitch in Shek Kip Mei Park". She was concerned that if the soccer pitches under the three projects would be covered with artificial turf, whether the infill materials to be used were rubber granules made from waste tires containing carcinogens, and whether the Administration would require that the materials used and the specification of works adopted by the works contractors should comply with the relevant safety standards stipulated by the Fédération Internationale de Football Association ("FIFA").

12. Director of Architectural Services confirmed that the soccer pitches of all the three projects would be surfaced with artificial turf. Under the

current arrangement, the Architectural Services Department ("ArchSD") would stipulate in the works contracts for the surfacing or re-surfacing of artificial turf soccer pitches that the infill materials used by the works contractors for the artificial turf must comply with FIFA's safety standards. After completing the works, the contractors must also engage independent accredited institutions to conduct testing. The artificial turf soccer pitches would open for public use only after it had been confirmed that FIFA's standards were met.

Head 704 – Drainage

Subhead 4100DX – Drainage works, studies and investigations for items in Category D of the Public Works Programme

13. Ms Tanya CHAN sought details of the project on "Review of drainage master plan in Northern Hong Kong Island — feasibility study", including the area covered and the completion time of the review.

14. Director of Drainage Services responded that the Drainage Services Department ("DSD") divided the territory into 12 regions for conducting the drainage master plan review studies. The study for Northern Hong Kong Island (including Chai Wan, Shau Kei Wan, North Point and Wan Chai) would have been largely completed by the first quarter of this year. DSD was drawing a conclusion on how to improve the stormwater drainage system in the region and would consult the relevant District Councils ("DCs"), i.e. the Eastern DC and Wan Chai DC, on the proposed improvements in due course.

Head 705 – Civil Engineering

Subhead 5101CX – Civil engineering works, studies and investigations for items in Category D of the Public Works Programme

15. Regarding the project on "Study on the technical issues related to the potential reclamation site at Ma Liu Shui – Consultants fees", Mr CHAN Chi-chuen enquired about the study progress and the expenses to be incurred in the coming year. He also asked whether the Administration was required to conduct another feasibility study on the specific reclamation plan after completing the above study and consulting the local DC, or it would seek FC's funding approval directly and then proceed with the reclamation plan, and he asked about schedule of the process concerned. Mr CHAN relayed the views of local residents that the Administration should release the full text of the said feasibility study report, not only the executive summary.

16. Director of Civil Engineering and Development ("DCED") said that the study on the technical issues related to the potential reclamation site at Ma Liu Shui was commenced in 2015 and completed in 2017. The total estimate for consultants' fees was \$14.12 million. The executive summary of the study report was uploaded onto the website of the Civil Engineering and Development Department ("CEDD"). CEDD was studying the report and in line with established practice, the Administration would provide LegCo with a copy of the report, after redacting the commercial or sensitive information contained therein, at Members' request for reference. He also said that the Administration would next plan to consult the local DC within this year on the proposed reclamation plan and then proceed with the relevant planning and engineering studies.

17. Mr WU Chi-wai pointed out that many projects under the proposed block allocations were small-scale investigations and advance studies carried out for main construction works. Very often, the Administration only published the executive summaries of these study reports. Mr WU suggested that the Administration should fully disclose the contents of the studies to facilitate public inspection, thus allowing the public to express their views on the inadequacies of the studies at an early stage. This would help address the situation where the funding proposals for main works were subject to prolonged consideration due to deficiencies in the advance studies.

18. Permanent Secretary for Development (Works) ("PS/DEV(W)") replied that given the large number of engineering study projects under the proposed block allocations, and that individual studies might involve sensitive information, the Administration considered it inappropriate to fully disclose the contents of the study reports. The Administration currently adopted a more pragmatic approach by disclosing the contents of certain study reports, after redacting sensitive information (if any), in response to the concern of the public and members expressed on individual study projects.

19. Mr WU Chi-wai further requested the Administration to provide examples of sensitive information found in those study reports, and a list setting out the related study projects under the proposed block allocations. In response, PS/DEV(W) said that those study reports might contain sensitive information related to third parties, finance, etc. Furthermore, the Administration had provided members with a full snapshot list of items proposed to be funded under block allocation subheads for 2018-2019 (i.e. [PWSC40/17-18\(01\)](#)), which already set out the studies and investigations to be carried out for main construction works.

