

**立法會**  
***Legislative Council***

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

**Minutes of the 23<sup>rd</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Friday, 17 September 2021, at 2:30 pm**

**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  
Hon Alice MAK Mei-kuen, BBS, 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

**Public officers attending:**

Mr Howard LEE Man-sing	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Ms Angela LEE Chung-yan, JP	Deputy Secretary for Development (Works) <sup>1</sup>
Mr Vic YAU Cheuk-hang, JP	Deputy Secretary for Development (Planning and Lands) <sup>1</sup>
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)
Dr Christine 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
Mr Andrew SUNG Wai-fai	Senior Project Manager 119 Architectural Services Department
Mr Antony KAM Chi-kit	Senior Project Manager 130 Architectural Services Department
Miss Rosalind CHEUNG Man-yee	Principal Assistant Secretary for Development (Harbour)
Mr Victor CHAN Fuk-yiu, JP	Project Manager (South) South Development Office Civil Engineering and Development Department
Mr Raymond LEE Wai-man	Chief Engineer (South) <sup>3</sup> South Development Office Civil Engineering and Development Department

Dr CHUI Tak-yi, JP	Under Secretary for Food and Health
Mr Chris FUNG Pan-chung	Principal Assistant Secretary for Food and Health (Health) <sup>3</sup>
Mr Derek LAI Chi-kin	Principal Assistant Secretary for Education (Higher Education)
Mr Stephen IP Shing-tak	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Mr Louis LEUNG Sze-ho	Deputy Secretary-General (1) University Grants Committee Secretariat

**Attendance by invitation:**

Professor CHAN Ying-shing	Associate Dean (Development and Infrastructure) Li Ka Shing Faculty of Medicine The University of Hong Kong
Mr TAM King-leung	Director of Estates The University of Hong Kong
Mr Jason LUK	Assistant Director of Estates The University of Hong Kong

**Clerk in attendance:**

Ms Connie HO	Chief Council Secretary (1) <sup>2</sup>
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**Staff in attendance:**

Mr Keith WONG	Senior Council Secretary (1) <sup>2</sup>
Mr Raymond CHOW	Senior Council Secretary (1) <sup>10</sup>
Ms Christina SHIU	Legislative Assistant (1) <sup>2</sup>
Ms Christy YAU	Legislative Assistant (1) <sup>8</sup>
Ms Clara LO	Legislative Assistant (1) <sup>9</sup>

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Action

The Chairman advised that there were four papers for discussion on the agenda for the meeting, all of which were funding proposals carried over from the last meeting held on 15 September 2021. The four funding proposals involved a total funding allocation of \$2,473.3 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(2021-22)31 355EP A 30-classroom primary school at Site KT2c, Development at Anderson Road, Kwun Tong**

2. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)31](#)) sought to upgrade 355EP to Category A at an estimated cost of \$369.9 million in money-of-the-day ("MOD") prices for the construction of premises of a primary school at Site KT2c, Development at Anderson Road, Kwun Tong, for the reprovisioning of Hong Kong Taoist Association Wun Tsuen School ("WTS"). The Administration consulted the Panel on Education on the proposed works on 8 January 2021. 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.

Reprovisioning of school premises

3. Mr Wilson OR expressed support for the proposed works and enquired if the Administration could expedite the reprovisioning or redevelopment of the remaining "matchbox-style" primary school premises that were built below standards in Hong Kong, so as to improve the learning environment. He urged that an implementation timetable be drawn up for the relevant reprovisioning/redevelopment projects.

4. Under Secretary for Education ("USED") replied that the Administration appreciated the public's concern about improving the environment of schools. As land resources were precious in Hong Kong, the Education Bureau ("EDB") would refer to the school-age population and the demand for school places in the district concerned when considering the use of school sites. The Administration was of the view that both WTS and

Po Leung Kuk Siu Hon Sum Primary School ("SHSPS") to be discussed under the next agenda item (i.e. [PWSC\(2021-22\)32](#)) fulfilled the criteria for reprovisioning.

5. Mr Tommy CHEUNG expressed support for the proposed works. He opined that although the overall number of students might be decreasing, the Administration should still provide resources as far as possible to support the reprovisioning of existing schools or setting up of new schools by over-performing school sponsoring bodies ("SSBs"). On the other hand, the Administration should disqualify SSBs with poor quality of education from operating schools and take back the school sites for other uses, so as to ensure the quality of education and the effective use of land resources. Pointing out that schools in some districts were experiencing reduction of classes, he asked why the Administration was still building new schools.

