

立法會
Legislative Council

LC Paper No. PWSC194/19-20
(These minutes have been seen
by the Administration)

Ref: CB1/F/2/1(18)B

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

**Minutes of the 18th meeting
held in Conference Room 1 of the Legislative Council Complex
on Monday, 1 June 2020, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Charles Peter MOK, JP (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon Claudia MO
Hon Frankie YICK Chi-ming, SBS, JP
Hon WU Chi-wai, MH
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon Alice MAK Mei-kuen, BBS, JP
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Hon Alvin YEUNG
Hon CHU Hoi-dick
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon Tanya CHAN
Hon HUI Chi-fung

Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS
Hon CHAN Hoi-yan

Member attending:

Hon SHIU Ka-fai, JP

Members absent:

Hon Tommy CHEUNG Yu-yan, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Andrew WAN Siu-kin
Dr Hon Junius HO Kwan-yiu, JP
Hon CHEUNG Kwok-kwan, JP
Hon KWONG Chun-yu

Public officers attending:

Mr Howard LEE Man-sing	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr LAM Sai-hung, JP	Permanent Secretary for Development (Works)
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)
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 CHUI Tak-yi, JP	Under Secretary for Food and Health
Miss Trista LIM Mei-yee	Principal Assistant Secretary for Food and Health (Health) ²
Mrs Sylvia LAM YU Ka-wai, JP	Director of Architectural Services
Mr Stephen IP Shing-tak	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Mr Anfield CHIU Chun-ting	Senior Project Manager 227 Architectural Services Department
Dr Teresa LI Mun-pik	Assistant Director of Health (Health Administration and Planning)
Mr Charles LEUNG Sai-cheong	Chief Social Work Officer (Rehabilitation and Medical Social Services) ² Social Welfare Department
Mr Michael HONG Wing-kit	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Edward TSE Cheong-wo, JP	Project Director (3) Architectural Services Department
Ms Castle WONG Chee-kuen	Senior Project Manager 334 Architectural Services Department
Ms Eugenia CHUNG Nga-chi, JP	Assistant Director of Home Affairs (2)
Mr Kenneth CHENG Kin, JP	District Officer (Kwai Tsing) Home Affairs Department
Mr Julian HO Kwok-sing	Chief Architect (1) Housing Department

Mr Aaron BOK Kwok-ming	Head of Civil Engineering Office Civil Engineering and Development Department
Mr Joseph LO Kwok-kuen	Deputy Head of Civil Engineering Office (Housing) Civil Engineering and Development Department
Mr SIT Fung-sing	Chief Engineer (Housing Projects) ³ Civil Engineering and Development Department
Mr Dominic WONG Kwok-hing	Chief Architect (6)(Acting) Housing Department
Mr Peter MOK Pang-ching, JP	Deputy Head of Civil Engineering Office (Project and Environmental Management) Civil Engineering and Development Department
Mr LEUNG Chi-foon	Chief Engineer (Special Duties (Works)) Civil Engineering and Development Department
Ms Ann Mary TAM Kwai-yee	Chief Architect (2) Housing Department
Mr Victor CHAN Fuk-yiu	Principal Assistant Secretary for Development (Works) ²
Mr Michael CHAN Tze-ming	Assistant Secretary for Development (Works Policies 2) ³
Mr Ricky WONG Chi-pan, JP	Deputy Head of Civil Engineering Office (Port and Land) Civil Engineering and Development Department
Mr Brian CHOI Wing-hing	Chief Engineer (Land Works) Civil Engineering and Development Department

Mr Rudolf LEE Yun-cheung

Chief Civil Engineer (1)
Housing Department

Attendance by invitation:

Dr LI Kai-ming

Deputy Hospital Chief Executive
United Christian Hospital
Hospital Authority

Dr Christina MAW

Hospital Chief Executive
Grantham Hospital
Hospital Authority

Dr CHAN Kam-hoi

Chief Manager (Planning &
Commissioning Section)
Hong Kong West Cluster
Hospital Authority

Dr David SUN

Hospital Chief Executive
North District Hospital
Hospital Authority

Dr Michael WONG

Deputy Hospital Chief Executive
North Lantau Hospital
Hospital Authority

Mr Donald LI

Chief Manager (Capital Planning)
Hospital Authority

Mr Andrew WONG

Chief Project Manager (Capital
Projects)1
Hospital Authority

Dr CHING Wai-kuen

Service Director (Primary &
Community Health Care)
Kowloon West Cluster
Hospital Authority

