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**Establishment Subcommittee of the Finance Committee**

**Minutes of the 13<sup>th</sup> meeting**  
**held in Conference Room 1 of Legislative Council Complex**  
**on Wednesday, 1 September 2021 at 8:30 am**

**Members present:**

Hon Mrs Regina IP LAU Suk-ye, GBM, GBS, JP (Chairman)  
Hon YIU Si-wing, SBS (Deputy Chairman)  
Hon WONG Ting-kwong, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, SBS, JP  
Hon WONG Kwok-kin, GBS, JP  
Hon Steven HO Chun-yin, BBS, JP  
Hon KWOK Wai-keung, JP  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Hon Elizabeth QUAT, BBS, JP  
Hon Martin LIAO Cheung-kong, GBS, JP  
Hon POON Siu-ping, BBS, MH  
Dr Hon CHIANG Lai-wan, SBS, JP  
Ir Dr Hon LO Wai-kwok, GBS, MH, JP  
Hon CHUNG Kwok-pan  
Hon Jimmy NG Wing-ka, BBS, JP  
Hon Holden CHOW Ho-ding  
Hon SHIU Ka-fai, JP  
Hon YUNG Hoi-yan, JP  
Dr Hon Pierre CHAN  
Hon CHAN Chun-ying, JP  
Hon Tony TSE Wai-chuen, BBS, JP

**Members attending:**

Hon Michael TIEN Puk-sun, BBS, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon LAU Kwok-fan, MH, JP

**Public Officers attending:**

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) 1
Mrs Angelina CHEUNG FUNG Wing-ping, JP	Deputy Secretary for the Civil Service 1
Mr Vic YAU Cheuk-hang, JP	Deputy Secretary for Development (Planning and Lands) 1
Mr David LAM Chi-man	Principal Assistant Secretary for Development (Planning and Lands) 5
Mr Albert LEE Wai-bun, JP	Deputy Director of Civil Engineering and Development
Mr Harry MA Hon-ngai	Assistant Director of Civil Engineering and Development (Administration)
Mr CHUI Si-kay	Deputy Project Manager (North) Civil Engineering and Development Department
Ms Joyce LAU Yiu-yan	Deputy Project Manager (West) Civil Engineering and Development Department
Ms Lily CHIU Lee-lee	Assistant Director of Lands (Specialist) 3
Ms Lily YAM Ya-may, JP	Assistant Director of Planning (Board)
Miss Leonia TAI Shuk-yiu, JP	Government Property Administrator
Mr Ronald CHAN Chi-ping	Deputy Government Property Administrator

**Clerk in attendance:**

Ms Connie SZETO Chief Council Secretary (1)4

**Staff in attendance:**

Mr Patrick CHOI Council Secretary (1)4  
Ms Alice CHEUNG Senior Legislative Assistant (1)1  
Ms Sharon CHAN Legislative Assistant (1)4  
Ms Haley CHEUNG Legislative Assistant (1)10

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The Chairman drew members' attention to the information paper ECI(2021-22)11, which set out the latest changes in the directorate establishment approved since 2002 and the changes to the directorate establishment in relation to the three items on the agenda. She then reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP"), they should disclose the nature of any direct or indirect pecuniary interest relating to the items under discussion at the meeting before they spoke on the items. She also drew members' attention to RoP 84 on voting in case of direct pecuniary interest.

**EC(2021-22)15      Proposed creation of six supernumerary posts of three Chief Engineer (D1) in the Civil Engineering and Development Department; one Chief Estate Surveyor (D1) in the Lands Department; one Chief Town Planner (D1) in the Planning Department; and one Chief Estate Surveyor/Principal Valuation Surveyor (D1) in the Government Property Agency for five years with immediate effect upon approval of the Finance Committee to take forward policy initiatives to increase land supply in the short, medium and long term**

2. The Chairman remarked that the establishment proposal was to create six supernumerary posts of three Chief Engineer in the Civil Engineering and Development Department ("CEDD"), to be designated as Chief Engineer/North 1 ("CE/North 1"), Chief Engineer/North 2 ("CE/North 2") and Chief Engineer/West 4 ("CE/West 4") respectively; one Chief Estate Surveyor in the Lands Department ("LandsD"), to be designated as Chief Estate Surveyor/New Development Areas ("CES/NDA"); one Chief Town Planner in the Planning Department, to be designated as Chief Town Planner/Town Planning Board 3 ("CTP/TPB3"); and one Chief Estate Surveyor/Principal Valuation Surveyor in the Government Property Agency ("GPA"), to be designated as Chief Property Manager (Project) ("C(P)", for five years to take forward policy initiatives to increase land supply in the short, medium and long term.

