

立法會
Legislative Council

LC Paper No. CB(1)1087/18-19
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Wednesday, 19 December 2018, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon LEUNG Che-cheung, SBS, MH, JP (Chairman)
Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Mrs Regina IP LAU Suk-yeek, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, BBS, 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
Dr Hon Elizabeth QUAT, BBS, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming

Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying, JP
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Members attending : Hon WU Chi-wai, MH
Hon Charles Peter MOK, JP
Hon KWONG Chun-yu

Public officers attending : **Agenda item III**

Mr Michael WONG Wai-lun, JP
Secretary for Development

Ms Bernadette LINN, JP
Permanent Secretary (Planning & Lands)
Development Bureau

Mr Jackie LIU
Principal Assistant Secretary (Planning & Lands)⁷

Mr Tony MOYUNG Hon, JP
Deputy Director/Specialist
Lands Department

Mr SOH Chun-kwok
Assistant Director/Special Duties
Planning Department

Mr YEUNG Kar-kui
Assistant Director/New Buildings (1)
Buildings Department

Agenda item IV

Ms Doris HO Pui-ling, JP
Deputy Secretary for Development (Planning and
Lands)1

Mr Raymond AU Hei-fan
Acting Principal Assistant Secretary (Planning &
Lands)5
Development Bureau

Mr Albert LEE Wai-bun
Deputy Director of Civil Engineering & Development

Mr LAW Man-tim
Deputy Project Manager (North)
Civil Engineering & Development Department

Mr Michael FONG Hok-shing, JP
Deputy Project Manager (West)
Civil Engineering & Development Department

Mr CHAN Tze-ho
Chief Engineer/West 4
Civil Engineering & Development Department

Mr Tony MOYUNG Hon, JP
Deputy Director/Specialist
Lands Department

Ms Lily CHIU Lee-lee
Chief Estate Surveyor (Acquisition Section)
Lands Department

Miss Fiona LUNG Siu-yuk
Assistant Director of Planning/Board
Planning Department

Ms Tracy CHU Lai-fong
Acting Deputy Secretary (Treasury)3
Financial Services and the Treasury Bureau

Mr Kevin SIU Ka-yin, JP
Acting Government Property Administrator

Mr LAM Chik-man
Chief Property Manager (Acquisition, Allocation &
Disposal)
Government Property Agency

Agenda item V

Ms Brenda AU Kit-ying, JP
Head of Energizing Kowloon East Office
Development Bureau

Mr Edwin WONG Kuo-yang
Deputy Head of Energizing Kowloon East Office
Development Bureau

Mr Harry MA Hon-ngai
Assistant Director/Development
Highways Department

Mr Richard NG Chin-hung
Chief Highway Engineer/Works
Highways Department

Agenda item VI

Mr Maurice LOO Kam-wah, JP
Deputy Secretary (Planning and Lands)²
Development Bureau

Ms Jasmine CHOI Suet-yung
Principal Assistant Secretary (Planning and Lands)³
Development Bureau

Mr YU Tak-cheung, JP
Deputy Director of Buildings

Ms Clarice YU Po-mei
Assistant Director/ Corporate Services
Buildings Department

Mr Robert CHENG
Senior Professional Officer/Information Technology
Buildings Department

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

Staff in attendance : Miss Rita YUNG
Senior Council Secretary (1)2

Mr Keith WONG
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

- I Information paper(s) issued since the last meeting**
(LC Paper No. CB(1)332/18-19(01) — Administration's paper on 3133KA Construction of Drainage Services Department Building at Cheung Sha Wan Sewage Pumping Station)

Members noted that the above information paper had been issued since the last meeting.

- II Items for discussion at the next meeting**
(LC Paper No. CB(1)323/18-19(01) — List of outstanding items for discussion
LC Paper No. CB(1)323/18-19(02) — List of follow-up actions)

2. Members agreed that the next regular meeting scheduled for Tuesday, 22 January 2019, at 2:30 pm would be extended to end at 6:00 pm to discuss the following items proposed by the Administration:

- (a) Kwu Tung North and Fanling North New Development Areas Main works and estimates of the subhead for the

payment of special ex-gratia cash allowance for first phase development and detailed design for remaining phase;

- (b) Progress report on heritage conservation initiatives;
- (c) PWP Item No. 7716CL — Tseng Kwan O Further Development — Infrastructure works for Tseung Kwan O Stage I Landfill Site; and
- (d) PWP Item No. 3468RO — Improvement of Lam Wah Street Playground and adjacent area.

3. Mr CHU Hoi-dick submitted a letter to the Chairman requesting an early discussion on issues relating to the development of brownfield sites taking into account the findings of the Administration's two brownfield studies soon to be released, the final recommendations of the Task Force on Land Supply ("the Task Force"), as well as a recent study on brownfield sites undertaken by a local non-governmental research society reflecting that the Administration and the Task Force might have underestimated the total area of brownfield sites in the New Territories. The Chairman instructed that Mr CHU's letter be forwarded to the Administration for consideration and response.

(Post-meeting notes:

- Members were informed vide LC Paper No. CB(1)481/18-19 issued on 18 January 2019 that on the subsequent advice of the Administration, item (a) above was retitled as "Kwu Tung North and Fanling North New Development Areas — Funding Applications for Main Works, Detailed Design and Special Ex-gratia Cash Allowance"; and
- Mr CHU Hoi-dick's above letter was circulated to members vide LC Paper No. CB(1)386/18-19(01) on 20 December 2018.)

