

**立法會**  
**Legislative Council**

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

**Minutes of the 7<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Friday, 11 January 2019, at 10:45 am**

**Members present:**

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

Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Dr Hon Junius HO Kwan-yiu, JP  
Hon Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon HUI Chi-fung  
Hon LUK Chung-hung, JP  
Hon LAU Kwok-fan, MH  
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

**Member attending:**

Hon IP Kin-yuen

**Member absent:**

Hon HO Kai-ming

**Public officers attending:**

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr LAM Sai-hung, JP	Permanent Secretary for Development (Works)
Ms Doris HO Pui-ling, JP	Permanent Secretary for Development (Planning and Lands) (Acting)

Mr Elvis AU Wai-kwong, JP	Deputy Director of Environmental Protection (1)
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Dr Christine CHOI Yuk-lin, JP	Under Secretary for Education
Mrs Elina CHAN	Principal Assistant Secretary for Education (Infrastructure and Research Support)
Ms Winnie HO Wing-yin, JP	Deputy Director of Architectural Services
Ms Maria TSANG Pui-shan	Chief Project Manager 102 Architectural Services Department

**Clerk in attendance:**

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

Mr Keith WONG	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)8
Ms Clara LO	Legislative Assistant (1)9

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Action

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

**Head 703 – Building**

**PWSC(2018-19)34 360EP First 30-classroom primary school at Queen's Hill, Fanling**

**361EP Second 30-classroom primary school at Queen's Hill, Fanling**

2. The Chairman advised that the proposal, i.e. [PWSC\(2018-19\)34](#), sought to upgrade 360EP and 361EP to Category A at the estimated costs of \$386.1 million and \$386.6 million in money-of-the-day prices respectively for construction of two 30-classroom primary schools at Queen's Hill, Fanling. The Government consulted the Panel on Education on the proposed works on 2 November 2018. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

Justifications for constructing the two proposed primary schools at Queen's Hill

3. Mr Tony TSE expressed support for the funding proposal. He pointed out that it was necessary for the Administration to build schools at the remote Queen's Hill so as to facilitate access to schools by children living in the new public housing development at Queen's Hill ("the QH public housing development") in future. He enquired about the time when the two schools would commence operation, and whether the timing could tie in with the population intake schedule of the QH public housing development.

4. Under Secretary for Education ("USED") said that the QH public housing development was expected to be completed in phases in 2021 while the two primary schools were expected to commence operation in the 2021-2022 school year, which was believed to be able to tie in with the population intake schedule.

5. Mr Tony TSE and Mr Gary FAN were concerned that the two proposed primary schools might experience under-enrollment in future after the primary school-aged children living in the QH public housing development had entered secondary schools. Mr FAN enquired how the Administration estimated the number of primary school-aged children who would move into the QH public housing development.

6. USED pointed out that in drawing up the plans for the two school building projects, the Education Bureau ("EDB") had considered thoroughly the overall demand and supply of primary school places in the North District and the projected school-age population in the North District (including the implication of the completion of the public housing development in the

Queen's Hill area on the demand for public sector primary school places). The actual number of additional primary school-aged children being brought about by the new housing estates, in general, could be ascertained only after residents of those new public housing developments had registered for flat-intake. Under the Primary One Admission ("POA") System, which was basically operated on a school net basis, the number of school places in each school net would be adjusted in the light of demographic changes within the school net. This would effectively address the demographic changes in various districts so that the long-term development of the school sector both within the district and as a whole would not be affected. The places provided by the two proposed primary schools would meet the demand in the local school net covering the Fanling district (i.e. POA School Net 81), rather than merely the additional student population in the QH public housing development.

7. As the Administration had pointed out that the construction of the two new proposed primary schools was considered necessary in view of the rising demand for public sector primary school places in the North District, Mr CHU Hoi-dick requested the Administration to provide information on the projection of the demand for primary school places in the North District in the coming five years.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

8. USED said that based on the current estimate, there would be a total of 17 300 primary school-aged students in the North District in the 2018-2019 school year. The projected number would increase to 17 600 in the 2021-2022 and 22 100 in the 2026-2027 school year. It showed that the Government needed to open new primary schools in the North District, so as to cope with the rising student population.