3. The Chairman remarked that at its meeting on 19 December 2018, the Panel on Development of the Legislative Council ("LegCo") was consulted on the Administration's original proposals of converting to permanent posts four supernumerary posts in CEDD and LandsD, creating one permanent post in GPA, and creating one supernumerary post at LandsD and GPA respectively. At its meeting on 3 April 2019, the Establishment Subcommittee ("ESC") agreed to recommend the proposal to the Finance

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Committee ("FC") for consideration. After reviewing the original proposals, the Administration submitted revised proposals for creation of six supernumerary posts. The salient points of the discussion of the Panel was reported at the Subcommittee meeting on 29 March 2019.

## Discussions

### *Duties of the proposed posts of Chief Engineer under the Civil Engineering and Development Department*

4. Mr Tony TSE said that he did not oppose the establishment proposal in principle. Noting the existing manpower at the directorate level in CEDD comprising Chief Engineer/West 3 ("CE/West 3") and Chief Engineer/West 5 ("CE/West 5") in the West Development Office ("WDO") of CEDD and Chief Engineer/North 3 ("CE/North 3") in the North Development Office ("NDO") of CEDD, whose areas of duties covered Hung Shui Kiu/Ha Tsuen New Development Area ("HSK/HT NDA"), San Tin/Lok Ma Chau ("ST/LMC") Area and Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA), Mr TSE remarked that there appeared to be overlapping of duties between these three posts with those of the three supernumerary CE posts proposed to be created. Mr TSE asked how creation of the three supernumerary CE posts would have a bearing on the scope of duties of the existing CEs in CEDD.

5. Furthermore, noting the existing duties of Chief Engineer/Land Works ("CE/LW") under CEDD, which included planning, design and construction of New Territories Greening Master Plans and administration and management of CEDD Landscape Term Contract etc., and given the time-limited nature of the former duties, and that the latter duties did not require an officer at the directorate grade to be responsible on a long term basis, Mr Tony TSE asked why it was necessary to have a CE to be responsible for greening works.

6. Deputy Director of Civil Engineering and Development ("DDCED") explained that prior to submitting the proposal for re-creating the three supernumerary CE posts, the department had critically examined the possible redeployment of other existing directorate officers within CEDD to take on the work of the proposed posts. Considering the fact that the other incumbents at the directorate level were already fully engaged in their existing work in respect of a large number of on-going and new major projects, including the responsibilities of the previous three posts that had lapsed in April 2019, it was practically impossible for them to absorb additional responsibilities without adversely affecting their original responsibilities. He added that the creation of the three proposed posts had no bearing on the duties of existing CE posts in CEDD.

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7. In response to Mr Tony TSE's enquiry on the key portfolios of the existing three permanent CEs in WDO and NDO, DDCED and Deputy Project Manager (West), CEDD remarked that the NDA projects for which the proposed supernumerary posts of CE were responsible fell outside the key portfolios of the three permanent CEs; that being the case, there was no question of overlapping duties between their duties and those of the proposed posts. Deputy Secretary for Development (Planning and Lands) 1 ("DS(PL)1") added that where necessary, consideration could be given to providing a more detailed job descriptions for the relevant posts in the future.

8. In response to Mr Tony TSE's enquiry on the work of CE/LW, DDCED advised that greening projects and district planning were inter-related and the relevant implementation plans were also an integral part of the projects; that being the case, a CE was needed to oversee the relevant work.

9. Mr Michael TIEN expressed concerns on the proposal for creation of three supernumerary CE posts for taking forward New Territories (North) ("NTN") and HSK/HT NDA projects, which deviated from past practice where only one CE post was created for taking forward the development of a new town. He asked if any quantifiable standards were in place to justify the establishment proposal.

