

立法會
Legislative Council

LC Paper No. FC253/20-21
(These minutes have been
seen by the Administration)

Ref : FC/1/1(21)

Finance Committee of the Legislative Council

Minutes of the 22nd meeting
held at Conference Room 1 of the Legislative Council Complex
on Friday, 30 April 2021, from 2:48 pm to 5:22 pm

Members present:

Hon CHAN Kin-por, GBS, JP (Chairman)
Hon CHAN Chun-ying, 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 WONG Ting-kwong, GBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS
Hon Frankie YICK Chi-ming, SBS, JP
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, GBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, 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-kiwok, SBS, MH, JP
Hon CHUNG Kwok-pan
Hon Jimmy NG Wing-ka, BBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon Holden CHOW Ho-ding
Hon SHIU Ka-fai, JP
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan, JP
Dr Hon Pierre CHAN
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH
Hon Kenneth LAU Ip-keung, BBS, MH, JP
Dr Hon CHENG Chung-tai
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP

Public officers attending:

Ms Alice LAU Yim, JP	Permanent Secretary for Financial Services and the Treasury (Treasury)
Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) 1
Miss CHAN Cheuk-yin, Jennie	Principal Executive Officer (General), Financial Services and the Treasury Bureau (The Treasury Branch)
Mr Vincent MAK Shing-cheung, JP	Deputy Secretary for Development (Works) 2
Mr Terence LAM Tat-ming, JP	Principal Assistant Secretary for Development (Works) 5
Mr Ricky LAU Chun-kit, JP	Director of Civil Engineering and Development
Mr Raymond IP Wai-man	Deputy Head of the Sustainable Lantau Office (Works), Civil Engineering and Development Department
Mr Alfred WONG Kwok-fai	Chief Engineer (Lantau 1), Civil Engineering and Development Department

Miss Winnie LAU Bo-ye	Assistant Director of Planning (Territorial)
Mr NGAI Hon-wah	Government Engineer/ Railway Development (2), Highways Department
Dr CHOI Yuk-lin, JP	Under Secretary for Education
Mr Philip HAR Mung-fei	Principal Assistant Secretary for Education (Infrastructure and Research Support)
Mr Frank WONG Tak-choi, JP	Project Director 1, Architectural Services Department
Ms Maria TSANG Pui-shan	Chief Project Manager 102, Architectural Services Department
Mr Jack CHAN Jick-chi, JP	Under Secretary for Home Affairs
Mr Sammy LEUNG Ka-lok	Principal Assistant Secretary for Home Affairs (Civic Affairs) 1
Mr Stephen IP Shing-tak	Chief Technical Adviser (Subvented Projects), Architectural Services Department

Other persons attending:

Mr Albert SU Yau-on	Chief Executive, Tung Wah Group of Hospitals
Mr Bernard FUNG Tak-kei	Head of Property Division, Tung Wah Group of Hospitals
Ms Alice LEUNG Bick-king	Head of Community Services Division, Tung Wah Group of Hospitals
Mr Bruce LAW Tan-sing	Director, DLN Architects Limited
Mr Bowie LAU Ho-kong	Associate, Turner & Townsend Limited
Ms Selina SO Yu-man	Chief Executive, Hong Kong Girl Guides Association
Mr Matthew WONG Wai-man	Project Consultant, Hong Kong Girl Guides Association
Ir Gareth LAM Kwong-chiu	Project Director, WSP (Asia) Limited
Ms Shirley CHEUNG Sze-lai	Associate Director, Andrew Lee King Fun & Associates Architects Ltd

Clerk in attendance:

Ms Anita SIT

Assistant Secretary General 1

Staff in attendance:

Miss Bowie LAM

Council Secretary (1)1

Mr Frankie WOO

Senior Legislative Assistant (1)3

Miss Yannes HO

Legislative Assistant (1)7

Action

The Chairman reminded members of the requirements under Rule 83A and Rule 84 of the Rules of Procedure.

Item 1 — FCR(2021-22)5

**RECOMMENDATION OF THE ESTABLISHMENT
SUBCOMMITTEE MADE ON 31 MARCH 2021**

EC(2020-21)13

HEAD 39 — DRAINAGE SERVICES DEPARTMENT

Subhead 000 Operational expenses

2. The Chairman said that this item sought the approval of the Finance Committee ("FC") for the recommendation of the Establishment Subcommittee ("ESC") made at its meeting on 31 March 2021 on EC(2020-21)13 to create one supernumerary post of Chief Engineer (D1) in the Drainage Services Department to lead a new Cavern Projects Division to mainly implement the relocation of Sha Tin Sewage Treatment Works to caverns and plan cavern projects for relocation/accommodation of other suitable sewage treatment facilities. No members requested for separate discussion and voting of the item.

