

**立法會**  
**Legislative Council**

LC Paper No. FC80/19-20  
(These minutes have been  
seen by the Administration)

Ref : FC/1/1(15)

**Finance Committee of the Legislative Council**

**Minutes of the 15<sup>th</sup> meeting**  
**held at Conference Room 1 of the Legislative Council Complex**  
**on Friday, 22 February 2019, at 2:30 pm**

**Members present:**

Hon CHAN Kin-por, GBS, JP (Chairman)  
Hon CHAN Chun-ying, JP (Deputy Chairman)  
Hon LEUNG Yiu-chung  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Prof Hon Joseph LEE Kok-long, SBS, JP  
Hon Jeffrey LAM Kin-fung, GBS, JP  
Hon WONG Ting-kwong, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon WONG Kwok-kin, SBS, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Steven HO Chun-yin, BBS  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon WU Chi-wai, MH  
Hon YIU Si-wing, BBS  
Hon MA Fung-kwok, SBS, JP  
Hon Charles Peter MOK, JP  
Hon CHAN Chi-chuen  
Hon Kenneth LEUNG

Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung, JP  
Hon Dennis KWOK Wing-hang  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan  
Hon IP Kin-yuen  
Dr Hon Elizabeth QUAT, BBS, JP  
Hon Martin LIAO Cheung-kong, SBS, JP  
Hon POON Siu-ping, BBS, MH  
Dr Hon CHIANG Lai-wan, SBS, JP  
Ir Dr Hon LO Wai-kiwok, SBS, MH, JP  
Hon CHUNG Kwok-pan  
Hon Alvin YEUNG  
Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Hon Jimmy NG Wing-ka, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HO Kai-ming  
Hon LAM Cheuk-ting  
Hon Holden CHOW Ho-ding  
Hon SHIU Ka-fai  
Hon SHIU Ka-chun  
Hon Wilson OR Chong-shing, MH  
Dr Hon Pierre CHAN  
Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon HUI Chi-fung  
Hon LUK Chung-hung, JP  
Hon LAU Kwok-fan, MH  
Hon Kenneth LAU Ip-keung, BBS, MH, JP  
Dr Hon CHENG Chung-tai  
Hon KWONG Chun-yu  
Hon Jeremy TAM Man-ho  
Hon Gary FAN Kwok-wai  
Hon AU Nok-hin  
Hon Vincent CHENG Wing-shun, MH  
Hon Tony TSE Wai-chuen, BBS  
Hon CHAN Hoi-yan

**Members absent:**

Hon James TO Kun-sun  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon YUNG Hoi-yan

**Public officers attending:**

Mr Joseph CHAN, JP	Acting Secretary for Financial Services and the Treasury
Ms Carol YUEN, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) 1
Mr Mike CHENG Wai-man	Principal Executive Officer (General), Financial Services and the Treasury Bureau (The Treasury Branch)
Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury)3
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (W)
Ms Doris HO Pui-ling, JP	Deputy Secretary for Development (Planning and Lands)1
Mr Joseph LO Kwok-kuen	Chief Assistant Secretary for Development (Works)1
Mr Chris FUNG Pan-chung	Principal Assistant Secretary for Food and Health (Health)3
Mr Albert CHEUNG Ka-lok	Assistant Director of Lands (Specialist)3
Mrs Sylvia LAM YU Ka-wai, JP	Director of Architectural Services
Mr LEUNG Kam-pui	Assistant Director of Architectural Services (Property Services)
Dr Kenny HO Chin-ho	Principal Veterinary Officer, Agriculture, Fisheries and Conservation Department
Mr MAK Ka-wai, JP	Deputy Director of Drainage Services
Mr Ricky LAU Chun-kit, JP	Director of Civil Engineering and Development
Mr Tony CHEUNG Wai-hung	Principal Environmental Protection Officer (Waste Management Policy), Environmental Protection Department

Mr WONG Chuen-fai	Assistant Director of Environmental Protection (Environmental Infrastructure)
Mr CHUI Wing-wah	Deputy Director of Highways
Mr Tony LOK Kim-wa	Deputy Project Manager (Major Works)(1), 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
Miss Winnie WONG Ming-wai	Deputy Secretary-General (1), University Grants Committee Secretariat
Mr LEE Sin-wah	Chief Maintenance Surveyor (School Premises Maintenance), Education Bureau
Ms PING Tak-wai	Senior Maintenance Surveyor (School Premises Maintenance) 3, Education Bureau
Mr Alex WONG Kwok-chun	Assistant Director of Social Welfare (Subventions)
Mr NG Yiu-hing	Acting Chief Executive Officer (Planning)1, Social Welfare Department
Mr WONG Chung-leung, JP	Director of Water Supplies
Mr Gavin WAH Kwok-kee	Chief Systems Manager (Governance and Resources), Office of the Government Chief Information Officer
Mr Michael HONG Wing-kit	Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau
Mr Stephen YIM Yu-chau	Chief Architect (Development and Standards Section), Housing Department
Mr Rudolf LEE Yun-cheung	Chief Civil Engineer (1), Housing Department
Mr Peter MOK Pang-ching	Deputy Head of Civil Engineering Office (Project and Environmental Management), Civil Engineering and Development Department
Mr TSE Chun-tat	Chief Engineer (Special Duties) (Works), Civil Engineering and Development Department

**Clerk in attendance:**

Ms Anita SIT

Assistant Secretary General 1

**Staff in attendance:**

Ms Ada LAU

Senior Council Secretary (1)7

Miss Bowie LAM

Council Secretary (1)1

Miss Queenie LAM

Senior Legislative Assistant (1)2

Mr Frankie WOO

Senior Legislative Assistant (1)3

Miss Yannes HO

Legislative Assistant (1)7

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Action

The Chairman reminded members of the requirements under Rules 83A and 84 of the Rules of Procedure.

**Item 1 — FCR(2018-19)84**

**RECOMMENDATION OF THE PUBLIC WORKS  
SUBCOMMITTEE MADE ON 30 JANUARY 2019**

**PWSC(2018-19)35**

**HEAD 701 — LAND ACQUISITION**

**HEAD 702 — PORT AND AIRPORT DEVELOPMENT**

**HEAD 703 — BUILDINGS**

**HEAD 704 — DRAINAGE**

**HEAD 705 — CIVIL ENGINEERING**

**HEAD 706 — HIGHWAYS**

**HEAD 707 — NEW TOWNS AND URBAN AREA DEVELOPMENT**

**HEAD 708 (PART) — CAPITAL SUBVENTIONS**

**HEAD 709 — WATERWORKS**

**HEAD 710 — COMPUTERISATION**

**HEAD 711 — HOUSING**

**Block allocations**

2. The Chairman advised that the item sought the approval of the Finance Committee ("FC") for the recommendation made by the Public Works Subcommittee ("PWSC") at its meeting held on 30 January 2019 vide PWSC(2018-19)35, i.e. to allocate a total of \$14,981.1 million for 2019-2020 for the block allocations under the Capital Works Reserve Fund ("CWRF"); and to increase the approved allocation for Subhead 9100WX under HEAD 709 for 2018-2019 by \$112.9 million from \$937.1 million to \$1,050 million. PWSC had spent about 5 hours and 2 minutes on the

scrutiny of the aforesaid proposals. The Administration had also provided a number of information papers.

3. The Chairman declared that he was an independent non-executive director of The Bank of East Asia and a senior advisor of Well Link Insurance Group Holdings Limited.

Presentation of the block allocations proposal and the block allocations mechanism

4. Mr CHAN Chi-chuen said that while the Administration had stated some of the ongoing and new items for 2019-2020 in its 80-odd pages long discussion paper (PWSC(2018-19)35), it had separately prepared a full list of all block allocations items with more than 800 pages (LC Paper No. PWSC45/18-19(01)) and sent to the Legislative Council ("LegCo") Secretariat. He was concerned that after obtaining funding approval from FC for the block allocations, the Government could create other new items under delegated authority, and those new items would then become ongoing items in the block allocations for 2020-2021 and might not necessarily be stated in the Government's 80-odd pages long discussion paper. If members wanted to know about those new items, they would have to check against the 800-odd pages long full list themselves.

5. Mr CHAN Chi-chuen pointed out that according to the Administration, new injection items approved in the year would be set out in the annual report on CWRP block allocations. He considered such a presentation approach unsatisfactory and expressed particular concern about certain new items with project estimates close to \$30 million. At the PWSC meeting held on 30 January 2019, he had requested the Administration to provide information on those new items with project estimates ranging from \$25 million to \$30 million that had not been stated in the discussion paper for the 2018-2019 block allocations (PWSC(2017-18)25). Noting that the Administration had submitted a rearranged version of the full list (Annex to LC Paper No. PWSC132/18-19(01)), he asked how he could identify, from the 800-odd pages long full list, the new items in respect of which he had requested information. He also suggested that in future, such new items should be stated in the FC discussion papers on the block allocations to facilitate members' scrutiny.

6. In response, Deputy Secretary for Financial Services and the Treasury (Treasury)3 ("DSFST(T)3") advised that FC had already delegated its authority to the Government to create new items with project estimates not exceeding the maximum financial commitment of the

relevant subheads (which was usually \$30 million) during a financial year. The block allocations proposal was intended to seek FC's approval for the total annual allocation to the relevant subheads for the next financial year, so as to implement various ongoing items and potential new items. New items created in the financial year would be set out in the annual report on CWRP block allocations. He undertook to provide the information requested by Mr CHAN Chi-chuen after the meeting and advised that the Government would consider the relevant suggestions made by Mr CHAN.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

7. Citing the project "HKSAR's participation in the 2019 Beijing International Horticultural Exposition—Hong Kong Garden" ("BIHE-Hong Kong Garden") as an example, Mr CHAN Chi-chuen said that the project was a new item created by the Government after obtaining FC's approval for the 2018-2019 block allocations, and the tender was awarded in around April last year. The Administration should have reported the item in last year's annual report on CWRP block allocations. Mr CHAN pointed out that at present, only the annual report for 2016-2017 was available among PWSC's papers on periodic/progress reports from the Administration. He asked which annual report would cover the aforesaid project, whether the annual report for 2017-2018 had been compiled, and whether new items would be set out separately in annual reports.