III Measures to revitalize industrial buildings

- (LC Paper No. CB(1)323/18-19(03) — Administration's paper on measures to revitalize industrial buildings
- LC Paper No. CB(1)323/18-19(04) — Paper on revitalization of industrial buildings prepared by the Legislative Council Secretariat (Background brief))

4. At the invitation of the Chairman, Principal Assistant Secretary (Planning & Lands)⁷ briefed members on the Government's plan to reactivate the revitalization scheme for industrial buildings ("IBs"). He said that, under the previous revitalization scheme implemented between 2010 and 2016, Lands Department ("LandsD") approved a total of 129 applications for wholesale conversion and redevelopment of aged IBs, accounting for about 8% of the overall IB stock. Having reviewed the effectiveness of the previous scheme, the Government considered that there would be room for implementing new measures to optimize utilization of the existing IB stock to better meet our housing, economic and industrial needs, while addressing more effectively the issues of fire safety and non-compliant uses. With the aid of a powerpoint presentation, he then briefed members on the new measures of the revitalization scheme.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)379/18-19(01) by email on 20 December 2018.)

Measures for facilitating non-industrial uses in converted industrial buildings

5. Mr MA Fung-kwok noted that an additional condition would be imposed upon approval of new wholesale conversion applications, i.e. 10% of the converted gross floor area ("GFA") would be designated for specific uses prescribed by the Government, such as arts workshops and studios. He asked whether the Administration would consider a higher GFA requirement for such designation to accommodate more art practitioners who would be forced to move out from individual units of IBs upon their vacation and wholesale conversion, and could not afford higher rentals in other industrial or commercial premises.

6. Secretary for Development ("SDEV") said that the Government was striking a careful balance between supplying designated floor space for some non-industrial users who might be affected by the wholesale conversion works and incentivizing owners to pursue such conversion for their premises. If the new condition would be too onerous, there would be the chance of LandsD receiving fewer applications. He expected that the designated GFA would support specific uses (such as those in relation to the arts and cultural sectors, creative industries, innovation and technology industries, social service facilities, or sports and recreational uses, etc.) to be decided by the Government in due course. The

Development Bureau would chair an inter-departmental committee, comprising representatives from relevant bureaux and departments, to assess the "designated uses" proposed by applicants for the wholesale conversion of their IBs.

7. Mr MA Fung-kwok further requested the Administration to provide information on the latest progress of amending the existing outline zoning plans ("OZPs") to include "Art Studio (excluding those involving direct provision of services or goods)" as an always permitted use in industrial and industrial-office buildings in "Industrial" ("I"), "Other Specified Uses" annotated "Business" and "Residential (Group E)" zones, as well as the measures to cover arts studios as one of the permitted uses under the relevant OZP on those sites occupied by a wholesale-converted IB. He also requested the Administration to provide information on the measures to assist cultural/arts groups in operating arts studios in premises converted to non-industrial uses on the lowest three floors below the "buffer floor" of an IB.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)900/18-19(01) on 16 April 2019.)

8. Mr Tony TSE requested the Administration to provide information to explain whether it would put in place a monitoring mechanism to ensure that 10% of the converted GFA of a wholesale-converted IB was actually put to the specific uses prescribed by the Government.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)900/18-19(01) on 16 April 2019.)

9. Mr Jeremy TAM suggested the Administration provide economic incentives for IB owners who were willing to convert premises on the lowest three floors below the "buffer floor" of IBs into government uses or arts and cultural uses.

10. SDEV said that, to enhance the business case for partial conversion of a buffer floor and the lower three floors of an IB *en bloc*, the Government would broaden the permissible uses of buffer floors to cover the "telecommunications exchange centres" and "computer/data processing centres" uses. Unlike wholesale conversion, such partial conversion did not preclude the presence of riskier (in terms of fire safety) industrial

activities above the buffer floor. The Administration would observe the market response in reviewing the effectiveness of the new measures in due course.

Measures for incentivizing redevelopment of industrial buildings

11. Mr Tony TSE noted the proposed relaxation of the maximum permissible plot ratio ("PR") by up to 20% as a policy direction to incentivize IB redevelopment, and sought clarification regarding whether redeveloped IBs located in "I" zone were restricted for industrial uses.

12. Permanent Secretary (Planning & Lands), Development Bureau ("PS(P&L)/DEVB") said IBs located in "I" zone could be redeveloped into new premises for conventional "industrial/godown uses" and/or "modern industrial uses". Further, the proposed relaxation of the maximum non-domestic permissible PR by up to 20% could in effect allow owners to recover any GFA loss in meeting present-day building standards, thereby incentivizing IB redevelopment.

13. Mr Andrew WAN requested the Administration to provide information to explain whether it would, making reference to the urban renewal strategy, consider acquiring privately owned industrial properties in order to speed up redevelopment of old IBs.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)900/18-19(01) on 16 April 2019.)

Facilitating community-led transitional housing proposals for wholesale conversion of industrial buildings

14. Mr LAU Kwok-fun, Mr Andrew WAN, Mr Michael TIEN, Mrs Regina IP and Mr Tony TSE considered that, to promote community-led not-for-profit transitional housing projects in wholesale-converted IBs, the Administration should subsidize the conversion cost as it would be unattractive for IB owners if they had to bear the relevant cost.