Voting on FCR(2021-22)5

3. At 2:50 pm, the Chairman put item FCR(2021-22)5 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

**Item 2 — FCR(2021-22)6
RECOMMENDATION OF THE ESTABLISHMENT
SUBCOMMITTEE MADE ON 31 MARCH 2021**

EC(2020-21)12

**HEAD 33 — CIVIL ENGINEERING AND DEVELOPMENT
DEPARTMENT**

HEAD 118 — PLANNING DEPARTMENT

HEAD 60 — HIGHWAYS DEPARTMENT

Subhead 000 Operational expenses

4. The Chairman said that this item sought FC's approval for the recommendation of ESC made at its meeting on 31 March 2021 on EC(2020-21)12 to create six supernumerary posts of one Principal Government Engineer (D3), one Government Town Planner (D2), three Chief Engineers (D1) and one Chief Town Planner (D1) in the Civil Engineering and Development Department ("CEDD"); one supernumerary post of Chief Town Planner (D1) in the Planning Department ("PlanD"); and one supernumerary post of Chief Engineer (D1) in the Highways Department ("HyD") to implement the development and conservation projects related to Lantau. The item had been discussed by ESC for one hour and seven minutes.

Manpower resources and responsibilities

5. Mr CHAN Chun-ying said that he supported in principle the creation of the eight supernumerary posts in consideration of the significant workload involved. About the duty "to chair/attend meetings to ensure the smooth delivery of studies and works" in the respective job descriptions of the four Chief Engineers and one Chief Town Planner, Mr CHAN suggested revising it as "to communicate with stakeholders of projects concerned to ensure the smooth delivery of studies and works" so as to reflect their duties more appropriately. Noting that the duties of the post of Deputy Head (Planning and Conservation) (i.e. Government Town Planner) were mainly supervisory, Mr CHAN sought elaboration on its importance and functional duties.

6. Deputy Secretary for Development (Works)2 ("DS for DEV(W)2") said that "Development in the North, Conservation for the South" was an overarching principle in the overall and long-term development of Lantau. As conservation was a relatively important strategic development direction in Lantau, there was a need for Planning and Conservation Branch in Sustainable Lantau Office ("SLO") to be headed by a Government Town Planner with expertise in planning for conservation from an overall

perspective of Lantau. He acknowledged Mr CHAN Chun-ying's concern regarding the job descriptions of the above-stated posts and undertook to consider the suggested revision in future.

7. Mr Tony TSE expressed support for an appropriate increase in manpower to implement related projects as Lantau was important for the urban and economic development of Hong Kong. He was appreciative of the supplementary information provided by the Administration at his request in LC Paper No. ESC44/20-21(01) which set out clearly the project details, work progress, and milestones/targets of SLO, and suggested adoption of the same approach for future funding proposals to facilitate FC's consideration. Mr Holden CHOW shared Mr TSE's views. Mr TSE also sought clarification on whether the statement in paragraph 4 of LC Paper No. ESC44/20-21(01) that the Lands Department "does not keep separate statistics on the manpower deployed for the development and conservation projects in Lantau" implied that no additional manpower was required. He pointed out that land administration and management as well as cost control necessitated significant input at the support level, and urged the Administration to review the need for non-directorate support at an appropriate time.

8. DS for DEV(W)2 said that the establishment of SLO had increased from 100 in 2017 to 140 currently. The Government would have regard to members' views and increase manpower as appropriate to cope with additional workload.

9. Mr YIU Si-wing noted from LC Paper No. ESC44/20-21(01) that some projects/initiatives under SLO were undertaken by consultants and others by in-house staff. He enquired about how the consultancy fees would be met. Mr YIU also asked whether (a) the supernumerary posts concerned would provide suggestions and/or set standards for improving toilet facilities and cleanliness of country parks and recreation sites; and (b) the Eastern Artificial Island, located between Lantau and the Hong Kong-Zhuhai-Macau Bridge in the Greater Bay Area and planned for sightseeing purpose, would come under the portfolio of SLO.

10. DS for DEV(W)2 said that staff of SLO would undertake preliminary work at early stage of projects and consultants would be engaged for most projects. The consultants' fees would depend on the scale of the studies concerned, and FC's approval would be sought if the costs exceeded \$50 million. SLO had promulgated the Lantau Conservation and Recreation Masterplan ("the Masterplan") which provided a framework guiding the conservation and recreation initiatives of Lantau. The Government would leverage these planning initiatives to provide improved

facilities in recreation sites. As regards work relating to the Greater Bay Area, it was under the portfolio of PlanD and other relevant bureaux/departments.

