

To: panel_dev@legco.gov.hk

From: edmondla [REDACTED]

Date: 31/03/2019 10:51PM

Subject: Studies related to artificial islands in the central waters

Dear Sirs,

I support in principle the proposal to upgrade 768CL to Category A and the proposal to set up a Lantau Conservation Fund (LCF) subject to the following comments:

1. The development of KYC Artificial Islands into a "Livable Community of Higher Standards" needs to be scoped out during design stage with clearly defined sustainability and smart city KPIs.
2. Infrastructure development should be planned out earlier together with reclamation to make sure the new transport system will be able to support the community development.
3. A special taskforce of reputable reclamation experts should be established to explore the best sustainable reclamation solutions for constructing artificial islands of similar size (1,000 hectares) as it will have direct impact on the environment and construction costs.
4. A special study of landfilling and dumping of Construction and Demolition Waste, including measures and support policies for this project, be conducted with industry players early on to make sure it will be implemented smoothly during the peak of construction. It should not just focus on penalties.
5. The Hong Kong SAR Government should proactively liaise with the relevant authorities in the Greater Bay Area to facilitate landfilling and dumping arrangements.
6. The responsibilities of Project Cost Management Office (PCMO) in this project should be clearly specified - for example, how can PCMO ensure that the project will be completed on time and within budget? How will project costs be updated and communicated to the public?.
7. Only 2018 prices are quoted for ballpark estimate of construction cost. What about the cost and revenue projections during the project life-cycle

over the next 10-15 years? As land sale will only come at the later stage, the year-on-year cost impact needs to be better understood.

8. Detailed assumptions for arriving at \$624 billion should be provided to the public. For example, there is no mention of the assumed reclamation techniques, that will significantly affect the construction cost.

Thank you for your attention.

Yours faithfully,

Edmond Lai