

立法會
Legislative Council

LC Paper No. PWSC195/18-19
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**Public Works Subcommittee of the Finance Committee
of the Legislative Council**

**Minutes of the 17th meeting
held in Conference Room 2 of the Legislative Council Complex
on Friday, 29 March 2019, at 10:45 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (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 HO Kai-ming
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 CHAN Hoi-yan

Members absent:

Hon Charles Peter MOK, JP (Deputy Chairman)
Hon Tony TSE Wai-chuen, BBS

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr LAM Sai-hung, JP	Permanent Secretary for Development (Works)
Ms Doris HO Pui-ling, JP	Deputy Secretary for Development (Planning and Lands) ¹
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 Raymond SO Wai-man, BBS, JP	Under Secretary for Transport and Housing
Mr Michael HONG Wing-kit	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Aaron BOK Kwok-ming	Head of Civil Engineering Office Civil Engineering and Development Department
Mr Gabriel WOO Tai-on	Deputy Head of Civil Engineering Office (Housing) Civil Engineering and Development Department
Ms CHIM Sau-yi	Chief Architect (5) Housing Department
Mr Kenneth LEUNG Tak-yan	Chief Civil Engineer (2) Housing Department
Mr YEUNG Man-leung	Housing Manager (Clearance Housing) Housing Department
Ms Lily CHIU Lee-lee	Chief Estate Surveyor (Acquisition Section) Lands Department
Dr Christine CHOI Yuk-lin, JP	Under Secretary for Education
Mrs Elina CHAN	Principal Assistant Secretary for Education (Infrastructure and Research Support)
Ms Winnie HO Wing-yin, JP	Deputy Director of Architectural Services
Ms Maria TSANG Pui-shan	Chief Project Manager 102 Architectural Services Department
Clerk in attendance:	
Mr Derek LO	Chief Council Secretary (1)5

Staff in attendance:

Ms Michelle NIEN
Ms Christy YAU
Ms Clara LO

Legislative Assistant (1)5
Legislative Assistant (1)8
Legislative Assistant (1)9

Action

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

Head 711 – Housing

PWSC(2018-19)40 780CL Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long

2. The Chairman advised that the proposal sought to upgrade 780CL to Category A at an estimated cost of \$2,390.2 million in money-of-the-day ("MOD") prices. The Subcommittee started discussing this paper at the meeting on 27 March 2019. The Chairman drew to members' attention that before the end of the previous meeting, he had reminded members to expeditiously submit motions to be proposed on this item under paragraph 32A of the Public Works Subcommittee Procedure ("PWSC Procedure"), if any. The Subcommittee would now continue with the discussion first.

Project cost and design

3. Citing paragraph 6(a) of LC Paper No. [PWSC\(2018-19\)40](#) that the cost of the site formation works and construction of retaining structures for the Wang Chau public housing development Phase 1 ("Wang Chau Phase 1") was about \$1 billion, Mr Gary FAN enquired about the project cost savings that the Administration could have achieved if the site was on flat land where construction of retaining structures would be obviated, and why the Administration did not first pursue the development in Wan Chau Phases 2 and 3 where a flat terrain was available, thereby saving around \$1 billion in project cost.

4. Head of Civil Engineering Office, Civil Engineering and Development Department ("H(CEO)/CEDD") replied that the Government worked out the project cost having regard to the geographical setting of the site, and therefore no calculations had been made on the basis of other geographical settings. Under Secretary for Transport and Housing ("USTH") added that the Government would proceed with Wang Chau Phase 1 first to provide about 4 000 public housing units, and then move on to Wang Chau Phases 2 and 3 to provide about 13 000 public housing units. There would be no change to the development direction.

[At 10:55 am, the Chairman reminded members of the public in the public gallery to keep quiet.]

5. Regarding Wang Chau Phase 1, Mr LEUNG Che-cheung enquired why the Administration chose to construct public housing in a narrow strip of hillside green belt area instead of developing the nearby flat land, so as to save the project cost of \$1 billion for the land formation works and construction of retaining structures. He also enquired about the number of blocks of public housing that could be built on the hillside.