10. DDCED explained that the major projects for which the three proposed CE posts were responsible and the relevant site areas of the projects were: (a) CE/West 4: the HSK/HT NDA project (411 hectares); (b) CE/North 1: the Remaining Phase of the KTN/FLN NDA project (247 hectares); and (3) CE/North 2: the major projects in the NTN, including San Tin/Lok Ma Chau Development Node ("STLMC DN")(320 hectares of study area), NTN New Town and Man Kam To ("MKT") Logistics Corridor (1 140 hectares of study area in total). Those were large scale NDA projects. In light of the workload involved and the manpower needed for taking forward the relevant NDA projects, CEDD found it necessary to re-create two supernumerary CE posts in NDO and one supernumerary CE post in WDO.

11. Mr CHAN Chun-ying expressed support for the establishment proposal. Noting that the three supernumerary posts were proposed to be created for five years irrespective of the progress of the projects for which the posts were responsible, he asked for details on the actual implementation timetables of the relevant projects.

12. In response, DS(PL)1 advised that the infrastructure works for the First Phase and the Remaining Phase of KTN/FLN NDA had commenced/would commence in 2019-2026 and 2024-2031 respectively.

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The infrastructure works for the first and the second phase of HSK/HT NDA were planned to commence in 2020-2025 and 2024-2032 respectively. Regarding NTN Development, the Administration targeted to commence works for STLMC DN in 2024-2025 and proceeding expeditiously with the planning and engineering study on the NTN New Town and MKT Logistics Corridor, which would take about three years.

*Planning for the traffic and transport infrastructure in new development areas*

13. Mr Holden CHOW expressed concerns on the planning work for railway in HSK/HT NDA, including the delay in the commissioning of MTR's Hung Shui Kiu station on the Tuen Ma Line. He was also concerned whether the proposed post of CE/West 4 would follow up on the planning proposal for a rail link to connect Hung Shui Kiu station with Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone ("Qianhai") to facilitate the population living in and around Hung Shui Kiu to take up employment in Qianhai. Noting that matters relating to planning and transportation for NDAs were under the ambit of the Development Bureau ("DevB") and Transport and Housing Bureau ("THB") respectively, Mr CHOW suggested that DevB should liaise with the relevant policy bureaux to follow up on the matter, given the far-reaching impact of cross-boundary railway on district development and employment.

14. Pointing out that the railway transport service provided by MTR's East Rail Line would be oversaturated given that population of the new town in NTN was reaching 200 000, Mr Michael TIEN opined that consideration should be given to having an elevated railway connecting Queen's Hill and Tsuen Wan via Tai Wai, which he had suggested earlier on. Instead of making THB responsible for matters relating to railway construction, Mr TIEN asked whether reference would be made to the approach adopted in 2019 when funding approval was sought from LegCo for studies related to Artificial Islands in the Central Waters to include in the duties of the proposed post of CE/North 2 both the planning work for NTN development and the related infrastructure for railway transportation.

15. In response, DS(PL)1 advised that cross-department collaboration was needed for NDA projects to be taken forward. THB was conducting a Strategic Study on Railways beyond 2030 to give recommendations on the layout of the railway and major road infrastructure for the future, including those for the connectivity between the NDAs and the urban areas, as well as planning for major transportation infrastructure. DevB and THB would work closely, and the three proposed CE posts would facilitate relevant cross-department co-ordination efforts.

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16. Mr YIU Si-wing expressed support for the establishment proposal. Pointing out that NTN development projects were taken forward in areas near Shenzhen including STLMC DN and the areas of Liantang and Heung Yuen Wai, it was expected that additional travellers would be attracted to NTN NDAs, given an increasing cross-boundary activities between the residents of Shenzhen and Hong Kong under the development of the Guangdong-Hong Kong-Macao Greater Bay Area ("Greater Bay Area"). Mr YIU expressed concerns that, in planning for the related infrastructure facilities, whether the Administration had learnt from the experience of the Sheung Shui district and the already closed San Tin Shopping City/the Boxes to take into account the volume of cross-boundary traffic, the demand for day and night-time parking spaces for coaches, and the need to avoid disruption to the daily lives of local residents by visitors.

17. DS(PL)1 explained that the two development projects referred to by Mr YIU Si-wing were near the immigration control point. In addition to existing cross-boundary transport facilities, in undertaking relevant planning, the Administration would take into account the future development of the surrounding areas (such as the co-location arrangement at the Huanggang Port) to ensure infrastructure facilities such as roads could cope with the long-term growth in cross-border people flow and vehicular traffic.