15. SDEV said that, under the new revitalization scheme, transitional housing units could be provided in portions or entire blocks of IBs that had already undergone or would pursue wholesale conversion into non-industrial uses. To facilitate the implementation of such initiatives,

the Building Authority might exercise powers under the Buildings Ordinance (Cap. 123) to exempt transitional housing units from certain domestic building requirements in relation to site coverage, plot ratio, open space, service lane, natural ventilation and lighting, etc. The flexibility in applying those building design requirements would have reduced, in effect and to a certain extent, the conversion cost involved in the provision of transitional housing units. He observed that the main purpose of IB owners participating in not-for-profit transitional housing projects was to contribute to the community, and that some IB owners had already expressed an interest to the Transport and Housing Bureau ("THB") in pursuing such projects.

16. Mr Gary FAN and Mr Michael TIEN expressed concerns that IB owners would shift the conversion cost for providing transitional housing units in IBs to future tenants, making the rental rate unaffordable to the grass roots. They suggested setting a ceiling on the rental level, or disbursing a rent subsidy to future tenants of the transitional housing units in IBs.

17. SDEV responded that the THB was chairing a task force to provide one-stop, co-ordinated support to assist non-government organizations in pursuing not-for-profit transitional housing projects. The THB-led task force would formulate a suitable policy about the rental level for transitional housing. He would relay members' concerns and recommendations to THB for consideration.

18. Mr LAU Kwok-fun, Mr Jeffery TAM and Mr Andrew WAN noted that transitional housing projects in IBs would be permitted under the relevant OZPs if they were for a period of five years or less. Yet, they took the view that, if such transitional housing projects could be permitted for a longer period of time, IB owners would find it more cost-effective and be more willing to undertake wholesale conversion for providing transitional housing units in their IBs. As such, they asked whether the Administration would consider allowing renewal of the projects for another period of five years after the expiry of the first period. Taking note of members' view, SDEV responded that the Government would consider the suggestion as appropriate, in the light of the market response to transitional housing projects.

19. Dr CHENG Chung-tai expressed concerns about the safety issues relating to the use of IBs for residential purpose, and the traffic burden caused to the industrial areas by the new population residing in the transitional housing units in IBs. He asked how the Administration

would assess whether an IB was suitable to provide transitional housing, and whether insurance companies would underwrite the third party risks insurance for transitional housing units in IBs.

20. SDEV replied that the THB-led task force was responsible for handling proposals for providing transitional housing units in IBs. It would look into the merits of each proposal and take into account all relevant factors, such as the safety concerns and the potential impact on surrounding environment. PS(P&L)/DEVB added that the THB-led task force would provide assistance to participating non-government organizations if they encountered difficulties in pursuing transitional housing projects.

21. The Chairman asked why IBs located in "I" zone were restricted from providing transitional housing under the new revitalization scheme. PS(P&L)/DEVB responded that the Government attached importance to the safety of the tenants staying in transitional housing units within wholesale-converted IBs. For an IB located in "I" zone, the higher risk of exposure to fire hazard might render the IB unsafe for residential use. She added that, if an industrial area had ceased to be used for industrial purposes, the land owners concerned could apply for rezoning the sites to a residential use in accordance with the statutory town planning procedures.

22. Mr Jeremy TAM requested the Administration to provide further information to explain whether the Housing Authority would take part in the provision of transitional housing in IBs.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)900/18-19(01) on 16 April 2019.)

Effectiveness of the previous revitalization scheme for industrial buildings

23. Mr Gary FAN requested the Administration to provide details about the revitalization scheme for IBs implemented between 2010 and 2016, including the respective number of applications received and approved by LandsD, location and distribution of the IBs which had undergone wholesale conversion or redevelopment under the scheme, and the total GFA of the converted/new floor area provided under the scheme and the type of businesses operating therein. He opined that the Administration should have included such information in its paper for members' reference.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)900/18-19(01) on 16 April 2019.)

A motion proposed by a member

24. The Chairman said that he had received a motion proposed by Mr Michael TIEN. He considered that the proposed motion was directly related to the agenda item under discussion. Members agreed that the motion be proceeded with at the meeting.

25. Mr Michael TIEN read out his proposed motion:

(Translation)

To tie in with the six housing initiatives announced by the Chief Executive on 29 June 2018 (including an initiative for providing transitional housing in portions or entire blocks of industrial buildings (without any age limit) which have already undergone or will pursue wholesale conversion into non-industrial uses in the near future), this Panel urges the Government to study the provision of funding from the Community Care Fund for the completion of the aforesaid industrial buildings' internal fitting-out, as well as the inclusion of tenancy terms which require that the rental levels concerned should not be higher than 25% of the total family income, so as to maintain a balance between the conversion costs to be borne by and the reasonable returns for the owners and the provision of accommodations at affordable rental levels for grass-roots families.

26. The Chairman put the motion to vote. The Chairman ordered a division and the voting bell was rung for five minutes. Three members voted for, one member voted against the motion, and twelve members abstained. The Chairman declared that the motion was carried.

(Post-meeting note: The wording of the motion passed was circulated to members by email on 20 December 2018 vide LC Paper No. CB(1)381/18-19(01). The Administration's response to the motion was circulated to members on 11 January 2019 vide LC Paper No. CB(1)450/18-19(01).)