Clerk in attendance:

Ms Doris LO

Chief Council Secretary (1)2

Staff in attendance:

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

Action

The Chairman advised that there were 11 papers for discussion on the agenda for the meeting, all of which were funding proposals carried over from the previous meeting. The 11 funding proposals involved a total sum of \$47,583.3 million. 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 708 – Capital Subventions and Major Systems and Equipment

PWSC(2020-21)3	4MJ	Expansion of United Christian Hospital
	3MP	Redevelopment of Grantham Hospital, phase 1

Head 703 – Buildings

74MM	Community health centre cum social welfare facilities at Pak Wo Road, North District
85MM	Hospital Authority Supporting Services Centre

2. The Chairman advised that the proposal (i.e. [PWSC\(2020-21\)3](#)) sought to upgrade 4MJ, part of 3MP, 74MM and 85MM to Category A at an estimated cost of \$16,214.1 million, \$1,181.9 million, \$1,780.4 million and \$3,788 million respectively in money-of-the-day ("MOD") prices. The Subcommittee started discussing this paper at the last meeting and would now continue with the discussion.

3. Mr Tony TSE said that at the last meeting, he requested the Administration to provide supplementary information on the preliminary arrangements of the tendering exercises for the proposed works, including the planned number of contracts involved in the projects. He urged the Administration to provide members with the aforesaid supplementary information as soon as possible.

4. Chief Manager (Capital Planning), Hospital Authority ("CM(CP), HA") advised that minor capital works projects with values between \$30 million and \$75 million would usually be delivered through several contracts, including architectural and associated consultancy services, quantity surveying consultancy services and building works. He undertook to provide the Subcommittee with the supplementary information requested by members at the last meeting as early as possible.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC164/19-20\(02\)](#) on 9 June 2020.)

74MM - Community health centre cum social welfare facilities at Pak Wo Road, North District

5. Mr CHAN Chi-chuen pointed out that during the outbreak of Coronavirus Disease 2019, certain general out-patient clinics under the Hospital Authority ("HA") were designated to handle mild cases of infection. He enquired whether the proposed community health centre at Pak Wo Road, North District ("NDCHC") would become a designated clinic when such a need arose in the future, and whether NDCHC would be equipped with suitable facilities in terms of hardware for isolation or triage of patients.

6. USFH advised that when there was a local outbreak of infectious disease, HA would, having regard to the mode of transmission of individual infectious disease and the outbreak situation, decide whether there was a need to designate certain clinics to handle infectious patients. As such, whether the proposed NDCHC would become a designated clinic in the future would be subject to the nature of the outbreak and the need for infection prevention. Director of Architectural Services supplemented that when designing the proposed NDCHC, the Architectural Services Department had already equipped it with the facilities required for a designated clinic, such as an increased number of lifts, suitable ventilation systems (including negative pressure exhaust systems in insulation areas), rolling shutters for partitioning, etc.

85MM - Hospital Authority Supporting Services Centre

7. Mr CHU Hoi-dick noted from paragraph 4 of and Annex 4 to Enclosure 4 of the Administration's paper that a number of washing systems would be purchased for establishment of a laundry at the proposed Hospital Authority Supporting Services Centre ("HASSC"), thereby enabling the relocation of some existing hospital laundries in order to release the hospital

space for clinical services. He enquired whether the machines in the existing laundries would be relocated to the proposed HASSC for use so as to reduce the expenses on purchasing machines.

8. CM(CP), HA advised that since the machines in the existing laundries were rather dilapidated after years of use, it was not suitable to relocate them to the proposed HASSC for use. HA would purchase new laundry systems with advanced laundry technology and automated functions for HASSC in order to reduce the manpower required for the laundry.

9. Mr CHAN Chi-chuen said that at the last meeting, he requested the Administration to provide information on the current modes of delivery of hospital laundry services and the percentages of work by each mode. He urged the Administration to provide members with the relevant information expeditiously, otherwise it would be difficult for him to decide whether or not to support the funding proposal for the proposed HASSC project.

