

立法會
Legislative Council

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

**Minutes of the 2nd meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 4 November 2020, at 8:30 am**

Members present:

Hon Tony TSE Wai-chuen, BBS, JP (Chairman)
Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Deputy Chairman)
Hon James TO Kun-sun
Hon Abraham SHEK Lai-him, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Claudia MO
Hon Frankie YICK Chi-ming, SBS, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, GBS, JP
Hon Charles Peter MOK, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Kenneth LEUNG
Hon Alice MAK Mei-kuen, BBS, JP

Hon KWOK Wai-keung, JP
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Hon IP Kin-yuen
Hon Martin LIAO Cheung-kong, GBS, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Dr Hon Junius HO Kwan-yiu, JP
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan, JP
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH
Hon Kenneth LAU Ip-keung, BBS, MH, JP
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Vincent CHENG Wing-shun, MH, JP

Members absent:

Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Dennis KWOK Wing-hang

[According to the announcement made by the Hong Kong Special Administrative Region Government on 11 November 2020 pursuant to the Decision of the Standing Committee of the National People's Congress on Issues Relating to the Qualification of the Members of the Legislative Council of the Hong Kong Special Administrative Region, Kenneth LEUNG, KWOK Ka-ki, Dennis KWOK Wing-hang and Alvin YEUNG were disqualified from being a member of the Legislative Council on 30 July 2020.]

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)
Ms Maisie CHENG Mei-sze, JP	Permanent Secretary for the Environment
Mr Denny HO Lap-ki	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Thomas CHAN Tak-yeung	Principal Assistant Secretary for Development (Works) ³
Mr Jacky WU Kwok-yuen, JP	Principal Assistant Secretary for Development (Works) ⁵
Ms Winnie HO Wing-yin, JP	Deputy Director of Architectural Services
Mr Willie SAN Wai-yin	Senior Project Manager 137 Architectural Services Department
Miss Julie CHENG Wai-pan	Senior Project Manager 134 Architectural Services Department
Mr WONG Kwok-hing	Deputy Commissioner for Correctional Services
Mr NG Chiu-kok	Assistant Commissioner for Correctional Services (Operations)
Ms Alice PANG, JP	Director of Drainage Services

Mr David LEUNG Hon-wan	Chief Engineer (Hong Kong and Islands) Drainage Services Department
Ms Michelle LAM Wai-yip	Assistant Director of Social Welfare (Social Security)
Mr Kelvin LO Kwok-wah, JP	Director of Water Supplies
Mr Simon LEUNG Chi-hung	Chief Engineer (Development) ¹ Water Supplies Department

Clerk in attendance:

Ms Doris LO	Chief Council Secretary (1) ²
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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 three papers for discussion on the agenda for the meeting, all of which were new funding proposals submitted by the Administration. The three funding proposals involved a total funding allocation of \$6,606.3 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 703 — Buildings

PWSC(2020-21)14	129KA	Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan
	133KA	Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station

2. The Chairman advised that the proposal (i.e. [PWSC\(2020-21\)14](#)) sought to upgrade 129KA and 133KA to Category A at the respective estimated costs of \$4,137 million and \$2,157.5 million in money-of-the-day prices for the construction of the Water Supplies Department Headquarters with the Hong Kong and Islands Regional Office and the Correctional Services Department Headquarters Building (to be named Water Supplies Department Building ("WSD Building")) and Correctional Services Headquarters Building ("CSHQ Building") respectively) in Chai Wan and of the Drainage Services Department Office Building (to be named Drainage Services Tower ("DS Tower")) at Cheung Sha Wan Sewage Pumping Station. The Government had consulted the Panel on Development on the proposed works on 16 December 2019. Panel members had no objection to the submission of the funding proposal to the Subcommittee for consideration. A gist of the Panel's discussion was tabled at the meeting.