IV Strengthening the staffing of the Civil Engineering and Development Department, Lands Department, Planning Department and Government Property Agency to enhance land supply

(LC Paper No. CB(1)323/18-19(05) — Administration's paper on strengthening the staffing of the Civil Engineering and Development Department, Lands Department, Planning Department and Government Property Agency to enhance land supply)

27. At the invitation of the Chairman, Deputy Secretary for Development (Planning and Lands)¹ ("DS/DEV(PL)1") briefed members on the following staffing proposals:

- (a) in the Civil Engineering and Development Department ("CEDD"), conversion of:
 - (i) two supernumerary Chief Engineer ("CE") (D1) posts to permanent posts to enhance directorate staffing support to the North Development Office for the implementation of the Kwu Tung North ("KTN")/Fanling North ("FLN") New Development Area ("NDA") project, as well as other major projects in the New Territories North; and
 - (ii) one supernumerary CE (D1) post to permanent post to enhance directorate staffing support to the West Development Office for the implementation of the Hung Shui Kiu ("HSK") NDA project amongst other things;
- (b) in the Lands Department ("LandsD"), creation of one supernumerary Chief Estate Surveyor ("CES") (D1) post for 10 years up to 31 March 2029 to enhance directorate staffing support in handling land administration matters relating to the KTN/FLN and HSK NDA projects;
- (c) in the Planning Department ("PlanD"), conversion of one supernumerary Chief Town Planner (D1) post to permanent post to enhance directorate staffing support to the Town

Planning Board ("TPB") in handling statutory planning matters under the Town Planning Ordinance (Cap. 131) and other related matters; and

- (d) in the Government Property Agency ("GPA"), creation of:
- (i) one supernumerary Administrative Officer Staff Grade C ("AOSGC") (D2) post for five years up to 31 March 2024 to oversee the implementation of the "single site, multiple use" initiative; and
 - (ii) one permanent CES / Principal Valuation Surveyor ("PVS") (D1) post to lead the new Project Division for the implementation of projects under the new "single site, multiple use" mechanism.

Three permanent Chief Engineer (D1) posts in the Civil Engineering and Development Department

28. Mr Gary FAN queried the need and timing for converting the three supernumerary CE (D1) posts in CEDD to permanent ones. He considered it more appropriate to keep the posts as time-limited supernumerary ones, as the implementation of the KTN/FLN and HSK NDA projects had time-limits and currently the funding proposal for the advance and first stage works of the KTN/FLN NDA project was not even approved by the Legislative Council. In the meantime, he considered that the Administration should strengthen the staffing of the Transport Department to take forward initiatives to enhance the transport networks of the New Territories in order to cope with the expected population increase arising from these NDA projects.

29. DS/DEV(PL)1 explained that there was an operational need to retain the three CE posts concerned after the completion of the KTN/FLN and HSK NDA projects. They would be responsible for monitoring closely the post-implementation phase of the NDA developments to ensure their smooth commissioning, and reviewing the need for improving relevant infrastructure and supporting facilities. In the longer term, it was necessary to maintain the three CE posts on a permanent basis to provide ongoing professional support and input for other land creation initiatives or public works projects in the respective geographical areas.

30. The Deputy Chairman generally supported strengthening the staffing of the relevant departments to oversee the quality and timely completion of development projects. Given that one of the CE posts concerned (i.e. CE/North 1) was mainly responsible for overseeing the administration, planning and implementation of the Liantang/Heung Yuen Wai Boundary Control Point ("BCP") project, he asked about the current progress of the BCP project, as well as the deployment of CE/North 1 after its commissioning. As for the CE/West 4 post, he asked about how the conversion of this post to a permanent one would strengthen the implementation of the appropriate measures to relocate the existing brownfield operations in HSK NDA and Yuen Long South before resumption of the brownfield sites for development.

31. Deputy Director of Civil Engineering and Development advised that the infrastructure works of the Liantang/Heung Yuen Wai BCP project were nearly completed, and equipment installation and testing and commissioning works had commenced. Construction of the BCP was anticipated to complete in 2019, with the commissioning schedule to be confirmed through ongoing coordination between the governments of Hong Kong and Shenzhen. Upon the conversion to a permanent post, CE/North 1 would supervise the overall construction of the remaining infrastructure works for the BCP and oversee the start-up of its Building Management Committee, take up the anticipated new workload arising from the implementation of the remaining phase of the KTN/FLN NDA project, and handle matters relating to public works of the North District.

32. DS/DEV(PL)1 advised that CE/West 4 was now responsible for the implementation of HSK NDA and brownfield matters, including supervising the feasibility studies for the multi-storey buildings ("MSBs") for accommodating brownfield operations in HSK NDA and Yuen Long South. The feasibility studies were expected to be finalized in the coming months. The Administration would expedite the delivery of the advance works and stage 1 works of HSK NDA for developing the rehousing estate and MSBs. CE/West 4 would also take up the works-related district administration matters of HSK NDA.

33. In response to the Deputy Chairman's further enquiry about the increase in the latest number of new housing units to be provided in KTN/FLN NDA comparing with the figures provided by the Administration earlier in 2014, DS/DEV(PL)1 explained that TPB approved a planning application for increasing the development density of KTN/FLN NDA in November 2018, which together with design

improvement measures enabled an additional 12 000 public housing units to be provided.

34. Dr Fernando CHEUNG worried that enhancing the staffing for taking forward more development projects would only result in the resumption of more land at the expense of the well-being of the affected residents. He opined that when taking forward the KTN/FLN NDA project, the Administration took a top-down approach and tilted towards private developers by allowing in-situ land exchanges, whilst not meeting the aspirations of the affected residents for rehousing in the same locality.