*Duties of the Lands Department relating to land acquisition and clearance*

18. Expressing concerns that residents affected by clearance operations arising from the new development projects might not be able to find suitable new homes in the short run, Mr Steven HO asked if the Administration had put in place any policy measures to address such issues. He also asked about the departments and officials responsible for handling such issues.

19. Expressing concerns on how the Administration would minimize the impacts on stakeholders, Mr YIU Si-wing asked if any specific measures were in place to streamline the relevant procedures for land acquisition or application for change of land uses in respect of the private land in NDAs.

20. Mr LAU Kwok-fan expressed support for the establishment proposal. He appreciated that LandsD had accepted the suggestions he made earlier on regarding rationalization of the land acquisition process. He opined that while the suggestion might increase the workload of frontline personnel, it could make the process of land resumption smoother over the longer run.

21. In response, DS(PL)1 advised that an Enhanced Conventional New Town Approach was adopted for KTN/FLN NDA and HSK/HT NDA under

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which landowners were allowed to apply for in-situ land exchange to develop their land planned for private development subject to meeting the criteria and conditions set out by LandsD.

22. DS(PL)1 stressed that land resumption required a lot of human resources as close liaison was needed with the residents and business operators being affected. The proposed post of CES/NDA would be responsible for the land administration work relating to the relevant development projects, including arrangements relating to land exchange, land resumption, compensation and rehousing.

23. Regarding ex-gratia payments and rehousing for squatter residents and business operators affected by the government's clearance operation for development, DS(PL)1 advised that the relevant arrangements were revised and relaxed in 2018, and eligible residents would have a non-means tested rehousing option at dedicated rehousing estates. The Administration had earmarked sites in the NDAs for the Hong Kong Housing Society to implement the relevant rehousing option at dedicated rehousing estates.

24. Reiterating that the policy on squatter areas involved many historical issues, Mr Steven HO considered that LandsD should temporarily suspend squatter clearance operations except where land resumption was made mandatory by development projects, and deploy additional manpower to expedite the process of relocating and rehousing squatter residents affected by the relevant enforcement actions. He requested the Administration to provide further explanation on the related policies and measures after the meeting.

*Planning Department's review on the process of planning development*

25. Pointing out the strong aspiration in the community for an expedited town planning process, Mr LAU Kwok-fan asked whether CTP/TPB3 was able to conclude the review on the Town Planning Ordinance (Cap 131) ("TPO") and the procedure of TPB within a tenure of five years, and whether the Administration could come up with a proposal for legislative amendments to be made to the relevant legislation.

26. Mr YIU Si-wing was concerned whether the proposed post of CTP/TPB3 was of a high enough rank to handle the duties relating to planning development and to negotiate and co-ordinate with relevant Mainland officials, and the policy bureaux and departments from which support would be given to CTP.

27. Ms YUNG Hoi-yan expressed support for the establishment proposal. She opined that possession of legal knowledge on the part of

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CTP/TPB3 would help shorten the time taken in communication with the relevant departments and the Department of Justice ("DoJ") and enhance the effectiveness of the planning work. She asked whether the post required the candidate to have legal qualification or relevant legal knowledge to handle duties relating to judicial review cases.

28. Mr Tony TSE asked for details of the work of CTP/TPB3 in following up on judicial review cases with respect to decisions made by TPB from July 2016 to 31 March 2019.

29. Mr CHAN Chun-ying asked whether the proposed supernumerary post of CTP/TPB would have a lighter workload compared to that of the existing two permanent CTPs at the Board Division of the Planning Department.

30. In response, DS(PL)1 and Assistant Director of Planning (Board) ("ADP(D)") advised that the Planning Department had started working on reviewing TPO and streamlining the procedure of TPB with a target of submitting a legislative proposal to LegCo in one year's time for legislative procedures to be taken forward in a progressive manner. Subsequent to completion of the legislative amendment exercise, the proposed post of CTP would also be responsible for updating the relevant TPB guidelines and to ensure the smooth implementation of all legislative proposals.

31. Regarding the main duties of the proposed post of CTP/TPB3, ADP(D) said that the duties included: (a) conducting a review on the relevant provisions of TPO with a view to streamlining the statutory planning process; (b) keeping TPB's guidelines and other administrative procedures and practices under review to streamline the planning process; and (c) representing TPB on matters relating to judicial reviews and other court cases and overseeing the follow-up work arising from related judicial proceedings.