Reprovisioning of government offices currently accommodated in the Wan Chai Government Offices Compound

3. Mr Andrew WAN and Mr HUI Chi-fung opined that the Administration should optimize land use when reprovisioning the offices and facilities of the Water Supplies Department ("WSD"), the Correctional Services Department ("CSD") and the Drainage Services Department ("DSD") currently accommodated in the Wan Chai Government Offices Compound ("WCGOC") at the sites in Chai Wan and Cheung Sha Wan, so as to increase the office area for the three departments. Mr WAN was concerned whether the plot ratios of the respective sites in Chai Wan and Cheung Sha Wan had been maximized. Mr HUI also requested the Administration to provide information on the gross floor areas of the proposed WSD Building, CSHQ Building and DS Tower and a comparison of the respective increase in net operational floor area of the three departments concerned in the accommodations in the new buildings over their existing accommodations at WCGOC.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

4. Deputy Director of Architectural Services ("DDArchS") said that the two sites had reached the reference plot ratios recommended by the Planning Department and the proposed building heights had reached the limits of the respective sites when the Architectural Services Department ("ArchSD") designed the aforesaid buildings. The site in Chai Wan, in particular, was in the proximity of Pamela Youde Nethersole Eastern Hospital and the airspace over it fell within the flight path of the helicopters used for emergency medical services of the hospital. Coupled with the fact that the design of the proposed WSD Building and CSHQ Building had reached the height limits, it was difficult to further increase the building heights.

5. In response to Mr Andrew WAN's further enquiries about the project cost estimates, DDArchS said that the estimated construction unit cost (represented by the building and building services costs) of the proposed twin-tower building comprising WSD Building and CSHQ Building was \$31,381 per square metre, and that of DS Tower was \$43,520 per square metre. She added that the cost of design was not included in the estimated construction cost of the building comprising WSD Building and CSHQ Building as set out in the funding submission because the project adopted the "first design then build" approach. The DS Tower project, on the other hand, adopted the "design and build" approach under which tenders were invited for the design and construction works under a single contract and the contractor awarded the tender was responsible for engaging a design consultant to undertake the project design as well. Moreover, the estimated construction unit cost of DS Tower was higher than that of the former project because the construction works had to be carried out within the precinct of Cheung Sha Wan Sewage Pumping Station, which posed a higher degree of engineering difficulty and complexity given the extremely limited and cramped operational space at the site and the presence of a large amount of major underground pipework.

6. Mr WU Chi-wai enquired why the "first design then build" approach was adopted for the proposed building comprising WSD Building and CSHQ Building. DDArchS said that during the planning of the project, the architects of ArchSD had maintained close liaison with the two departments concerned with a view to better utilizing the site in Chai Wan. Apart from combining two adjacent sites in order to maximize the use of space for the construction of the two buildings, the design work had also taken into account the specific operational needs of the two departments. Consultant was then commissioned to undertake the more advanced tasks on the design

of the buildings. As the design of the buildings had been completed substantially, the tender for the construction works only required the contractor to implement the construction works according to the design.

7. Mr KWONG Chun-yu urged that caution be exercised in controlling the expenditure of the two proposed projects, so as to prevent any cost overrun. DDArchS said that ArchSD would exercise stringent control over the expenditure of the proposed projects. Should additional expenditure was incurred due to revisions of the works, the Government would carefully assess according to the mechanism whether there was a genuine need of such revisions.

8. Mr Alvin YEUNG pointed out that the Administration had decided to re-provision the offices and facilities of respective bureaux/departments accommodated in WCGOC to other districts in order to release the site for commercial development, and nine replacement building projects were being implemented or to be implemented for that purpose. In this connection, he requested the Administration to provide supplementary information on when the site released after the demolition of WCGOC would be put up for sale, the estimated revenue from the land sale, and the estimated construction costs of the nine replacement building projects being implemented or to be implemented. He opined that the re-provisioning exercise would be cost effective only if the revenue from land sales could cover the cost of implementing the nine replacement building projects.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

9. Principal Assistant Secretary for Development (Works)5 ("PAS(W)5/DEVB") said that it was learnt that the Commerce and Economic Development Bureau was still planning the redevelopment of the WCGOC. At this stage, it was not possible to provide a meaningful assessment on the estimated value of the redevelopment programme and its exact timetable. The Government would consult the relevant LegCo Panel(s) on the development programme concerned in due course.

129KA—Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan

Number of parking spaces provided in the proposed building and the related traffic impact

10. Both the Deputy Chairman and Mr KWOK Wai-keung expressed support for the proposed project. They agreed with the Administration's decision to adopt the suggestion of the Eastern District Council ("DC") by providing public carpark in the proposed building comprising WSD Building and CSHQ Building. Mr KWOK believed that such an arrangement could alleviate the current problem of illegal parking in the vicinity and he hoped that the parking fees of the public carpark would not be set at an excessively high level. Principal Assistant Secretary for Development (Works)3 ("PAS(W)3/DEVB") said that the parking fees of the public carpark would be determined after completion of the proposed building.