6. In response, USED said some districts with new developments had land reserved for school purpose. The Administration would optimize the use of resources by first assessing the demand for school places arising from the developments in the district. Reprovisioning of existing schools was preferred to setting up of new schools if the demand was found to be moderate. Sharing the point of view about the utmost importance of ensuring the quality of education, the Administration ranked the quality of education its primary consideration in allocation of school premises. Moreover, the education vision, mission and abilities in planning and management of the SSB were also considered, in addition to a host of factors such as whether improvement was required for the existing premises of the school concerned.

#### Disposal of vacant school premises ("VSP")

7. The Deputy Chairman expressed support for the proposed works. Pointing out that many VSP had been left idle for years, he enquired which government department was on the receiving end of VSP returned by EDB and played the central coordinating role for their disposal. He urged the Administration to utilize resources effectively by arranging suitable uses for VSP as soon as possible.

8. USED replied that to ensure efficient use of land resources, EDB would assess the VSP's suitability for school or other educational uses having regard to factors including the size, location and physical conditions of the relevant premises, as well as the educational needs and the relevant policy measures. If it was confirmed that the VSP was no longer required for re-allocation for educational uses, EDB would inform the Planning Department or other relevant departments (e.g. the Housing Department) under the Central Clearing House ("CCH") mechanism for such departments to consider using the relevant

premises for alternative long-term or short-term transitional uses as appropriate, such as development of transitional housing.

9. Mr Holden CHOW agreed that VSP not under any current planning of long-term uses could be converted into transitional housing. He pointed out that there were some successful cases of turning VSP into transitional housing in Tuen Mun. He enquired whether the Administration would consider using the old premises of WTS vacated for transitional housing after the reprovisioning of the school.

10. USED replied that the old premises of WTS would be surrendered to the Government after the reprovisioning of the school at the new premises. Given the relatively small size of land occupied (around 1 800 square metres ("m<sup>2</sup>")), the premises were unlikely to be used for primary and secondary education. Under the principle of optimizing resources, the VSP would be surrendered for central disposal according to the mechanism, under which conversion for other uses such as transitional housing or community facilities would be considered.

11. Mr Wilson OR pointed out that the old premises of some schools had been left idle for a few years after their reprovisioning. Citing the example that suitable alternative uses had not been arranged for the old premises of St. Joseph's Anglo-Chinese School on Kwun Tong Road although the school had already been reprovisioned at the "Three-Choi" development area (comprising Choi Ying Estate, Choi Fook Estate and Choi Tak Estate), Mr OR sought the reason for that. The Chairman hoped that the Administration could plan the use of VSP as early as possible.

12. USED replied that after the reprovisioning of WTS and SHSPS which would be discussed under the next agenda item (i.e. [PWSC\(2021-22\)32](#)), the VSP of the two schools would be surrendered to the Government for disposal under the prevailing CCH mechanism. EDB had considered using the old premises of St. Joseph's Anglo-Chinese School on Kwun Tong Road for reprovisioning of another primary school. However, the reprovisioning was assessed to be unsuitable due to the technical challenges identified. The VSP had now been surrendered for central disposal according to the mechanism.

### School-age population projections

13. The Deputy Chairman enquired whether there had been changes in the number of students at WTS from the estimate worked out during the planning stage of the reprovisioning project to the current actual number, which might affect the number of classes to be operated by the school after its reprovisioning.

14. USED replied that WTS originally operated 24 classes and enrolled 613 students. It might operate up to 30 classes at the new school premises. Based on the class size of 25, the number of school places could increase by 150. The projected school-age population of six-year-old primary one students in Kwun Tong District was expected to increase slightly in the next school year, followed by a downward trend year by year in the following few years. The proposed reprovisioning arrangement would help improve the learning and teaching environment of WTS and stabilize the supply of school places in the district. Furthermore, there was currently a shortage of school places in the primary school nets of Kwun Tong District, the demand was met by increasing the size of each primary one class under the Primary One Admission System and borrowing school places from school nets in adjacent districts. The additional school places made available by the current project would help alleviate the above situation.

#### School facilities

15. Mr LEUNG Che-cheung expressed support for the proposed works. Mr LEUNG noted that the proposed school premises, which would be provided with a 35-metre ("m")-long running track and two basketball courts, had few facilities for students' physical education. He enquired whether consideration would be given to constructing a running track circling the school, so as to provide students with more facilities for physical education.