8. DSFST(T)3 replied that the annual report for 2016-2017 had already been prepared in August 2018, while the annual report for 2017-2018 would be compiled by around the latter half of 2019. The cost of the BIHE-Hong Kong Garden project was close to \$29.5 million, and projects under the respective subheads would be stated individually and be presented in a consolidated manner in the annual reports. The Government would strive to expedite the compilation of such annual reports for members' information.

9. Citing the project concerning the installation of on-site chlorine generation ("OSCG") facilities at Ngau Tam Mei Water Treatment Works ("WTW") as an example, Mr CHU Hoi-dick pointed out that in 2016, the Water Supplies Department ("WSD") had procured one set of OSCG plant at a cost of under \$30 million for installation at Ngau Tam Mei WTW. The project was funded by block allocations but was not stated in the discussion paper on the block allocations for 2016-2017. However, the project was stated as an ongoing item in the discussion paper on the block allocations for 2017-2018. He said that the Director of Water Supplies

("DWS") had awarded the project to a company owned by the Secretary for Justice's husband without going through a tendering process. He asked whether this kind of projects could be implemented without going through a tendering process. He also suggested that consideration be given to informing FC whenever a decision was made by the Government to award contracts for newly created items, instead of waiting until the year-end annual reports to disclose such incidents.

10. DSFST(T)3 replied that the Government noted the concern raised by members. When applying for the block allocations, the Government would provide information vide a list of projects which were due to commence or must continue to be carried out, on the basis of the anticipation and assessment made by the Government at the time when such funding proposal was prepared. Throughout the financial year, the Government would from time to time include new items not envisaged at the time of making the funding application. For projects to be implemented by way of a single tender or restricted tender, the Government had very stringent internal control procedures in place, and the projects would only be implemented after all relevant requirements had been met.

11. DWS supplemented that the pilot scheme for OSCG plant at Ngau Tam Mei WTW was carried out by way of a works order issued under the relevant term contract in accordance with the Government's procedures. The said term contract was awarded by way of an open tender for a term of three years to carry out minor works and/or provide maintenance and repair services.

12. Mr CHU Hoi-dick said that as far as he understood, no financial limit was set on the expenditure for land resumption compensation for individual projects under both Subheads 1004CA and 1100CA of HEAD 701. Under Subhead 1100CA, the total estimated expenditure for land acquisition compensation in relation to the North East New Territories ("NENT") development was about \$10-odd billion, while the allocation for land acquisition in relation to NENT development in 2019-2020 under Subhead 1100CA was \$3-odd billion. Noting that FC had earlier discussed the block allocations mechanism, he asked whether FC had the authority to initiate changes to the mechanism and contents of approving funds under delegated authority.

13. Clerk to FC replied that FC had held a special meeting on 28 November 2017 to discuss issues relating to the block allocations mechanism. At that time, the Administration and the LegCo Secretariat had respectively provided information papers on the legal and



constitutional framework relating to block allocations and related issues (FCRI(2017-18)13 and LC Paper No. LS12/17-18).

14. Acting Secretary for Financial Services and the Treasury ("SFST (Atg)") advised that as clearly reflected by the relevant provisions under the Basic Law, the Public Finance Ordinance (Cap. 2) and the Finance Committee Procedure, the constitutional principle in public finance in Hong Kong was for the Government to make proposals and for the legislature to vet and approve such proposals. At the special meeting of FC held on 28 November 2017, the Government had already explained the block allocations mechanism that was currently in force from both the legal and operational perspectives. The Government was of the view that at that time, the situation was understood by members who generally supported that the existing mechanism be maintained.

15. The Chairman advised that at the special meeting of FC held on 28 November 2017, the Legal Service Division of LegCo Secretariat was of the view that if members had any views on the block allocations mechanism, FC should first give overall consideration to those views. Moreover, it might also be necessary for FC to consider whether the delegation and conditions that were already in place would be affected as a result. As such, if members had any views on the block allocations mechanism, the matter would need to be further examined by the Legal Service Division of LegCo Secretariat, and FC might even need to hold another special meeting to deal with the matter.

HEAD 701 Subhead 1100CA—Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

*Central—Wanchai Bypass and Island Eastern Corridor Link*

16. Dr KWOK Ka-ki was concerned about the quality of works of the Central—Wanchai Bypass and Island Eastern Corridor Link ("CWB") project, as well as the water seepage problem in the CWB Tunnel. He sought information on the items covered under the allocations for the project, the cost of remedial works/measures undertaken to address the water seepage problem in the tunnel, as well as the responsibilities to be borne by the relevant contractors in this regard.

17. DSFST(T)3 replied that allocations under this Subhead would cover payment of compensation for the acquisition and clearance of land, land acquisition costs, etc. Some land acquisition costs might still arise even after completion of the project. Regarding Dr KWOK Ka-ki's concerns about the quality of works and the cost of the project, which was a

Category A project under the Public Works Programme ("PWP"), the relevant government departments would give a reply to the questions raised by Dr KWOK in due course.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

18. Ms Claudia MO said that CWB had now come into operation. She asked why an estimated sum of \$240 million was still earmarked for the project under the block allocations for 2019-2020. She also enquired about the relevant legal procedures and progress of negotiations for the amount of land compensation, whether the Administration was optimistic about its chance of success, and whether the Administration could illustrate with actual examples its rights to the use of the seabed.

19. Assistant Director of Lands (Specialist)3 ("ADL(S)3") replied that the estimated allocations under this Subhead would mainly be used towards compensation payment for land acquisition. To implement the project, the Government needed to resume part of the seabed beneath some land lots along the waterfront (from North Point to Tin Hau). As the Government had granted the right of access to the sea to the land owners under the land leases of certain waterfront land lots for specified uses (such as for access, sand unloading at sand depots, goods unloading at piers for dangerous goods godowns or ice stores), the affected land owners were now claiming compensation from the Government. Although the project had been completed, the Government had yet to reach an agreement with some former land owners on the amount of compensation. Hence, negotiation was still underway. After reaching an agreement, the Government would still need to make the compensation payment, while some cases might need to be referred to the Lands Tribunal for adjudication. Therefore, the relevant estimate was still made under the block allocations. The final amount of compensation payment for unsettled cases would be decided by the court.

*Agricultural Park (Phase 1) in Kwu Tung South*

20. Dr KWOK Ka-ki asked whether the granting of approval for the land resumption compensation funding for Agricultural Park (Phase 1) in Kwu Tung South was tantamount to the expression of support from LegCo for the Administration's land resumption policy for Agricultural Park (Phase 1).

21. ADL(S)3 replied that the Government was currently seeking funding approval from FC for the contingency provision required for the land resumption and clearance for Agricultural Park (Phase 1), and the Government would seek separate funding approval from FC for the main works of Agricultural Park (Phase 1). The Government would not deploy the said contingency provision for land resumption and clearance prior to FC's granting of funding approval for the main works of Agricultural Park (Phase 1). DSFST(T)3 supplemented that the Government would seek members' support for its land resumption compensation arrangements when it sought FC's funding approval for the main works of Agricultural Park (Phase 1).

*Item 109 - Development of a bathing beach at Lung Mei, Tai Po*

22. Expressing concern over the progress of the Ting Kok Coastal Conservation Plan ("Ting Kok Plus"), which was a compensatory project amid the development of a bathing beach at Lung Mei, Tai Po, Mr Andrew WAN considered that the Government should, under the Plan, combat activities of fly-tipping of soil and waste as well as serious pollution at Ting Kok East. He enquired whether Ting Kok Plus had any concrete conservation plans other than the publicity work conducted. He also enquired about the actions taken by the Administration in respect of fly-tipping of construction waste and/or other waste in the vicinity of Ting Kok East, the measures taken by the Administration in monitoring/improving the water quality there, as well as the effectiveness of such measures.

23. Director of Civil Engineering and Development ("DCED") replied that questions concerning Ting Kok Plus had to be answered by relevant bureaux or departments, while the Civil Engineering and Development Department ("CEDD") was responsible for constructing a bathing beach at Lung Mei, Tai Po. CEDD was also aware of the problem of fly-tipping of waste at Ting Kok East in 2014. As the fly-tipping location was about 200 metres from the seashore, observations at that time showed that its impact on the sea quality was insignificant. The Government had also monitored the water quality there after the translocation of marine organisms from Lung Mei Beach to Ting Kok East, and no significant sign of deterioration in the water quality was detected. Relevant bureaux would, after the meeting, provide information on the Government's measures in monitoring and improving the water quality there as well as the effectiveness of such measures.

[*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Outlying Islands sewerage stage 2 — extension of sewerage system to other unsewered villages in Mui Wo village sewerage works at Luk Tei Tong and Ma Po Tsuen*

*Outlying Islands sewerage stage 2 — South Lantau sewerage works — sewerage works at Pui O San Wai, Lo Wai and Lo Uk*

24. Dr KWOK Ka-ki enquired about the time needed for the completion of other village sewerage works on South Lantau after the completion of the aforesaid two projects on extension of sewerage systems at Mui Wo and South Lantau. Deputy Director of Drainage Services replied that works on some remaining stages were required to be carried out after the completion of the two aforesaid projects. The completion date would be in around 2026 or 2027. Relevant gazetting and land resumption procedures would be completed expeditiously before the works were carried out.