35. DS/DEV(PL)1 indicated that the Administration adopted the Enhanced Conventional New Town Approach ("Enhanced CNTA") in the implementation of KTN/FLN NDA project. Under the Enhanced CNTA, most land would be resumed and cleared by Government for implementing the planned new town development scheme, while lease modifications/land exchange applications from private landowners might be accepted subject to meeting a set of criteria. She said that for the advance and first stage works of the KTN/FLN NDA project, the Administration would resume 68 hectares ("ha") of private land and clear 100 ha of government land. On the other hand, only two applications of in-situ land exchange, which involved a total of 2 ha of private land, had been approved.

One supernumerary Chief Estate Surveyor (D1) post in the Lands Department

36. Dr KWOK Ka-ki pointed out that in two Direct Investigation Reports of The Ombudsman (i.e. "Lands Department's System of Regularisation of Illegal Occupation of Government Land and Breach of Lease Conditions" (published in September 2016) and "Lands Department's Enforcement against a Village House with Irregularities" (published in September 2017)) ("Reports"), LandsD was criticized for failing to take stringent enforcement actions against illegal occupation of government land, and unauthorized structures on agricultural land or government land. He asked whether the creation of the supernumerary CES (D1) post in LandsD would enable the department to take enforcement actions more effectively.

37. DS/DEV(PL)1 advised that the Administration had taken appropriate follow-up actions in response to the recommendations made in the Reports, and she undertook to provide the relevant details after the meeting. She further explained that given the complexity, mega-scale

and significance on land supply of the KTN/FLN and HSK NDA projects and that the associated land administration inputs would be most needed in the coming 10 years, it was essential to create a new CES (D1) post until 31 March 2029 in LandsD to lead a dedicated team to oversee all the land administration matters including coordinating all land resumption and clearance as well as ex-gratia compensation ("EGC") and rehousing matters, associated voluntary registration tasks, and permanent and temporary land disposal. The dedicated team would provide a single contact point for the affected clearerees and be responsible for administering the EGC and rehousing packages applicable to all the affected occupiers.

38. At the further request of Dr KWOK, the Administration undertook to provide the respective number of frontline staff of LandsD to be increased in order to step up relevant enforcement actions and expedite the land administration work relating to the implementation of the KTN/FLN and HSK NDA projects.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)692/18-19(01) on 11 March 2019.)

39. Mr LAU Kwok-fan urged the Administration to make timely rehousing and/or compensation arrangements for the residents affected by the clearances in the remaining phase of the KTN/FLN NDA project. DS/DEV(PL)1 responded that the Administration would allow eligible households affected by the clearances in the remaining phase of the KTN/FLN NDA project to voluntarily apply for early surrender of and departure from their squatter structures and in turn early application for the EGC and rehousing package. The new CES (D1), who would oversee the land resumption and clearance as well as compensation and rehousing matters, would exercise flexibility in the execution of the newly introduced unified and enhanced EGC and rehousing package, and provide leadership in dealing with any unforeseen issues in the course of implementation.

40. Mr Tony TSE asked why the new CES (D1) post in LandsD was created for only 10 years. DS/DEV(PL)1 responded that LandsD was responsible for taking forward the land administration matters including land resumption, clearance, as well as allocation and disposal of land for various developments, and the workload was expected to grow considerably over the next 10 years. It was therefore proposed that a supernumerary CES (D1) post for 10 years be created.

The Administration would review the need to retain the supernumerary post as and when appropriate.

One permanent Chief Town Planner (D1) post in the Planning Department

41. Mr CHAN Han-pan requested the Administration to review and increase the plot ratio of the old and highly developed Tsuen Wan district, so as to release the redevelopment potential of the buildings in the district and increase the supply of housing units. Taking note of Mr CHAN's views, DS/DEV(PL)1 advised that various issues had to be taken into consideration when increasing the plot ratio of a site, including the impact on the traffic load in the area.

One supernumerary Administrative Officer Staff Grade C (D2) post and one permanent Chief Estate Surveyor / Principal Valuation Surveyor (D1) post in the Government Property Agency

42. Mrs Regina IP queried the need for creating the supernumerary AOSGC (D2) post and the permanent CES/PVS (D1) post in GPA for the implementation of the "single site, multiple use" initiative. Even without the posts, the Administration had already been taking forward a number of multi-storey government, institution and community ("GIC") development projects with cross-bureau facilities under the said initiative. Further, expressing disappointment that GPA had not provided adequate support to the repair and maintenance works of the Shun Lee Discipline Services Quarters, Mrs IP found it unreasonable creating new posts for GPA to take up new duties when the department could not even satisfactorily discharge its current responsibilities. Instead of creating the two posts in GPA, she suggested that the newly established Policy Innovation and Coordination Office should be assigned to take up the duties relating to the implementation of the "single site, multiple use" initiative. Dr Fernando CHEUNG and Mr HO Kai-ming similarly queried the justifications for creating the two posts in GPA.

43. Mr Tony TSE hoped that GPA could enhance its efforts in coordinating and managing the accommodation needs of various government bureaux/departments ("B/D"), as some government departments were facing the problem of insufficient office space.

44. In response, DS/DEV(PL)1 said that the Administration would adopt a more proactive and coordinated approach in pressing ahead the "single site, multiple use" initiative, with GPA taking up a centralized

coordinating role in steering and taking forward the project planning and implementation of multi-storey GIC development projects with cross-bureau facilities. Under the new centralized arrangement, GPA would coordinate among B/Ds to identify compatible joint-user B/D and address their accommodation needs taking into account their respective operational requirements. GPA would also be responsible for resolving disputes amongst B/Ds over say competition for the lower floor space, deriving an optimal mix of the GIC uses having regard to B/D's service requirements and aspirations of the local community, and securing stakeholders' support for the projects. In view of the scope and complexity of the multi-faceted issues involved, dedicated strategic leadership at directorate level and enhanced staffing complement would be necessary for GPA to take forward the relevant work.