6. USTH replied that a total of about 4 000 units would be provided in Wang Chau Phase 1. H(CEO)/CEDD added that given the presence of a burial ground in the northern part of the site and the need to steer clear of the carriageways and the Village Type Development Zone ("V-zone") in its southern part, the land formation works would be conducted by adopting the most cost-effective design. The Government estimated that five platforms could be built on the formed site for construction of about nine blocks of public housing, providing a total of about 4 000 units and community facilities. At the request of Mr LEUNG Che-cheung, the Administration would provide information on the number and distribution of public housing units to be provided on each of the platforms in Wang Chau Phase 1.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC187/18-19\(02\)](#) on 29 April 2019.)

7. Mr AU Nok-hin enquired about the number of units to be provided on each of the five platforms in the hillside green belt area, and given the difference in altitude among the five platforms, how the Administration would connect the roads and buildings in the nearby community to meet the requirement for easy public access to various facilities.

8. H(CEO)/CEDD replied that in the eastern part of the yellow area as marked in Enclosure 1 to LC Paper No. [PWSC\(2018-19\)40](#), three platforms would be constructed. The difference in their altitudes would be about four metres. The public housing units concerned would be provided on those platforms. In the western part of the yellow area, two platforms would be constructed. The difference in their altitudes would be about six metres. Public housing units would also be provided on those platforms. Chief Architect (5), Housing Department ("CA/HD") added that about half of the public housing units would be provided in the eastern part, and the other half in the western part. Over 2 000 units would be built on the sloping site in the eastern part, while nearly 2 000 units would be built on the site in the western part. The public housing project was still in the design stage. The public housing in the eastern part would be constructed along the hillside.

9. Referring to the proposed underpass as marked in green on the plan in Enclosure 1 to LC Paper No. [PWSC\(2018-19\)40](#), Mr CHAN Chi-chuen enquired whether the underpass was constructed with the aim of bypassing the graves or facilitating those paying tribute to their ancestors. He also enquired about the necessity of constructing the underpass, its detailed design and cost, and the number of graves involved.

10. H(CEO)/CEDD replied that the land on both sides of the underpass was not subject to resumption by the Government. It was necessary to construct a retaining structure of around 15 metres in width and 10 metres in height, perform sheet piling installation and downward excavation, and further construct an about 20-metre long concrete box type carriageway structure. These works procedures were relatively difficult. As set out in paragraph 6(b) of the paper, the total cost of the road works (including underpass and footbridge) was about \$580 million in MOD prices, of which the underpass accounted for about \$200 million. The vehicular underpass was part of the proposed carriageway. Given that a burial ground was located on Kai Shan in the northern part of the project site, it was necessary to preserve a walkway connecting the two sides of the said structure in order to facilitate and show respect to those paying tribute to their ancestors, and such works could only be carried out upon completion of the underpass.

11. Mr LUK Chung-hung expressed support for this project. He enquired whether the construction of an underpass in Wang Chau Phase 1 implied that underground space would be developed. In view of insufficient parking facilities in Yuen Long, consideration could be given to constructing a car park in the underground space, if any, for use by local residents and people from outside the district. He also enquired if the project involved the construction of car parks, how many parking spaces would be provided, and whether the car parks would be multi-storey, underground or at-grade ones.

12. H(CEO)/CEDD replied that the underpass was only an about 20-metre long carriageway in the form of a tunnel, and it was not possible to develop a sizeable underground space there. The Housing Department ("HD") had a preliminary idea of constructing car parks in Wang Chau Phase 1. CA/HD added that the Government has all along adhered to the principles of optimal site utilization and sustainable development in designing public housing projects, taking into account the relevant legislation as well as site and geological constraints. Regarding the housing development on the sloping site in the eastern part, a car park would be constructed on a platform along the hillside, as it was not suitable to carry out basement excavation in view of the terrain constraints there. On the relatively flat site in the western part, a basement car park would be constructed. A total of about 270 private car parking spaces would be provided.