HEAD 703 Subhead 3004GX - Refurbishment of government buildings for items in Category D of the Public Works Programme

*Refurbishment of report rooms to meet new generation requirement in Hung Hom and Sau Mau Ping Police Stations*

25. Mr Alvin YEUNG asked whether the Administration was unable to accede to his requests made earlier by providing him with a list of items broken down by the funding amount of subheads. Pointing out that under Items 3 and 5 of Part II of this Subhead, the construction costs of the refurbishment of report rooms in Hung Hom and Sau Mau Ping Police Stations were slightly different from those of the refurbishment of similar police stations (including Shatin, North Point, Tuen Mun and Tseung Kwan O Police Stations) carried out in the past two years, he enquired about the areas of report rooms in police stations as well as the valuation standards. He also enquired about the elements included in the new generation requirement, whether the Administration had plans to carry out such works in all police stations in Hong Kong, the timetable for the completion of such works, and the intervals at which funding approval was sought from FC for relevant projects.

26. SFST(Atg) stated that a full list of items with a breakdown by the funding amount of subheads was provided to LegCo Secretariat on 21 February 2019 and uploaded to the LegCo website. Director of Architectural Services ("DArchS") replied that the same materials were used for refurbishing the report rooms in various police stations. The projects only sought to refurbish the report rooms that provided services to the public. The purpose of the refurbishment works and the new generation requirement included improving the environment of report rooms (such as using lighting with better energy efficient performance), enhancing privacy and improving public facilities (such as washrooms). As the completion time and layout of as well as the space that could be vacated by each police station differed, the construction costs required for enhancing relevant facilities would be slightly different, having regard to the layout and environment of individual report rooms in police stations. Refurbishment works were required to be carried out every five to seven years approximately. Relevant departments would forward their requests to the Architectural Services Department ("ArchSD") if they hoped to upgrade the level of works. As for the refurbishment timetable for this works project, in addition to taking into account the circumstances of individual police stations, ArchSD would carry out the refurbishment works mainly as per the requests of the Police Force. Stage 1 of the works project, including the works for Tsuen Wan, Yuen Long and North Point Police Stations, had been completed, while the works for Tseung Kwan O, Mong Kok, Shatin and Tuen Mun Police Stations were in progress. The current item concerned the project costs for undertaking Stage 2 of the project which covered Kwun Tong, Hung Hom and Sau Mau Ping Police Stations. It was expected that Stage 3 of the refurbishment works would also be carried out in future.

27. Mr SHIU Ka-chun stated that the earlier project for refurbishing the report room in Tsuen Wan Police Station took several years to complete. Given that the refurbishment works would also be carried out for the report rooms in Kwun Tong, Hung Hom and Sau Mau Ping Police Stations, he enquired about the average time required for completing such works. While appreciating that purpose-built trauma rooms under the new generation requirement for alleged vulnerable persons (i.e. victims of sexual crime) were well equipped, he considered that it was more important to streamline the procedures for taking statements from such persons, so that they would not have to repeatedly recount the whole incidents to different police officers and healthcare workers, resulting in secondary victimization. He suggested that the Administration should relay the aforesaid concerns to relevant departments.

28. DArchS replied that it usually took 1.5 to 2 years to complete the refurbishment works of report rooms in police stations. As refurbishment works were carried out inside existing police stations, it was necessary to discuss with relevant police stations, and the works had to be rolled out progressively so as to minimize the impact on the daily operation of police stations. ArchSD would relay to relevant departments Mr SHIU Ka-chun's views on streamlining the procedures for taking statements from alleged vulnerable persons.

*Refurbishment of inner security fence, walkway and staircase in Tong Fuk Correctional Institution*

*Refurbishment of external and internal finishes, plumbing, drainage systems and roof covering system in Stanley Prison —Hall A*

29. Dr KWOK Ka-ki was concerned about the poor environment of the Correctional Institution where the facilities and the visit room used by inmates were quite dilapidated. Noting that the scope of the proposed project only covered the inner security fence, walkway and staircases in the Correctional Institution, he enquired about the reasons for not enhancing the visit room and the facilities used by inmates. DArchS replied that she would refer Dr KWOK's concerns to the Correctional Services Department ("CSD") for reply.

[*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

30. Mr SHIU Ka-chun stated that Tong Fuk Correctional Institution and Stanley Prison had been in use for more than 40 and 80 years respectively. Earlier on, Members of the pro-democracy camp issued the "Proposals on Improving Inmate Rights and Prison Environment in Hong Kong" ("改善香港在囚人士權利及監獄環境建議書") to the Administration, suggesting that the Administration should improve the environment and facilities of Tong Fuk Correctional Institution and Stanley Prison in order to improve the daily lives of the inmates, and the suggested improvement measures covered basketball courts, hot shower facilities, visit rooms, ventilation systems, etc. He hoped that the Administration would refer the suggestions mentioned in the aforesaid paper to the CSD, and the aforesaid suggestions could be included into the scope of the refurbishment works. The Chairman requested ArchSD to refer the relevant suggestions to CSD for consideration.

*Refurbishment of metal roofing system in Sun Yat Sen Memorial Park Sports Centre*

31. Dr KWOK Ka-ki asked whether the Project Cost Management Office ("PCMO") had vetted the estimates of the proposed works project totalling about \$18-odd million. Chief Assistant Secretary for Development (Works)<sup>1</sup> replied that only Category A works projects with estimates exceeding \$30 million would be vetted by PCMO. The proposed works project was a minor works project and thus it was not required to be vetted by PCMO.

*Refurbishment of athletic track and warm up area in Wan Chai Sports Ground*

32. Mr HUI Chi-fung enquired about the timetable for taking forward the aforesaid works, the interval at which such refurbishment works were carried out, the possible impact of such works on users of Wan Chai Sports Ground, and whether the Administration had plans to demolish Wan Chai Sports Ground; if so, whether it would affect the implementation of the aforesaid works. DArchS replied that the works relating to Wan Chai Sports Grounds mainly sought to refurbish the soft rubber granules of the running track, and the repair cycle of such materials was about five to seven years in general, depending on the utilization of the tracks. Relevant departments would, after the meeting, provide information on whether Wan Chai Sports Ground would be demolished.

[*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Refurbishment of toilets at government buildings*

33. Mr SHIU Ka-chun said that many works projects under this Subhead were related to the refurbishment of public toilets in government buildings, such as the Hong Kong Baptist University, the Hong Kong Polytechnic University, Ngau Chi Wan Municipal Services Building, Hin Tin Playground, Sheung Wan Civic Centre, etc. He asked whether the Administration had addressed the points raised by Dr LO Wing-lok, a representative of the Hong Kong Toilet Association, in 2016 regarding the refurbishment and construction of public toilets, e.g. increasing the quantity of paper towel and toilet paper in public toilets, installing appropriate numbers of squatting and pedestal type water closets in tandem with different physiological needs of men and women, providing sufficient

childcare facilities in public toilets, etc. He also enquired about the current men-to-women public toilet ratio in Hong Kong.

34. DArchS replied that generally speaking, regarding works for the construction or refurbishment of public toilets, the commissioning department was either the Food and Environmental Hygiene Department ("FEHD") or the Leisure and Cultural Services Department ("LCSD"). ArchSD met with relevant FEHD committees regularly to explore ways to incorporate public views on public toilets into regular refurbishment works, including the determination of the wind speed for electric fans and installation of sensors for automatic water taps and soap dispensers in public toilets. Moreover, the Government would also address the special needs for public toilets in tourist attractions and remote locations. The Government would consider adopting flexible arrangements in determining the numbers of toilet compartments for men and women in public toilets, such as construction of public toilets which might be used by men or women according to different time slots, and provision of family toilets or universal toilets. The Administration would, after the meeting, provide the current men-to-women public toilet ratio.

*[Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]*

35. Mr CHU Hoi-dick asked whether the Administration would, as a policy, provide drinking water dispensers outside public toilets. DArchS replied that FEHD commissioned ArchSD to refurbish public toilets, and installation of drinking water dispensers was not included in the scope of works. She would refer Mr CHU's concerns to FEHD for reply. Mr CHU requested the Administration to state the reasons for not intending to provide drinking water dispensers outside refurbished public toilets.

*[Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]*



HEAD 703 Subhead 3100GX — Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme

*Conversion of the existing vacant school premises for setting up of a new integrated vocational training centre at 1D Oxford Road, Kowloon Tong*

36. Mr IP Kin-yuen said that as many trainees of the Shine Skills Centre ("SSC") (Kwun Tong) were mobility impaired persons, he was concerned that the remote location of the vacant school premises on Oxford Road, Kowloon Tong, at which SSC's transitional school premises would be operated before reprovisioning, might cause inconvenience to these trainees. He asked the Administration about the considerations behind selecting the said location as transitional school premises and the details of the consultation work, the operational period and cost effectiveness of the transitional school premises, as well as whether the transitional school premises could be used as a vocational training centre for persons with disabilities upon the completion of the SSC project provided that there was an improvement in the transport connectivity.

37. DArchS replied that ArchSD was commissioned by the Labour and Welfare Bureau ("LWB") to carry out basic improvement works for the vacant school premises concerned. LWB would offer a reply after the meeting regarding the selection of sites for the transitional school premises. The project concerned was expected to be completed between late 2021 and early 2022. The operational period of the transitional school premises was subject to the progress of other relevant construction works.

38. Assistant Director of Social Welfare (Subventions) ("ADSW(S)") supplemented that 70% to 80% of SSC trainees resided in different locations in Kowloon. The Social Welfare Department ("SWD") considered it appropriate to select Central Kowloon for setting up the transitional school premises. The transitional school premises concerned would operate for five to six years until the completion of the renovation works for SSC (Kwun Tong) in 2026 or 2027. The transitional school premises on Oxford Road would be used for government services (e.g. rehabilitation services) in the long run. DSFST(T)3 advised that government representatives present at the meeting were mainly responsible for public works items and the relevant departments would, after the meeting, provide information on the considerations behind the selection of sites for individual projects.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

39. Mr Dennis KWOK and Ms Claudia MO were concerned that locating the transitional school premises on Oxford Road might have an impact on SSC users. Given that the current location of SSC (Kwun Tong) was easily accessible, they enquired about the transport connection arrangements for trainees travelling from their residences in Kowloon to the transitional school premises, the efforts in increasing the frequency of the relevant transport feeder services, and whether the environment of the new SSC premises was suitable for persons with disabilities.