45. Mr Gary FAN asked whether the floor area of the multi-storey development projects under the "single site, multiple use" initiative would be let out to the private sector for commercial uses. DS/DEV(PL)1 responded that all development projects under the "single site, multiple use" initiative would be on government land for provision of mainly GIC facilities.

Submission of the staffing proposals to the Establishment Subcommittee ("ESC")

46. The Deputy Chairman, Mr Tony TSE and Mr CHAN Han-pan expressed support for the submission of the staffing proposals to ESC. Mr LAU Kwok-fan said that members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the staffing proposals. Mr HO Kai-ming said that he would need to further consider whether to support the submission of the staffing proposals to ESC. Mr Gary FAN, Dr KWOK Ka-ki and Dr Fernando CHEUNG said that they object to the submission of the staffing proposals to ESC.

47. Mrs Regina IP said that while she supported the staffing proposals of CEDD, LandsD and PlanD, she considered that the justifications provided by the Administration could not adequately convince her to support the creation of two directorate posts in GPA. Mrs IP noted that some other members also had reservations on the staffing proposal for GPA, and she enquired if that particular proposal could be dealt with separately at ESC. Mr Gary FAN expressed a similar view. The Chairman said that while it would be up to the ESC Chairman to consider how to deal with the relevant staffing proposals, members' various views would be put on record.

V PWP Item No. 6188TB — Footbridge near MTR Kowloon Bay Station Exit B

(LC Paper No. CB(1)323/18-19(06) — Administration's paper on PWP Item No. 6188TB — Footbridge near MTR Kowloon Bay Station Exit B)

48. With the aid of a powerpoint presentation, Chief Highway Engineer/Works, Highways Department ("CHE/HyD"), briefed the Panel on the funding proposal for the construction of a covered footbridge and a covered ramp and related works near MTR Kowloon Bay Station Exit B at an estimated cost of \$268.4 million in money-of-the-day prices.

(Post-meeting note: A soft copy of the powerpoint presentation material was circulated to members vide LC Paper No. CB(1)379/18-19(02) by email on 20 December 2018.)

49. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Estimated capital cost of the proposed works

50. Ms Tanya CHAN expressed serious concern about the high estimated capital cost (i.e. \$268.4 million) of the proposed 45 metre-long footbridge, costing around \$6 million per metre. She found that the cost levels of some footbridges constructed by the Government in recent years were on the high side, an example of which was the proposed Artist Square Bridge at the West Kowloon Cultural District. Mr Gary FAN and Dr KWOK Ka-ki expressed similar views.

51. Head of Energizing Kowloon East Office, Development Bureau ("Head/EKEO/DEVB") said that taking into account the scope of works, characteristics of the proposed footbridge and site constraints, the Administration considered the project cost of \$268.4 million a reasonable estimate. Assistant Director/Development, Highways Department and CHE/HyD explained that the cost would cover the construction of the main bridge and an elevated ramp. In order to maintain the operation of the dual three-lane Kwun Tong Road during

construction, it was necessary to implement a lot of temporary measures (including night work), such as the construction of temporary support at the central median of Kwun Tong Road and elevated working platform across its six traffic lanes prior to carrying out major construction works to facilitate lifting and erection of the proposed footbridge as well as on-site welding. Furthermore, in order to avoid affecting the existing piles of MTR railway viaduct near the works site and comply with the settlement and vibration restrictions of MTR structures, minipiles had to be adopted for the foundation design. Since the bearing capacity of minipiles was lower than ordinary piles, more minipiles would be required, and the construction period would be longer. Besides, the headroom restriction imposed by the existing footbridge no. KF(LNTKE) would lead to more splicing of the piles with considerably more welding works required at the eastern end of the proposed footbridge. The contractor was also required to use low vibration construction equipment and high standard temporary structures to cope with the stringent restrictions on settlement and vibration for construction of the piles near the MTR station and viaducts.

52. Mr Gary FAN and Dr KWOK Ka-ki requested the Administration to provide a detailed breakdown of the estimated capital cost of the proposed works. Ms Tanya CHAN asked about the unit cost per square metre of footbridges constructed by the Government in general, vis-à-vis that of the proposed footbridge. The Administration undertook to provide the requested information in writing after the meeting.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)521/18-19(01) on 25 January 2019.)

53. Ms Tanya CHAN and Mr Gary FAN were disappointed that when consulting the Traffic and Transport Committee of the Kwun Tong District Council ("KTDC") on the proposed works, the Administration had not provided KTDC with the estimated cost to facilitate their full consideration. Head/EKEO/DEVB responded that KTDC was consulted on the project scope and the preliminary design of the proposed footbridge and elevated ramp in June 2017, while the detailed design was being worked out and the estimated cost was not yet available at that time.

54. Mr Gary FAN and Dr KWOK Ka-ki asked whether the Administration had considered alternative alignments and methods of construction of the proposed footbridge, so that the estimated cost of the

proposed works could be lowered. Head/EKEO/DEVB responded that KTDC members had strongly requested for the construction of a ramp to provide an additional barrier-free access. The Administration had considered various alignment options of the proposed footbridge and barrier-free ramp. In view of the complex site conditions, the Administration had carefully considered different methods of construction at the time of design and proposed the most appropriate and effective construction method and arrangements. The current proposed footbridge alignment was the only feasible option.