11. Dr CHENG Chung-tai said that the proposed supernumerary posts would be responsible for planning the long-term sustainable development of Lantau, and about half of such posts would be required up to 2030. He questioned the reasonableness for the manpower resources of such an important project to be met through the creation of supernumerary posts, and whether this was related to the Chief Executive's pledge on zero growth in the civil service. Mrs Regina IP enquired how the creation of the eight supernumerary posts would be offset, such as by the deletion of certain permanent posts.

12. DS for DEV(W)2 advised that the resource allocation for the posts concerned had been sought about two years before the zero-growth policy came into play. As it was likely that the recommendations of the Studies related to the Artificial Islands in the Central Waters ("Central Waters Study") would impact significantly on the manpower requirements of SLO, the Government would examine the staffing requirements when appropriate.

13. Dr CHENG Chung-tai took the view that the artificial islands in the Central Waters, planned as the third Core Business District, should take priority over other projects. As some proposals relating to conservation in Lantau were controversial, such as the bridges at Tai O, he urged the Administration to give early and careful planning to the proposals. In relation to re-delineation of geographical constituencies of the Seventh Term of LegCo, Dr CHENG asked if the Administration would consider including the artificial islands as part of the Hong Kong Island.

14. DS for DEV(W)2 explained that there was a total of five development offices under CEDD, i.e., East, South, West, North Development Offices and SLO, and SLO was also responsible for conservation work in addition to development. The portfolio of the five offices did not bear any relationship to the delineation of geographical constituencies.

15. Mr Jeffrey LAM enquired about the duties of the supernumerary posts in conservation and fostering of green living in Lantau, whether the functions of these posts would overlap with those for taking forward the Lantau Tomorrow Vision ("LTV"), and whether additional costs for recruitment and training would be incurred.

16. DS for DEV(W)2 said that one aspect of work of the proposed supernumerary posts was conservation in South Lantau. The Masterplan promulgated by SLO provided guidance and direction for related initiatives, and the proposed posts would help materialize the initiatives. Another aspect of work was the Central Waters Study, and the Government would examine the manpower resources requirement having regard to the Study's recommendations. As the three supernumerary posts in CEDD, HyD and PlanD were for conducting the Central Waters Study, there was no overlap in the job duties of these posts with those related to conservation and green living in Lantau.

Transport infrastructure

17. Mr Holden CHOW urged the Administration to expedite the provision of various transport facilities (e.g. Road P1 and extension of the rail links) to address the needs of the increasing population in Lantau. He also enquired about the latest progress of the study on road connection between Tung Chung and Tai O.

18. DS for DEV(W)2 said that the Government would commence the Central Waters Study as soon as possible, and examine the feasibility of expediting the commissioning of rail links through phased implementation. Separately, SLO was conducting the Study on Traffic, Transport and Capacity to Receive Visitors for Lantau to study the need and future direction for improvement of Lantau's road network, including the connection between Tung Chung and Tai O. The Study was expected to be completed in the second half of 2021.

19. Mr Michael TIEN expressed concern that the proposed fifth cross-harbour rail link would only be commissioned in 2038, lagging behind the substantial population growth in Lantau brought about by the potential development of the artificial islands by 2034. He considered that the Administration should ensure the timely provision of transport network before the population intake of the artificial islands. Since the proposed rail link would be constructed and operated by MTR Corporation Limited ("MTRCL"), there should be room for compressing the planning and design schedule, thereby advancing commissioning of the rail link to 2036.

20. DS for DEV(W)2 acknowledged that the proposed rail link would interface with the existing MTRCL railway network at several locations in Tuen Mun, Sunny Bay and Hong Kong Island. The Government would aim at early communication with MTRCL when conducting the Central Waters Study, and relay Mr Michael TIEN's views to the Transport and Housing Bureau.

21. Noting that the artificial islands would have an estimated population of 0.7 million to 1 million, Mrs Regina IP expressed concern about the sufficiency of the proposed rail link to meet the resulting traffic demand. She enquired whether information on the consultants engaged for the Central Waters Study would be released after completion of the tender process, and whether the study would include details on the population intake of the artificial islands to tie in with the phased implementation of the transport projects.