10. CM(CP), HA responded that the current four modes of laundry service delivery and the percentages of work by each mode were: (i) HA in-house operated laundries (58%); (ii) HA laundries operated by contractors (8%); (iii) laundries operated by the Correctional Services Department (11%); and commercial contractors (23%). As the laundry service capacity of commercial contractors had nearly reached its limit, it was difficult to outsource more laundry service to commercial contractors.

11. Mr CHU Hoi-dick pointed out that the proposed HASSC was located adjacent to the North Lantau Hospital ("NLTH"). He questioned the suitability of taking up valuable space in Tung Chung Town Center to build supporting facilities for HA. He also enquired whether the Islands District Council ("IsDC") supported the construction of the proposed HASSC on the site concerned.

12. CM(CP), HA said that the Government had considered building the proposed HASSC on a site in Tin Shui Wai. However, due to the objection of local residents, the Government changed the location of the proposed HASSC to the current site in Tung Chung. USFH supplemented that the Government took years to identify a site to build the proposed HASSC and the task was challenging. The Government had, during the process, consulted the views of IsDC and secured its support for the proposal.

Voting on PWSC(2020-21)3

13. There being no further questions from members on the item, the Chairman put [PWSC\(2020-21\)3](#) to vote. Mr CHAN Chi-chuen

requested that 85MM be voted on separately, while the remaining three projects be voted on together. The Chairman confirmed with the Administration that it did not object to separate voting of 85MM.

85MM - Hospital Authority Supporting Services Centre

14. The Chairman first put 85MM to vote. At the request of members, the Chairman ordered a division. Nine members voted for, three members voted against the proposal and no member abstained. The votes of individual members were as follows:

For:

Mr Charles Peter MOK (Deputy Chairman)	Mr Abraham SHEK
Mr Christopher CHEUNG	Dr Helena WONG
Mr Alvin YEUNG	Hon Tanya CHAN
Mr Vincent CHENG	Mr Tony TSE
Ms CHAN Hoi-yan	
(9 members)	

Against:

Mr CHAN Chi-chuen	
Dr CHENG Chung-tai	Mr CHU Hoi-dick
(3 members)	

Abstained:

(0 member)

15. The Chairman declared that the project was endorsed by the Subcommittee.

4MJ - Expansion of United Christian Hospital

3MP - Redevelopment of Grantham Hospital, phase 1

74MM - Community health centre cum social welfare facilities at Pak Wo Road, North District

16. The Chairman then put the remaining three projects to vote. The three projects were voted on and endorsed.

17. The Chairman consulted members on whether the item would require separate voting at the relevant Finance Committee ("FC") meeting. Mr Tony TSE said that as the Administration had yet to provide the supplementary information he requested at the last meeting, he requested that the item, i.e. [PWSC\(2020-21\)3](#), be voted on separately at the relevant FC meeting for the time being.

(*Post-meeting note:* Members were informed vide LC Paper No. PWSC165/19-20 on 9 June 2020 that Mr Tony TSE, having considered the supplementary information provided by the Administration ([LC Paper No. PWSC164/19-20\(02\)](#) issued on 9 June 2020), decided to withdraw his request for separate voting of the item [PWSC\(2020-21\)3](#) at the relevant FC meeting.)

Head 711 — Housing

- PWSC(2019-20)28 191GK Community hall, general outpatient clinic and maternal and child health centre at Ching Hong Road, Tsing Yi**
- 795CL Site formation and infrastructure works for public housing developments at Pok Fu Lam South**
- 812CL Site formation and infrastructure works for public housing developments at Pik Wan Road, Yau Tong**

Head 707 — New Towns and Urban Area Development

- 666CL Formation, roads and drains in Area 54, Tuen Mun – phase 1 stage 2**
- 681CL Formation, roads and drains in Area 54, Tuen Mun – phase 2**

18. The Chairman advised that the proposal (i.e. [PWSC\(2019-20\)28](#)) sought to upgrade 191GK, 795CL, 812CL, 666CL and part of 681CL to Category A at the estimated costs of \$1,033.2 million, \$4,571.3 million, \$1,823.3 million, \$48.2 million and \$264.3 million in MOD prices respectively. The Government consulted the Panel on Housing on the proposed projects 191GK, 795CL and 812CL on 9 March 2020, 2 December 2019 and 3 June 2019 respectively. It also consulted the Panel on Development on the proposed projects 666CL and 681CL on 20 January 2020. Members of both Panels had no objection to the submission of the funding proposals to the Subcommittee for consideration. A report on the gist of the two Panels' discussion was tabled at the meeting.