Subhead 5101DX – Environmental works, studies and investigations for items in Category D of the Public Works Programme

20. Ms Tanya CHAN sought details of the project on "Study of access options to Lap Sap Wan in Shek O for removal of marine refuse".

21. Assistant Director of Environmental Protection (Environmental Infrastructure) explained that Lap Sap Wan was an east-facing coastal bay located at the southern tip of Shek O, Hong Kong Island. As Lap Sap Wan was geographically exposed to the effects of ocean currents and wind directions, a lot of marine refuse was washed up and accumulated on the shore in both summer and winter. Given the geographic location of Lap Sap Wan, staff of the Food and Environmental Hygiene Department could only access there by sea to clean up the refuse when weather conditions permitted. However, this was not a thorough solution to the existing operational problems. In view of this, the Administration proposed to commence the above study project in the coming year. The scope of study included exploring ways to improve the current arrangement of cleaning up and removing the marine refuse at Lap Sap Wan, so as to eliminate the root of the problem.

Issues related to the scrutiny of proposed block allocations

22. Mr LEUNG Che-cheung pointed out that many projects under the proposed block allocations were pre-construction works for the underlying major works projects in Category B status. Under the current mechanism, the Administration still needed to submit separate funding proposals for upgrading the associated main works to Category A for consideration by the Subcommittee and FC afterwards. In this connection, Mr LEUNG asked the Chairman whether it was desirable to allow members to enquire about the details of matters such as the scope of the main works associated with individual projects, the arrangement of land resumption to be made after the funding for the main works had been approved, and the broad policy issues involved, when the Subcommittee was considering the proposed block allocations. He also questioned whether FC was still required to deliberate on the proposed block allocations after the Subcommittee had endorsed the proposal.

23. The Chairman appreciated the concern of Mr LEUNG Che-cheung. The Chairman pointed out that in the course of considering the proposed block allocations, he had explained to members repeatedly the block allocations mechanism and reminded members from time to time that broad policy issues should be followed up separately at other forums (including Panels). It would be up to members to determine whether the questions

raised on individual projects went into too much detail. Since the proposed block allocations covered as many as about 10 000 projects, time did not permit members to raise questions on the details of each project. As such, he had suitably reminded members raising questions. The Chairman also said that FC would deliberate on the proposed block allocations should members request for separate voting at an FC meeting after the Subcommittee had endorsed the funding proposal.

[At 8:52 am, the Chairman said that he would allow members who were waiting for their turn to raise questions and those who had not raised any questions on the item but wished to do so to each raise one question. After that, the "question and answer time" would end and motions proposed by members under paragraph 32A of the Public Works Subcommittee Procedure would be proceeded forthwith.]

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

24. At 9:24 am, the Chairman said that he had received a total of three motions proposed by Mr CHAN Chi-chuen under paragraph 32A of the Public Works Subcommittee Procedure. The Chairman considered that proposed motion numbered 3 was not directly related to the agenda item, while the remaining two proposed motions were directly related to the agenda item.

25. The Chairman took turn to put to vote the questions that proposed motions numbered [1 and 2](#) (Chinese version only) from Mr CHAN Chi-chuen be proceeded forthwith. At the request of members, the Chairman ordered a division and the division bell was rung for five minutes. Both questions were negatived.

Voting on PWSC(2017-18)25

26. The Chairman then put PWSC(2017-18)25 to vote. At the request of members, the Chairman ordered a division. Nineteen members voted for and no one voted against the proposal. Eight members abstained. The votes of individual members were as follows:

For:

Mr Charles Peter MOK (Deputy Chairman)	Mr Tommy CHEUNG
Ms Starry LEE	Mr CHAN Hak-kan
Mr Michael TIEN	Mr Frankie YICK
Mr YIU Si-wing	Mr MA Fung-kwok

Mr CHAN Han-pan
Ms Alice MAK
Dr Junius HO
Mr Holden CHOW
Mr CHEUNG Kwok-kwan
Mr LAU Kwok-fan
(19 members)

Mr LEUNG Che-cheung
Mr Christopher CHEUNG
Mr HO Kai-ming
Mr Wilson OR
Mr LUK Chung-hung

Against:
(0 member)

Abstain:

Mr WU Chi-wai
Dr Fernando CHEUNG
Mr Andrew WAN
Ms Tanya CHAN
(8 members)

Mr CHAN Chi-chuen
Mr Alvin YEUNG
Mr CHU Hoi-dick
Mr HUI Chi-fung

27. The Chairman declared that the item was endorsed by the Subcommittee. Mr CHU Hoi-dick requested that this item, i.e. PWSC(2017-18)25, be voted on separately at the relevant FC meeting.