11. Pointing out that the site in Chai Wan was currently a temporary carpark, Mr Andrew WAN enquired about the number of parking spaces currently provided at the temporary carpark and whether there would be more parking spaces at the public carpark to be provided in the proposed building. Mr Jeremy TAM also enquired about the number of parking spaces that would be provided at the public carpark in the proposed building and requested the Administration to provide supplementary information on whether consideration would be given to the provision of public motorcycle parking spaces at the public carpark.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

12. DDArchS and PAS(W)3/DEVB said that the public carpark in the proposed building comprising WSD Building and CSHQ Building would provide 150 parking spaces for private cars, while the carpark for use by government departments would provide about 130 parking spaces, including two for motorcycles, for government vehicles. DDArchS added that the temporary carpark currently operating at the site in Chai Wan provided about 300 parking spaces, with a utilization rate of about 40%. In view of this, the 150 parking spaces to be provided at the public carpark in the proposed building comprising WSD Building and CSHQ Building were considered sufficient to meet the demand.

13. Mr SHIU Ka-chun was concerned that the vehicles transporting the building materials during construction of the proposed project would increase the traffic load in the vicinity, and the additional pedestrian and vehicular traffic brought about after the commissioning of the building would also increase the traffic volume in the area and affect the access of local residents. He requested the Administration to provide supplementary information on whether it had consulted the Eastern DC on the potential traffic impact on the vicinity during construction, the date of consultation and the rank of government officials attending the consultation meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

14. DDArchS said that construction vehicles would be advised to avoid travelling through Heng Fa Chuen and use Chong Fu Road and Sheung Tat Street for site access during construction. Moreover, according to the traffic impact assessment commissioned by the Government, there was residual traffic capacity for the roads in the vicinity of the site in Chai Wan for the time being. It was therefore anticipated that the road traffic volume in the vicinity would remain at a reasonable level after completion of the two buildings.

Lunch arrangement for staff of Water Supplies Department and Correctional Services Department

15. Mr KWOK Wai-keung, Dr Fernando CHEUNG, Dr CHENG Chung-tai and Mr LAM Cheuk-ting were concerned that there would not be enough eateries in the area (including Heng Fa Chuen) to meet the demand of staff working in the proposed WSD Building and CSHQ Building if a large number of them go out for lunch at the same time during lunch break. This would also affect the residents of Heng Fa Chuen. They also requested the Administration to explain why a staff canteen was provided in CSHQ Building but not in WSD Building.

16. PAS(W)3/DEVB said that the proposed WSD Building and CSHQ Building would accommodate about 1 800 and 680 staff members respectively. As some WSD staff were required to perform fieldwork duties, not all staff members would have lunch in the vicinity of the building. WSD and CSD would also explore staggering the lunch hours of their staff in order to spread out the lunch-seeking crowds. Deputy Commissioner for Correctional Services ("DCCS") supplemented that the canteen provided in CSHQ Building would have a capacity for about 200 diners and would serve mainly the staff working in the building and the visitors permitted by CSD.

CSD would also adopt flexible lunch hours for its staff, so as to spread out the crowds.

Facilities of Water Supplies Department Headquarters with the Hong Kong and Islands Regional Office

17. Dr Helena WONG noted from the Government's funding submission (i.e. [PWSC\(2020-21\)14](#)) that a Customer Enquiry Centre would be provided in the proposed WSD Building. She enquired about the area of the above centre and the services to be provided thereat, and expressed concern about the inconvenience caused to service users given the remote location of the building. Ms Claudia MO also enquired about the reason for choosing Chai Wan as the location for reprovisioning of WSD Building.

18. Director of Water Supplies ("DWS") said that the Customer Enquiry Centre in the proposed WSD Building occupied an area of about 100 square metres and would handle customer enquiries and assist members of the public with registration of WSD's services. In view of its close proximity to MTR Heng Fa Chuen Station, WSD Building was expected to be easily accessible. He also pointed out that the office of the Hong Kong and Islands Regional Office of WSD was currently located on Hong Kong Island. The Government therefore planned to reprovision WSD Building on Hong Kong Island and accommodate the said regional office therein. Furthermore, the currently proposed location in Chai Wan was close to an entry/exit point of the Island Eastern Corridor and would thus facilitate the prompt arrival of WSD staff at different areas on Hong Kong Island to undertake emergency repair work of water mains.

