

**立法會**  
***Legislative Council***

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

**Minutes of the 22<sup>nd</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 15 September 2021, at 8:30 am**

**Members present:**

Hon Tony TSE Wai-chuen, BBS, JP (Chairman)  
Ir Dr Hon LO Wai-kwok, GBS, MH, JP (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon MA Fung-kwok, GBS, JP  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon LUK Chung-hung, JP  
Hon LAU Kwok-fan, MH, JP  
Hon Vincent CHENG Wing-shun, MH, JP

**Member attending:**

Hon KWOK Wai-keung, JP

**Member absent:**

Hon Alice MAK Mei-kuen, BBS, JP

**Public officers attending:**

|                                 |  |
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| Mr Howard LEE Man-sing          | Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>         |
| Mr LAM Sai-hung, JP             | Permanent Secretary for Development (Works)  |
| Ms Bernadette LINN, JP          | Permanent Secretary for Development (Planning and Lands)                                 |
| Dr Samuel CHUI Ho-kwong, JP     | Deputy Director of Environmental Protection (1)  |
| Ms Margaret HSIA Mai-chi        | Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works) |
| Mr Jack CHAN Jick-chi, JP       | Under Secretary for Home Affairs   |
| Mr Paul CHENG Ching-wan         | Principal Assistant Secretary for Home Affairs (Recreation and Sport) <sup>1</sup>       |
| Mr Stephen IP Shing-tak         | Chief Technical Adviser (Subvented Projects)<br>Architectural Services Department        |
| Mr Patrick NIP Tak-kuen, JP     | Secretary for the Civil Service  |
| Mrs Ingrid YEUNG HO Poi-yan, JP | Permanent Secretary for the Civil Service  |
| Mr Gary POON Wai-wing, JP       | Deputy Secretary for the Civil Service <sup>3</sup>                                      |

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|---------------------------|--|
| Ms Betsy LAI Suet-fun     | Principal Assistant Secretary for the Civil Service (Training and Development)   |
| Mr Johnny CHAN Chi-ho     | Principal Assistant Secretary for Development (Works) <sup>2</sup>   |
| Ms Winnie HO Wing-yin, JP | Director of Architectural Services   |
| Mr Hilman HUI Lung-nin    | Senior Project Manager 120<br>Architectural Services Department  |
| Mr Henry CHU Chin-keung   | Deputy Project Manager (East)<br>East Development Office<br>Civil Engineering and Development Department                   |
| Mr LAW Man-tim            | Project Team Leader (Technical Services) (East)<br>East Development Office<br>Civil Engineering and Development Department |
| Mr Jimmy WU Yeung-key     | Director (District Health Centre)<br>Food and Health Bureau  |
| Ms Barbara CHU Wing-chee  | Assistant Director of Social Welfare (Planning and Development)  |
| Ms Agnes HO Yuen-ming     | Chief Social Work Officer (Rehabilitation and Medical Social Services) <sup>3</sup><br>Social Welfare Department           |
| Mr Patrick HO Kwong-hang  | Assistant Commissioner (Urban)<br>Transport Department   |
| Mr Gary WONG Chi-hang     | Chief Traffic Engineer (Kowloon)<br>Transport Department   |

**Attendance by invitation:**

|                      |   |
|----------------------|---|
| Dr Trisha LEAHY, BBS | Chief Executive<br>Hong Kong Sports Institute                                 |
| Mr Tony CHOI         | Deputy Chief Executive<br>Hong Kong Sports Institute                          |
| Dr Raymond SO        | Director<br>Elite Training Science & Technology<br>Hong Kong Sports Institute |
| Ms Monita HO         | Associate Director (Estate Office)<br>Hong Kong Sports Institute              |
| Mr Arthur AU         | Executive Director<br>DLN Architects Limited                                  |
| Ms Carla CHAN        | Professional Structural Engineer<br>Aurecon (Hong Kong) Limited               |
| Mr Ivan CHAN         | Technical Director, Building MEP,<br>China Region<br>WSP Hong Kong Limited    |
| Ms Amelia FOK        | Director<br>Beria Consultants Limited   |

**Clerk in attendance:**

|              |                              |
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| Ms Connie HO | Chief Council Secretary (1)2 |
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**Staff in attendance:**

|                   |                            |
|-------------------|----------------------------|
| Miss Iris SHEK    | 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 |

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Action

The Chairman advised that there were six papers for discussion on the agenda for the meeting, all of which were new funding proposals submitted by the Administration, involving a total funding allocation of \$8,218.4 million.