9. Mr IP Kin-yuen pointed out that the Fanling district covered a relatively large area. Primary schools within the POA School Net 81 were distributed far apart from one another. Primary school students living in Fanling were very likely required to take school buses, nanny vans or other modes of public transport to schools even though they were allocated school places within that school net. It ran contrary to the principle of vicinity and increased the traffic load in the district. He requested the Administration to provide supplementary information setting out the areas covered by POA School Net 81.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)

10. USED said that there were a total of 28 public sector primary schools in the North District. The two proposed primary schools at Queen's Hill fell within the school net of the Fanling district (POA School Net 81). When making school choices, parents and students might consider factors such as their own preferences, the geographical location of the schools or the quality of education.

11. Mr HUI Chi-fung, Mr WU Chi-wai and Mr Jeremy TAM pointed out that although the Administration previously had planned to build schools on nearby sites when implementing new public housing developments in Tung Chung and Kwun Tong, the opening of those schools was often failed to tie in with the population intake schedule. As a result, children moving into those new housing estates could not go to schools in the vicinity. Those members welcomed the arrangement to synchronize the commencement of the two proposed primary schools and population intake of the QH public housing development, and enquired whether the Administration would adhere to this arrangement when planning new public housing developments in future. Mr TAM opined that the Administration should formulate clear guidelines and standards for implementing the relevant arrangement.

12. USED said that under the prevailing mechanism, when planning large-scale residential developments, the Government would reserve sites for school purpose on the basis of population and the needs for community services in accordance with the guidelines set out in the Hong Kong Planning Standards and Guidelines, so as to provide support for the population and public housing developments in the district concerned, and meet the public demand for education service and support the relevant policies. As school building projects involved immense resources, EDB must exercise caution with regard to the future development of the district concerned. When planning school development, EDB would estimate the future demand for school places and associated resources with reference to school-age population projections, the actual number of existing students at various levels and the latest demographic changes. Then it would decide whether new schools should be operated and when the relevant school building projects should be kicked-start considering the prevailing education policies and other factors that would affect the demand for school places. In the case of Tung Chung, the population intake of new housing estates and the opening of new schools were not synchronized because the additional student population arising from the new public housing developments could be well absorbed by the abundant supply of school places in the district. Permanent

Secretary for Development (Planning and Lands) (Acting) supplemented that the Government had been committed to ensuring the simultaneous completion of community facilities and new public housing developments, so that the new population could use the surrounding community facilities.

13. Mr WU Chi-wai pointed out that On Tat Estate and On Tai Estate in Kwun Tong still did not have any secondary or primary schools although the population intake had been completed a long time ago. In this connection, he enquired about the planning of schools and school places in Kwun Tong District. USED and Principal Assistant Secretary for Education (Infrastructure and Research Support) ("PAS(IRS)/EDB") pointed out that EDB had reached a consensus with the education sector on the adoption of flexible arrangements to cope with the projected temporary increase in the demand for primary one school places in future. As EDB expected that the increase in the demand for school places in Kwun Tong was transient in nature, operating time-limited schools in the district was considered a more effective way to address the transient demand for school places and conducive to the long-term steady development of the schools in the district.

14. Mr WU Chi-wai and Dr Fernando CHEUNG requested the Administration to provide supplementary information on its prevailing policy and mechanism of site reservation, school allocation and school building programme (including how the additional number of students was estimated, and the criteria adopted in determining when school premises should be allocated and built) to facilitate the timely provision of school places to meet the additional demand arising from newly-completed large-scale housing developments. It should also explain whether and how such policy and mechanism were put into practice by drawing a comparison with the planning of the QH public housing development, Kai Ching Estate and Tak Long Estate in Kai Tak, and On Tat Estate and On Tai Estate in Kwun Tong.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

15. The Chairman advised that as the mechanism of new school operation in various districts was a broader issue of education policy, he suggested that members should follow up on it separately at the Panel on Education.

#### Admission and management arrangements of the two proposed primary schools

16. Mr Holden CHOW enquired whether the Administration would explain to the residents of the QH public housing development in advance the

admission arrangement of the two proposed primary schools before they moved in.