40. ADSW(S) replied that a majority of SSC trainees currently used public transport for reaching SSC. The Government would enhance the public transport interface arrangements to the transitional school premises on Oxford Road, among which free shuttle buses and rehabuses would be arranged for connection with MTR stations. Regarding class arrangements, the arrival and departure times of SSC trainees would be suitably diverted in light of the start and end times of classes of other nearby schools on Oxford Road. The Vocational Training Council ("VTC") was currently consulting the views of the parents of the trainees concerned on such issues as the type and level of transport support that needed to be enhanced. Support would also be provided for trainees residing in the New Territories. After the approval of the block allocations proposal, the Government would expedite the improvement works and the installation of relevant facilities (such as lifts) in the transitional school premises on Oxford Road with a view to catering for the needs of persons with disabilities in participating in various training programmes.

41. Dr Fernando CHEUNG said that the family members of SSC trainees had recently indicated that VTC had not yet consulted them on the provision of transport connection to the transitional school premises. He hoped that the Administration would submit the consultation results to LegCo upon the completion of the consultation exercise. He pointed out that the start and end times of SSC classes were different from those of general schools because SSC, apart from offering full-time classes and part-time programmes with classes held in the evening and during weekends, also offered adapted applied learning courses. He enquired whether the Administration would, after the completion of the project, consider providing resources to cater for the additional transport needs of trainees, and provide transport connection arrangements during the transitional period. He was also concerned as to whether there was

sufficient space for rehabuses to pick up and drop off passengers in the vicinity of the transitional school premises.

42. ADSW(S) replied that meetings were held between SWD and VTC to examine how the renovation and design of the transitional school premises on Oxford Road could cater for the needs of relevant programmes, and how the transport arrangements could dovetail with the arrival and departure times of trainees. DArchS added that there was some open space within the precincts of the transitional school premises on Oxford Road and in the vicinity of Oxford Road. The Government would align the project design to ensure that the school premises would allow the entry of rehabuses, etc. The costs of the design and construction works would be funded by the block allocations.

*Item 073JA – Redevelopment of Western Police Married Quarters — minor investigations and consultants' fees*

43. Mr AU Nok-hin enquired about the scope and progress of the minor investigations under this item, and the projects on which the paid-up costs of around \$2.6 million had been spent, as well as whether design proposals had been submitted for such works projects. Noting that the Police Force had submitted the design proposal, traffic impact assessment report and drawings of the proposed quarters to the Town Planning Board ("TPB") in January 2019, he enquired about the amount of outstanding payments for this item, and whether the Police Force had, prior to FC's granting of funding approval, submitted documents relating to the proposed quarters (including a landscape assessment report and a preliminary environmental review report) to TPB of its own accord.

44. DArchS replied that minor investigations were pre-construction works for Category A projects. Before finalizing the tender documents and preparatory work, the Administration would investigate the conditions of the site, soil and surrounding underground pipes of the project concerned so that it could prepare the cost estimates when applying to FC for funding for the main works in future. The payment of around \$2.6 million was used for engaging consultants and preparing the traffic and air ventilation assessments for the advance works, etc. The preliminary project design would include height, locations of exits and entrances and the implications on the surrounding environment while the documents submitted to TPB might include the percentage of greening in the adjacent environment, etc. The detailed design proposal would be submitted along with the funding applications for the main works.

45. Mr AU Nok-hin enquired about the reasons for the design cost being included in the costs of the preliminary investigation works, and whether the Planning Department was aware that ArchSD had not completed its investigation works when the Police Force submitted a planning application for the proposed quarters. DArchS replied that the investigation of advance works was carried out in accordance with the funding requirements of Subhead 3100GX under HEAD 703 so that there would be sufficient information for finalizing the construction costs and design estimates of the main works in future. Deputy Secretary for Development (Planning and Lands)1 ("DS/DEV(P&L)1") supplemented that the planning application for this item mainly sought to relax the height restrictions on the proposed quarters. The pre-construction works included relatively technical assessments, such as the traffic and visual impacts that would be resulted from a relaxation of the height restrictions on the proposed quarters, which had little relevance to the investigation works required for the site. The preliminary design submitted to TPB included the orientation and appearance of the quarters concerned.

46. Mr AU Nok-hin requested the Administration to provide information on the workflow for taking forward this redevelopment project, the scope of minor investigations and the services covered by the consultants' fees, as well as the information (including design drawings) relating to the design of the proposed quarters submitted by the Administration to TPB.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

HEAD 703 Subhead 3101GX — Minor building works for items in Category D of the Public Works Programme

*Items LS-E48 and AS-D57 — Installation of crash road blockers at main entrances of services level of the Hong Kong Stadium and slope upgrading works for geotechnical feature nos. 11SW-D/DT17, 11SW-D/C258 at the Hong Kong Stadium*

47. Mr HUI Chi-fung enquired about the details of item LS-E48, whether it was necessary to proceed with the two aforesaid projects and whether the Administration had any plans to redevelop the Hong Kong Stadium; and if it had such plans, whether it would have any impact on the taking forward of the aforesaid projects. DArchS replied that item LS-E48 was classified as minor works with a project estimate of around \$5 million. In response to the requests of user departments, crash road blockers would be installed at main entrances of services level of the Hong

Kong Stadium for security purpose. The relevant departments would, after the meeting, provide information on the redevelopment of the Hong Kong Stadium.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Item HQ107—HKSAR's participation in the 2019 Beijing International Horticultural Exposition—Hong Kong Garden*

48. Mr CHAN Chi-chuen remarked that out of the \$29.5 million project cost of the BIHE-Hong Kong Garden project, \$2.7 million would be spent on site formation works. He enquired why the cost of site formation works was not absorbed by the exhibition organizer. He also sought from the Administration a detailed breakdown of the costs of external works and drainage works totalling around \$19.8 million, and a comparison between the costs of the project in question and those of previous projects relating to Hong Kong's participation in the International Horticultural Exposition ("IHE") held in China.

49. DArchS replied that unlike the site formation works for public works projects in general, the site formation works for this item referred to the setting up of an exhibition pavilion which overlooked a variety of garden landscapes and potted plants with simulation features showcasing Hong Kong characteristics. The exhibition pavilion would display Hong Kong publicity materials specifically made for overseas exhibitions. The external works concerned referred to the works of planting a great variety of plant species, which constituted the major proportion of the project costs, whereas drainage works merely represented a small fraction of the project costs. Given that the duration, location, commodity prices and wages involved were different, the project cost of this item could not be compared directly with those of previous projects relating to Hong Kong's participation in IHE held in China.

50. Mr CHAN Chi-chuen requested the Administration to provide the photos and design/construction layouts of the BIHE-Hong Kong Garden, as well as information relating to Hong Kong's previous participation in IHE held in China and the costs of the relevant works, including year of participation, consultants' fee, costs of works, etc.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

51. At 4:28 pm, the Chairman directed that the meeting be suspended. The meeting resumed at 4:46 pm.

HEAD 704 Subhead 4100DX —Drainage works, studies and investigations for items in Category D of the Public Works Programme

*Modification works for co-digestion pilot trial at Tai Po sewage treatment works*

*Provision of ultrasonic sludge pre-treatment facilities at Tai Po sewage treatment works*

52. Regarding these two proposed projects, Ms Tanya CHAN enquired about their site areas, anticipated completion dates, work procedures, affected areas, as well as the application and effectiveness of the facilities concerned. DDDS replied that the two proposed projects, having commenced in June 2017, were expected to be completed by the end of 2019. The co-digestion project involved the modification of some anaerobic digestion tanks so that food waste and the sewage sludge solids generated by Tai Po Sewage Treatment Works ("STW") could be co-digested in the tanks and produced digestion gas (biogas) for electricity generation, thereby reducing the volume of food waste to be processed and achieving a win-win situation. The works area involved, located inside Tai Po STW, was around 2 000 square metres. The ultrasonic sludge pre-treatment facilities were research projects in the area of innovation & technology. By applying ultrasound oscillation technology to pre-treated sludge, the sludge floc structure could be disintegrated, which eventually resulted in the breakdown of the cell walls of the microorganisms in the sludge, and the production of more biogas in the digestion process which was used for electricity generation through self-contained power generators.

53. DDDS supplemented that the anaerobic co-digestion project would handle both food waste and sewage sludge while the ultrasonic sludge pre-treatment facilities offered an alternative for sludge pre-treatment. This was a relatively large-scale pilot scheme under which sewage sludge was pre-treated for the purpose of stabilization and odour reduction prior to proceeding to the next treatment stage. The use of these facilities was increasingly popular across the world. Ms Tanya CHAN requested the Administration to provide the operational details of ultrasonic sludge pre-treatment facilities, as well as the application and effectiveness of the relevant technology outside Hong Kong.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Drainage improvement works at Fei Tsui Road, Chai Wan*

*Drainage improvement works in Eastern District—consultants' fee and investigation*

*Drainage improvement works at Chai Wan Road roundabout*

54. Ms Tanya CHAN asked whether the drainage improvement works at Fei Tsui Road, Chai Wan, and Chai Wan Road roundabout would be included under the item of "Drainage improvement works in Eastern District—consultants' fee and investigation". She also enquired about the scope and location of the drainage improvement works in the Eastern District, the district into which the rainwater collected would be discharged and whether such water was recyclable.