The Chairman 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 interests relating to the funding proposals under discussion at the meeting before they spoke on the proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

## **Head 708 — Capital Subventions**

### **PWSC(2021-22)29 54QJ New facilities building of the Hong Kong Sports Institute**

2. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)29](#)) sought to upgrade the remainder of 54QJ, i.e. main works for the new facilities building of the Hong Kong Sports Institute ("HKSI") ("the proposed works") to Category A at an estimated cost of \$986.6 million in money-of-the-day ("MOD") prices. The Administration had consulted the Panel on Home Affairs on the proposed works on 27 August 2021. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

#### Construction cost and schedule of the proposed works

3. Mr Vincent CHENG declared that he was a Director of HKSI. Mr CHENG and Mr Wilson OR expressed support for the proposed works and looked forward to their commencement as soon as possible. Mr OR was concerned whether the proposed works would experience cost overruns and delays, and enquired about the Administration's specific measures to prevent such situations from happening. Mr CHENG urged further compression of the construction schedule for the proposed works, with a view to completing such works earlier than mid-2024.

4. In response, Under Secretary for Home Affairs ("USHA") pointed out that both the pre-construction activities and the main works for the new facilities building of HKSI would be completed about one year in advance of the original schedule. He explained that the Finance Committee ("FC") approved in July 2020 the funding allocation pertaining to the pre-construction activities, and efforts were currently being made to advance the completion of the relevant works to late 2021, which were originally scheduled for completion in the third quarter of 2022. To expedite the progress of the main works, HKSI had invited tenders for foundation works. Subject to the Public Works Subcommittee's endorsement of the proposal and subsequent funding approval of FC, HKSI planned to start the foundation works in November 2021 and then invite tenders for superstructure works in the first quarter of 2022 with

the aim to commence works within the year. The new facilities building was targeted for completion in mid-2024, which was about one year in advance of the original schedule of 2025-2026. Continuous efforts would be made to explore whether there was room to further compress the construction schedule of the proposed works.

5. The Chairman enquired why the renovation and repurposing works for the vacated parts of the HKSI sports complex could not be completed concurrently with the new facilities building, but would have to be deferred for completion until mid-2025.

6. Associate Director (Estate Office), the Hong Kong Sports Institute explained that existing facilities in the sports complex such as those associated with sports science and sports medicine would be relocated to the new facilities building upon its completion, thereby freeing up space for renovation and repurposing works. Therefore, the renovation and repurposing works concerned could only proceed upon completion of the new facilities building.

#### Room for expansion at the Hong Kong Sports and its facilities

7. While expressing support for the proposed works, Mr MA Fung-kwok was concerned that all the space available in the new facilities building had not been effectively utilized as its plot ratio ranged only from 1.1 to 1.3 when calculated on the basis of the net operational floor area ("NOFA") of the new facilities building which was only about 8 935 square metres ("m<sup>2</sup>"), and the site area of 8 370 m<sup>2</sup> or 6 700 m<sup>2</sup> if the greenery areas related to the project were excluded. Mr LUK Chung-hung also queried that the site concerned would have been under-utilized given that the new facilities building would be only three storeys high. Mr MA and Mr LUK urged the Administration to provide extra loading capacity for the foundation of the new facilities building, so as to facilitate addition of more storeys and provision of additional facilities in the future, thus tying in with the future development of HKSI. Mr Vincent CHENG suggested that the Administration should conduct an earlier review of the feasibility of redeveloping/further expanding the existing HKSI sports complex.

8. USHA said that HKSI's NOFA, which was currently in the region of 40 000 m<sup>2</sup>, would be increased by 22% (i.e. nearly 9 000 m<sup>2</sup>) upon completion of the new facilities building. Together with the nearly 3 000 m<sup>2</sup> NOFA to be vacated at the sports complex, a total of about 12 000 m<sup>2</sup> of available space would be provided, which was expected to be able to meet HKSI's needs in the coming 10 to 15 years. He further pointed out that the further expansion of HKSI was technically feasible, subject to needs and resources, and that at present a small quantity of land was still available at HKSI for future

development. HKSI would embark on a comprehensive review this year to examine its development needs and the way forward in the next five years. In the course of review, HKSI would take all the relevant issues into account, including the need for HKSI to further expand its campus.