13. Mr CHAN Han-pan said that it was clearly inadequate to provide only some 270 parking spaces in a new public housing estate. He opined that due to the geology of Yuen Long, quite a number of problems and difficulties were expected should underground car parks be constructed, while the provision of at-grade car parks might diminish the area of land where public housing units could be provided. He urged the Administration to consider exempting at-grade car parks in public housing projects from gross floor area ("GFA") calculation, which would not affect the exemption of other at-grade facilities in private housing projects from GFA calculation. He also enquired whether this measure could first be implemented in the public housing project at Wang Chau.

14. CA/HD replied that hillside car parks constructed on a slope were accountable for GFA, whereas underground car parks were not. As this housing development was currently in the design stage, the Government would give due regard to the views of various parties. Deputy Secretary for Development (Planning and Lands)¹ ("DSD(PL)") added that when land was zoned for public housing in future, public facilities, including parking facilities, proposed by various departments would be exempted from GFA calculation, so that the provision of such facilities would not reduce the number of public housing units to be provided. As to whether the proposed parking spaces under the Wang Chau project would be accountable for GFA, this would be subject to the relevant requirements of the statutory outline zoning plans.

15. Dr KWOK Ka-ki enquired whether the proposed project had been reviewed by the Project Cost Management Office ("PCMO") under the Development Bureau ("DEVB"); if so, how much cost savings were achieved.

Noting from paragraphs 4, 6 and 8 of LC Paper No. [PWSC\(2018-19\)40](#) that the infrastructure works for Wang Chau Phase 1 was expected to be completed in around 2024, he enquired why it was still necessary to phase the payment of the project cost over two financial years from 2024 to 2026.

16. H(CEO)/CEDD replied that the proposed project had been reviewed by PCMO, and the information on the cost savings achieved would be provided after the meeting. At the request of Dr KWOK Ka-ki, the Administration would, in respect of the road works, provide information on the cost savings achieved upon PCMO's review, and the reasons why it was still necessary to phase the payment of the project cost over 2024-2025 and 2025-2026.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC187/18-19\(02\)](#) on 29 April 2019.)

Project planning, facilities and progress

17. Given that there would be more young families residing in new public housing estates, Dr Helena WONG enquired whether the Administration had made advance planning for the provision of welfare facilities in Wang Chau Phase 1, especially that of child care facilities and relevant service places such as aided day child care centres, and whether facilities such as whole-day primary schools would be provided.

18. CA/HD replied that a kindergarten with about nine classrooms would be provided in Wang Chau Phase 1, and the Education Bureau ("EDB") would decide whether the kindergarten would operate on a whole-day basis. A site was also reserved in Wang Chau Phase 1 for construction of a primary school with 24 classrooms. In addition, facilities such as a special child care centre and an early education and training centre, as well as elderly and rehabilitation services would be provided under the project. HD would continue to maintain close liaison with the Social Welfare Department ("SWD") and reserve sites for relevant social welfare facilities, so as to meet the demands as far as possible.

19. Mr Andrew WAN, Dr KWOK Ka-ki and Mr AU Nok-hin enquired about the progress of the engineering feasibility study report for site formation and infrastructure works for Wang Chau Phases 2 and 3 ("Study Report for Phases 2 and 3"), which commenced at the end of July 2017. Mr AU enquired whether public consultation was conducted and affected villagers were approached during the preparation of the Study Report.

20. H(CEO)/CEDD replied that the Study Report for Phases 2 and 3 was largely completed. As complicated development considerations and technical constraints were involved, the Civil Engineering Office would consolidate its details before submitting it to the Planning Department ("PlanD"). It was expected that PlanD would go through the rezoning process in 2019, during which public consultation would be conducted. At the request of Dr KWOK Ka-ki, the Administration would provide information on when the Study Report for Phases 2 and 3 would be completed and tabled in LegCo.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC187/18-19\(02\)](#) on 29 April 2019.)

[At 11:47 am, the Chairman warned members of the public in the public gallery to keep quiet.]