17. PAS(IRS)/EDB said that every year, EDB compiled information notes on primary one admission for the next school year for parents' reference. The information of the two proposed primary schools would be included in the notes published one year before the schools' official opening. In addition, EDB would also provide the new residents of the QH public housing development with information on schools in the area (including the two proposed primary schools) through the Housing Department ("HD"). It was believed that the school-sponsoring bodies ("SSBs") of the two proposed primary schools would also promote student enrollment in the area.

18. Mr CHU Hoi-dick, Dr Fernando CHEUNG and Ms Claudia MO pointed out that in the Fanling district, some primary school premises were dilapidated while some primary schools located in housing estates were facing closure. They enquired why the Administration did not invite the SSBs of those schools to operate the two proposed primary schools instead.

19. USED said that in planning school development, EDB would estimate the future demand for school places and associated resources with reference to school-age population projections, the actual number of existing students at various levels and the latest demographic changes. Then it would decide whether new schools should be operated and when the relevant school building projects should be kicked-start considering the prevailing education policies and other factors that would affect the demand for school places. Given the relevant planning standards and after considering the above factors, it was estimated that two new 30-classroom aided primary schools needed to be built, so as to meet the future demand for primary school places arising from the additional population in the area (including the public housing development in the Queen's Hill area). If existing schools were reprovioned at the new premises, some school places would have to be reserved for existing students which would in effect reduce the number of new school places. In view of the rising demand for primary school places in the North District, it was necessary for the Government to operate two new primary schools at Queen's Hill to meet the additional demand. She supplemented that as far as the reprovioning applications from schools in the district were concerned, the existing School Allocation Exercise was conducted independently in a fair and competitive manner, and welcomed applications from all eligible SSBs in the territory. In making recommendations on school allocation, quality of education was the prime consideration of the School Allocation Committee. Other considerations included the proposed school plans put forward by the SSBs, the track records of their school operation and the conditions of the existing school



premises. The location of the relevant school, i.e. whether it was currently located in the same district as the school premises under application, was also considered. However, the existing location of the school was not a prerequisite as each application must be considered on its own merits. In the event that the assessments of the applicant schools were comparable, preference would be given to the applicant schools located in the same district as the new school premises.

20. Mr HUI Chi-fung said that cross-border students might be attracted to the two proposed primary schools given their location in the North District. As some schools were found to have concealed the long absence of cross-border students from school in an attempt to obtain more government subvention with false enrollment numbers, he enquired about the measures the Administration had in place to prevent the same problem from occurring in the two proposed primary schools.

21. USED said that EDB had established mechanisms to deal with the long absence of students from school and follow up on the management of schools. The relevant mechanisms were applicable to all schools in Hong Kong. EDB would not direct its monitoring effort at schools in a particular district, nor would it presume that long absence of students would be found in certain schools.

22. Mr AU Nok-hin noted from the Government's submission that the SSBs of the two proposed primary schools were required to bear the cost of furniture and equipment estimated at about \$2.3 million for each school. He enquired why the relevant cost was to be borne by the SSBs. He was also concerned that such cost would be too high and unaffordable to smaller SSBs, making it difficult for them to apply for operating schools at the new premises.

23. PAS(IRS)/EDB said that as the two proposed primary schools were new, SSBs might acquire different furniture and teaching and learning equipment depending on their education objectives and teaching and learning needs. She added that the cost of \$2.3 million as stated in the submission was only an estimated figure provided by the Government for members' reference. SSBs could decide the furniture to be purchased and draw up their own equipment lists.

#### School construction works and consultation exercise

24. Mr Tony TSE suggested that the Administration, in building the two proposed primary schools, should adopt a design which allowed the school premises to be converted into secondary schools by simple alteration, so as to

flexibly cope with the possibility of under-enrollment of the two primary schools in future. He also requested the Administration to provide supplementary information on the standard designs adopted by the Government for the building of primary and secondary school premises. USED said that the support facilities for various aspects of teaching and learning at secondary schools were different from those of primary schools. As such, school premises had to be designed differently to suit the specific purposes of either a primary school or a secondary school.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

25. Mr Tony TSE pointed out that the construction sites of the two proposed primary schools were located side by side. He enquired whether the Administration would put the construction works of the two primary schools under one single contract in the tender exercise. He also requested the Administration to provide supplementary information on similar government projects that had been used as reference in its estimation of the construction cost of the two proposed primary schools, and the cost information of those projects.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

26. Deputy Director of Architectural Services ("DDArchS") confirmed that the construction works of the two proposed primary schools would be implemented in tandem under one single contract, so as to enhance works efficiency. For the construction cost estimate, the Government had made reference to the costs of similar school building projects, including the tender prices submitted recently by contractors for 352EP (construction of one 30-classroom primary school at Tonkin Street, Cheung Sha Wan). She added that the estimated construction unit cost (represented by the building and building services costs) of the two primary schools was around \$21,600 per square metre of construction floor area, which was comparable to that of similar projects carried out by the Government.