16. USED replied that the SSB concerned was allowed to participate in designing the school premises. The Administration would design the school premises with regard to the site topography and the school's education philosophy. Although running tracks were not among the standard facilities of school premises, the Administration would provide the school with related facilities as far as conditions allowed by making effective use of the topographic features of the site.

17. Project Director (1), Architectural Services Department ("PD(1)/ArchSD"), supplemented that due to the presence of six existing slopes within the project boundary of the proposed new school premises, the land area that could be used for school construction was below the standard applicable to building projects of 30-classroom schools in general. After discussing with the school management, the Administration decided that a 35-m-long running track be provided as far as conditions allowed. Regarding the suggestion of providing a running track circling the school, the school management had safety concern as it should be ensured that vehicles and pedestrians were separated and students should not be made to pass through the vehicle access road when using the running track.

18. Mr LUK Chung-hung noted from the Government's paper that parking spaces for school buses would be provided at the new school premises. He enquired whether WTS would allow school buses to use fixed spots within the school premises for free parking on a long-term basis (including the night time). He also noted that the sports facilities at schools were generally not opened to the public due to the safety risk posed by the presence of outsiders within the school, and the difficulties of having a design that could keep them segregated. He enquired whether the design of the new school premises could be enhanced to enable the opening of the school's sports facilities (including ball courts, etc.) for public use in the future.

19. USED replied that three lay-bys for school buses would be provided at the new school premises. Regarding the opening of school facilities, the design of the school premises incorporated certain facilities to be share-used with the community provided that it would not affect the school's operation. That included, among others, a centre for parent education, a children's art gallery, a Chinese language learning resources centre for non-Chinese-speaking students, and opening of the running track, basketball courts, etc., for activities of kindergartens and primary schools.

20. Mr Frankie YICK expressed support for the item and the proposed works to be discussed under the next agenda item (i.e. [PWSC\(2021-22\)32](#)). Mr YICK expressed concern about the perennial inadequacy of parking spaces for commercial vehicles in Hong Kong and pointed out that allowing school buses to use school premises for long-term free parking could help reduce the operating cost of school buses and students could benefit from it indirectly. He hoped that EDB could step up communication with the management of schools on allowing the long-term parking of school buses within school premises as far as conditions allowed.

21. USED replied that the Administration had maintained communication with schools and the school bus sector regarding the issue of school bus parking. As each school was unique in geographical location, usable space and security arrangement, discussion with individual schools should be conducted with regard to the actual circumstances.

#### Project cost and expenditure

22. The Chairman noted from the Government's paper that the Administration planned to commence the proposed works upon obtaining funding approval from the LegCo Finance Committee ("FC") for target completion in around two and a half years. The project expenditure, with



funding approved, would be phased over a period of about seven years, which was longer than the target time frame of completing the construction works. He sought the reason for that.

23. PD(1)/ArchSD replied that the project would commence as soon as possible with funding approved by FC. With a construction period spanning about 31 months, construction works were expected to be completed in around two and a half years. Generally speaking, about 70% to 75% of the overall cash flow of a project would have been spent upon completion of the relevant works. The remaining cash flow would be used in the few years after project completion for paying up costs such as consultants' fees, costs arising from the need to fulfill the demand of the SSB, and costs that could only be finalized upon completion of defect rectification. It also took time for the Administration to verify the project expenditure with the contractor before payment could be made.

24. Dr Junius HO enquired why the construction cost of the 30-classroom school proposed to be constructed under the current project was similar to that of the 24-classroom school to be discussed under the next agenda item (i.e. [PWSC\(2021-22\)32](#)).

25. USED and PD(1)/ArchSD replied that it was because of the difference in site conditions between the proposed premises of the two schools. Six existing slopes with approximate heights ranging from 3 m to 6 m were found at the site of the current project. The rock head level at the project site was shallower than that at the site of the project to be discussed under the next agenda item. For the project under the next agenda item, the existing warehouse at the site would be demolished, after which the footing that remained under the ground should also be removed. In view of the above, the respective construction unit costs of the two school building projects were estimated to be around \$24,055 and \$24,648 per m<sup>2</sup> of construction floor area, which were comparable to each other.

26. Dr Junius HO noted that parallel tendering was conducted for some public works projects before securing funding approval of FC. He enquired whether the tender exercise for the current project had already commenced and, if so, whether information on the range of returned tender prices could be provided in the Administration's funding submission to FC or provided for members' reference after the meeting. He said that he needed to refer to such information to decide whether a request should be made for the item to be voted on separately at the relevant FC meeting. Mr Tommy CHEUNG said that as he understood, parallel tendering was not adopted in all public works projects of the Government. The Administration sought funding approval of FC based on the estimated construction cost of the project. Parallel tendering might be

useful in enabling the Administration to come up with a cost estimate closer to the market price. In the event of future cost overrun, additional funding would have to be sought from LegCo. It was not a standard practice of FC and the Public Works Subcommittee to require the Administration to provide information on the returned tender prices when seeking approval for project funding.