21. Mr Gary FAN and Mr Jeremy TAM enquired whether it was possible to first relocate the economic operators on the brownfield sites in Wang Chau Phases 2 and 3 to the land vacated by the villagers in Wang Chau Phase 1, and then construct public housing on those brownfield sites for the development of Phases 2 and 3, thus saving the cost of around \$1 billion for the land formation works and construction of retaining structures for Phase 1. Mr TAM also enquired about the number of residents needed to be relocated for the implementation of Phases 2 and 3.

22. USTH replied that if the planning for the works for Wang Chau Phase 1 had to be conducted afresh, it might take about five to six years. H(CEO)/CEDD added that without the land formation works for Wang Chau Phase 1, it would be impossible to relocate the economic operations in Wang Chau Phases 2 and 3 to Phase 1. Moreover, the size of the land in Phases 2 and 3 was much larger than that in Phase 1. If the works for Phase 1 paused now, around 4 000 public housing units could not be provided as scheduled. About eight hectares of brownfield sites were involved in Phases 2 and 3. The number of affected residents was yet to be ascertained at the moment. From the perspective of optimal land utilization, the land in Phase 1, for which the study and design had been completed, was mature and developable.

Compensation and rehousing arrangements for affected households

23. Referring to the 30 agricultural resite applications mentioned in LC Paper No. PWSC163/18-19(01), Dr CHENG Chung-tai enquired about the progress made by the Administration, the information that the applicants

were required to provide, and when it could be ascertained whether such applications were eligible for agricultural resite. He also enquired about the connection between the 62 crop compensation claims and the 30 agricultural resite applications.

24. Chief Estate Surveyor (Acquisition Section), Lands Department ("CES/LandsD") replied that the applicants in 27 of the 30 agricultural resite applications had agreed for the Agriculture, Fisheries and Conservation Department ("AFCD") to perform site inspection. Moreover, AFCD had issued letters to the applicants, asking them to provide information for verification of their status as "genuine farmers". AFCD required applicants to provide information on purchase of seeds, sale of crops, etc. to verify that they were genuine farmers who lived by farming. As regards crop compensation, the consideration was whether the crops were grown by the applicants on their own. The applicants might not be "genuine farmers".

25. Mr CHU Hoi-dick enquired whether the average cost of each public housing unit in Wang Chau Phase 1, which was \$600,000, was the highest ever. He also enquired why those residing in transitional housing units of the Hong Kong Housing Society ("HKHS") were allowed to pay the rent of Group A rental estate units ("Group A units") before the construction of HKHS's dedicated rehousing estates was completed, and whether the rental levels of Group A units would apply to HKHS's dedicated rehousing estates.

26. CES/LandsD replied that when the residential intake of dedicated rehousing estates was about to take place, HKHS would determine the rent of the rental units in such estates with reference to the prevailing rental levels of HKHS's Group B rental estate units ("Group B units"). Since non-means tested households would reside in dedicated rehousing estates, they were required to pay the rent of Group B units after moving in. Before the residential intake of dedicated rehousing estates, eligible households would be provided with vacant units in HKHS's rental estates or public rental housing ("PRH") estates of the Hong Kong Housing Authority ("HA") as one-off transitional arrangements. They would be required to pay use and occupation fees for the allocated transitional housing units according to the rental levels of those units. In the light of the aforesaid transitional arrangements, the Government considered it inappropriate to mandate the households concerned to transfer to dedicated rehousing estates when such estates were available for residential intake. When the residential intake of dedicated rehousing estates was about to take place, non-means tested households residing in HKHS's or HA's transitional housing units were allowed to indicate their preferences on the "Final Intention Letter" provided by HKHS. They could opt to reside in a dedicated rehousing estate or convert their licence for transitional rental housing units into a normal

tenancy agreement. Those opting to reside in rental units in HKHS's dedicated rehousing estates would be required to pay the rent of Group B units, while those opting to convert their licence for HKHS's or HA's transitional rental housing units into a normal tenancy agreement would be required to pay the rent of the rental estate concerned.