19. Dr Helena WONG pointed out that the legislative amendment exercise relating to drinking water safety undertaken by WSD in the wake of the incidents of lead being found in drinking water had been progressing slowly. She urged DWS, who took up the position recently, to expedite the legislative amendment exercise concerned. PAS(W)3/DEVB said that WSD would launch the public consultation on the proposed legislative amendments to the Waterworks Ordinance (Cap. 102) on 6 November 2020. The Chairman called on members to focus their discussion on matters related to the item.

Facilities of Correctional Services Headquarters Building

20. Mr LAM Cheuk-ting, Mr KWONG Chun-yu and Ms Claudia MO enquired whether video visit facilities would be provided in the proposed CSHQ Building.

21. DCCS said that video visit facilities would not be provided in the proposed CSHQ Building. He added that CSD planned to set up four new counselling centres at four different locations in the territory, including Shau Kei Wan. Video visit facilities would be provided in these counselling centres to enable persons in custody ("PICs") to receive video visits from relatives and friends. The use of the video visit facilities at the counselling centres by public officers for the purpose of official visits would be included in the future development direction of CSD.

22. Mr LAM Cheuk-ting also requested the Administration to provide supplementary information on the details of CSD's plan to set up the four new counselling centres and whether video visit facilities would be provided in these counselling centres. Mr LAM, Mr KWONG Chun-yu and Ms Claudia MO were also dissatisfied that CSD had repeatedly rejected their applications and those by other LegCo Members for paying official visits to PICs in the past few months on the grounds of preventing the spread of the epidemic.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

23. DCCS said that CSD strived to ensure the provision of a safe and secure custodial environment. The unique environment of correctional facilities with people coming in and out frequently would promote the rapid spread of infectious disease inside these facilities. Therefore, CSD must take effective anti-epidemic measures to protect the health of PICs and staff in correctional facilities.

24. The Chairman reminded members that their remarks must relate directly to the agenda item. On wider questions of policy, including how CSD should arrange the official visits to PICs by LegCo Members, members could raise them in the full Council or at an appropriate Panel.

Provision of the government dental clinic

25. Ms YUNG Hoi-yan expressed support for the proposed public works project. Ms YUNG, Dr Fernando CHEUNG and Ms Claudia MO opined that the Administration should optimize the use of space in government buildings to provide social welfare, childminding or primary healthcare facilities serving the public. The current plan of providing a government

dental clinic that served only civil servants in the proposed building comprising WSD Building and CSHQ Building was not appropriate.

26. Prof Joseph LEE requested the Administration to provide supplementary information on the justifications for providing the government dental clinic in the proposed building comprising WSD Building and CSHQ Building. He also requested the Administration to give an account of the location and utilization rate of other existing government dental clinics providing services for civil servants in Hong Kong East, advise whether the Administration had laid down objective criteria for provision of dental services based on the number of the civil servants, and provide the relevant details.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

27. PAS(W)3/DEVB said that according to the current policy of civil service benefits, the Government, as the employer, had the obligation to provide dental care services for civil servants. As the usage of existing government dental clinics was close to saturation, it was necessary to provide the proposed government dental clinic. The Administration decided to provide the government dental clinic in the proposed building after careful consideration of how the building could be put to best use.

28. Dr Fernando CHEUNG commented that the existing primary dental care services fell short of demand. The proposed government dental clinic should be open for use by other members of the public or used for providing dental services for the elderly should there be surplus capacity after meeting the service needs of civil servants. Mr Holden CHOW said that as far as he knew, the government dental clinic in Tung Chung had surplus capacity. He urged the Administration to consider providing services for Tung Chung residents in the clinic.

29. PAS(W)3/DEVB said that emergency dental treatments were provided for members of the public currently by the Department of Health through designated sessions in its 11 government dental clinics. Moreover, the Government also encouraged the elderly to use private dental services through the Outreach Dental Care Programme for the Elderly and the Elderly Dental Assistance Programme. The Development Bureau would relay members' suggestion on increasing the number of designated sessions in government dental clinics for serving the public to the relevant department(s) for consideration.

Flood prevention measures

30. Mr Alvin YEUNG pointed out that the proposed WSD Building and CSHQ Building were located at a seaside location in Chai Wan which had experienced severe flooding during typhoon attacks in Hong Kong in recent years. He was concerned whether the two buildings had any special design features to protect their facilities from being damaged when flooding occurred in the area.