27. Mr AU Nok-hin enquired whether the Administration needed to invoke land resumption procedures at Queen's Hill before proceeding with the construction of the two proposed primary schools. USED said that the Lands Department had conducted the freezing survey for land resumption on 7 April 2017. The Government Notice on land resumption was published in the Gazette on 7 December 2018 after the Panel on Education gave its

support at the meeting on 2 November 2018 for submitting the item to the Subcommittee for consideration. Occupants must revert the land ownership to the Government within three months from the date of gazettal.

28. Mr AU Nok-hin pointed out that drinking water at some schools was found to have a lead content exceeding safety standards. He enquired how the Administration would ensure the safety of drinking water at the two proposed primary schools. DDArchS said that the drinking water at the new school premises would be processed by an independent system comprising stainless steel pipes to ensure that the lead content in the drinking water would meet safety standards.

29. Mr CHAN Chi-chuen noted from the Government's paper that the Administration had completed a Preliminary Environmental Review ("PER") for the projects of the two proposed primary schools. He enquired about the details of the PER. DDArchS said that the PER mainly examined the noise impact to which the school premises might be exposed. To protect teachers and students from noise nuisance, all classrooms, special rooms and assembly halls at the two primary schools would be air-conditioned. Moreover, insulated glass would be used for the windows of all classrooms, teaching rooms, conference rooms and general offices.

30. Mr AU Nok-hin pointed out that during the Administration's consultation exercise with members of the North District Council ("DC") on the school building projects, some DC members criticized that the consultation was meaningless as the Government sought DC members' views only after the details of those projects were finalized. He enquired how the Administration would respond to the views of the North DC members.

31. PAS(IRS)/EDB said that when the Government was planning the development of the Queen's Hill area, HD and the Civil Engineering and Development Department ("CEDD") had consulted the North DC on the whole development and explained the future planning of facilities, including schools, in the area. As for the consultation with DC on the construction details of the schools, EDB had to wait until the specific designs of the proposed school premises were available. Moreover, the regional offices of EDB would also maintain regular contact with stakeholders, such as DC members and schools, through avenues other than DC meetings to receive their views on the development of school facilities in the district.

#### School facilities

32. Mr CHU Hoi-dick enquired whether the two proposed primary schools would share their school facilities, such as assembly halls and

basketball courts. USED said that assembly halls and basketball courts were standard facilities for primary school premises, and were in use for most of the time. Therefore, the two proposed primary schools would have their own assembly halls and basketball courts.

33. Mr CHU Hoi-dick noted from the Government's submission that photovoltaic panels would be installed on the roofs of the two proposed primary schools for power generation. He enquired about the proportion of roof area to be taken up by the photovoltaic panels. Furthermore, he requested the Administration to provide the relevant guidelines of EDB, explaining how schools generated power with on-campus renewable energy power generation installations and sold the electricity generated under the feed-in tariff schemes of power companies. DDArchS said that the photovoltaic panels took up about 25% and 36% of the usable roof area of the first and second proposed primary schools respectively.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

34. Mr AU Nok-hin enquired how the Administration would carry out the roof greening works for the two proposed primary schools, and about the measures to prevent the roof structure from being overloaded by greening facilities.

35. DDArchS said that in designing the greening area on the roof of the school premises, the Architectural Services Department would work out the suitable soil depth and lay pipeworks to divert the water accumulated, so as to ensure that the gross weight of the greening area would not affect the roof structure of the school premises. She added that EDB had issued guidelines to schools requiring them to re-calculate the impact on the roof structure should they plan to expand the existing roof greening area.