55. Mr Gary FAN requested the Administration to provide a written response to elaborate on the alternative alignments and methods of construction of the proposed footbridge considered by the Administration, and the details and estimated capital costs of such alternatives (including the economic costs caused by traffic delay during the construction stage).

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)521/18-19(01) on 25 January 2019.)

Facilities for the proposed footbridge

56. Dr Helena WONG noted that a lift would be provided at the eastern end of the proposed footbridge, and asked whether a lift would be constructed to provide barrier-free access at the western end. Head/EKEO/DEVB responded that the western end of the proposed footbridge would be connected to a lift being constructed in close proximity under another works contract.

57. Dr Helena WONG asked about the materials to be used for the cover of the proposed footbridge, and whether it could provide effective sun shading for pedestrians using the proposed footbridge. CHE/HyD responded that two-thirds of the area of the cover would be constructed with aluminium panels which could provide shading along the proposed footbridge. The remaining area on the two sides of the cover would be constructed with translucent panels.

Traffic implications

58. Given that Kwun Tong Road was a busy trunk road, Mr HO Kai-ming and Ir Dr LO Wai-kwok were concerned about how the Administration could minimize the impact of the construction works on

the traffic during the construction period. Mr HO called on the Administration to maintain liaison with KTDC in relation to the implementation of appropriate temporary traffic arrangements during construction.

59. CHE/HyD assured members that traffic on three lanes both northbound and southbound of Kwun Tong Road would be maintained during the daytime. The central median would be narrowed to provide space for realigning the traffic lanes during construction. Besides, multi-stage temporary traffic arrangements would be carried out to free up space at both ends of the footbridge for carrying out the works. With the implementation of appropriate temporary traffic arrangements, the proposed works would not cause significant impact on the local traffic during the construction stage.

Works programme

60. Mr HO Kai-ming and Dr Helena WONG expressed concern that the proposed footbridge was expected to be completed in the first half of 2022, whereas the East Kowloon Cultural Centre ("EKCC") would be commissioned in around end-2021. They called on the Administration to speed up the construction process by using prefabricated units, so that the completion of the proposed footbridge would tie in with the commissioning of EKCC.

61. In response, Head/EKEO/DEVB said that before the completion of the proposed footbridge, pedestrians near MTR Kowloon Bay Station Exit B could make use of the existing footbridge no. KF(LNTKE) across Kwun Tong Road to travel to and from EKCC. A stairlift was being built under another works contract to provide barrier-free access. The proposed footbridge adopted structural steel design, which would allow the contractor to use prefabricated units to speed up the construction. The Administration would strive for early commencement of the proposed works in the second quarter of 2019 subject to the funding approval of the Finance Committee.

Submission of the funding proposal to the Public Works Subcommittee ("PWSC")

62. Mr HO Kai-ming and Ir Dr LO Wai-kwok respectively stated that members belonging to The Hong Kong Federation of Trade Unions and the Business and Professionals Alliance for Hong Kong supported the

submission of the funding proposal to PWSC for consideration. Dr Elizabeth QUAT also expressed support for the funding proposal.

63. Mr Gary FAN and Dr KWOK Ka-ki said that they opposed the submission of the funding proposal to PWSC for consideration.

64. Concluding the discussion, the Chairman called on the Administration to take note of members' views and queries on various issues related to the proposed works.

[At 5:12 pm, the Chairman directed that the meeting be extended for 15 minutes to 5:45 pm.]

VI Implementation of Electronic Submission Hub

(LC Paper No. CB(1)323/18-19(07) — Administration's paper on implementation of Electronic Submission Hub)

[At 5:13 pm, the Deputy Chairman took the chair in the absence of the Chairman.]

65. With the aid of a powerpoint presentation, Assistant Director/Corporate Services, Buildings Department, ("AD/CS/BD") briefed the Panel on the Buildings Department ("BD")'s proposal to develop an Electronic Submission Hub ("ESH") at an estimated cost of \$214.4 million for centralized processing of electronic building plans and documents, as well as applications under the Buildings Ordinance (Cap. 123) ("BO") as an alternative to the present paper-based system.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)379/18-19(03) by email on 20 December 2018.)

66. The Deputy Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Features of the Electronic Submission Hub

67. Dr Elizabeth QUAT expressed support for the development of ESH to improve the operational efficiency in processing building plans and documents. Dr QUAT and Mr Charles MOK enquired whether BD would mandate electronic submissions of such plans and documents upon the full implementation of ESH. In response, Deputy Secretary for Development (Planning and Lands)2 ("DS/DEV(PL)2") said that the industry would need time to adapt to electronic submission while some might not be technically ready for full migration from the current paper-based mode of submission. While full migration was the long-term vision, given that ESH was still in the planning stage, the Administration did not have a deadline for mandating electronic submission. The Administration would nonetheless keep in view the trend of adopting electronic submission in the industry and ascertain their readiness for mandatory electronic submission.

68. Mr Charles MOK suggested that BD should host ESH on the next generation Government Cloud. AD/CS/BD responded that according to the initial recommendation of the consultant commissioned by BD to conduct the review on the feasibility of implementing a full-scale electronic submission system for processing electronic plans and documents in 2017, BD would procure computer hardware, including servers, network facilities, security modules and backup equipment for hosting ESH. AD/CS/BD took note of Mr MOK's suggestion and said that BD would actively explore hosting ESH on the next generation Government Cloud when designing and implementing ESH.