22. DS for DEV(W)2 said that tenders for the Central Waters Study would close on 10 May 2021 and details of the successful bidder would be announced after completion of the tender assessment. On the external transport infrastructures for the artificial islands, an initial assessment by CEDD indicated a feasibility for road and rail connections to Hong Kong Island and Northeast Lantau, as well as the future possible option for rail connection to Kowloon. It would, however, be necessary to give regard to the consultants' findings under the Central Waters Study. He took note of members' views for the provision of new transport infrastructures to tie in with the population intake in Lantau.

23. Ir Dr LO Wai-kyok expressed support for the funding proposal. He considered the development of Lantau would be extremely important for the future of Hong Kong, and significant workload would be involved on account of the mega size of the reclaimed area, commencement of the Central Waters Study, and implementation of the policy direction of "Development in the North, Conservation for the South". In addition to extending the supernumerary posts which lapsed on 1 April 2021, the Chief Engineer post for HyD was also essential for implementing the priority rail of LTV. Ir Dr LO shared members' concern about the commissioning of transport infrastructures to dovetail with the population intake in new development areas, and called for better co-ordination among bureau/departments for the development of Lantau. He also stressed the importance to facilitate access by the public to South Lantau for related recreational or water activities.

24. DS for DEV(W)2 assured members that the Government would accord priority to transport infrastructure for the development of Lantau. In relation to the policy direction of Conservation for the South, he advised that SLO would identify more recreation initiatives in South Lantau to even out the visitor flow.

Lantau Conservation Fund

25. Dr CHENG Chung-tai remarked that SLO was responsible for the planning of cultural/recreational and transport facilities, and sustainable development of Lantau, all of which called for significant resources. He sought information on the scope of projects to be funded by the Lantau Conservation Fund ("LCF"), and whether consultation on local improvement works projects like those in Tai O and Mui Wo would be undertaken.

26. DS for DEV(W)2 said that LCF would finance conservation-related projects by eligible non-governmental organizations ("NGOs")/local education institutions, and minor local improvement works by the Government. Over 70 applications had been received from NGOs/local education institutions, and vetting of the applications would be completed in July 2021. For the minor improvement works by the Government, three projects had been approved of which two were related to hiking trails and one to water supply facilities. Director of Civil Engineering and Development added that of the applications by NGOs/local education institutions, about 40 were on research, over 20 on education and engagement, and four on conservation management agreements. The applications would be submitted to the LCF Advisory Committee for consideration and recommendation. He affirmed that consultation would be undertaken with the residents on local improvement works projects.

Voting on FCR(2021-22)6

27. At 3:42 pm, the Chairman put item FCR(2021-22)6 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

Item 3 — FCR(2021-22)7

**RECOMMENDATION OF THE PUBLIC WORKS
SUBCOMMITTEE MADE ON 7 APRIL 2021**

PWSC(2020-21)38

HEAD 703 — BUILDINGS

Education — Primary

365EP — A 36-classroom primary school at Area 9, Tai Po

28. The Chairman said that this item sought the approval of FC for the recommendation of the Public Works Subcommittee ("PWSC") made at its meeting on 7 April 2021 to upgrade 365EP to Category A at an estimated cost of \$427.3 million in money-of-the-day ("MOD") prices for the

construction of a new primary school at Area 9, Tai Po. The item had been discussed by PWSC for one hour and 12 minutes.

29. In relation to this and other public works proposals to be considered at the meeting, the Chairman declared that he was an Executive Director and the Chief Executive Officer of Well Link Insurance Group Holdings Limited. He was also a Director of Well Link General Insurance Company Limited and Well Link Life Insurance Company Limited, which were subsidiaries of Well Link Insurance Group Holdings Limited.

30. Mr Holden CHOW asked about the arrangement for tying in the commissioning of the new school with the planned population intake in Area 9 of Tai Po, and the contingency plan, if any, in case of delay.

31. Under Secretary for Education ("USED") said that if works on the project commenced on schedule in the second quarter of 2021, the project would be completed by the third quarter of 2023. This was a reasonable estimate based on past experience, and would tie in with the population intake of the public housing estates of Area 9. USED clarified that the development of Area 9 did not have causal relationship with the construction of the new school. The Government would reserve sites for public sector school development when planning large-scale residential developments in accordance with the guidelines set out in the Hong Kong Planning Standard and Guidelines. Consideration would also be given to other factors including the overall demand for school places of the district concerned in deciding when to kick-start the relevant school building project. The Government would maintain close liaison with the School Sponsoring Body of the new school. As regards contingency plan, USED pointed out that there were 19 public sector primary schools in the relevant school net and a vacant school premises under EDB's purview in Tai Po District. If necessary, arrangement would be made for students residing in the new public housing estates of Area 9 to attend existing schools nearby.