9. Mr MA Fung-kwok noted that the multi-purpose training venue in the new facilities building might have to be shared for use by a number of sports, including karatedo, judo, taekwondo, sanda and dance sports. He considered such situation unsatisfactory because HKSI, as a professional training institution, was supposed to provide dedicated training facilities for different sports. He suggested provision of one to two more multi-purpose training venues in the new facilities building by increasing the plot ratio.

10. Chief Executive, Hong Kong Sports Institute ("CE/HKSI") said that as a review of the list of elite sports was conducted every four years, sports would from time to time enter and leave the elite sports system due to their performance in the international arena, and hence in developing new training facilities, HKSI must have regard to multi-functionality. HKSI had had a preliminary idea of the uses of the multi-purpose column-free training hall and the multi-purpose training venue in the new facilities building, as well as the vacated parts of the sports complex after renovation and repurposing works. According to initial assessment, there would be a greater demand for table tennis, fencing, karatedo and disability sports. HKSI would carefully explore with the Administration and various relevant stakeholders ways to better utilize the various training venues.

11. While expressing support for the proposed works, the Deputy Chairman was concerned that the provision of only 50 rooms in the sports residence area for visiting teams/exchange programmes in the new facilities building was inadequate, and that the rest room for athletes not living in the athletes' hostel in the renovated and repurposed sports complex was too small in size, with a capacity to accommodate only 50 athletes at any one time. He urged the Administration to consider enlarging the rest room for use by more athletes. Mr MA Fung-kwok also expressed similar concerns.

12. USHA said that HKSI currently had 48 rooms for use by visiting athletes/coaches, with occupancy rate standing at 90% during peak seasons while the sports residence area in the new facilities building would provide an additional 50 rooms, all of which would be double/twin rooms. HKSI estimated that the said 98 rooms should be adequate to accommodate visiting athletes/coaches. The Administration would make separate arrangements to accommodate visiting athletes who came to Hong Kong for participating in major sports events. USHA further pointed out that there were currently around 1 300 athletes at HKSI, of whom more than 700 were part-time athletes

not living in the athletes' hostel of HKSI. It was undesirable that no formal resting spaces were provided by HKSI for these part-time athletes at present, and in view of this, the existing sports complex would provide a 425 m<sup>2</sup> day rest room after renovation and repurposing works, with an estimated capacity for around 50 athletes at any one time, which should be adequate to meet the demand. Notwithstanding, he undertook to consider the Deputy Chairman's view that the feasibility of further enlarging the rest room should be explored.

Hardware support for sports science and sports medicine and relevant professional talents

13. Mr Vincent CHENG enquired about the details of the facilities/equipment at the Scientific Conditioning Centre, the Sports Medicine Centre, the Sport Psychology Centre, the Sport Biomechanics Centre and the Sport Nutrition and Monitoring Centre proposed to be housed in the new facilities building, including whether state-of-the-art technology would be applied in the laboratories thereat.

14. USHA said that the five aforesaid centres currently housed in the sports complex, with a total area of about 2 200 m<sup>2</sup>, were situated at relatively scattered locations and had not been well-designed. The total area of the five centres would be increased by 120% to more than 5 000 m<sup>2</sup> upon their relocation to the new facilities building and relevant supporting facilities/equipment would also be enhanced to enable these centres to function at their optimal effectiveness.

15. Mr Holden CHOW expressed support for the proposed works. Sharing the concern about the training of professional talents in sports science and sports medicine, Mr CHOW, the Chairman, the Deputy Chairman, Mr Vincent CHENG and Mr Wilson OR enquired about the resources allocated by the Administration for this purpose, sources of relevant talents (including the number of graduates in related disciplines) and whether the services they provided such as psychotherapy services, physiotherapy services, massages, etc. were adequate to meet athletes' needs.