27. Referring to page 5 of LC Paper No. PWSC163/18-19(01), Mr CHU Hoi-dick enquired about the calculation method for "disturbance allowance for cultivators". He also enquired whether the special agricultural land rehabilitation schemes ("SALRS") applicable to the North East New Territories and Hung Shui Kiu projects could be made available to an orchid farmer at Wang Chau. In addition, he opined that the one-off compensation arrangement for crop compensation needed to be reformed.

28. CES/LandsD replied that "disturbance allowance for cultivators", commonly known as "compensation for open plowing", was calculated according to the size of the affected agricultural land and the standard rate offered by AFCD. For example, given the current standard rate of eight-odd dollars per square foot offered by AFCD, the disturbance allowance for a land of around 5 000 square feet would be \$40,000-odd. DSD(PL) added that SALRS was generally only applicable to new development areas ("NDAs"). The Government would consider extending SALRS to its development clearance exercises in places outside NDAs such as Wang Chau.

29. Mr WU Chi-wai enquired –

- (a) whether there were any differences between the criteria for land resumption compensation and rehousing in respect of the North East New Territories project and those in respect of the development of Wang Chau and the land subsequently resumed; if so, what the differences and the reasons contributing to such differences were;
- (b) regarding the housing benefits mentioned in paragraph 9 of LC Paper No. PWSC163/18-19(01), why, among the households affected by the Government's clearance operations, the property owners who had benefited from various subsidized home ownership schemes and sold the subsidized flat to another person or HA or repaid the loan, as well as their spouses, were not eligible to apply for various subsidized home ownership schemes or PRH housing as rehousing arrangements, how many such cases there were, and whether the Administration would, in line with the "people-oriented" policy, consider taking a more lenient approach in handling such cases; and

- (c) why, for the purpose of calculating land resumption compensation, the agricultural land under the North East New Territories project was designated as Zone A, while that under the Wang Chau project was designated as Zone B.

30. CES/LandsD replied that –

- (a) under the proposed enhancements to the general ex-gratia compensation and rehousing arrangements for affected and eligible domestic occupants in squatters and business undertakings ("the enhancements") announced by DEVB on 10 May 2018, the criteria for land resumption compensation and rehousing in respect of the North East New Territories and Wang Chau projects were basically the same, with only some minor differences. Among other things, SALRS was generally only applicable to NDAs, and the option of special ex-gratia cash allowance was available for NDAs;
- (b) special ex-gratia cash allowance was only applicable to NDAs because it had been announced before 10 May 2018 that such allowance would be applicable to NDAs. The enhanced ex-gratia allowance for permitted occupiers announced by the Government on 10 May 2018 was capped at \$1.2 million and applicable to all the Government's development clearance and rehousing exercises, including the Wang Chau project; and
- (c) the compensation for the resumption of agricultural land in North East New Territories and Wang Chau was determined according to the definitions of compensation zones and their compensation rates under the ex-gratia zonal compensation system approved by LegCo. As per such definitions and compensation rates, the affected agricultural land in North East New Territories, which fell within NDAs, was designated as Zone A, and the rate of Zone A was therefore adopted in calculating the compensation. Since Wang Chau was not an NDA, and the affected agricultural land fell within Zone B by definition, the rate of Zone B was adopted in calculating the compensation.

31. Regarding the restrictions on the affected villagers who had enjoyed housing benefits, USTH replied that HA and HKHS had established policies in place to deal with special cases, including applicants with special needs arising from personal or family issues such as bankruptcy, financial hardship

or divorce. HA and HKHS would continue to take the "people-oriented" approach in handling such cases in accordance with the existing policies.

32. Considering that the Administration's future land resumption exercises would not be confined to NDAs, Mr WU Chi-wai urged the Administration to give detailed consideration to standardizing the rates of land resumption compensation in respect of the development of North East New Territories, Wang Chau and the land subsequently resumed. This would help minimize the difficulties encountered by the Administration in land resumption, expedite the construction of public housing units and solve housing problems. Mr WU and Mr CHU Hoi-dick urged the Administration to reconsider relaxing the restrictions on the affected villagers who had enjoyed housing benefits, so that rehousing arrangements would be made for them. Mr WU also urged the Administration to consider applying the rental levels of Group A units to the units in HKHS's rehousing estates.