Head 703 – Buildings

PWSC(2017-18)26 64JA Construction of Disciplined Services Quarters for the Fire Services Department at Pak Shing Kok, Tseung Kwan O

28. The Chairman advised that the proposal, i.e. PWSC(2017-18)26, sought to upgrade 64JA to Category A at an estimated cost of \$1,625 million in money-of-the-day ("MOD") prices for the construction of disciplined services quarters for the Fire Services Department ("FSD") at Pak Shing Kok, Tseung Kwan O ("the proposed DSQs"). The Administration had consulted the Panel on Security on the proposed DSQs project on 5 May 2017. Panel members had no objection in principle to the submission of the funding proposal to the Subcommittee for consideration. A gist of the Panel's discussion was tabled at the meeting.

Shortfall of departmental quarters for the Fire Services Department

29. Mr KWONG Chun-yu enquired about the current shortfall rate of departmental quarters ("DQs") for FSD, the measures in place to address the shortfall, and the implications of the future manpower increase in FSD on the

shortfall. Given that quite a number of civil servants had applied for public rental housing ("PRH"), Mr KWONG also asked whether any rank and file ("R&F") officers of FSD not being allocated PRH units upon their retirement were unable to move out from DQs, the deadline by which they must move out from DQs, and whether some R&F officers of FSD who retired 12 years ago still had not moved out from DQs.

30. Under Secretary for Security ("US for S") replied that currently, a total of 5 515 R&F officers in FSD were eligible for DQs but only 3 828 DQs units were available for allocation, representing a shortfall rate of 30.6%. Eligible R&F officers had to wait for about 6.3 years on average to be allocated a DQs unit. The construction of the proposed DSQs could provide an additional 648 units to bring down the shortfall rate to about 20%. On the other hand, demand for DQs would increase following the future manpower increase in FSD. US for S said that the Administration was conducting preliminary studies on other DSQ construction plans but the relevant details could not be disclosed at this stage.

31. Regarding retired R&F officers of FSD waiting for PRH, Assistant Director of Fire Services (Headquarters) ("ADFS(HQ)") said that in general, R&F officers of FSD would be given no more than three offers of PRH flats before their retirement. For officers who declined the three offers or were not allocated a PRH flat, their applications would be cancelled and they would be required to move out of DQs within two months from the date on which they were not allocated a PRH flat. According to the records of FSD, cases of R&F officers overstaying in DQs for 12 years after retirement did not exist.

32. Dr KWOK Ka-ki supported the proposed DSQs project. Dr KWOK noticed that the expenditure of the project would be phased up to 2024-2025. He enquired about the actual construction period of the proposed project. He was also concerned that FSD staff would have to wait even longer for allocation of DQs should the construction period of the proposed DSQs was too long. As such, he urged the Administration to speed up the construction of the proposed DSQs.

33. Director of Architectural Services ("DArchS") clarified that subject to FC's funding approval, the Administration planned to commence construction of the proposed DSQs in the first quarter of 2018 while the works were expected to be completed by the second quarter of 2021. Funding would be set aside until 2024-2025 for paying the remaining project cost after completion of the works.

Allocation criteria of departmental quarters

34. Dr CHENG Chung-tai noted that all of the 648 DQs units provided at the proposed DSQs were three-bedroom H-grade DQs units with an area of about 50 square metres. He enquired whether all R&F officers eligible for DQs would be allocated the same type of units regardless of their household size, or flexible arrangement would be made according to their household size, and whether occupants were allowed to dismantle the structural walls in the units.

35. The Chairman enquired whether the Administration would consider providing units that could accommodate different household sizes at the proposed DSQs, so as to meet the needs of different families.

36. US for S explained that the Administration adopted a scoring system in allocating DSQs, and the arrangement had been accepted by the staff side. Under the scoring system, the allocation priority of eligible married R&F officers would be determined by such factors as seniority, pay scale and family status. Moreover, stringent requirements had been drawn up for the use of DSQs: occupants must ensure that the units to be returned were in the same condition as they were when they moved in, nor were they allowed to dismantle the structural walls in the units. ADFS(HQ) supplemented that applicants with more children scored higher under the system, and were hence accorded higher allocation priority.