55. DDDS replied that the three drainage improvement works in the Eastern District were situated at different locations. The consultant was mainly responsible for the investigation work in respect of the drainage improvement works in the Eastern District while the Drainage Services Department would undertake, at its own cost, the design and construction of the drainage improvement works at Chai Wan Road roundabout and Fei Tsui Road, Chai Wan. The drainage improvement works in the Eastern District were situated at the mid-levels and a tunnel over 3 km-long would be built to intercept rainwater from the mid-levels and prevent rainwater from rushing downstream into the urban area with a view to improving the flooding situation in the Eastern District. The system was currently still at the preliminary design stage and the rainwater collected would be discharged into the sea through Hebe Haven (Pak Sha Wan) east of Shau Kei Wan. The experience drawn from other collector tunnels showed that the rainwater harvesting system seldom collected a large amount of rainwater and that the rainwater collected might have been contaminated. It would therefore be very costly if the collected rainwater was to be processed and recycled for further use. The consultancy report would further elaborate on this point.

HEAD 705 Subhead 5101CX — Civil engineering works, studies and investigations for items in Category D of the Public Works Programme

*Item 5J42CG—Technical study on the potential quarry site at Tsing Yi Southwest — feasibility study*

56. Mr CHU Hoi-dick said that the Administration mentioned in its recent response to the report of the Task Force on Land Supply that, as regards reclamation at near-shore locations, it was not desirable for the Government to proceed with reclamation at Tsing Yi Southwest which faced significant site constraints. However, according to CEDD's Cavern Master Plan, the Administration was studying how to relocate existing facilities such as oil depots and container terminals to the cavern sites at Tsing Yi Southwest so as to release land for use by the public. Regarding the Administration's remarks that near-shore reclamation at Tsing Yi Southwest faced "significant site constraints", he asked the Administration what the site constraints referred to.

57. In response, DCED said that as there were not many quarries remaining in Hong Kong and Lam Tei Quarry was the only quarry still in operation, this item sought to conduct a feasibility study on potential quarry sites at Tsing Yi Southwest to facilitate the development of local quarries in alternative locations. In addition, the Government had considered potential near-shore reclamation sites at Tsing Yi Southwest in the context of the "Enhancing Land Supply Strategy". However, due to various constraints such as the presence of several oil depots nearby and various fairway issues, the Government did not intend to proceed with such projects for the time being. Mr CHU Hoi-dick requested the Administration to provide supplementary information on the constraints faced by near-shore reclamation at Tsing Yi Southwest.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Item 5H24CL — Engineering Feasibility Studies for Near Shore Reclamation at Sunny Bay*

58. Mr Andrew WAN said that in 2017, the Administration mentioned its intention to seek FC's funding proposal to carry out Engineering Feasibility Studies for Near Shore Reclamation at Sunny Bay. He enquired about the reasons why this item was not included in the block allocations proposal for 2019-2020, the progress of the project and whether



the Administration would make public the relevant report if the relevant studies had been completed.

59. DCED responded that item 5H24CL had been completed at the end of 2017, and therefore was not included in the block allocations proposal for 2019-2020. The relevant report had been uploaded to the website of CEDD. The Administration would proceed to the next step by working on project planning and engineering studies. CEDD had earlier consulted the LegCo Panel on Development, and would seek funding approval from FC according to the relevant procedures.

*Item 5H23CL – Engineering Feasibility Studies for Proposed Near Shore Reclamation at Siu Ho Wan*

*Item 5H95CL – Technical Study on Landside Development at Siu Ho Wan*

60. Mr Andrew WAN requested the Administration to provide the executive summary and the full report of the completed studies on the aforesaid items.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Item 5H73CL—Study on the technical issues related to the potential reclamation site at Ma Liu Shui – Consultants fees*

61. Mr CHAN Chi-chuen said that many Members of the pro-democracy camp were opposed to the Ma Liu Shui reclamation project. The Administration had indicated in its recent response to the report of the Task Force on Land Supply that reclamation at Ma Liu Shui would be put on hold to address concerns over traffic impact and public/private housing mix in slower time. He requested the Administration to provide information on the details of having put the project on hold. He also said that the approved estimate for the entire study on this item was about \$14.12 million. As at March 2018, the cumulative expenditure was about \$6 million while the estimated expenditure for this year and the latter half of this year was about \$2 million. He enquired about the reasons why there were differences between the actual and estimated amounts of expenditure.

62. DCED responded that the actual expenditure on consultant fees was so far lower than estimated. The consultant was studying the traffic

impact of the project as well as the public's concerns about the public/private housing mix. The consultant would continue with the relevant studies in the short run. DS/DEV(P&L)<sup>1</sup> added that this project would be put on hold since it had met with quite a lot of opposition. This meant that the Government intended to exclude this project from its funding proposals to be submitted to FC in the latter half of this year for detailed planning and works study on near-shore reclamation projects. The Government would like to, in the first place, listen to people's dissenting views, study the traffic impact of the project and consider an appropriate public/private housing mix.

HEAD 708 Subhead 8001SX — Increase in the proposed allocation

*Provisioning of a hostel for mentally handicapped persons and an integrated children and youth services centre at North West Kowloon Reclamation Site 6 public housing development*

63. Dr Helena WONG noted that a hostel for mentally handicapped persons and an integrated children and youth services centre would be provided under this item. In light of the completion of a number of public housing projects in the Sham Shui Po and Nam Cheong districts, she enquired about the reasons for not providing child care facilities under this item and whether there were sufficient child care places in nearby areas so that the working potential of women residing in public housing could be unleashed. She requested the Administration to provide details of child care facilities that had been or would be provided in public and private housing developments in the Sham Shui Po district, including the locations of such facilities, the number of quotas offered by each facility and their utilization rates.

64. ADSW(S) replied that the Government provided several important welfare facilities, including residential care homes for the elderly and elderly centres, in the vicinity of the West Kowloon Reclamation Area. SWD recognized the community demand for child care centre services and was actively looking for suitable sites for construction. A new child care centre was set up in Tsing Yi with 100 residential care places and suitable child care facilities would continue to be provided within the precincts of newly built public housing and private properties. The Government currently adopted a multi-pronged approach in the provision of welfare facilities at suitable places, including stipulating the requirement of providing complementary facilities in the land sale conditions. As mentioned in the Chief Executive's 2018 Policy Address, organizations which put forward proposals for the provision of services such as child care centres might, under the Special Scheme on Privately Owned Sites for

Welfare Uses, applied for funds to subsidize the conduct of technical feasibility studies, the construction costs, fitting-out costs, etc. of the projects concerned. The Administration would, after the meeting, provide details of the provision of child care facilities in the surrounding areas of this item.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Project costs of items under Part I and Part II*

65. Regarding the 10 projects under Part I of this Subhead, under which various welfare facilities (including children and youth services centres, day care centres, a neighbourhood centre and hostels for mentally handicapped persons) were to be provided in various public housing developments, Mr WU Chi-wai enquired why the estimated costs of all such projects were close to \$30 million each, and whether it was owing to the same size or internal structures of the relevant facilities. He also asked why there were significant discrepancies in the cost estimates of each project under Part II of this Subhead for the provision of day care centres for the elderly, a kindergarten, a neighbourhood centre, etc. The cost estimates of such projects ranged from over \$8 million to \$29 million.

66. ADSW(S) replied that the project estimates of projects under the block allocations proposal represented the construction costs of the projects, which mainly fell within the Housing Department's budget estimates for overall public housing developments. The construction costs of different projects would be split and shared with SWD according to the areas of the relevant facilities and the requirements of individual services. For instance, SWD would absorb a larger share in the construction costs of hostels due to the larger areas involved.

67. DSFST(T)3 supplemented that under the block allocations mechanism, for the sake of enabling the Government to efficiently handle relatively minor works, FC approved that the Government might create new project items, with funding commitments capped at \$30 million in most cases, without seeking funding approval from FC separately, provided that such projects were within the ambits of the relevant subheads. As for relatively simple project items with more certainty on the timeline, government departments would adopt this approach for the submission of items with project estimates below the financial ceiling of \$30 million.

HEAD 709 Subhead 9100WX —Waterworks, studies and investigations for items in Category D of the Public Works Programme

*Increasing the approved allocation for 2018-2019 by \$112.9 million*

68. Mr LEUNG Yiu-chung said that one of the items to be covered by the \$112.9 million increase in the approved allocation was the implementation of 21 new items of urgent improvement works to water mains at "hot spots" of water main bursts and enhancing the water supply network. He enquired whether such works covered "hot spots" of water main bursts in all districts across the territory, the criteria for determining "hot spots" of water main bursts, as well as the improvement measures for these "hot spots" of water main bursts and their effectiveness. He was also concerned about the frequent bursting of some water mains caused by an increase in underground pressure as a result of the busy road traffic condition. He enquired about the measures for addressing this problem.

69. DWS replied that there were currently 54 "hot spots" of water main bursts across Hong Kong, of which 22 had been fixed, 27 were being actively followed up while consultations on or plans for improvement works were underway for five other "hot spots". The "hot spots" of water main bursts was a mechanism put in place by WSD under which an area would be designated as a "hot spot" if water main burst incidents, involving water mains with a diameter of six inches or above, happened more than once within 400 metres of the site in two years. WSD would carry out the relevant improvement works and thus new improvement works to water mains would be conducted from time to time. Furthermore, although some water mains only recorded a single burst within two years, WSD would decide if improvement works were necessary, depending on the circumstances. As regards water main bursts possibly caused by the busy road traffic condition, harder plumbing materials would be used to withstand the traffic loading.