19. Dr CHENG Chung-tai, Mr CHAN Chi-chuen, Mr Jeremy TAM and Ms Claudia MO opined that it was undesirable for the Administration to group five high-cost projects that were not directly inter-related under one single agenda item, which would in effect diminish the time available to members to examine individual projects. Mr CHAN opined that the five proposed projects might have to be voted on separately.

20. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau ("CCE(PWP)/THB"), pointed out that all the five proposed projects were directly related to public housing development and their preparation had reached a stage suitable for submission of funding proposals to LegCo. Moreover, given that these projects were not controversial, the Administration therefore considered it appropriate to group the funding proposals for the projects under one agenda item.

21. Mr LAU Kwok-fan expressed support for the proposed projects. Regarding the planning of the public housing developments related to the proposed projects 795CL, 812CL, 666CL and 681CL (i.e. the proposed public housing developments at Pok Fu Lam South, at Pik Wan Road, Yau Tong, and in Area 54, Tuen Mun), he enquired whether the plot ratios of the respective sites had been maximized in order to provide as many public housing units as possible.

22. CCE(PWP)/THB said that the proposed public housing developments had maximized the current plot ratios of the respective sites. For the proposed public housing developments at Pik Wan Road, Yau Tong, the Administration had applied to the Town Planning Board for relaxing the plot ratio restriction of the site concerned.

23. Mr CHAN Chi-chuen enquired whether the Administration would consult the new-term District Councils ("DCs") on the five proposed projects. CCE(PWP)/THB said that the last-term DCs (i.e. the Fifth DCs) were consulted on the proposed projects. The Government would continue to maintain communication with the new-term DCs regarding the progress of the projects and receive DC members' views on the projects.

191GK—Community hall, general outpatient clinic and maternal and child health centre at Ching Hong Road, Tsing Yi

24. Dr Helena WONG pointed out that the Administration had set up district health centres ("DHCs") in many districts of Hong Kong in recent years to strengthen primary healthcare services. She enquired whether the proposed project 191GK would include establishing a DHC. Moreover, she urged the Administration to provide school premises under the public housing development at Ching Hong Road North for provision of full-day kindergarten education.

25. CCE(PWP)/THB responded that 191GK only included the development of a community hall ("CH"), a general outpatient clinic ("GOPC") and a maternal and child health centre ("MCHC") within the site

boundary of the public housing development at Ching Hong Road North. Apart from the above, other social welfare facilities would also be provided at the Ching Hong Road North development pursuant to the recommendations put forward by relevant government departments based on the actual demand for social welfare services in the district, such as providing a day care centre for the elderly and reprovisioning of a day nursery centre currently located in Cheung Ching Estate Community Centre. Moreover, a satellite centre of DHC was currently provided at Cheung Ching Estate, Tsing Yi. Chief Architect (1), Housing Department, supplemented that a day care centre for the elderly with 60 places and a residential care home for the elderly with 150 places would be provided in the public housing development at Ching Hong Road North. Besides, a kindergarten with six classrooms would also be provided. The type of kindergarten places to be provided would be determined by kindergarten operators in accordance with need.

26. Dr CHENG Chung-tai and Dr Fernando CHEUNG noted that the Ching Hong Road North public housing development would bring in an additional population of about 7 800. They were concerned that the new GOPC and MCHC would not have sufficient capacity to meet the service needs of the existing and new resident population of Tsing Yi. Dr Helena WONG also requested the Administration to explore how the service quality of MCHC in Tsing Yi could be improved.

27. Service Director (Primary & Community Health Care), Kowloon West Cluster, Hospital Authority, said that the proposed GOPC would have an augmented service capacity compared with the existing Tsing Yi Cheung Hong GOPC. Moreover, the Hospital Authority had also expanded the Tsing Yi Town GOPC in recent years. Together, the two facilities were expected to have sufficient capacity to meet the demand of Tsing Yi residents for primary healthcare services in the coming years. As regards MCHC services, Assistant Director of Health (Health Administration and Planning) ("AD(HA&P)/DH") said that according to population projection, the infant and young children population in Tsing Yi would not increase significantly in the future. It was thus expected that the scale of the new MCHC could meet the service demand of the local population. Furthermore, given the larger floor area of the new MCHC, there was space for enhancing the existing MCHC services, including strengthening the support for breastfeeding.