37. Dr Helena WONG said that members belonging to the Democratic Party supported the proposed DSQs project. She enquired whether the R&F officers of FSD of other marital statuses (e.g. single, separated, divorced and widowed) would be allocated DQs, and whether staff whose marital status changed after being allocated DQs would be asked to move out subsequently. Dr WONG was concerned whether it would constitute marital status discrimination if the Administration failed to provide DQs for unmarried disciplined services staff for the reason of resource constraints.

38. US for S said that it was the Government's policy to provide quarters for married disciplined services staff, subject to the availability of resources. Normally, unmarried disciplined services staff were not allocated quarters unless there were actual operational needs. ADFS(HQ) supplemented that divorced or widowed members of FSD who were still living in the quarters with their dependent children might apply to the department for permission to stay in the quarters. Most of such applications would be approved.

Project cost

39. Dr KWOK Ka-ki noted that the construction unit cost of the proposed DSQs was \$28,456 per square metre of construction floor area in MOD prices. He enquired whether the construction unit cost was comparable to that of similar DSQs. DArchS replied in the affirmative.

40. Mr CHU Hoi-dick enquired about the capital cost and the generating capacity of the photovoltaic system to be installed at the proposed DSQs. DArchS replied that the system was built at an additional cost of about \$600,000, and could achieve an annual energy saving of about 4 500 kilowatt-hour.

Design and facilities of the proposed disciplined services quarters

41. Mr CHU Hoi-dick noted that as shown in the site plan at Enclosure 2 to [PWSC\(2017-18\)26](#), there was only narrow space between each of the DSQs towers. He enquired whether consideration would be given to increasing the number of floors in each tower, so that the towers might be built farther apart with the total floor area remained unchanged while ventilation could be improved at the same time.

42. DArchS explained that based on the relevant design parameters, the Administration had provided the maximum number of units at the site of the proposed DSQs to meet the demand of FSD's disciplined services staff for DQs as far as practicable. She said that the relevant design met the ventilation requirements. Nevertheless, the Administration would keep exploring the possibility to enhance the design to expand the distance between the DSQs towers at the detailed design stage.

43. Mr WU Chi-wai said that members belonging to the Democratic Party supported the proposed DSQs project. Mr WU enquired whether the reference area of units at the proposed DSQs (i.e. about 50 square metres) was the standard area for an H-grade DQs unit; whether the Administration had set any upper and lower limits on the standard area of DQs units; and whether smaller units could be built at the proposed DSQs in order to provide more units, thereby addressing the shortfall of DQs.

44. Dr KWOK Ka-ki agreed with Mr WU's suggestion, and opined that the Administration should build more smaller quarters units. Dr KWOK enquired whether the Administration had consulted the staff side on similar proposals.

45. DArchS said that the standard area of a two-bedroom H-grade DQs unit was 45 square metres, while that of a three-bedroom unit was 50 square metres. ADFS(HQ) supplemented that FSD had consulted the staff unions of R&F officers on whether two-bedroom or three-bedroom units should be provided at the proposed DSQs. According to the feedback received, three-bedroom units better met household needs and were more popular. The staff unions of R&F officers were briefed on the preliminary design of the proposed DSQs once it was available and took note of the design. US for S further said that the Security Bureau submitted progress reports in respect of various DQs projects (including the proposed DSQs) to the Disciplined Services Consultative Council ("DSCC") on a regular basis and DSCC supported the proposed DSQs project.

46. Mr Wilson OR said that members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the proposed DSQs project. He said that the disciplined services staff of FSD were required to work shifts. However, the proposed DSQs were not provided with retail facilities. Similar facilities were not available in the vicinity, either. Mr OR requested the Administration to explain the criteria adopted in determining whether retail facilities should be provided at DSQs, and whether consideration would be given to providing retail facilities at the proposed DSQs.

47. US for S responded that when considering the need for retail facilities in a DSQs project during the planning stage, the Administration would consider the scale of the development, the number of DSQs units to be built, as well as other relevant factors. After consideration, the Administration did not intend to provide retail facilities at the proposed DSQs. The Administration undertook to respond to the questions raised by Mr OR in writing after the meeting.