*Risk-based improvement of fresh water main along Farm Road and Ma Tau Chung Road, Kowloon City*

70. In view of the recent incidents involving frequent bursts of the fresh water mains in the Hung Hom district and the flush water mains in the Ho Man Tin district, Dr Helena WONG enquired whether there was any fresh water mains replacement programme for the Hung Hom, Kowloon City and Sham Shui Po districts or other old districts apart from the one on Farm Road and Ma Tau Chung Road in Kowloon West. She also enquired if there was any plan, in line with the "risk-based improvement of water mains", to replace the aged fresh and flush water mains in the older districts

in Kowloon West from time to time. She also sought a list of the relevant projects, including those which had already commenced and those which were still under planning, undertaken by WSD in Kowloon West under the "risk-based improvement of water mains" programme.

71. DWS replied that apart from handling water mains with bursting records, WSD would also conduct risk assessments for water mains, having regard to various factors such as their serviceable periods, materials, conditions, and carry out improvement works to water mains with a high risk of failure. However, a balance should be struck between the risk of water mains bursts and the impact on the community (such as the traffic impact) when considering improvement works to be carried out to water mains. At present, a number of projects carried out under the "risk-based improvement works to water mains" programme were underway in Kowloon West and the authorities would, after the meeting, provide a list of the relevant projects.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Item 82TWF – Provision of a sodium hypochlorite solution dosing system at Ngau Tam Mei Water Treatment Works*

72. Regarding PWP Project 363WF approved by FC at its meeting on 13 October 2017, Mr AU Nok-hin said that the project included the supply and installation of chlorine generation plant in 11 major WTWs and Tai Lam Chung No. 2 Chlorination Station. He enquired about the reasons why the project for the provision of sodium hypochlorite solution dosing systems at 10-odd WTWs had to be incorporated into the block allocations proposal for 2019-2020, instead of subsuming the items under Project 363WF. Moreover, as Project 363WF did not include Ngau Tam Mei WTW, Tai Lam Chung No. 2 Chlorination Station, etc., he also asked why these projects had been included in the block allocations proposal for 2019-2020.

73. DWS replied that the projects mentioned by Mr AU Nok-hin involved two different types of chlorination facilities. PWP Project 363WF aimed to install OSCG facilities to substitute liquid chlorine for fresh water disinfection purpose. On the other hand, the provision of sodium hypochlorite solution dosing systems served as a backup system so that when there was a short supply of liquid chlorine, the sodium hypochlorite solution dosing systems might be used for disinfecting fresh water to maintain the supply of drinking water. DSFST(T)3 added that

according to the authority delegated by FC to the Government for creation of new items, so long as the commitment of the relevant items did not exceed the maximum financial limit (e.g. the maximum financial limit for most subheads was \$30 million) and fell within the coverage of the subheads concerned, the Government was empowered to create the relevant items without having to seek funding approval from FC separately. The contracts for these projects had to be awarded through tendering so as to ensure that the projects were awarded to contractors complying with all tendering requirements.

74. Mr AU Nok-hin enquired whether projects for installing OSCG facilities and sodium hypochlorite solution dosing facilities could be carried out jointly. He also sought the Administration's response to the news reports that WSD awarded contracts for three projects under which OSCG plants were installed at Ngau Tam Mei and Tai Po WTWs without going through the tendering procedures, arranged contractors to conduct overseas visits and then sought FC's approval for more than \$800 million to install additional facilities at 11 WTWs.

75. DWS replied that by adding sodium hypochlorite solution into fresh water, the provision of sodium hypochlorite solution dosing system was one of the many ways to disinfect drinking water. The system served as a back-up system for disinfecting fresh water when there was a short supply of liquid chlorine. The Government sought FC's funding approval for PWP Project 363WF for the purpose of installing OSCG facilities. The chlorine gas produced on-site could be immediately added to fresh water to disinfect water so as to substitute the liquid chlorination system currently in use. After all liquid chlorination systems had been substituted by OSCG facilities, sodium hypochlorite solution dosing systems would serve as a backup system for OSCG facilities to ensure the stable supply of drinking water.

76. Regarding the tendering procedure, DWS added that the Government launched a pilot scheme in 2016 on the use of OSCG facilities to substitute liquid chlorination systems in order to eliminate the potential risks of chlorine gas leakage associated with transportation and storage of liquid chlorine. In order to carry out the pilot scheme in the soonest possible time to eliminate the associated risks, WSD had, in accordance with established government procedures, issued a works order under a prevailing Mechanical and Engineering term contract for the installation of one set of OSCG plant at Ngau Tam Mei WTW under a pilot scheme. Subsequently, in 2017, WSD planned to install OSCG facilities at major WTWs on a territory-wide basis. Given that the Tai Po WTW Expansion Project had commenced construction in 2013 and the design at that time

was to expand the disinfection facilities that used liquid chlorine, it was necessary to switch to the installation of OSCG facilities. As the expansion works of Tai Po WTW were already underway at that time and if the original design of expanding the liquid chlorine disinfection systems was to be replaced by the installation of OSCG plants, it was considered not feasible to commission the alteration works by another contractor by means of open tendering. There might be difficulty in aligning the works programmes of the two contractors that might result in possible delay and contractual claims. In February 2017, in accordance with the authority vested in departments by the Government, WSD approved that a variation order be issued to the contractor responsible for the expansion of Tai Po WTW to install OSCG plants. The Government's subsequent funding proposal on PWP Project 363WF at a project cost of more than \$800 million submitted to FC sought to install OSCG facilities at other major WTWs, and all such contracts were awarded through tendering exercises.

77. Mr CHU Hoi-dick said that projects concerning the installation of sodium hypochlorite solution dosing systems commenced in 2016-2017, and were incorporated into the block allocations proposal for 2017-2018 for the first time. He pointed out that after the Administration had carried out projects concerning the installation of sodium hypochlorite solution dosing systems, it sought a funding of more than \$800 million in the latter half of 2017 to install OSCG facilities at different WTWs. He asked whether these two sets of projects were related, and about the use of the remaining sum of about \$6 million in 2019-2020 for the project of installing the sodium hypochlorite solution dosing system at Ngau Tam Mei WTW.

78. DWS replied that sodium hypochlorite solution dosing system was currently the backup disinfection facility for the liquid chlorination systems. Upon the completion of the migration from liquid chlorination systems to OSCG facilities, the sodium hypochlorite solution dosing system would then become the backup disinfection system for OSCG facilities. With the presence of these backup systems, coupled with the standby units of OSCG plans, double protection was in place to ensure the continuous operation of drinking water disinfection, thereby maintaining the stable supply of drinking water. A present, the projects concerning the installation of sodium hypochlorite solution dosing systems had basically been completed, with some outstanding payments to be paid to the contractors.

HEAD 710 Subhead A007GX – New administrative computer systems

*Item 168 —Development of Online Platform for Residential Care Homes for Elderly and Persons with Disabilities*

79. Regarding the online platform for residential care homes for the elderly and persons with disabilities planned to be developed by SWD, Dr Fernando CHEUNG enquired whether the platform, apart from enhancing the communication between SWD and residential care homes in respect of licence applications and training information, would also be open for use by the public, as well as whether the platform would allow residential care homes to report urgent, major or unusual incidents. He considered it a waste of resources to spend more than \$4 million to develop an online platform for the submission of application forms or dissemination of training information only. He considered that such work could well be handled through emails, and enquired about the justifications for establishing such an online platform.

80. ADSW(S) said that the platform was designed to facilitate the submission of applications for licences by operators so as to expedite the relevant procedures. SWD and its Licensing and Regulation Branch would continue to keep a close watch on whether the platform could be put to other development uses and cater for other needs. Chief Systems Manager (Governance and Resources), Office of the Government Chief Information Officer ("CSM(G&R)/OGCIO") replied that as the online platform was equipped with the functions of processing workflow and encrypting personal data, it cost more than \$1 million to add such functions to the platform. Dr Fernando CHEUNG sought information on the benefits that would be brought by developing the proposed online platform, as well as how the functions of the platform could be further expanded.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Online Course Registration System for Occupational Safety and Health Centre under Labour Department*

81. Noting that the online registration system cost as much as \$4.25 million, Mr Jeremy TAM enquired about the reasonableness of the costs, the reasons why the development cost was much higher than those of other general online registration systems, a comparison between the cost of



this system and those of the online registration systems used by other tertiary institutions, as well as the details of this project.

82. CSM(G&R)/OGCIO replied that at present, the Labour Department ("LD") manually processed course registrations. The new system would allow members of the public to directly register for courses online, and would facilitate LD's processing of applications, storage of application particulars, compilation of relevant reports and preparation of attendance certificates. As the new system was more complex than general online registration systems, the development cost was therefore higher. The Government had not compared the cost of this system with those of the online registration systems used by other tertiary institutions. Generally speaking, the development cost of a system depended very much on its workflow requirements and the complexity of such requirements. Having regard to the complexity of the system and the workflow to be processed (e.g. more than 300 courses were opened for registration in 2017, and more than 3 000 persons registered for such courses), the Government considered that the relevant costs were reasonable.

*Development Bureau: Revamp of Site Tracking Information System*

*Water Supplies Department: Mobile Solution for Inspection of New Plumbing Works*

83. Mr Jeremy TAM asked about the operational details of the Development Bureau's work in revamping its Site Tracking Information System, as well as its completion date and whether the system would be open for use by the public. Regarding WSD's mobile solution for inspection of new plumbing works, he also asked WSD what the project was about.

84. CSM(G&R)/OGCIO replied that the revamp of the Site Tracking Information System aimed to upgrade the user interface for in-government users, e.g. users might use the geographical interface to conduct internal analyses more easily and readily. It was expected that the system could be launched around the first quarter in 2021-2022. Regarding the computer project entitled "Mobile Solution for Inspection of New Plumbing Works", it was a system that enabled WSD staff to, upon completion of inspection of new plumber works, upload relevant reports through mobile communication equipment and electronic means. The system, which also allowed on-site photo taking and uploading of relevant information, was expected to be completed in 2020-2021.