32. Pointing out that the population of Area 9 would be about 18 000, Dr CHENG Chung-tai sought assurance that the demand for school places would be duly met. He requested the Administration to provide follow-up reports in due course when more accurate assessment of the demand for school places and the progress of construction of the new school could be made. USED said that unless affected by unforeseen circumstances, the construction of a new school would normally take around 30 months. She undertook to provide the above requested information in due course.

Voting on FCR(2021-22)7

33. At 3:49 pm, the Chairman put item FCR(2021-22)7 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

Item 4 — FCR(2021-22)8

**RECOMMENDATION OF THE PUBLIC WORKS
SUBCOMMITTEE MADE ON 7 APRIL 2021**

PWSC(2020-21)39

**HEAD 708 — CAPITAL SUBVENTIONS AND MAJOR SYSTEMS
AND EQUIPMENT**

Subvention — Miscellaneous

**42QJ — Youth Hostel Scheme – construction works of the youth
hostel project by Tung Wah Group of Hospitals**

**48QJ — Youth Hostel Scheme – construction works by the Hong
Kong Girl Guides Association for the youth hostel project
in Jordan**

34. The Chairman said that this item sought the approval of FC for the recommendation of PWSC made at its meeting on 7 April 2021 on PWSC(2020-21)39 to upgrade 42QJ to Category A at an estimated cost of \$435.4 million in MOD prices for the construction of youth hostel facilities in Sheung Wan by the Tung Wah Group of Hospitals ("TWGH"); and to upgrade 48QJ to Category A at an estimated cost of \$766.4 million in MOD prices for the construction of youth hostel facilities in Jordan by the Hong Kong Girl Guides Association ("HKGGA"). The item had been discussed by PWSC for 57 minutes.

35. Mr Christopher CHEUNG declared that he was President of the New Territories Regional Association of HKGGA, which was a non-remunerated position.

Youth Hostel Scheme

Policy objectives

36. Mr YIU Si-wing, Mr Holden CHOW, Mr Tony TSE, Mrs Regina IP, Ms YUNG Hoi-yan, Mr Christopher CHEUNG, Mr Jeffrey LAM and Mr Martin LIAO expressed support for both projects and urged for their early approval. Mr YIU and Mr TSE expressed concern about the slow progress

of the Youth Hostel Scheme ("YHS") since its announcement in the 2011-2012 Policy Address. Mr TSE said that the Administration should be more proactive in taking forward YHS and resolving problems encountered. Mr YIU asked whether the Administration had set a ratio on the land use for YHS and the Funding Scheme to Support Transitional Housing Projects, both of which were competing for land resources. Mr CHOW referred to the Administration's goal to provide 15 000 units within three years under the latter scheme, and enquired how the Administration would strike a balance between YHS and transitional housing, as well as the cost comparison.

37. Under Secretary for Home Affairs ("USHA") said that YHS was different from transitional housing as the former was a youth development policy measure which focused on meeting the aspiration of some working youth in having their own living spaces; enabling youth to accumulate some savings to pursue their personal development in future through paying below-market rental; and unleashing the potential of under-utilized sites held by NGOs. Moreover, transitional housing was a temporary measure for addressing housing problems, whereas youth hostel buildings under YHS were permanent structures which aimed at realizing the above-mentioned policy objectives. As the objectives were different, cost comparison between YHS and transitional housing might not be appropriate.

38. USHA explained that implementation of YHS was a challenging task. In addition to achieving the policy objectives of the Scheme, it was necessary to resolve issues arising from the "single site, multiple uses" principle, and that the NGOs had to have and willingly offer their under-utilised sites to construct youth hostel facilities thereon for future operation on a self-financing basis. For TWGHs' project, it had taken time to consult the Antiquities Advisory Board ("AAB") on heritage conservation and to obtain approval from the Town Planning Board ("TPB"), whereas issues associated with the design of HKGGA's headquarters, etc. had to be addressed in HKGGA's project.

Size, cost and rental of hostel units

39. Mrs Regina IP enquired about the size of youth hostel units and how they compared with that of public rental housing units, whether there were restrictions on the relationship of tenants of double-room unit, and if NGOs would operate the hostels on a not-for-profit basis.

40. USHA said that under the policy requirements of YHS, the size of a single room should be in the range of 10-15 sq m and that of a double room should be 15-20 sq m. This standard was considered appropriate for youth.