(Post-meeting note: The written response provided by the Administration was circulated to members vide [LC Paper No. PWSC124/17-18\(01\)](#) on 22 February 2018.)

48. Dr KWOK Ka-ki pointed out that only one multi-function room and outdoor children playing facilities would be provided at the proposed DSQs. He enquired whether other amenity facilities (e.g. sports grounds, community gardens) would be provided at the proposed DSQs.

49. DArchS explained that most of the landscaped area as shown in the site plan at Enclosure 2 to [PWSC\(2017-18\)26](#) would be designated as public open space for use by occupants of the proposed DSQs, where children playing facilities and landscaped zones would be provided. ArchSD would

consult FSD on the specific design of the public open space in future. Owing to site constraints, the landscaped area might not be suitable for use as a general sports ground. However, ArchSD would liaise with the user department on the possibility of turning part of the area into a venue for children to play small-scale ball games if necessary.

Parking spaces provided at the proposed disciplined services quarters and public transport arrangements

50. Mr WU Chi-wai was concerned that pursuant to the planning standards stipulated in the Hong Kong Planning Standards and Guidelines ("HKPSG") on provision of parking spaces, only 101 car parking spaces and seven motorcycle parking spaces could be provided at the proposed DSQs. He opined that the number of parking spaces at the DSQs could not meet the actual demand of the disciplined services staff of FSD for parking spaces given their job nature. Having no choice, they might be compelled to park their vehicles or motorcycles illegally on the roadside around the DSQs. Mr WU therefore suggested that the Administration should provide more parking spaces in the neighbourhood of the DSQs.

51. Mr Wilson OR and Dr KWOK Ka-ki expressed similar concern about the insufficient parking spaces at the proposed DSQs. Dr KWOK also enquired whether FSD had compiled statistics on the proportion of existing DQs households which owned private cars or motorcycles.

52. US for S replied that the Administration had made its best effort to provide more private car and motorcycle parking spaces at the proposed DSQs. However, DSQs development projects must conform with the standards stipulated in HKPSG when determining the number of private car and motorcycle parking spaces that could be provided. The number of parking spaces at the proposed DSQs had attained the upper limit stipulated under HKPSG. When planning the number of parking spaces to be provided at the proposed DSQs, the Administration must also consider factors such as the traffic capacity of the district in which the proposed DSQs were located. He said that occupants of the proposed DSQs might make the best use of the public transport available nearby for commuting purpose. ADFS(HQ) supplemented that FSD had not compiled statistics on the proportion of existing DQs households which owned private cars or motorcycles.

53. Mr CHU Hoi-dick enquired about the public transport modes which were conveniently available for use by occupants of the proposed DSQs.

54. US for S said that the future occupants of the proposed DSQs would take about five minutes to get to the nearest green minibus stand and bus stop on foot for catching a ride to an MTR station while the MTR Lohas Park Station was about 20 minutes walking distance away. ADFS(HQ) supplemented that upon the opening of the Fire and Ambulance Services Academy ("the Academy") located opposite the proposed DSQs, a bus route passing through Pak Shing Kok Road, on which the Academy was located, were operated in morning and afternoon hours to provide transport service for FSD staff members to go to and get off work. After completion of the proposed DSQs, FSD would also seek the provision of other public transport services to enhance its accessibility.

55. Mr CHU Hoi-dick enquired about the number of parking spaces to be provided at the Academy, and whether the Administration would allow occupants of the proposed DSQs to park their cars or motorcycles at the Academy in view of the shortage of parking spaces at the proposed DSQs.

56. ADFS(HQ) responded that the northern portion of the Academy was not suitable for vehicle parking as various live fire training facilities would be located there. The southern portion of the Academy would be used for fire services driving training and parking of supporting vehicles for the operation of various specialized teams of FSD (e.g. the High Angle Rescue Team, the Urban Search and Rescue Team), in addition to being used as the venue of general training. As such, there was hardly any space left at the Academy to provide parking for the occupants of the proposed DSQs.

57. Dr KWOK Ka-ki enquired whether the Administration had considered double-deck parking system, etc. to increase the number of parking spaces at the proposed DSQs on condition that the size of the parking area would not be increased.