16. USHA advised that sports science and sports medicine were essential for elite athlete training. The Administration would provide resources to support HKSI in recruiting more relevant professional talents. As he understood, HKSI now had more than 100 full-time professionals in the related fields (including 14 full-time physiotherapists), who were supported by part-time staff. It was believed that adequate support could be provided for athletes. Moreover, HKSI had been liaising and working closely with tertiary institutions to provide different training support for athletes, such as

collaboration with the Hong Kong University of Science and Technology in conducting research on sports aerodynamics.

17. CE/HKSI supplemented that sports science and sports medicine professionals at HKSI were mainly local talents, such as the many outstanding physiotherapists who had been nurtured at the Hong Kong Polytechnic University. However, HKSI would also engage relevant talents from the Mainland or overseas depending on needs. For example, it was necessary for HKSI to engage some of its conditioning coaches from overseas as local tertiary institutions did not provide formal education on strength and conditioning training.

#### Elite athletes and elite sports

18. Mr LEUNG Che-cheung expressed support for the proposed works. He opined that more athletes should be encouraged to become full-time athletes, in order to promote the development of the sports industry, and asked whether HKSI had set a target on the number of elite athletes.

19. USHA said that the Administration was pleased to witness the doubling of the number of elite athletes in the past 10 years, and hoped that more young people would join elite athlete teams. As such, the Administration had continued to increase resources in recent years for supporting HKSI's operation, with the annual funding for HKSI through the Elite Athletes Development Fund being increased from \$280 million a decade ago to \$730 million in 2021-2022, representing an average annual increase in funding of more than 10% in the past decade. Moreover, the review to be embarked on by HKSI this year would include examining the development roadmap and targets of elite athletes for the coming five years. The Home Affairs Bureau would follow up proactively on the goals of promoting the professionalization of sports and development of the sports industry as proposed by the Chief Executive, and later set up a working group to discuss the relevant work with relevant stakeholders such as the sports and business sectors and tertiary institutions.

20. Pointing out that the three sports which were immensely popular among members of the public, namely football, basketball and volleyball, were excluded from the current coverage of elite sports, Mr LUK Chung-hung criticized the Administration's excessively narrow definition of elite sports. He suggested that apart from using the results achieved at international competition events for reference, the Administration should also take into account the degree of interest and participation from the public in such sports, and that it should redefine elite sports with a new mindset. Both Mr LUK and Mr Vincent CHENG pointed out that team sports required more space for

training, and it was necessary for the Administration to provide professional training facilities accordingly. Otherwise, it would be difficult to train up world-class players to achieve outstanding results in international competition events.

21. USHA said that the Administration would review from time to time its elite sports policy and the resources deployed in this regard. Apart from the current 20 Tier A elite sports, the Administration had implemented a five-year strategic plan to promote football development, and had provided special funding support to team sports such as basketball and volleyball.

#### Promotion of sports in the community

22. Dr Priscilla LEUNG said that she had been advocating "one person, one sport", and enquired how the Administration would improve the software support to promote sports in the community. Mr Wilson OR suggested that HKSI should reach out to the community and co-organize activities with community/governmental agencies to promote sports for all. Mr Vincent CHENG was concerned that the inadequacy of district sports and recreation facilities was not conducive to promoting sports in the community.

23. USHA stressed that the Administration attached importance to promotion of sports in the community with more than \$5 billion being invested and tens of thousands of relevant programmes and activities being organized each year. The three main objectives of sports policy in Hong Kong were to support the development of elite sports, to promote sports in the community and to maintain Hong Kong as a centre for major international sports events, which were complementary to one another, giving impetus to their respective developments. The Administration would continue to encourage HKSI to reach out to the community to further promote sports development. To increase and enhance district sports and recreation facilities, the Administration launched the Five-Year Plan for Sports and Recreation Facilities to take forward 26 projects, among which 20 had obtained funding approval from the Legislative Council ("LegCo") with one of them completed already. The remaining six projects would be submitted to LegCo for its consideration as soon as possible.

24. The Chairman reminded members that they should follow up on policy issues at the meetings of LegCo or the relevant Panels.