27. USED and PD(1)/ArchSD replied that parallel tendering was adopted in the current project and the project to be discussed under the next agenda item (i.e. reprovisioning of SHSPS ([PWSC\(2021-22\)32](#))). The market tender price was reflected in the estimated construction costs of the two projects as stated in the respective funding submissions. In response to the Chairman's suggestion, the Administration would provide supplementary information to explain in specific terms the circumstances under which parallel tendering would be conducted before securing funding approval of FC for the Government's public works projects in general for members' reference.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC184/20-21\(01\)](#) on 30 September 2021.)*

#### Voting on PWSC(2021-22)31

28. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)31](#) to vote.

29. 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\(2021-22\)31](#)) at the relevant FC meeting.

#### **Head 703 — Buildings**

#### **PWSC(2021-22)32 363EP A 24-classroom primary school at Au Pui Wan Street, Fo Tan, Sha Tin**

30. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)32](#)) sought to upgrade 363EP to Category A at an estimated cost of \$365.4 million in MOD prices for the construction of premises of a primary school at Au Pui Wan Street, Fo Tan, Sha Tin, for the reprovisioning of SHSPS. The Administration consulted the Panel on Education on the proposed works on 4 June 2021. 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.

Voting on PWSC(2021-22)32

31. The Chairman invited members to raise questions on the item. There being no questions from members on the item, the Chairman put [PWSC\(2021-22\)32](#) to vote.

32. 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\(2021-22\)32](#)) at the relevant FC meeting.

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

**PWSC(2021-22)33 873TH Boardwalk underneath the Island Eastern Corridor**

33. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)33](#)) sought to upgrade 873TH to Category A at an estimated cost of \$1,682 million in MOD prices for the construction of a boardwalk underneath the Island Eastern Corridor ("IEC") ("the Boardwalk") linking up the planned promenade at Oil Street and the existing Quarry Bay Promenade via the North Point Promenade. The Administration consulted the Panel on Development on the proposed works on 24 August 2021. Members generally 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.

Project cost

34. Dr Junius HO supported the Administration's effort to enhance the harbourfront on both sides of the Victoria Harbour. As the existing foundations of IEC would be utilized in constructing the proposed Boardwalk to reduce the construction cost, Dr HO was concerned if there were any technical complications in the proposed works that made the Boardwalk (about 2.2 kilometres in total length and at least 10 m in width) still cost up to \$1,682 million to build. He considered that the construction unit cost per m<sup>2</sup> of the proposed Boardwalk was too high compared with other public works projects. The Chairman referred to 206TB (i.e. the project for enhancing the connectivity near MTR Kwun Tong Station with the provision of an elevated landscaped pedestrian deck) which was endorsed by the Subcommittee recently at the meeting on 15 September 2021 and pointed out that members were also concerned about the project cost of the said elevated pedestrian deck.

35. Deputy Secretary for Development (Planning and Lands)1 ("DS(PL)1/DEVB") explained that a lot of work had been done by the engineering team to design the Boardwalk and reduce its construction cost. These included using the existing foundations of IEC as the supporting structure of the Boardwalk as far as practicable to reduce substantially the need to build new foundations for the Boardwalk and using IEC itself to provide cover for most part the Boardwalk underneath to obviate the need to erect shelters for those segments. Through such initiatives, the construction unit cost of the Boardwalk was cut down to about \$60,000 per m<sup>2</sup>, which was far lower than the construction unit cost per m<sup>2</sup> of other footbridge projects of the Government that were similar to the Boardwalk. For example, the construction unit costs per m<sup>2</sup> of 332CL (construction of a footbridge at the junction of Sham Mong Road and Yen Chow Street West in Sham Shui Po), 163TB (provision of grade-separated pedestrian linkages to complement the Kwun Tong Town Centre Redevelopment) and 164TB (construction of a footbridge connecting Tsuen Wan Plaza, Skyline Plaza and the adjacent landscaping area) were around \$300,000, \$410,000 and \$560,000 respectively.