32. DS(PL)1 stressed that DevB maintained working relationships and kept having exchanges with relevant authorities in the Mainland. Furthermore, the Security Bureau, THB and other relevant policy bureaux and departments would also have exchanges on relevant areas of work with the Mainland authorities. CTP/TPB3, being an officer at a directorate grade, would be capable of performing cross-departmental coordination tasks related to planning work in an effective manner.

33. Regarding the existing two permanent CTPs in the Board Division of the Planning Department, ADP(D) pointed out that their main duties included: (a) preparing submissions to the Executive Council in relation to approval of draft plans and reference back of approved plans for amendment

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in accordance with the provisions of TPO; (b) co-ordinating and vetting submissions to as well as providing secretariat services to the Planning Committees of TPB; and (c) handling town planning appeal cases. Given the heavy workload of the existing personnel, there was no room for them to absorb additional duties, and hence there was a pressing need to create the proposed supernumerary post.

34. Regarding the duties of CTP/TPB3 in respect of matters relating to judicial review cases, DS(PL)1 and ADP(D) advised that the candidate had to be able to advise and give suggestions in line with the relevant provisions and criteria of the planning procedures based on his/her professional knowledge in planning. Given that professional legal advices would be given by DoJ, and that more effective collaboration between the two parties could be achieved through accumulation of experience, it was the view of the Administration that, insofar as the candidate for the proposed post was concerned, having professional knowledge in planning would be more important than having legal background.

35. Regarding the handling of matters relating to judicial review cases, ADP(D) pointed out that, from 2016 to 2019, a team lead by CTP/TPB3 had liaised with DoJ on 24 judicial review cases (involving 18 outline zoning plans) for formulation of strategies on litigation, preparation of affidavits, legal statements and responses etc. In addition, after rulings had been made, the candidate had to follow up on matters relating to the orders and judgements handed down by the court, including whether or not amendments had to be made to the relevant outline zoning plans, or reviews on the procedures of TPB should be conducted for improvement measures to be introduced.

36. Mr WONG Ting-kwong expressed support for the establishment proposal. Stating his view that the current policy for land development were riddled with problems including overlapping functions among government departments and unduly long period of time in relation to the vetting procedures of TPB etc., he looked forward to a thorough review on the relevant policy to be carried out by the Administration to rationalize the procedures of land development and foster the development of Hong Kong in different areas.

37. Ms Starry LEE expressed support for the establishment proposal. She opined that in addition to conducting reviews on town planning procedures, studies should be conducted for introduction of mechanisms under which priority would be given to streamlining application procedures for change of specified land use and expediting the vetting procedures, and consideration should be given to alternative ways for increasing the supply of land over the short to medium term.

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38. Ir Dr LO Wai-kwok expressed support for the establishment proposal. He welcomed the undertaking made by the government for expediting the planning and implementation of major projects and in making optimal use of the land resource in NTN. In addition to conducting a review on TPO and the procedure of TPB, he believed that the Administration should conduct a comprehensive review on land development of Hong Kong as a whole and the procedures of land planning expeditiously. He sought details from the Administration regarding the specific plans for the relevant initiatives.

39. The Chairman was of the view that in addition to conducting a review on TPO, the Administration should conduct reviews on other ordinances relating to town planning, such as the Foreshore and Sea-bed (Reclamations) Ordinance (Cap 127), the Roads (Works, Use and Compensation) Ordinance (Cap 370), the Environmental Impact Assessment Ordinance (Cap 499), the Country Parks Ordinance (Cap 208) and the Protection of the Harbour Ordinance (Cap 531) etc., and set timetables for the relevant initiatives with a view to expediting Hong Kong's planning procedures to keep up with the pace of the development of the various cities of the Greater Bay Area.

40. Mr Tony TSE concurred that in addition to conducting a review on TPO, consideration should be given to conducting reviews on the various ordinances relating to planning conditions and disclose non-classified internal planning guidelines of the Planning Department to the public to make it easier for planning approval to be obtained.