#### Other sports/supporting facilities

25. Mr LEUNG Che-cheung was concerned that Hong Kong would co-host the National Games in 2025 with Guangdong and Macau. He

enquired whether the Administration would consider identifying sites in new towns or newly reclaimed areas for construction of professional sports facilities comparable to HKSI, with a view to training up elite athletes.

26. In response, USHA said that apart from HKSI, other professional sports facilities supporting athlete training were still available in Hong Kong, such as the Hong Kong Velodrome. The future needs of sports development in the next 10 to 15 years were expected to be met by the new facilities building upon its completion. He pointed out that at present, there were still small areas of land within the precinct of HKSI, which could be used for future development. It would be difficult to identify other sites for construction of new sports facilities.

27. Dr Junius HO expressed support for the proposed works. He suggested constructing an adjoining jogging trail and cycle track for exclusive use to connect HKSI and the nearby Chinese University of Hong Kong ("CUHK"), so that HKSI athletes could run or cycle between the two institutions and access the sports facilities and other resources of CUHK, with a view to achieving synergy. Consideration could also be given to opening the jogging trail and cycle track concerned for public use.

28. USHA reiterated that HKSI had been maintaining cooperation with various tertiary institutions, with a view to achieving synergy in promoting sports development. The Administration would carefully consider Dr Junius HO's suggestion.

29. The Chairman urged HKSI to take on board various comments from members when conducting a review to map out its plan for the next five years.

#### Voting on PWSC(2021-22)29

30. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)29](#) to vote.

31. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member raised such a request.

**Head 703 — Buildings**

**PWSC(2021-22)30 193GK Kwun Tong Composite Development Project**

**Head 707 — New Towns and Urban Area Development**

**206TB Enhancing Connectivity near MTR Kwun Tong Station with Elevated Landscaped Pedestrian Deck**

32. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)30](#)) sought to upgrade 193GK and 206TB to Category A at the respective estimated costs of \$4,544.6 million and \$213.9 million in MOD prices. The Administration had consulted the Panel on Public Service on 193GK on 23 August 2021, as well as the Panel on Development on 206TB on 24 August 2021. Panel members generally supported the submission of the two funding proposals to the Subcommittee for consideration. A report on the gist of the Panels' discussion was tabled at the meeting.

Increasing the number of parking spaces in the Kwun Tong Composite Development Project

33. The Deputy Chairman expressed support for the two proposed projects. He opined that, with regard to the about 65 parking spaces/loading and unloading bays and the about 70 parking spaces to be provided respectively in the basement ancillary carpark and the basement public vehicle park under the Kwun Tong Composite Development ("KTCD") Project, such provision was inadequate to meet the parking needs in the district and those of service users (e.g. the elderly and persons with disabilities). The Deputy Chairman pointed out that with the completion of the KTCD Project, traffic flow in the district would be further increased, which, in turn, would give rise to the increased demand for parking spaces. In this connection, he suggested that the Administration consider adopting technological solutions or smart technologies (e.g. provision of double-deck car parks) to increase the provision of parking spaces in the KTCD Project. Mr LEUNG Che-cheung also expressed similar concerns and opinions.

34. Dr Junius HO also considered that the parking spaces to be provided in the ancillary carpark and the public vehicle park under the KTCD Project would be unable to meet the parking needs of facility users. He opined that consideration should be given to increasing the number of parking spaces in the Project to around 300, having regard to a large number of civil servants accessing the Civil Service College for training in the future.

35. Mr Wilson OR expressed support for the two proposed projects, and said that as Chairman of the Kwun Tong District Council, he considered that

local residents' needs had been addressed in a holistic manner under the projects. He suggested that the Administration, when taking forward the KTCD Project, introduce more smart technologies to enhance the quality of the various facilities in the Project, especially to increase the number of parking spaces.

36. In response, Secretary for the Civil Service ("SCS") advised that in planning the KTCD Project, the Administration had made optimal use of land within the development constraints of the works site. The largest possible number of parking spaces, including those for disabled drivers, would have been provided in the limited space of the works site under the current planning. Consideration would also be given to opening up some of the staff parking spaces for public use during non-office hours, having regard to the actual operational needs of the user departments concerned in the future. During the construction period of the KTCD Project, original minibus stops and some original bus stops on the site of the Project would remain in operation in close proximity to their existing locations.