58. District Planning Officer (Sai Kung and Islands), Planning Department ("DPO(SKI)/PD"), reiterated that the number of parking spaces that could be provided in housing development projects must conform with the relevant standards stipulated in HKPSG, regardless of the way of provision.

59. Dr Junius HO opined that instead of tackling the problem at the source by reducing the number of registered vehicles, the Administration only imposed a limit on the number of parking spaces. Not only did it fail to contain the growth of vehicle fleet in Hong Kong, but it also gave rise to insufficient parking spaces. Therefore, the Administration should explore ways to reduce the number of registered vehicles. Dr HO also held that the standards stipulated in HKPSG on the number of parking spaces were

outdated. The Administration should consider relaxing the standards slightly, so that sufficient parking spaces could be provided for the occupants of the proposed DSQs.

60. Mr Jeremy TAM said that members belonging to the Civic Party supported the proposed DSQs project. He opined that the Administration should reserve space at the proposed DSQs site for the provision of additional parking spaces once the standards of parking space under HKPSG were relaxed in future. The space could also be converted to other uses if necessary. The Administration undertook to consider Mr TAM's suggestion.

61. Mr WU Chi-wai, Mr Wilson OR and Dr KWOK Ka-ki requested the Administration to provide the following supplementary information: (a) whether the Administration would consider providing additional parking spaces at the proposed DSQs on top of the upper limit stipulated under HKPSG on parking space provision in view of the actual demand of disciplined services staff for parking spaces at DSQs due to their job nature; (b) whether the Administration would review the relevant standards stipulated in HKPSG, so as to formulate strategies and standards applicable to the provision of parking spaces at DSQs; if so, the review timetable; and (c) whether the Administration had examined (including consultation with staff) if the provision of merely seven motorcycle parking spaces at the proposed DSQs was sufficient.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC124/17-18\(01\)](#) on 22 February 2018 .)

62. The Chairman considered the Administration's policy on provision of parking spaces too rigid as it could not provide more parking spaces at individual development projects to meet the occupants' actual parking demand while failing to take the opportunity provided by government building projects to increase the number of parking spaces in various districts to address the shortage of parking spaces in Hong Kong. The Chairman called on the Administration to review the policy on parking spaces while members might also follow up on the relevant policy issues at Council meetings or relevant Panels.

63. Concurring with the Chairman's view, Mr CHAN Chi-chuen pointed out that members had also expressed concern about insufficient parking spaces when considering other DSQs projects.

Development in the vicinity of the proposed disciplined services quarters

64. Mr CHAN Chi-chuen said that the Administration had earlier proposed the rezoning of five Green Belt sites in Tsueng Kwan O for public housing development. One of such sites, which could accommodate approximately 2 900 flats, was located near the proposed DSQs. He was concerned about the traffic capacity of Pak Shing Kok Road, the only trunk road in the area, and enquired whether long-term planning had been carried out for the traffic condition of the area.

65. DPO(SKI)/PD responded that the Administration had conducted a feasibility study on the proposal of rezoning those five Green Belt sites for public housing development, under which the resultant traffic impact was also examined. The feasibility study findings indicated that the development would not have any adverse effects on local traffic. In the next stage, the Administration would look closely into the traffic impact of the housing development and put forward road improvement recommendations.

66. Mr CHAN Chi-chuen enquired whether the occupants of the proposed DSQs would be affected by the light pollution and noise nuisance caused by the filming activities at the Hong Kong Movie City; if so, about the mitigation measures in place.

67. DArchS explained that given the topography in the area, occupants of the proposed DSQs would not be affected directly by the light pollution generated from the filming activities at the Hong Kong Movie City. As for noise nuisance, occupants of the proposed DSQs might be affected by the traffic noise on Pak Shing Kok Road. However, the Administration would introduce measures to mitigate the effects of the noise nuisance on residents, such as installing insulated windows at lower floor units where necessary.

[At 10:24 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.]

[At 10:39 am, the Chairman asked members again if they agreed to further extend the meeting beyond 10:45 am in order to complete the voting on the item. Members present agreed.]

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

69. The item was voted on and endorsed. Mr Jeremy TAM requested the item, i.e. PWSC(2017-18)26, be voted on separately at the relevant FC meeting.

70. The meeting ended at 10:42 am.

Council Business Division 1
Legislative Council Secretariat
6 March 2018