33. Mr Andrew WAN enquired whether, according to the criteria set by the Administration, the rate of Zone B would be adopted for the land resumption compensation in respect of Wang Chau Phases 2 and 3. He opined that flexibility could be allowed in applying the definitions of the compensation zones for land resumption, and Wang Chau residents had early on expressed their request to the Administration that the rate of land resumption compensation should be on a par with that in respect of the development of North East New Territories. He also agreed with Mr WU Chi-wai's suggestion of relaxing the restrictions on the affected villagers who had enjoyed housing benefits. CES/LandsD replied that as per the current definitions of compensation zones, the affected land in Wang Chau Phases 2 and 3, which did not fall within a New Town Development Area, would not be designated as Zone A at present for the purpose of the land resumption compensation. As the project was still being studied, the relevant arrangements had not been confirmed yet.

[At 11:56 am, the Chairman, for the second time, warned members of the public in the public gallery to keep quiet.]

[At 11:57 am, the Chairman advised that he had received one motion proposed by Mr CHU Hoi-dick under paragraph 32A of the PWSC Procedure. He asked members who wished to submit motions under paragraph 32A of the PWSC Procedure to do so expeditiously. The Chairman said that many members had spoken on this item. When those members waiting for their turn to speak had finished speaking, the question and answer session would come to an end. The Subcommittee would start voting on whether to proceed forthwith to deal with the motion proposed by Mr CHU Hoi-dick under paragraph 32A of the PWSC Procedure.]

34. Ms Claudia MO enquired whether, after the private land within the proposed works boundary had been reverted to the Government on 3 August 2017, the related matters were concluded satisfactorily and handled properly, and whether there were still occupiers on the land within the works boundary. She also enquired whether the amount of compensation for resumption of private land was calculated based on the prices on the day when the land was reverted to the Government.

35. CES/LandsD replied that the proposed project involved the resumption of a total of 79 private lots. At present, the land owners of 53 private lots had accepted the ex-gratia compensation offered by the Government. If the land owners did not accept the ex-gratia compensation, they might make a claim to the Government for statutory compensation or file an appeal application to the Lands Tribunal. The compensation offered by the Government was calculated based on the prices on the day when the land was reverted to the Government in accordance with the relevant legislation. Regarding domestic occupants in squatters, the Government would fix a deadline for squatter clearance after the funding approval for the project was granted by LegCo.

36. Dr Fernando CHEUNG enquired about the numbers of elderly persons aged over 65 and persons with chronic illnesses among the affected villagers who were not eligible for rehousing or compensation, and their lengths of residence within the boundary of Wang Chau Phase 1.

37. CES/LandsD replied that about 94 households within the boundary of the proposed project were not eligible for rehousing. Among them, there were 21 elderly persons aged over 65, and one person with chronic illnesses. Among the 21 elderly persons, 12 were PRH tenants or owners of Home Ownership Scheme flats or private properties at present. All of them had been registered in the freezing survey. Although they were not eligible for rehousing arrangements, they could receive a removal allowance of which the eligibility had been relaxed under the enhancements announced by DEVB on 10 May 2018. Those with housing needs might contact the Government. LandsD would maintain close liaison with SWD and HD to assist the households in need as far as possible. LandsD would also continue to follow up on the needs of those households.

Handling animals affected by developments

38. Dr CHENG Chung-tai enquired about the Administration's measures to assist the animals which Wang Chau villagers affected by the project were forced to abandon at the time of removal. He considered it inadequate for

the Administration to only exercise discretion in dealing with the dog keeping arrangements in public housing because more land, including that in North East New Territories and Hung Shui Kiu, would be resumed for housing construction in future and forced abandonment of a large number of animals was expected. He urged the Administration to consider maintaining a register of animals kept by affected villagers.