41. DS(PL)1 agreed that land policy was the priority of the Administration. He stressed that the Administration would step up efforts to expedite the supply of land in a professional manner. For the purpose of expediting the procedures for development, the Administration recognized the need for reviews on the existing statutory and administrative planning procedures, including reviews on TPO and the various guidelines and practices of TPB. That being the case, it was imperative for the Planning Department to re-created the proposed post.

42. DS(PL)1 further advised that given the time needed for land formation for housing development, the Administration had sought rooms for expediting the process of development on various fronts. For example, studies had been made on advancing the target dates of commencing the infrastructure projects and other related works of STLMC DN to 2025 through streamlining project planning and the design process as well as phased implementation of the projects. The introduction of new reclamation techniques on Tung Chung New Town Extension Project was

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another example in which improved engineering techniques were employed for speedy delivery of land to the Housing Department for building public rental housing. Regarding supply of land in the medium run, efforts had been made by the Government to increase the supply of land, such as by changing land use and releasing the resources of brownfield sites etc.

43. Regarding specific plans for conducting reviews on the development of land on the whole and the procedures of land planning, DS(PL)1 advised that DevB had set up a Steering Group on Streamlining Development Control ("Steering Group") and a Development Projects Facilitation Office. The Steering Group was mainly responsible for exploring rooms for streamlining development control together with the Buildings Department, LandsD and the Planning Department, whereas the Development Projects Facilitation Office was responsible for facilitating the processing of development approval applications for larger-scale private residential sites leading up to the commencement of works. The efforts of the Administration had achieved certain success.

44. On reviews of other legislation relating to town planning, DS(PL)1 pointed out that the Chief Executive stated in the 2020 Policy Address that she had authorized the Secretary for Development to expand the composition and remit of the Steering Group to include vetting departments other than those under DevB, with a view to reviewing more comprehensively the development approval processes for both Government and private projects, and rationalizing the development-related requirements imposed by different bureaux. DevB had started working on the review which covered the administrative procedures of the relevant departments and the relevant ordinances. The Bureau would be mindful of any needs for introducing amendments to the ordinances or legal provisions referred to by the Chairman. As regards timetables, priority would be given to the review on TPO, while reviews on other legislation were being carried out in a progressive manner.

45. Regarding making the criteria for project approval available to the public, DS(PL)1 agreed in principle that the criteria for considering applications should be as open and transparent as possible. He cited the example of the Practice Note on lease modification applications (including in-situ land exchange) in NDAs under the Enhanced Conventional New Town Approach prepared by LandsD, which had been published for public perusal.

46. The Chairman expressed concerns on the award of term consultancy agreements by the Administration for conduct of feasibility studies on land development projects. She pointed out that generally speaking, feasibility studies required a huge amount of resources and took a long time to

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complete, and the commissioning of a single consultancy firm to carry out multiple consultancy studies might result in monopoly by individual companies as a result of lack of competition. The Chairman asked in tendering consultancy agreements, whether consideration would be given to engaging more consultancy firms from the Mainland, and whether the Administration would only accept tenders submitted in English.

47. Dr Junius HO expressed opposition to the establishment proposal. Regarding the Administration's practice of engaging consultancy firms for conducting feasibility studies on development projects on the one hand and creating directorate posts on the other, he questioned that it would lead to expansion of the civil service without contributing to the progress of the projects and non-compliance with the policy requirements of the "Outline of the Fourteenth Five-Year Plan for the National Economic and Social Development and the Long-Range Objectives Through the Year 2035". He urged that the Administration should strictly control the size of the civil service and freeze the number of directorate posts. In addition, he asked if the government officials could take up the role of the consultancy firms if the proposed posts were created. Furthermore, he opined that consideration should be given to introduction of legislative amendments to TPO to streamline certain procedures in the process of planning application for permission with a view to shortening the planning time needed for government projects. Dr HO asked how the proposed posts could facilitate formulation of related policies, as well as the aims, targets, implementation timetables and performance indicators of the related policies.

48. In response, DDCED advised that reference had been made to the engineering experience of Mainland and overseas projects for new technologies to be introduced to Hong Kong. Besides, efforts had been made to enhance the effectiveness of feasibility studies and consultancy studies on district planning in general. He cited the term consultancy agreements as an example and illustrated that the use of the arrangements was able to reduce significantly the administrative procedures and processing time required to select and commission consultancy firms for multiple studies on a case-by-case basis. For the purpose of ensuring that the successful bidder had sufficient skills and resources to complete relevant projects, CEDD would evaluate the tenderer's overall track record and bidding prices at the tendering stage. It would also monitor the performance of the consultancy firms regularly and rigorously to ensure on schedule completion of the projects in a satisfactory manner.