28. Ms Alice MAK expressed support for the proposed project. Ms MAK and Mr CHAN Chi-chuen pointed out that since the existing Tsing Yi Cheung Hong GOPC and Tsing Yi MCHC were operating in rented private properties, they were concerned that the tenancies for those private properties could not be renewed before the completion of the new facilities,

causing possible disruption to the existing services. They enquired whether the Administration had negotiated with the property owners concerned to ensure that the Government could continue to rent those properties until the completion of the new facilities.

29. AD(HA&P)/DH said that the current property tenancies for the Tsing Yi Cheung Hong GOPC and Tsing Yi MCHC would expire in 2022, and it was stipulated in the tenancies that the Government had a three-year renewal option. To ensure that the services provided at the two facilities would not be disrupted, the Government would continue to discuss with the property owners on renewing the tenancies and, at the same time, ask the Government Property Agency to identify other suitable properties in the district for operating the two facilities. In the event that the tenancies could not be renewed until the completion of the proposed works or no alternative properties could be identified, the Government would consider relocating the services of Tsing Yi MCHC to other MCHCs on a temporary basis.

30. Mr CHAN Chi-chuen enquired about the hall area, seating capacity and stage area of the proposed CH. As the proposed CH, GOPC and MCHC would be located at the properties of the Hong Kong Housing Authority ("HKHA"), he enquired how the management costs of the three facilities would be apportioned between the Administration and HKHA.

31. CCE(PWP)/THB said that the hall in the proposed CH had an approximate area of 400 square metres ("m²") and would provide 450 seats, which was about 100 more than the number of seats in the existing CH. Measuring about 8 to 10 m in depth and 12 m in width, the stage was about 100 m² in area, which was in line with the standard size of stages in CHs under the prevailing planning standards. The management costs would be apportioned between the Government and HKHA according to the indoor floor areas occupied by the respective facilities.

32. Noting that the proposed project 191GK would generate a total of about 26 620 tonnes of construction waste, including 24 000 tonnes of inert construction waste that would be delivered to public fill reception facilities ("PFRFs"), Mr LAU Kwok-fan enquired whether PFRFs had sufficient space to receive such construction waste. The Chairman also enquired whether the waste could be used for local reclamation works.

33. Head of Civil Engineering Office, Civil Engineering and Development Department ("H(CEO)/CEDD"), said that the Government's public fill banks in Tseung Kwan O and Tuen Mun had a total capacity up to 20 million tonnes. There would be sufficient space to receive the inert construction waste mentioned above. The fills could be used for local

reclamation projects, including the on-going reclamation works for the Three-runway System at the airport and reclamation at Tung Chung.

795CL—Site formation and infrastructure works for public housing developments at Pok Fu Lam South

34. Mr CHU Hoi-dick, Dr Fernando CHEUNG and Mr Alvin YEUNG were concerned that more than 4 000 trees were required to be removed under the proposed project 795CL, among which, 40 were important trees but only three of them would be transplanted to other places. They questioned the Administration's justification for removing a large number of trees for implementing the proposed works.

35. CCE(PWP)/THB responded that the Administration would try its best not to remove trees of high ecological value when conducting public works. When removal of trees was required, trees in good conditions would be transplanted to other places as far as possible. H(CEO)/CEDD supplemented that in accordance with the guidelines provided by the Development Bureau on tree management, when the public works involved trees within the project site boundary, the relevant works departments would arrange dedicated tree teams to inspect each and every tree (including important trees). Apart from recording the conditions of the trees, their suitability for transplanting and survival rate after transplanting were also assessed. The report compiled upon completion of the assessment would be submitted to the tree management departments of the Government (e.g. the Agriculture, Fisheries and Conservation Department, the Leisure and Cultural Services Department and the Highways Department) for vetting and approval. In respect of the proposed works, as all the important trees affected were located on slopes, it would be more difficult to carry out the process of root pruning required for transplanting safely, resulting in a lower survival rate of the trees after transplanting.

36. Dr Fernando CHEUNG requested the Administration to provide supplementary information tabulating the details of the 18 trees that were affected by the works and would be transplanted, including their species, size and conditions. A map should also be provided to indicate the current locations of these 18 trees, as well as the 40 important trees that were affected by the works and had to be felled as set out in Annex 6 to Enclosure 2 to the government paper.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members via [LC Paper No. PWSC162/19-20\(01\)](#) (Chinese version only) on 8 June 2020.)