39. USTH replied that the Transport and Housing Bureau and AFCD maintained close liaison on handling animals. Under the existing policies, while the keeping of cats was allowed in public housing, only a few types of dogs were permitted. Currently, the Government also maintained a register of dogs implanted with microchips.

Other views

40. Dr Junius HO expressed full support for the project and opined that the housing shortage problem should be solved as soon as possible. He agreed that while it was important to provide welfare and education facilities under the development at Wang Chau, the Administration should also tackle matters relating to land resumption compensation and commence land formation and other works expeditiously without further delay.

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

41. The Chairman said that he had received one motion proposed by Mr CHU Hoi-dick under paragraph 32A of the PWSC Procedure. He considered that the proposed motion was directly related to the agenda item.

42. At 12:15 pm, the Subcommittee voted on whether to proceed forthwith to deal with [the proposed motion](#) submitted by Mr CHU Hoi-dick. At the request of members, the Chairman ordered a division. Upon a division, the Chairman declared that the Subcommittee had decided [not to proceed with forthwith](#) the proposed motion.

Voting on PWSC(2018-19)40

43. The Chairman then put PWSC(2018-19)40 to vote. At the request of members, the Chairman ordered a division. 18 members voted for the proposal, 14 members voted against the proposal and no member abstained. The votes of individual members were as follows:

For:

Mr Abraham SHEK

Mr Tommy CHEUNG

Ms Starry LEE
Mr Michael TIEN
Mr MA Fung-kwok
Mr LEUNG Che-cheung
Mr HO Kai-ming
Mr Wilson OR
Mr LUK Chung-hung
Mr Vincent CHENG
(18 members)

Mr CHAN Hak-kan
Mr Frankie YICK
Mr CHAN Han-pan
Dr Junius HO
Mr Holden CHOW
Mr CHEUNG Kwok-kwan
Mr LAU Kwok-fan
Ms CHAN Hoi-yan

Against:

Ms Claudia MO
Dr KWOK Ka-ki
Dr Helena WONG
Mr Andrew WAN
Ms Tanya CHAN
Mr KWONG Chun-yu
Mr Gary FAN
(14 members)

Mr CHAN Chi-chuen
Dr Fernando CHEUNG
Mr Alvin YEUNG
Mr CHU Hoi-dick
Dr CHENG Chung-tai
Mr Jeremy TAM
Mr AU Nok-hin

Abstained:

(0 member)

44. The Chairman declared that the item was endorsed by the Subcommittee.

[At 12:26 pm, the Chairman ordered the members of the public who had shouted in the public gallery to leave the conference room.]

Head 703 – Building

PWSC(2018-19)42 272ES A 30-classroom secondary school at Site KT2e, Development at Anderson Road, Kwun Tong

45. The Chairman advised that the proposal sought to upgrade 272ES to Category A at an estimated cost of \$434.8 million in MOD prices. The Administration consulted the Panel on Education on the proposed works on 1 February 2019. Panel members raised no objection to the submission of the funding proposal to the Subcommittee for consideration. A gist of the Panel's discussion was tabled at the meeting.

Schools that needed to improve the physical conditions and facilities of their premises

46. Dr KWOK Ka-ki expressed support for this item. He said that there would be difficulties in repairing the facilities and equipment of school premises aged over 50 years like Maryknoll Secondary School ("MSS"), and enquired about the number of schools at premises not built according to current standards and aged over 50 years.

47. Under Secretary for Education ("USED") advised that she did not have the relevant figures in hand. At the request of Dr KWOK Ka-ki, the Administration would provide the number of schools at premises not built according to current standards and aged over 50 years.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC167/18-19\(01\)](#) on 8 April 2019.)

Surrendering vacated school premises for other uses

48. Dr KWOK Ka-ki enquired whether, after the school premises to be reprovisioned had been vacated, the land concerned would be expeditiously surrendered to the Government for construction of transitional housing. Mr Wilson OR expressed support for this item. He urged that after the school premises to be reprovisioned had been vacated, EDB, if considered it unnecessary to use the land concerned for education purposes, should surrender it to the Government expeditiously for planning, development and provision of community facilities or leisure and cultural facilities.