49. Regarding the roles of consultancy firms and the post of the Chief Engineers proposed to be created on development projects, DDCED explained that they had markedly different roles to play. While consultancy firms were largely responsible for providing technical support and matters

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relating to construction management, CCED officials would be responsible for policy implementation and steering of project planning and design, administration, resources allocation, public consultation, funding applications and handling relevant statutory procedures etc. The two parties were required to work together as a whole in a complementary manner.

50. DS(PL)1 reiterated that the major duties of the post of CTP included reviewing TPO and the procedures and practices of TPB, with a view to streamlining the time needed for the planning of different works projects. The major duties and work targets of the posts proposed to be created were set out in the discussion paper. The timetables of the projects under the remit of each post were very clear and performances were measured on a value for money basis.

*Government Property Agency's "Single site, multiple use" initiative*

51. Mr Michael TIEN expressed support for the new functions to be taken up by GPA under the "single site, multiple use" initiative, under which GPA would be responsible for steering and taking forward project planning and implementation for multi-storey development projects on "Government, Institution or Community" sites involving cross-policy bureaux facilities. Referring to the example of Tsuen King Circuit Market, he pointed out that pending the belated completion of the planning studies on implementing the "single site, multiple use" initiative, the venue had become a short-term storage area for government departments since the closure of the market in 2018, and the proposal on reusing the venue (such as kindergarten and multi-function room) had not been implemented. Mr TIEN asked whether C(P) could make improvements to that, and in cases involving projects where conflicts had arisen in the development conditions or circumstances of different floors of the buildings, whether C(P) would ensure that the "single site, multiple use" initiative would be duly implemented.

52. Pointing out the availability of many Government, Institution or Community" sites in Hong Kong at present, Mr Tony TSE asked why the proposed post of C(P) and its Project Division would be responsible for taking forward just six projects under the "single site, multiple use" initiative over the next five years.

53. DS(PL)1 and Government Property Administrator explained that while the Government was implementing multi-storey development projects on "Government, Institution or Community" under the "single site, multiple use" initiative for more effective use of land resources, a dedicated department was not in place in the past to assume a central coordination role. In view of this, it was the plan of GPA to establish a new Project Division

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and create a C(P) post to handle related work on a dedicated basis, and adopt a more proactive approach to better co-ordinate government building projects involving multiple user departments. In addition to the six projects set out in the paper which had been identified as the first batch of development projects, C(P) could be made responsible for an increasing number of projects as C(P) and GPA accumulated more experience from the implementation of the "single site, multiple use" initiative.

54. Regarding Mr Michael TIEN's view on the Tsuen King Circuit Market, DS(PL)1 advised that although the market had been closed, the swimming pool and recreation facilities at other floors of the building were still open. Under the existing mechanism for the management of government premises, the Food and Environmental Hygiene Department had sought assistance from GPA to identify other government departments that could make use of the market for other government purposes. With the assistance of GPA, the premise had been allocated for storage use as per the request of the relevant departments. He added that while the site was still being used by government departments, the Planning Department was about to advance the conduct of studies on the long-term use of the site with a view to putting the site to optimal use expeditiously.

55. Ir Dr LO Wai-kwok opined that taking forward the "single site, multiple use" initiative would bring a lot of benefits to the community in the medium to long term, such as a significant increase in the number of parking spaces. He hoped that the Administration could formulate a plan for taking forward the initiative and advise policy bureaux, departments and members of the public on the effectiveness of the initiative.

56. In reply, DS(PL)1 said that under the "single site, multiple use" initiative, more parking spaces could be provided on the relevant site. GPA has been actively communicating with the Transport Department in this regard with a view to further increasing the number of parking spaces in the projects being taken forward.

Voting on the item

57. There being no further questions from members, the Chairman put the item to vote. All the members present were in favour of the proposal. The Chairman declared that the Subcommittee agreed to recommend the item to FC for approval. No member requested that the item be voted on separately at the relevant FC meeting.

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58. There being no other business, the meeting ended at 10:34 am.

Council Business Division 1  
Legislative Council Secretariat  
23 September 2021