There was no specification on the relationship of tenants of a double room; they could be friends, siblings or couples. USHA affirmed that youth hostels were operated by NGOs on a not-for-profit basis in accordance with the YHS policy. Prudent conditions were in place for compliance by operators, including requirements to submit annual financial and operation reports to the Government. Any profits generated would go to the mandatory reserve fund set up for the youth hostel for its future maintenance use.

41. Ms YUNG Hoi-yan enquired about the rental level of youth hostel units, whether there was room for downward adjustment having regard to the affordability of youth, and if the Administration would provide financial subsidy in this regard.

42. USHA reiterated the objectives of YHS and pointed out that the Government's policy was for NGOs to set the rental at a level not exceeding 60% of the market rent of flats of similar size in nearby areas, and NGOs were bound by the terms in the Grant and Operation Agreement to obtain the Government's prior approval on the rental level. Taking the youth hostel operated by the Hong Kong Federation of Youth Groups ("HKFYG") in Tai Po as an example, the monthly rental was \$4,200 for a single room and \$8,500 for a double room, both of which were lower than 60% of the prevailing market rental for residential properties of similar size in Tai Po city centre.

43. Ms YUNG Hoi-yan said that the median monthly income of youth was about \$15,000 to \$16,000 only. After deducting rental and daily expenses, the achievable savings were minimal. She urged the Administration to consider reducing the rental level and/or providing financial subsidy. USHA said that the NGOs concerned would need to strike a balance between setting the rental at a reasonable and affordable level for young people and ensuring that there would be sufficient income for the NGOs to maintain decent standard of operation on a self-financing basis of the youth hostels. The Administration would review the rental level as appropriate to ensure that the policy objective kept in pace with the needs of youth.

44. Mr Holden CHOW estimated the average construction cost for one youth hostel unit in TWGHs' project to be \$2.07 million, and \$1.36 million for HKGGA's project, and sought explanation on the cost difference. USHA explained that TWGHs' project would have 210 rooms which included 118 single and 92 double rooms, whereas HKGGA's project would have 565 rooms which included 542 single, 11 double and 12 accessible rooms. As the overall scale, particular site characteristics and the

composition of different types of rooms of the two projects were different, it would not be appropriate to adopt a simple ratio of construction cost to a hostel unit to compare the capital costs of the two projects.

45. Mr YIU Si-wing and Mr Tony TSE sought further details of the projects under YHS. USHA said that there were a total of seven projects under YHS which could provide a total of 3 400 youth hostel units. The hostel in Tai Po operated by HKFYG with 80 hostel places admitted the first batch of tenants in March 2020 and was now operating in full swing. Apart from providing a fully furnished accommodation, HKFYG also assisted tenants in achieving their personal development goals by offering them a wide range of support services in career and financial planning, as well as different community engagement activities to nurture their positive bonding with the district. The hostel to be operated in Yuen Long by Po Leung Kuk would provide 1 680 hostel units and was scheduled for completion in the first half of 2022. The two projects by HKGGA and TWGHs under consideration by FC would provide hostel units of 575 and 302 respectively. Other upcoming projects included the Hong Kong Association of Youth Development's project in Mong Kok, the Salvation Army's project in Wan Chai, and the Hong Kong Sheng Kung Hui Welfare Council Limited's project in Yuen Long. The latter three projects were still at the design stage and together would provide about 800 hostel units.

Youth hostel project of Hong Kong Girl Guides' Association

46. Regarding members' concern on the car parking facilities in HKGGA's youth hostel site and its vicinity, USHA advised that the Government had provided supplementary information in LC Paper No. PWSC108/20-21(01) to explain how HKGGA, when planning for car parking spaces for the project, had given due considerations to the technical feasibility of the project site, future operational needs of HKGGA's headquarters portion, the availability of public transport network in the district, and the traffic conditions of the surrounding of the site concerned. Taking into members' feedback given at the PWSC meeting held on 7 April 2021, HKGGA was prepared to explore the feasibility of increasing the number of car parking spaces from the current 16 to around 26, i.e. providing 10 additional car parking spaces, by adopting double-deck parking system for use by HKGGA members and visitors with genuine parking needs, and in turn reduce their demand for public car parking spaces or on-street parking in the district.

47. Mr Christopher CHEUNG considered that the provision of 10 additional parking spaces should address members' concern, and cautioned that any further studies on parking facilities might result in delay

of HKGGA's project. He sought information on the average number of participants of HKGGA activities who took public transport and made use of parking spaces respectively, and whether HKGGA would promote the green transport concept and urge participants to use public transport to alleviate pressure on car parking spaces.