37. Mr Alvin YEUNG enquired whether the public could appeal against the Administration's assessment of tree conditions. Dr CHENG Chung-tai also enquired whether the Southern DC had raised objection as the proposed project 795CL would affect a large number of trees.

38. H(CEO)/CEDD said that the existing tree assessment mechanism did not provide the procedure for the public to make appeals. However, the Administration would consult the public on works projects, during which information of the affected trees would be provided. The Administration would also seek professional advice from tree experts. He added that the Southern DC had been consulted on the proposed works. Members of the Southern DC were mainly concerned about the traffic impact on the district arising from the public housing developments at Pok Fu Lam South. They had not expressed any objection regarding tree matters.

39. Mr CHU Hoi-dick pointed out that the estimated cost of the proposed project 795CL exceeded \$4 billion. He said that the Administration had spared no cost to build public housing in a sloped area that entailed a high site formation cost. He questioned that this approach was contrary to the principle of using public money properly.

40. CCE(PWP)/THB responded that the Government had been in active search of land for public housing development and had sought to optimize land use. In determining the suitability of a site for housing development, the Government would consider such factors as its topography, geological conditions and the adequacy of supporting facilities. The "no-frills" principle would also be observed in the planning process.

41. Ms Claudia MO noted that the Administration would, in view of insufficient in-house resources, engage consultants to undertake the contract administration and site supervision of the proposed project 795CL. She requested the Administration to explain the reason for the insufficiency of in-house resources.

42. CCE(PWP)/THB explained that generally speaking, the Government would, in light of the complexity of the project, decide whether the contract administration and site supervision of a public works project should be undertaken internally by the Government or undertaken by a consultant. As regards the proposed project 795CL, which was implemented at a site located on the slope, the project involved a lot of piles and more complicated geotechnical works such as construction of retaining walls. Upon assessment, CEDD considered its internal resources insufficient to handle the site supervision work involved and thus proposed that consultants be engaged to undertake the tasks concerned.

43. Mr LAU Kwok-fan pointed out that the public housing developments at Pok Fu Lam South would be used for rehousing the residents affected by Wah Fu Estate Redevelopment. He enquired about the current progress of Wah Fu Estate Redevelopment.

44. CCE(PWP)/THB said that since the public housing developments at Pok Fu Lam South would be used for rehousing the residents affected by Wah Fu Estate Redevelopment, the redevelopment progress of Wah Fu Estate would hinge on the completion schedule of the public housing developments at Pok Fu Lam South. He pointed out that the construction works of the five public housing developments at Pok Fu Lam South were expected to be completed in phases starting from 2026. The Government would arrange the relocation of Wah Fu Estate residents to the newly developed public housing estates in different phases, so that the redevelopment of Wah Fu Estate could commence as soon as possible. The Government would make detailed planning for the redevelopment of Wah Fu Estate in the coming few years and would give due consideration to the alignment design of the Wah Fu and Pok Fu Lam sections of the South Island Line (West).

812CL—Site formation and infrastructure works for public housing developments at Pik Wan Road, Yau Tong

45. Mr WU Chi-wai noted from the site plan at Annex 1 to Enclosure 3 to the government paper that the proposed project 812CL would include the construction of two pedestrian walkway systems connecting the two public housing developments at Sites A and B at Pik Wan Road, Yau Tong, to the eastern footpath of Lei Yue Mun Road. As the exits of MTR Yau Tong Station were located on the western side of Lei Yue Mun Road, he enquired whether the Administration would consider revising the design of the two pedestrian walkway systems to stretch across Lei Yue Mun Road, so that the residents of the two public housing developments could access MTR Yau Tong Station directly using the new pedestrian walkway systems in the future.

46. CCE(PWP)/THB said that the Government had conducted traffic impact assessment for the public housing developments at Pik Wan Road, Yau Tong. The findings indicated that construction of the pedestrian walkway systems connecting the two public housing developments to the eastern footpath of Lei Yue Mun Road could divert the additional pedestrian flow arising from the new resident population and enhance the pedestrian connectivity of the area. He added that the suggestion of extending the pedestrian walkway systems to stretch across Lei Yue Mun Road was also

received during the Government's planning process. However, the option currently proposed was considered more suitable as the above suggestion would entail major alteration to the alignment of Lei Yue Mun Road, giving rise to concerns of engineering complexity and environmental impact on the surrounding area during construction.