85. Mr Jeremy TAM said that based on the consideration of resource sharing, he proposed that the Administration should, in revamping the Site Tracking Information System, open up certain interfaces of the System (such as the interfaces that contained non-confidential contents) for public use. In reply, DS/DEV(P&L)1 said that the information that was available for public access had already been uploaded to various government websites, including the website of the Lands Department. She would convey Mr TAM's proposal to the Bureau for consideration.

*Item 178 – Upgrade of Fisheries Patrol and Enforcement System*

86. Mr CHU Hoi-dick asked whether, after the system had been upgraded, the Agriculture, Fisheries and Conservation Department ("AFCD") could make available more manpower to combat cross-boundary illegal fishing operations. He requested the Administration to explain how it would strengthen the provision of manpower and other resources and work with relevant law enforcement agencies, with a view to combating cross-boundary illegal fishing operations more effectively. Principal Veterinary Officer, Agriculture, Fisheries and Conservation Department replied that the project would be taken up by another branch under AFCD, and a written reply to Mr CHU's question would be provided after the meeting.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

HEAD 711 Subhead B100HX — Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme

*Site formation and infrastructure works for public housing development sites near Po Lam Road South in Tseung Kwan O—feasibility study and associated site investigation works*

*Site formation and infrastructure works for public housing developments at Tseung Kwan O—design and investigation*

87. Mr Gary FAN said that TPB approved in 2018 the rezoning of five sites in Tseung Kwan O from "Green Belt" ("GB") to "Residential". These five sites were an area to the north of Tseung Kwan O Village, an area to the northwest of Ying Yip Road, an area to the south of Chiu Shun Road, an area to the west of Yau Yue Wan Village and an area to the east

of Hong Kong Movie City. He asked whether the aforesaid rezoned sites had been included in the study on the design and investigation of public housing development at Tseung Kwan O which was currently underway, when such projects were expected to be completed, and how much project costs had been incurred so far. He also enquired about the commencement date of the feasibility study on public housing development near Po Lam Road South, the reasons why the project had not be included into the discussion paper on the block allocations proposal for 2018-2019, as well as whether it was necessary for the Administration to seek FC's funding approval for this item again in future.

88. In reply, Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau ("CCE(PWP)/THB") said that the five GB sites had, after being rezoned, been incorporated into the study on public housing development in Tseung Kwan O. Since around 20% to 30% of the study had been completed, it was anticipated that the study could be completed within 2021-2022. The feasibility study on public housing development near Po Lam Road South had already commenced in mid-2018.

89. DSFST(T)3 added that the Government's funding proposal on block allocations was made in accordance with the list of projects which were due to commence or must continue to be carried out, on the basis of the anticipation and assessment made by the Government at the time when such funding proposal was prepared. Given that the need for carrying out certain projects might emerge at different times during the year, the Government would, according to the authority delegated by FC, embark on new items which could not be envisaged at the time when the Government prepared the funding proposal on block allocations. Every year, the Government submitted a report to LegCo, giving an overview of the differences between the projects actually implemented and the projects presented in the funding proposal approved by FC members. It was expected that the annual report for 2017-2018 would be submitted to LegCo by the end of 2019.

90. Mr Gary FAN said that while the two aforesaid projects concerned site formation and infrastructure works, the project on public housing developments at Tseung Kwan O involved design and investigative studies, while the project relating to public housing development sites near Po Lam Road South involved feasibility study and associated site investigation works. He enquired about the differences between the two projects in terms of their specific contents, stages and completion dates. He also sought information on which of the two projects would be completed earlier and the reasons for that.

91. In reply, CCE(PWP)/THB said that the two projects involved different studies. As the project on public housing developments at Tseung Kwan O involved design and investigative studies, the project aimed to carry out further design work after rezoning approval had been obtained for the site. Regarding the project relating to public housing development sites near Po Lam Road South, the study primarily aimed to establish the feasibility of the land use, which was a feasibility study carried out prior to rezoning. It was expected that the public housing developments at Tseung Kwan O should be completed earlier as rezoning had been approved. Its site formation and design of infrastructure works were already underway. As the project relating to public housing development sites near Po Lam Road South was currently in the process of establishing its land use and applications for rezoning had not been submitted, the relevant public housing developments would be completed later.

92. At 5:56 pm, the Chairman advised that members had spent nearly 3.5 hours on the discussion of the item, and that he would conclude the discussion and put the item to vote after all members currently on the wait-to-speak list had spoken.

#### Other concerns

##### *Proposed elevated pedestrian corridor in Yuen Long connecting Long Ping Station and Kau Yuk Road*

93. Mr KWONG Chun-yu was concerned that the tendering exercise for the proposed elevated pedestrian corridor in Yuen Long connecting Long Ping Station and Kau Yuk Road had recently commenced. The Administration had appointed Ove Arup & Partners Hong Kong Ltd. as the consultant to design and supervise the works. As the project was controversial, he asked about the tendering procedures, and whether the preliminary works would commence in parallel in July this year. He also asked about the construction timetable, as well as how the expenditures arising from the tendering exercise and preliminary works would be met as FC had not yet approved the relevant funding.

94. In reply, Deputy Project Manager (Major Works) (1), Highways Department said that the Government was currently conducting parallel tendering for this particular project, inviting tenderers to put forth more cost-effective construction methods and more innovative proposals with a view to reducing construction costs. It was the hope of the Government that a tender price could be revealed prior to seeking FC's funding approval

so as to accurately reflect the actual situation in the construction sector and the market price. The fees associated with the appointment of consultancy firms for tendering and designing the project had already been included in the block allocations funding proposal approved by FC earlier. According to the Government's preliminary assessment, the relevant works would commence in July this year, and funding application would be submitted to FC prior to awarding the works contract of the project. The Chairman said that when the Administration submitted funding proposal on this project to FC, members might examine again the project details and the reasonableness of the project costs.

95. Noting at the PWSC special meeting held on 4 December 2018 that the Administration did not intend to submit the funding proposal on the elevated pedestrian corridor in Yuen Long Town connecting with Long Ping Station to FC in 2018-2019, Mr CHU Hoi-dick enquired about the reasons why the Administration had subsequently changed its plan and decided to submit the relevant funding proposal. He also said that the Administration, in carrying out parallel tendering and intending to seek FC's funding approval for the project at a cost on par with the tender price submitted by the successful tenderer, had deprived LegCo of its function of monitoring and controlling project costs. He considered that FC should never set this precedent.

96. DSFST(T)3 recalled that in reply to Mr CHU Hoi-dick's question raised at the PWSC's special meeting held in December 2018 on potential capital works items to be submitted to PWSC, he informed the meeting that at that time, the Government had no plans to submit the funding proposal on the elevated pedestrian corridor in Yuen Long Town connecting with Long Ping Station. However, after a lapse of several months, the Transport and Housing Bureau ("THB"), upon re-consideration, considered it necessary to submit the relevant funding proposals. THB would respond to this concern when FC scrutinized the relevant funding proposal. Mr CHU Hoi-dick requested that the Administration should give a formal account to members prior to submitting the relevant funding proposal to FC.

*Artificial soccer pitches managed by the Leisure and Cultural Services Department*

97. Mr WU Chi-wai declared that he had played soccer in Wong Chuk Hang Recreation Ground. Noting that the Administration had started to use third generation artificial turf soccer pitches ("artificial soccer pitches") since 2007, and Wong Chuk Hang Recreation Ground being one of such pitches, he said that the quality of materials used in artificial soccer pitches

varied and might pose health hazards to users. He enquired about the provision of first, second and fourth generation artificial turf soccer pitches at present, as well as the frequency and the standards adopted by LCSD in improving/upgrading artificial soccer pitches with the use of minor works allocations.

98. DArchS replied that a third generation artificial turf soccer pitch consisted of a special fibre base planted with artificial turf and filled with rubber granules. Subject to the utilization of the soccer pitch, refurbishment/replacement works would generally be conducted every five to seven years. Several projects on refurbishing artificial soccer pitches were always included in the funding proposal for block allocations each year. Assistant Director of Architectural Services (Property Services) added that as the Government had not yet fully mastered the technology of fourth generation artificial turf, the refurbishment works currently underway were still carried out with the use of third generation artificial turf. Mr WU Chi-wai sought information on the upgrading/replacement timetable for individual artificial soccer pitches managed by LCSD, as well as the measures adopted by the Administration to monitor the quality of artificial soccer pitches (including whether the materials would pose health hazards to users).

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC175/18-19(01) on 9 May 2019.]

*Enhancement of street lights installed on footbridges*

99. Regarding enhancement of street lights, Mr CHU Hoi-dick asked whether any improvement measures were in place given the public's comments that the LED lights installed on footbridges and at public basketball courts were too bright. Deputy Director of Highways replied that the lights installed at basketball courts fell outside the purview of the Highways Department. Regarding the brightness and colour temperature of LED lights, the Highways Department, upon receipt of public views, would send staff members to conduct on-site inspection, and appropriate brightness adjustment would be made. In the past, some members of the public had considered that the colour impression of LED lights tended to be overly white, giving off a lot of glare. The Highways Department was currently implementing an LED lights replacement programme and the colour temperature of the new LED lights had been reduced to 3 000K.