31. DDArchS said that ArchSD was aware that the area was prone to flooding during typhoons or rainstorms when designing the two buildings. In view of this, a number of special design features for flood protection had been included. The ingresses/egresses of the buildings were built at relatively high levels and flood gate systems were installed to prevent the influx of water in the event of flooding. The drainage channels would be wider and deeper than the standard design. Moreover, the flooring of the major electrical and mechanical ("E&M") facilities located on the ground floor, such as the switch room, would be raised by about one metre relative to the outdoor ground level. As some E&M facilities had to be accommodated on the basement floor, the areas concerned would be provided with enhanced pumping facilities to drain away the water more quickly when necessary.

133KA—Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station

Provision of parking area for departmental use

32. The Deputy Chairman, Mr Jeremy TAM and Dr Helena WONG noted from the Government's funding submission (i.e. [PWSC\(2020-21\)14](#)) that 36 at-grade parking spaces would be provided at the proposed DS Tower for use by DSD, but public parking would not be provided. The Deputy Chairman suggested that smart parking facilities such as the multi-storey parking system be provided for the at-grade parking spaces in order to increase the number of parking spaces for public use. Dr WONG and Mr TAM also suggested that public parking spaces, including those for motorcycles, be provided at the tower.

33. In response, DDArchS said that the proposed DS Tower was located within the Cheung Sha Wan Sewage Pumping Station area. As there were closely-spaced main sewage trunks and sewage box culverts under the open space to be used for the proposed open parking area, it might not be possible to find a suitable area for constructing the foundation required to support an at-grade multi-storey smart parking system. Moreover, the vibration caused

by the operation of the multi-storey parking system might also have implications on the operation of the underground sewerage system. At the later project design stage, ArchSD would explore increasing the number of parking spaces in the open space as far as possible, having regard to the need to maintain the normal operation of the existing sewage pumping station and DS Tower. Furthermore, it would be difficult to provide public parking by increasing the number of storeys of the tower as its building height had already reached the upper limit as recommended by the Planning Department. PAS(W)5/DEVB supplemented that the Government was planning to build an automated car park about 650 metres from the proposed DS Tower, which would provide about 200 public parking spaces. It was believed to help meet the parking demand in Sham Shui Po District.

34. Dr Helena WONG requested the Administration to provide supplementary information on how the existing underground drainage facilities at the location of the proposed DS Tower constrained the number of parking spaces that could be provided at the tower.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

35. The Chairman enquired about the planning progress of the automated car park in Sham Shui Po. PAS(W)5/DEVB replied that the Government had sought the views of Sham Shui Po DC on the plan in 2019 and planned to conduct further consultation with Sham Shui Po DC in 2021.

Provision of Central Case-file Depository of Social Welfare Department

36. Given that the proposed DS Tower was located in the urban area in Kowloon West, Mr HUI Chi-fung and Dr Helena WONG opined that the Administration should use it for social welfare facilities serving the public rather than for logistics purposes such as the case-file depository. Dr WONG requested the Administration to provide supplementary information on the justifications for setting up the Central Case-file Depository ("CCD") of the Social Welfare Department ("SWD") rather than accommodating social welfare facilities in the tower to provide direct services for the public.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC23/20-21\(01\)](#) on 17 November 2020.)

37. Assistant Director of Social Welfare (Social Security) said that CCD would be used for the centralized storage of the case-files of SWD. SWD staff were required to file used designated documents in case-files when performing the routine processing of various applications or reviewing cases. If references needed to be made to any documents in the case-files during the process, the staff would request CCD to retrieve the relevant case-files. Since the staff from CCD would arrange receipt and dispatch of different case-files at offices and units throughout the territory daily according to the schedule, setting up CCD at an easily accessible location would facilitate the efficient and swift handling of cases. She added that currently, SWD had provided many social welfare facilities in Sham Shui Po and Cheung Sha Wan. New social welfare facilities were also planned for a number of housing estates in the area, such as Lai Tsui Court, Pak Tin Estate and Hoi Tat Estate.

Greening features on the rooftop

38. Mr WU Chi-wai noted from Annex 1 to Enclosure 2 to the Government's funding submission (i.e. [PWSC\(2020-21\)14](#)) that the proposed DS Tower would be provided with a landscaped roof and photovoltaic panels on the rooftop. As the greening features of the landscaped roof would not be open for public use, he opined that photovoltaic panels should be placed there instead in order to generate more power.

39. DDArchS explained that the rooftop of the proposed DS Tower was relatively small in area. ArchSD had complied with the relevant guidelines by reserving more than 10% of the usable roof area for installation of photovoltaic panels.

40. The meeting ended at 10:30 am.