48. USHA explained that the transport networks in the vicinity of the existing and future headquarters of HKGGA were different. The latter would be far more accessible with three mass transit railway stations nearby and multiple bus and minibus routes. In view of the excellent public transport network of the future headquarters site in Jordan, HKGGA would strongly encourage its members and participants of its activities to travel by public transport as far as possible. In addition, when large-scale events were organized, HKGGA would arrange coaches for participants as necessary for their convenience and to reduce the traffic flow in the area.

49. Ir Dr LO Wai-kwok noted the Administration's written response to explain the technical difficulties in providing more parking spaces through the construction of basement car parks or additional storeys, as well as the efforts made in optimizing the building height and plot ratio of the subject site. Having regard to these considerations and the latest proposal to provide 10 additional parking spaces, Ir Dr LO said that he was supportive of the project.

50. Mr Abraham SHEK said that he had written to the Chief Secretary for Administration ("CS") regarding the recommendation of the Public Accounts Committee for the Administration to study the provision of more public parking spaces in urban areas whenever opportunities arose. He expressed appreciation of CS's response as well as the Administration's efforts to increase 10 parking spaces for HKGGA's project. USHA said that the Government would examine the need for car parking spaces and increase their provision as far as possible for future projects having regard to the "single site, multiple-uses" concept.

51. Mr Jeffrey LAM expressed concern that the Administration's policy on car parking facilities had not kept in pace with the latest traffic situation, transport facilities and new developments in Hong Kong. He urged the Administration to timely and seriously review its policy on car parking facilities, otherwise Hong Kong's economic development would be hindered in the long run. USHA undertook to relay Mr LAM's views to the Transport and Housing Bureau for consideration.

Youth hostel project of Tung Wah Group of Hospitals

Heritage conservation

52. Regarding the youth hostel of TWGHs, Mr YIU Si-wing enquired about the activities in the heritage bazaar and how it would integrate and visually harmonize with the Man Mo Temple Compound ("MMTC") and help attract visitors. Mr Tony TSE hoped that with its fusion of heritage and modern development, the project would be exemplary and worthy of publicity. Mr Martin LIAO noted that mitigation measures would be implemented at various stages of TWGHs' project in order not to affect the declared monument of MMTC, and TWGHs would engage heritage consultants to monitor the situation and report changes, if any, to the Antiquities and Monuments Office ("AMO"). Mr LIAO enquired if the project cost of \$435.4 million was inclusive of the above mitigation measures, and if the Administration or TWGHs would bear additional costs arising from possible impact of works on MMTC. He also sought clarification on whether the consultants' fees of \$6.5 million had included fees for heritage consultants. Mrs Regina IP remarked that the project cost of \$435.4 million for a 21-storey building under TWGHs' project appeared to be on the low side, and enquired if the cost covered the construction of the heritage bazaar and whether TWGHs would operate the hostel on a self-financing basis.

53. USHA said that exhibitions and guided tours, displays related to the history of MMTC would be arranged in the heritage bazaar. The heritage bazaar would incorporate design and features that would harmonize with the Man Mo Temple and promote its cultural ambience. For instance, the construction materials to be used for the bazaar would be compatible with those of the Temple. The first floor of the building would have a headroom of 11 m to make available space for the bazaar. In addition, the existing fence wall between the vacant primary school nearby and the Temple would be demolished to connect the heritage bazaar with the MMTC forecourt.

54. Chief Executive, Tung Wah Group of Hospitals ("CE/TWGHs") said that TWGHs had all along attached great importance to heritage conservation. TWGHs was responsible for the management of a total of five declared monuments in Hong Kong; its management teams had accumulated extensive experience in this regard. For the youth hostel project under consideration, TWGHs would assess the need to temporarily remove heritage objects from Man Mo Temple, such as the plaque, to avoid damage during construction of the hostel. TWGHs would strive to ensure the conservation and safety of MMTC, and continue to closely monitor the situation together with relevant government departments and consultants.

55. USHA and CE/TWGHs clarified that the estimated project cost of \$435.4 million was all-inclusive for the construction of both the youth hostel facilities and the heritage bazaar. USHA said that the construction cost of \$28,300 per sq m for TWGHs' project was similar to that of HKGGA's project, and this estimate was considered reasonable by the Architectural Services Department.

56. The meeting was suspended at 4:29 pm and resumed at 4:40 pm. The Deputy Chairman took the chair.

Consultation process

57. Dr CHENG Chung-tai said that as the site of TWGHs' project was immediately adjacent to the declared monument of MMTC, and near Ladder Street which was a Grade 1 historic site, and given that the current design of the proposed building was different from that for consultation with the AAB in 2015, he considered further consultation with AAB necessary.