Voting on FCR(2018-19)84

100. At 6:19 pm, the Chairman put item FCR(2018-19)84 to vote. At the request of members, the Chairman ordered a division. The Chairman declared that 30 members voted in favour of and 8 members voted against the item, and 5 members abstained from voting. The votes of individual members were as follows:

*For:*

Mr WONG Ting-kwong	Ms Starry LEE Wai-king
Mr CHAN Hak-kan	Dr Priscilla LEUNG Mei-fun
Mr WONG Kwok-kin	Mr Steven HO Chun-yin
Mr Frankie YICK Chi-ming	Mr YIU Si-wing
Mr MA Fung-kwok	Mr KWOK Wai-keung
Mr Christopher CHEUNG Wah-fung	Mr Martin LIAO Cheung-kong
Mr POON Siu-ping	Ir Dr LO Wai-kwok
Mr Alvin YEUNG	Mr HO Kai-ming
Mr Holden CHOW Ho-ding	Mr SHIU Ka-fai
Mr Wilson OR Chong-shing	Dr Pierre CHAN
Mr CHAN Chun-ying	Ms Tanya CHAN
Mr CHEUNG Kwok-kwan	Mr LUK Chung-hung
Mr LAU Kwok-fan	Mr Kenneth LAU Ip-keung
Mr Jeremy TAM Man-ho	Mr Vincent CHENG Wing-shun
Mr Tony TSE Wai-chuen	Ms CHAN Hoi-yan

(30 members)

*Against:*

Ms Claudia MO	Mr CHAN Chi-chuen
Dr Fernando CHEUNG Chiu-hung	Mr CHU Hoi-dick
Mr SHIU Ka-chun	Dr CHENG Chung-tai
Mr Gary FAN Kwok-wai	Mr AU Nok-hin

(8 members)

*Abstained:*

Dr Helena WONG Pik-wan	Mr IP Kin-yuen
Mr Andrew WAN Siu-kin	Mr LAM Cheuk-ting
Mr KWONG Chun-yu	

(5 members)

101. The Chairman declared that the item was approved.

**Item 2 — FCR(2018-19)85  
RECOMMENDATION OF THE PUBLIC WORKS  
SUBCOMMITTEE MADE ON 30 JANUARY 2019**

**PWSC(2018-19)36**

**HEAD 711 — HOUSING**

**Civil Engineering — Land development**

**821CL — Site formation and infrastructure works for public housing  
development at Yan Wing Street, Yau Tong**

102. The Chairman advised that the item sought FC's approval for the recommendation made by PWSC at its meeting held on 30 January 2019 vide PWSC(2018-19)36 regarding the upgrading of 821CL "Site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong" to Category A at an estimated cost of \$111.8 million in money-of-the-day prices. PWSC had spent about 54 minutes on the scrutiny of the aforesaid proposal. The Administration had also submitted an information paper.

103. The Chairman declared that he was an independent non-executive director of The Bank of East Asia and a senior advisor of Well Link Insurance Group Holdings Limited.

Project cost

*On-cost payable to the Hong Kong Housing Authority*

104. Mr Gary FAN noted that the Administration indicated, during the discussion on the proposed item at the PWSC meeting held on 30 January 2019, its plan of entrusting the Hong Kong Housing Authority ("HA") for the design, administration and supervision of the works concerned and paying an on-cost to HA equivalent to 12.5% of the projected construction cost (i.e. a total of \$11.3 million). If the site formation and infrastructure works were separated into domestic and non-domestic portions, with HA being in charge of the project design, administration and supervision of the domestic portion and other relevant government departments undertaking the design work of the non-domestic portion such as ancillary welfare facilities of the project, he enquired whether the Administration had compared if the relevant approach would be more cost-effective. He also asked about the criteria based on which the Administration assigned the project design, administration and supervision to relevant government departments other than HA.



105. CCE(PWP)/THB replied that HA would be responsible for the design, administration and supervision works of the proposed project. Given the relatively small project scale, the Government considered that it was technically difficult and less efficient to separate the site formation works into domestic and non-domestic portions. Hence, the Government was of the view that entrusting the proposed works to HA would facilitate the implementation of the Yan Wing Street project. CEDD would be responsible for the general site formation and infrastructure works. As regards the scale of project that would be assigned to HA, there was no rigid yardstick in place and it was subject to the conditions of individual sites.

106. Ms Claudia MO said that CEDD and ArchSD were the existing works departments which might carry out the relevant works. She found that the Administration could not clearly explain the reasons and necessity for entrusting the design, administration and supervision of the proposed project to HA and paying an on-cost to HA equivalent to 12.5% of the projected construction cost. She also enquired about the cost of the main works for the public housing development at Yan Wing Street, Yau Tong.

107. CCE(PWP)/THB replied that the Government was of the view that it would be more efficient to combine the proposed site formation works with the foundation works of the public housing development. The on-costs payable to HA covered the cost of design, administration and supervision of the works. If the project was undertaken by CEDD, it might be necessary to commission consultants to undertake project design and supervision work, and relevant consultants' fees would then be incurred. Hence, the Government considered it more appropriate to entrust the proposed works to HA. The project cost of the public housing development at Yan Wing Street, Yau Tong would be borne by HA.

*Average construction costs for public housing units*

108. Mr Dennis KWOK declared that he was a member of HA and the Chairman of the HA Building Committee. He enquired about the average construction costs for the proposed public housing units and whether the area of the proposed project site would allow the use of mechanized construction method, and whether precast concrete components could be used for constructing public housing units.

109. Chief Architect (Development and Standards Section), Housing Department ("CA(DSS)/HD") replied that according to HA's information, the estimated average construction cost was around \$0.8 million to

\$1 million per public housing unit. The average construction costs for public housing units of the proposed project fell within this range and the relevant figures would be provided after the meeting. The relatively small scale of certain public housing sites would pose restraints on the number of flats that could be constructed, thereby increasing the average construction cost per unit. It was feasible to employ the mechanized construction method to build public housing units on the proposed project site.

[*Post-meeting note:* The supplementary information provided by the Administration was issued to members vide LC Paper No. FC129/18-19(01) on 1 March 2019.]

### Project design and ancillary facilities

#### *Barrier-free access facilities and the number of parking spaces*

110. Mr AU Nok-hin recapped his remarks made at the PWSC meeting held on 30 January 2019 that the public housing development at Yan Wing Street, Yau Tong, which was located on sloping land, would be built along hillside. The ancillary facilities of the proposed project included a centre for the disabled, etc. and thus the provision of barrier-free access facilities was important. Given that the project was adjacent to the public housing developments at Ko Chiu Road, it was therefore crucial to provide a connection. He enquired about the progress of the design of the proposed project and whether the number of parking spaces would be increased. Mr Jeremy TAM asked about the number of parking spaces for private cars and motorcycles to be provided in the proposed item, as well as the location of the car park concerned.

111. CCE(PWP)/THB replied that information on barrier-free access, lifts and other facilities to be provided under the proposed public housing development for connection with nearby bus terminus, shopping centres and housing estates was detailed in the supplementary information paper provided by the Government (LC Paper No. PWSC125/18-19(01)). The proposed public housing development had earmarked 70 parking spaces for private cars and 13 for motorcycles. The number of parking spaces for motorcycles had attained the maximum vehicle parking standards laid down in the Hong Kong Planning Standards and Guidelines ("HKPSG"). CA(DSS)/HD added that the proposed public housing development had increased the number of parking spaces for private cars, with 27 parking spaces more than HKPSG's maximum vehicle parking standards. The subject car park would be located in the basement in the middle of the three buildings to be built under the proposed public housing development.

112. Mr AU Nok-hin said that whenever the Administration carried out traffic impact assessments on public works items, it should take the initiative to provide the relevant reports to FC.

*The number of storeys of public housing blocks*

113. Mr Jeremy TAM enquired about the number of storeys of the two public housing blocks of the proposed project and how such figures compared to the number of storeys of Lei Wong House, Lei Hing House and Lei Lung House in the adjacent Lei Yue Mun Estate. CA(DSS)/HD replied that the two public housing blocks at Yan Wing Street would be 43-storey high with building height limit set at 150 metres above Principal Datum. The podium height of the Lei Yue Mun Estate was different from that of the public housing at Yan Wing Street, but both of them were subject to the same height restriction. Each of the aforesaid three buildings of the Lei Yue Mun Estate was 40-storey high.

Public consultation and works progress

*Consultation with the Kwun Tong District Council*

114. Mr Jeremy TAM pointed out that the Administration advised in the paper that it had already consulted the Housing Committee of the Kwun Tong District Council ("KTDC") on the proposed item, and that the Committee had no objection to the proposed project. He enquired whether individual members had raised any objection and their arguments.

115. CA(DSS)/HD replied that the Administration had addressed the views of the KTDC Housing Committee and that the Committee had the consensus that it would not object to the proposed item. The Government had addressed the concerns of individual District Council ("DC") members in respect of the transport and community facilities of the proposed project. Chief Civil Engineer (1), Housing Department supplemented that the Government consulted the KTDC Housing Committee on the proposed item on 24 July 2018, during which members were concerned whether the project could improve the community environment through the provision of road connections, pedestrian walkways, additional community facilities, etc. CCE(PWP)/THB advised that the Government had provided a number of ancillary community facilities for the proposed project and addressed the concerns raised by DC members at relevant meetings on issues relating to construction dust, road crossing facilities, the extension of fibre-based networks to St. James' Church, refuse collection points, traffic impacts, etc. The traffic impact assessment report for the proposed

project was attached to the supplementary information paper (LC Paper No. PWSC125/18-19(01)) provided by the Government for members' reference.

*Works progress*

116. Mr Dennis KWOK said that the Housing Department had solicited a lot of local views on public housing works and taken into account district needs in a holistic manner, and that it had also, in contemplating the project design, seriously considered the facilities required by the community. He was of the view that the Administration might consider providing a paper for FC's reference, setting out all local views expressed on this project. He enquired about the implementation timetable of the public housing development at Yan Wing Street, Yau Tong. CA(DSS)/HD replied that the site formation works, which would be carried out jointly with foundation works, would commence in around the third quarter of 2019. The project, together with the superstructure works, would be completed in around 2024-2025.

117. The Chairman said that the present meeting had come to the scheduled ending time. As there were further questions from members, discussion on this item would continue at the next meeting.

118. The meeting ended at 6:57 pm.

Legislative Council Secretariat  
14 January 2020