49. USED replied that under the existing mechanism, EDB would consider factors such as the size, location and physical conditions of the to-be-vacant premises and education needs in reviewing whether the premises were suitable for reallocation for school or other education uses. Regarding the existing premises of MSS, after LegCo had granted the funding approval for the proposed item, EDB would review the use of the to-be-vacant premises according to the established mechanism mentioned above. Once it was confirmed that the premises were no longer required by EDB for reallocation for school uses, EDB would inform PlanD and other relevant departments expeditiously for consideration of suitable alternative long-term uses.

Facilities and design of the new school premises

50. Dr KWOK Ka-ki enquired whether the new school premises would be equipped with environment-friendly facilities which enhanced the use of renewable energy and energy efficiency, and whether energy efficiency policies such as encouraging the opening of windows would be in place on the premises. Deputy Director of Architectural Services ("DD/ArchS") replied that in addition to heat recovery fresh air pre-conditioners, the new school premises would be equipped with a photovoltaic system consisting of 30 solar panels, and light tubes. Through these light tubes, sunlight would be collected from the roof of the new school premises, and then transmitted to the three small group teaching rooms where not many natural light sources were available. As such, the indoor lighting level could be enhanced without using energy. Except for several classrooms near On Sau Road where the opening of windows was not recommended due to noise issues, all windows in the classrooms on the new school premises could be opened during suitable weather, which would facilitate not only air circulation but also energy saving.

51. Mr Wilson OR enquired about the concerns of the school management, teachers and students of MSS regarding the facilities and design of the new school premises. DD/ArchS replied that the designers from the Architectural Services Department ("ArchSD") and the teachers and students of MSS had exchanged views on the design of the new school premises on a number of occasions. Since MSS was a Christian school, the facade of the assembly hall would showcase its Christian features. Moreover, the design of the brick wall would recall the ambience of the old school premises, and the podium at the top of the assembly hall would offer a sunset view. The teachers and students of MSS were eagerly looking forward to the expeditious completion of the new school premises. ArchSD also hoped that the works would be completed expeditiously.

Submission of funding applications for construction of the same type of standard school premises

52. Mr CHU Hoi-dick enquired whether the Administration might merge the funding applications for the construction of the same type of standard school premises, especially those in the same district and those constructed for supporting public housing developments, and submit them to the Subcommittee in one go, so as to save time and streamline procedures. He also urged the Administration to expedite the preparatory work relating to the construction of such school premises simultaneously. Mr Wilson OR enquired whether the Administration might endeavour to submit the funding

applications for the construction of the same type of standard school premises in a bundle, so as to expedite the construction of new school premises.

53. Deputy Secretary for Financial Services and the Treasury (Treasury)³ replied that the Government would adopt members' views as far as possible. The Government also hoped to submit the funding applications for the construction of the same type of standard school premises to the Subcommittee in one go for discussion after EDB had completed the relevant preparatory work, but the timetables for the preparatory work for such funding applications might not entirely tie in with each other. After completing the preparatory work for the funding application in respect of a particular school, EDB might wish to submit it to the Subcommittee for endorsement as soon as possible, taking into account the time required to complete the works and the need to tie in with the commencement of a new school year.

54. Taking note of members' views, USED added that if the preparatory arrangements for the works could dovetail with each other, EDB would endeavour to submit the funding applications in respect of the same type of schools to the Subcommittee in one go for deliberation. A case in point was the funding applications in respect of Hong Chi Pinehill School in Tai Po and Heung Hoi Ching Kok Lin Association Buddhist Po Kwong School in the past. The funding applications for some school works were submitted separately in the hope that funding approval would be sought in LegCo once the preparatory work had entered a mature stage, thereby enabling the works to commence as soon as possible.

55. The Chairman advised that the Subcommittee would continue to discuss this item at the next meeting. The Chairman consulted members on whether the item endorsed at this meeting would require separate voting at the Finance Committee meeting. No member raised such a request. The meeting ended at 12:43 pm.