58. USHA said that in view of the declared monument status of MMTC, special efforts had been made at the planning and design stage of TWGHs' project to complement the cultural ambience of MMTC and devise a series of precautionary measures to minimize the potential impact on MMTC during construction works in the future. In this respect, the Government together with TWGHs had consulted AAB twice in March and June 2015 to seek its approval on the proposed design and the means for conservation of MMTC, and also briefed members at the PWSC meeting in April 2021 on the mitigation measures to be adopted for avoiding possible adverse impact on the Temple.

59. CE/TWGHs said that in compliance with statutory requirements, TWGH had engaged a professional team to conduct a Heritage Impact Assessment for the proposed youth hostel development in 2015 and provided relevant details of the project to AAB for assessment. While slight fine-tunings had been made to the project design in response to views from government departments, such as refinements to the outer wall of the building out of cost-saving considerations, the overall design of the youth hostel remained the same. TWGHs had obtained AAB's support before proceeding with other relevant statutory procedures, including submissions to TPB, and maintained close liaison with AMO throughout the process.

60. Dr CHENG Chung-tai opined that as the changes made to TWGHs' project seemed to involve structural changes in terms of the number of storeys and height of the building compared to the proposal in 2015, the

Administration should arrange for further consultation with AAB. Otherwise, the project might be prone to judicial review for the reason of misinformed decision.

61. Director, DLN Architects Limited clarified that no changes had been made to the height or number of storeys of the youth hostel building in comparison to the proposal submitted to and endorsed by AAB in 2015.

62. CE/TWGHs added that the height of the hostel building complied with the statutory requirements imposed by TPB, and no change had been made at all in this regard since the initial planning stage of the project. The difference might be a matter of presentation only: in the paper submitted to AAB in 2015, only the number of floors accommodating youth hostel facilities was provided, whereas in the paper submitted to PWSC in April 2021, the floors housing plant room equipment were also indicated and hence created an impression that there were extra storeys added and an increase in the overall building height. When consulting TPB on revisions to section 16 of the Town Planning Ordinance (Cap. 131), TWGHs had stated clearly that the hostel comprised a total of 21 storeys including the plant room floors. This was the same as the current proposal given in the PWSC paper. In response to Dr CHENG Chung-tai on the building line, CE/TWGHs said that it had been set back to give a larger buffer zone at the ground level for the heritage bazaar and pedestrian pathway.

Voting on FCR(2021-22)8

63. Dr CHENG Chung-tai requested that the two proposals under item FCR(2021-22)8 be put to vote separately. The Administration indicated no objection to the request.

64. The Deputy Chairman put the two proposals in item FCR(2021-22)8 to vote separately.

*(a) Youth Hostel Scheme – construction works of the youth hostel project
by Tung Wah Group of Hospitals*

65. At the request of some members, the Deputy Chairman ordered a division. At 5:17 pm, he declared that 29 members voted for and one member voted against the proposed item. No member abstained from voting. The votes of individual members were as follows:

For:

Mr Abraham SHEK Lai-him

Mr Jeffrey LAM Kin-fung

Mr Tommy CHEUNG Yu-yan

Mr WONG Ting-kwong

Ms Starry LEE Wai-king	Mr CHAN Hak-kan
Dr Priscilla LEUNG Mei-fun	Mrs Regina IP LAU Suk-yee
Mr Paul TSE Wai-chun	Mr Michael TIEN Puk-sun
Mr Frankie YICK Chi-ming	Mr YIU Si-wing
Mr MA Fung-kwok	Mr LEUNG Che-cheung
Ms Alice MAK Mei-kuen	Mr Christopher CHEUNG Wah-fung
Ms Elizabeth QUAT	Mr Martin LIAO Cheung-kong
Mr POON Siu-ping	Ir Dr LO Wai-kwok
Mr CHUNG Kwok-pan	Mr Holder CHOW Ho-ding
Mr SHIU Ka-fai	Ms YUNG Hoi-yan
Dr Pierre CHAN	Mr LUK Chung-hung
Mr LAU Kwok-fan	Mr Vincent CHENG Wing-shun
Mr Tony TSE Wai-chuen	
(29 members)	

Against:

Dr CEHNG Chung-tai
(1 member)

66. The Deputy Chairman declared that the said proposal was approved.

(b) Youth Hostel Scheme – construction works by the Hong Kong Girl Guides Association for the youth hostel project in Jordan

67. At 5:22 pm, the Deputy Chairman declared that the majority of the members present and voting were in favour of this proposal. The proposal was approved.

68. The meeting ended at 5:22 pm.