#### Traffic impact on Lung Ma Road upon completion of the two proposed primary schools

36. Mr CHAN Chi-chuen, Ms Claudia MO, Mr CHU Hoi-dick and Mr Andrew WAN pointed out that the Queen's Hill area was currently connected to Sha Tau Kok Road only by Lung Ma Road. They were concerned that Lung Ma Road, which would be used by many school buses, nanny vans and private cars to drop off and pick up students before and after school, would be overloaded upon the completion and commencement of the two proposed primary schools. They enquired whether the Administration had assessed the traffic impact on Lung Ma Road upon completion of the two

primary schools, and about the corresponding measures to deal with the possible traffic congestion. Ms MO requested the Administration to provide the Traffic Impact Assessment ("TIA") on Lung Ma Road upon the completion of the QH public development (including the two proposed primary schools).

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

37. DDArchS said that CEDD had planned for the overall development of Queen's Hill (including public housing development and construction of schools). To cope with the additional vehicular flow, widening works would be carried out at Lung Ma Road. Cycling tracks and pedestrian walkways would also be provided. CEDD and the Transport Department ("TD") also conducted a further TIA after EDB had decided to go ahead with the building projects of the two proposed primary schools. A series of measures would be taken to relieve the traffic pressure on Lung Ma Road. That included the provision of lay-bys measuring 95 and 25 metres in length respectively at Lung Ma Road and within the road network of the housing estate under the new public housing development to provide pick-up/drop-off places for private cars. The ingress/egress of the car park of the first primary school would also be provided within the road network of the housing estate in order to divert the traffic flow. According to the assessment of CEDD traffic congestion was not anticipated, as the estimated traffic flow during peak hours at Lung Ma Road and Sha Tau Kok Road – Lung Yeuk Tau section was about 50% of the design capacity of the roads. Moreover, there would be five and 800 cycle parking places in each of the proposed primary schools and the QH public housing development respectively to facilitate residents' access to Queen's Hill by bicycle.

38. USED said that the two proposed primary schools would be provided with parking spaces for school buses and nanny vans to pick up and drop off students within the school areas. The two schools would also encourage staff, parents and students to use school buses or public transport as far as practicable, so as to minimize the traffic impact on Lung Ma Road.

39. Dr Junius HO was concerned whether the two proposed primary schools had sufficient number of parking spaces for private cars, and considered that insufficient parking spaces would cause inconvenience to school staff who drove to work. USED said that EDB had reserved a suitable number of parking spaces for private cars in the two proposed primary schools in accordance with the relevant standards. The schools concerned also encouraged staff to use public transport.

40. Dr Fernando CHEUNG pointed out that the proposed works would add extra traffic burden on the roads in the vicinity of Queen's Hill. It was undesirable that TD did not send any officials to attend the relevant meetings of the North DC and the Subcommittee to respond to members' questions.

*[At 12:37 pm, the Chairman directed that the meeting be extended by 15 minutes to 1:00 pm.]*

#### Proposed public transport terminus at Queen's Hill

41. Dr CHENG Chung-tai, Mr Jeremy TAM and Mr CHU Hoi-dick noted from the Government's submission that the two proposed primary schools would be located adjacent to the proposed public transport terminus ("PTT") at Queen's Hill. They were concerned that the large vehicles entering and leaving the PTT during the hours before and after school might lead to road safety problems. Besides, the noise and emission nuisances arising from the PTT might also affect the operation of the two primary schools. Mr CHU requested the Administration to provide information about the environmental assessment study on the PTT.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC110/18-19\(01\)](#) on 13 February 2019.)*

42. DDArchS said that facilities such as refuges and pedestrian crossings would be provided near the two proposed primary schools. The PTT would be covered and the openings of its ventilation system would not face the direction of the schools, so as to prevent the vehicular exhaust from being discharged into the school campuses. Moreover, the side wall of the PPT next to the schools would be 2.5 metres high and without any ventilation openings. The PTT and the two primary schools would be effectively segregated.

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

44. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of the Finance Committee ("FC"). No member made such a request.

45. Mr CHU Hoi-dick expressed his wish that the Administration would provide the supplementary information requested by members at the meeting before the item was considered at the relevant FC meeting.

46. The meeting ended at 12:48 pm.

Council Business Division 1  
Legislative Council Secretariat  
15 February 2019