37. Director of Architectural Services ("DArchS") supplemented that the shallow underground rock head level of the site of the KTCD Project, which lay as shallow as only one to three metres below the ground at certain parts of the site, had posed a very big challenge to the development of basement carparks. In taking forward the Project, the Administration needed to consider how multiple underground facilities within the site boundary of the Project (e.g. sewerage and drainage facilities, a high voltage cable, etc.) should be dealt with, having regard to the day-to-day operation of bus stops and minibus stops during construction. Having balanced various factors, such as the development constraints of the works site, the estimated construction time and cost and the traffic impact during construction, the Administration considered it more preferable to have excavation works for basement carparks carried out at locations of the site with a deeper rock head level, so as to provide as many parking spaces as possible, thereby meeting the needs of local residents and facility users.

38. In response to the suggestion of adopting technological solutions and smart technologies to increase the provision of parking spaces, DArchS advised that flexibility would be allowed for the headroom of basement carparks to enable the installation of Automated Parking Systems ("APS") when necessary, thus increasing the number of parking spaces that could be provided.

39. In response to the request of the Deputy Chairman, Mr Wilson OR and Dr Junius HO, SCS undertook to provide supplementary information on whether the number of parking spaces to be provided in the ancillary carpark

and the public vehicle park under the proposed KTCD Project could be increased, including whether innovative technological solutions such as APS would be deployed to increase such provision.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC185/20-21\(01\)](#) on 4 October 2021.)*

The proposed elevated landscaped pedestrian deck and the pedestrian walkway network established under the KTCD Project

40. Mr LEUNG Che-cheung commented that at present there were already elevated walkways near the MTR Kwun Tong Station ("KWT") connecting to other parts of the district. He doubted the necessity of construction of the proposed elevated landscaped pedestrian deck. Mr LEUNG considered that the repair and maintenance cost for the proposed elevated landscaped pedestrian deck would be substantial, and that the Administration should thoroughly consider the necessity to build such facility.

41. SCS responded that through the implementation of the KTCD Project (i.e. 193GK), the Administration planned to improve the walking environment of the area concerned in Kwun Tong and ease the pedestrian flow within the district.

42. Regarding the proposed elevated landscaped pedestrian deck (i.e. 206TB), Principal Assistant Secretary for Development (Works)2 ("PAS(W)2/DEVB") advised that the pedestrian deck would connect to the KTCD Project in the east and to the Kwun Tong Town Centre Redevelopment Project in the west, thereby enhancing the overall connectivity between the eastern and western parts of the area and the connection with the pedestrian network in Hip Wo Street and Yuet Wah Street areas in the north. It also provided the public with a more convenient pedestrian walkway that saved them the current trouble of passing through KWT, so as to better direct the pedestrian flow between KWT and the neighbouring major facilities. He pointed out further that with the progressive commissioning of facilities of the Kwun Tong Town Centre Redevelopment Project, including the public transport interchange at Yue Man Square, some users of the facilities of the KTCD Project would reach the Kwun Tong Town Centre by bus or by minibus, and then make their way to the vicinity of the KTCD Project on foot. Hence, construction of the proposed elevated landscaped pedestrian deck for enhancement of the overall connectivity of the pedestrian network in Kwun Tong would be necessary.

43. Deputy Project Manager (East), East Development Office, the Civil Engineering and Development Department supplemented that the unpaid area of the KWT concourse which was crowded particularly during peak hours, was currently used by most people for east-west movement. The Administration had conducted a traffic (pedestrian) impact assessment and found that the construction of the proposed elevated landscaped pedestrian deck connecting Exit C and Exit D of KWT, which could accommodate about 8 900 persons per hour, was expected to help ease the pedestrian flow in the KWT concourse.

44. Mr Wilson OR considered that the proposed pedestrian walkway on the KTCD podium deck ("the podium walkway") could enhance the pedestrian connectivity of the area concerned in Kwun Tong. Considering the extensive coverage of the said pedestrian network and a larger elderly population in Kwun Tong, he suggested providing a wind shelter and a rain shelter on the podium walkway with seating along it for pedestrians to rest. He also enquired whether the podium walkway would be made available for public use on a 24-hour basis.