69. Dr Helena WONG expressed support for the funding proposal. She enquired whether the proposed ESH would allow the public to access and inspect the building plans submitted by building professionals to BD. DS/DEV(PL)2 responded that at present, BD's Building Records Access and Viewing Online ("BRAVO") System already enabled the public to inspect and place orders for copies of private buildings and minor works records (such as approved plans, structural calculations and related documents of completed private building and minor works submissions for private buildings) over the Internet. The proposed ESH would link with the BRAVO System to facilitate the inspection of building records and related documents of completed buildings by the public in the future. In response to Dr WONG's further enquiry, AD/CS/BD said that in order to recover the cost of services, separate fees would be charged for

viewing and/or printing of building records and minor works records. The fees would be stipulated under the building regulations.

70. The Deputy Chairman expressed support for the funding proposal. He enquired whether separate hard copies of the building plans and documents submitted electronically via ESH by building professionals would be kept in the future. AD/CS/BD responded that ESH would integrate with the e-Document Management System to handle large volume of digital records for efficient, reliable and secure retrieval, searching and archiving. It would not be necessary to separately keep hard copies of the building plans and documents received electronically.

71. Dr Helena WONG asked about the role of the Innovation and Technology Bureau ("ITB") in the development of ESH. In response, DS/DEV(PL)2 said that BD had consulted the Office of the Government Chief Information Officer ("OGCIO") under ITB on the proposed development of ESH. OGCIO supported BD's proposal.

Anticipated benefits

72. Mrs Regina IP expressed support for the funding proposal. She asked about the types of building plans that would be received and processed by the proposed ESH. She also asked whether the efficiency and accuracy in the development approval process would be enhanced with the implementation of ESH. AD/CS/BD said that BD was the central clearing house to process all building plan submissions from the private sector through the Centralized Processing System ("CPS"). Currently, registered building professionals had to produce multiple hard copies of buildings plans and supporting documents to BD. Upon receipt of these hard copies, BD would keep record of relevant data and information on the buildings plans and supporting documents manually. BD would also disseminate the hard copies to relevant departments and organizations ("CPS participants") for processing. There were up to 36 CPS participants.

73. AD/CS/BD further said that ESH would be a one-stop e-counter for submission of building plans and documents, as well as applications under BO electronically. With the implementation of ESH, manual input of data and information would no longer be required, and therefore accuracy would be enhanced. Through the automatic referral system, ESH would also improve the efficiency in distributing plans and documents from BD to the CPS participants. ESH would facilitate collaboration among BD and CPS participants in processing building

plans. Views and comments on the plans made by BD and CPS participants would be shared electronically amongst themselves, allowing early reconciliation of conflicting comments if such arise.

74. Dr Elizabeth QUAT and Mrs Regina IP noted that ESH would encourage the greater and fuller use of Building Information Modelling ("BIM") by registered building professionals in preparing building plan submissions for private development projects. Dr QUAT considered that the system design of the proposed ESH should be compatible with various BIM softwares available on the market. Mrs IP asked about the current usage and penetration of BIM in the private sector.

75. In response, AD/CS/BD said that BD had been maintaining contact with the industry to keep in view the trend of adopting BIM and electronic submission in the industry. At present, larger companies had been using BIM, while small and medium sized companies were still at the early stage.

76. Mrs Regina IP referred to the problems concerning the construction works of the platform slabs and diaphragm walls of the Hung Hom Station Extension under the Shatin to Central Link ("SCL") project being uncovered recently. She asked whether the implementation of ESH would help identifying similar problems earlier in the future. In response, Deputy Director of Buildings said that ESH was a digital centralized portal for receiving and processing building plans and documents, as well as other applications under BO instead of a platform for monitoring works quality.

Implementation timetable

77. Mrs Regina IP referred to the proposed schedule of the implementation plan of ESH and expressed concern that the full implementation of ESH would only be ready by the second quarter of 2025. In response, DS/DEV(PL)2 explained that given that the development of the entire ESH involved complex coordination between BD and 36 CPS participants, the Administration considered it necessary to implement ESH by stages and roll out services to participants in a gradual manner. The Administration would endeavour to implement the first stage of ESH, which would enable the submission of plans not requiring inter-departmental referrals by the first quarter of 2022. It was BD's plan to extend ESH to submissions that involved referrals to works departments (viz. Architectural Services Department, Civil Engineering and Development Department, Drainage Services Department, Highways

Department, Transport Department and Water Supplies Department) by the fourth quarter of 2023 and to all types of submissions by the second quarter of 2025.

Staffing requirement

78. Mr Charles MOK asked whether information technology contract staff engaged under a term contract centrally administered by OGCIO (commonly known as "T-contract staff") would be employed for the development of ESH. AD/CS/BD responded that T-contract staff possessing relevant technical skills and experience would be hired to assist in the procurement, coordinating and monitoring of the full system development lifecycle.

79. Dr Elizabeth QUAT asked whether manpower savings in BD would be expected upon the full implementation of ESH. AD/CS/BD responded that while the implementation of ESH could reduce staff efforts in handling paperwork, the quantity of plans and documents received by BD had been increasing continuously. BD would flexibly deploy manpower to handle different types of work in relation to the processing of all building plan submissions from the private sector.

Concluding remarks

80. The Deputy Chairman concluded that members in general supported the Administration's submission of the funding proposal to the Finance Committee for consideration.

[At 5:43 pm, the Deputy Chairman proposed further extending the meeting to conclude the discussion. Members agreed.]

VII Any other business

81. There being no other business, the meeting ended at 5:48 pm.