47. Mr WU Chi-wai then enquired whether the two pedestrian walkway systems were the ancillary facilities to the two public housing developments to be completed in the future. CCE(PWP)/THB said that the two pedestrian walkway systems were public facilities provided by the Government for the district and would not be included in the housing estates' management areas.

48. Mr Jeremy TAM enquired whether it had been finalized that subsidized sales flats ("SSFs") would be provided in the two public housing developments. If those developments were SSFs, Mr WU Chi-wai suggested that the Administration should set out clearly in the Deed of Mutual Covenant ("DMC") the public facilities that were included in the boundary of the housing estates concerned, so as to define clearly the responsibility of flat owners in repairing and maintaining these public facilities.

49. Chief Architect (2), Housing Department, said that HKHA would maintain the flexibility in shifting between different types of housing, so as to cope with the possible changes in the demand for units in public rental housing/units under the Green Form Subsidized Home Ownership Scheme and other SSFs. HKHA had based its planning and design of the proposed developments on the assumption that they would be used for SSFs. CCE(PWP)/THB supplemented that he would relay members' concern about the DMC terms to HKHA for consideration.

50. Mr Jeremy TAM noted from the conceptual plan at Annex 4 to Enclosure 3 to the government paper that part of Site A under the public housing developments at Pik Wan Road, Yau Tong, was designated as waterworks reserve. He enquired about the actual use of the designated area. CCE(PWP)/THB replied that the area housed the underground pipework of the waterworks. The residential blocks of the public housing developments would not be built in the area.

51. Mr Jeremy TAM pointed out that as he understood, the current altitude of Site B under the public housing developments at Pik Wan Road, Yau Tong, was higher than the footpaths of Pik Wan Road. He enquired whether the altitude of the site would be lowered to align with the level of the footpaths when implementing site formation works, making it more convenient for residents to travel in and out of the housing estate in the future.

Moreover, he suggested that the parking facilities of the two housing estates should be shared between the residents of the two estates.

52. CCE(PWP)/THB said that the altitude of Site B would be adjusted to align gradually with the level of the footpaths of Pik Wan Road. He would relay members' view about the operation model of the car parks of the two housing estates to HKHA for consideration.

666CL—Formation, roads and drains in Area 54, Tuen Mun — phase 1 stage 2 and 681CL—Formation, roads and drains in Area 54, Tuen Mun — phase 2

53. Mr Holden CHOW pointed out that the proposed projects 666CL and 681CL would include formation of land in Area 54 of Tuen Mun for the purpose of public housing development in the proximity of existing major housing estates such as Yan Tin Estate and Siu Hong Court. He enquired whether the Administration had assessed if the traffic and transport facilities in the district were sufficient to meet the service demand arising from the large volume of new resident population.

54. Principal Assistant Secretary for Development (Works)2 ("PAS(W)2/DEVB") said that Area 54 of Tuen Mun was accessible by road networks, and the West Rail Line stations and Light Rail stops were in its vicinity. Furthermore, the Transport Department would arrange bus and minibus routes to destinations such as Tsuen Wan, the Northern District, Tsim Sha Tsui, Kwun Tong, Hong Kong Island and the airport.

55. Mr Holden CHOW was concerned about the time whether the commissioning of the schools to be developed on the land formed under the proposed project 681CL could tie in with the population intake schedule of the public housing development in Area 54 of Tuen Mun. He hoped that the schools could start operation at the time of or before the population intake, so that students moving into the area could go to school in the vicinity of their residence.

56. PAS(W)2/DEVB said that one secondary school and one primary school would be developed on the land formed under the proposed project 681CL. The formation of land was expected to be completed in 2025, and the Education Bureau would build schools on the land formed. It generally took at least three years to build a school. He added that there were a number of secondary and primary schools in the vicinity of Area 54 of Tuen Mun. The school places provided were expected to be sufficient to meet the need of students moving into the district in the future.

57. The Chairman said that the Subcommittee would continue to discuss this item at the next meeting. The meeting ended at 10:29 am.

Council Business Division 1
Legislative Council Secretariat
3 July 2020