45. On the KTCD Project, DArchS responded that the Administration would take into account the needs of Kwun Tong residents when planning the pedestrian walkway on the KTCD podium deck. Apart from formation of a pedestrian network linking up the podium walkway and the nearby existing footbridge, which would be opened for public use around the clock, there would also be provision of seating and a roof cover for shelter from rain on the walkway. She said that consideration would be given to provision of an additional wind shelter under the design of the podium walkway where necessary.

46. At the request of the Chairman, PAS(W)2/DEVB gave a response regarding the Administration's estimation of the construction cost of the proposed elevated landscaped pedestrian deck. He pointed out that the Administration had made a comparison between the estimated cost per m<sup>2</sup> of the proposed works and the construction prices of similar elevated walkways (about six m wide) previously built in other parts of Kowloon East, and found that they were comparable to each other. The Administration had set out in detail in the paper for discussion works items associated with the proposed elevated landscaped pedestrian deck and the estimated costs thereof, and spelt out the features and constraints of the proposed works (e.g. the works requests and constraints for construction of deck structure and foundation near an MTR station, modification and stabilization works of the existing slope required for construction of the proposed pedestrian deck, connection works of the existing elevated walkways, temporary traffic arrangements, etc.). Pursuant to the request of members of the Panel on Development, the Administration had provided supplementary information on the construction cost and period of the

proposed elevated landscaped pedestrian deck to address the enquiries from Panel members.

### Progress and vision of the Kwun Tong Composite Development Project

47. Dr Junius HO expressed support for the two proposed projects, and enquired about the progress of inviting tenders for the KTCD Project and the time when the final construction cost of the Project could be made available. Dr HO also expressed concern about the quality of civil servants, and enquired how the Administration would measure the effectiveness of the Civil Service College.

48. SCS responded that the Administration had been providing civil servants with training in areas covering knowledge, skills, service attitude, etc. to enhance the quality of the civil service. The Civil Service College would be established at the end of this year to further strengthen civil service training. Before the commissioning of the long-term accommodation of the Civil Service College in Kwun Tong, the existing facilities of the Civil Service Training and Development Institute currently provided at the North Point Government Offices would be upgraded to provide the Civil Service College with interim accommodation. DArchS said in her response that tenders for the KTCD Project were invited in July 2021 and expected to be returned in October. The Project would be delivered through a design and build contract. In line with the tender procedures for public works projects, a "two-envelope, two-stage" approach was adopted in the tender exercise. Tenderers were required to submit the technical proposal and the price proposal separately to the Tender Assessment Panel of the works department for evaluation. The Tender Assessment Panel would evaluate the tenders in two stages, first the technical proposal and then the price proposal. The final construction cost of the Project would be confirmed only after the tender result had been endorsed by the Central Tender Board, while the works contract would only be awarded after obtaining FC's funding approval.

49. Mr Wilson OR pointed out that the KTCD Project was located at the Kwun Tong Town Centre. He suggested that the Administration should enhance the design of the buildings under the Project and apply smart technologies in the Project, so as to create new landmarks for Kwun Tong.

50. SCS responded that during the planning and preparation of the KTCD Project, the Administration had been maintaining communication with local personalities and organizations to address the needs of local residents. He pointed out that apart from providing the long-term accommodation for the Civil Service College and providing community and welfare facilities in the

district, the KTCD Project also aimed at improving the traffic flow, pedestrian connectivity and townscape of Kwun Tong.

51. DArchS supplemented that the concepts of "being inclusive and having fun together" and "place-making" would be embodied in the design of the KTCD Project. In between the high block and the low block to be built under the Project would be a north-south walkway connecting to KWT, and a rest garden. Smart technologies would also be adopted extensively in the facilities and services of the KTCD Project. For example, as to smart building management, a smart monitoring system would be set up to monitor fresh water cooling towers, a smart lift control system would be installed, energy conservation and green features would be adopted, and supporting facilities would be made available to facilitate the relevant user departments to install other smart devices in the future.

Voting on PWSC(2021-22)30

52. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)30](#) to vote.

53. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. Dr Junius HO requested separate voting on the item (i.e. [PWSC\(2021-22\)30](#)) at the relevant FC meeting.

54. The meeting ended at 10:28 am.