36. The Chairman and Dr Junius HO requested the Administration to provide supplementary information on the detailed comparison of the construction cost, length and width and construction unit cost per m<sup>2</sup> of the proposed Boardwalk underneath IEC with those of other similar projects.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC186/20-21\(01\)](#) on 5 October 2021.)*

The safety implications of the shared use of part of the Boardwalk with the North Point Vehicular Ferry Pier

37. The Deputy Chairman expressed support for the proposed works. He pointed out that during discussion on the proposed works at the meeting of the Panel on Development on 24 August 2021, some members urged the Administration to put forward a solution to tackle the safety risks posed by the proposed Boardwalk to the North Point Vehicular Ferry Pier ("NPVFP") as raised by the Hongkong and Yaumati Ferry Company Limited ("HYF") and other concerned organizations and reach out to the relevant stakeholders to allay their concern. Noting that the relevant information was provided in the funding submission to the Subcommittee, he requested the Administration to give an oral report.

38. DS(PL)1/DEVB responded that the Administration had conducted risk assessment in view of the concern raised about the possible safety risks posed

by objects being thrown from the proposed Boardwalk to NPVFP after the conversion of the upper deck of NPVFP into a part of the proposed Boardwalk. Furthermore, it planned to erect an enclosure which fully covered the upper deck of NPVFP at the suitable location on NPVFP's upper deck and its associated ramp to prevent throwing of objects from the upper deck and thereby safeguard pier operation. After the aforesaid meeting of the Panel on Development, the Administration had communicated further with HYF to allay its concern by explaining again the installation of the enclosure.

#### Facilities of the proposed Boardwalk

39. The Chairman declared that he was a member of the Harbourfront Commission. He urged the Administration to enhance the connectivity of the proposed Boardwalk with the adjacent areas to facilitate the public's access to it. Clear directional signs should also be provided to guide the public's access to the Boardwalk via its various ends/access points.

40. Mr Tommy CHEUNG and Dr Priscilla LEUNG expressed support for the proposed works. Mr CHEUNG suggested that the proposed Boardwalk or other future harbourfront promenades be extended to at least 15 m in width, so as to provide space for operation of snack stalls by individual vendors to help bring down the high unemployment rate. Dr LEUNG said that she had always been an advocate of creating a linked-up harbourfront through the construction of connecting elevated bridges and pontoons. Dr LEUNG suggested that retail/handicraft stalls be provided on the Boardwalk to boost the vibrancy at the location and room be allowed for further widening of the Boardwalk in the future. She also enquired whether the proposed Boardwalk would be opened to pets and cyclists.

41. DS(PL)1/DEVB said that pets were allowed at all locations along the Boardwalk. The at least 10-m-wide Boardwalk would also be divided into the passive zone/leisure zone (about 4 m wide and for use by pedestrians) and the active zone/shared zone (about 6 m wide and for shared use by joggers and cyclists). As the usual width of a one-way cycle track was currently about 2 m, the proposed shared zone, which was about 6 m wide, should be adequate for use by both joggers and cyclists. Furthermore, the width of the Boardwalk was limited by the utilization of the space underneath IEC and the foundations of IEC as far as practicable for its construction. Along part of the Boardwalk (such as the western section close to Oil Street), there were more segments measuring around 10 m in width. Along other parts (such as the eastern section from Tin Chiu Street to Hoi Yu Street), there were more segments wider than 10 m, with some even reaching the width of 20 m, thereby providing more space for activities.

42. DS(PL)1/DEVB further said that facilities such as water dispensers, vending machines and kiosks would be provided on the Boardwalk. In the future, operation of the Boardwalk would be handed to an operator, who might put forward innovative ideas about enhancement of the food and beverage facilities and organization of activities to boost the vibrancy along the Boardwalk. Furthermore, the Administration was committed to increasing the vibrancy at other harbourfront open spaces and had plans to further extend the concept of shared zone to other locations along the harbourfront of the northern shore of Hong Kong Island and the Kai Tak Development. To that end, relevant trials and studies were being conducted.

43. Dr Priscilla LEUNG asked further if the limit to the width of the proposed Boardwalk was related to the requirements under the Protection of the Harbour Ordinance (Cap. 531) or technical issues in engineering. DS(PL)1/DEVB explained that the current width and design of the Boardwalk were in line with the principle of cost-effectiveness and received the support of different stakeholders in multiple rounds of public consultation. By contrast, the project cost would be increased substantially if the width of the proposed Boardwalk was to be extended further as this might require extra piling works at the sea.

#### Water quality of waters near the proposed Boardwalk

44. Dr Priscilla LEUNG was concerned whether the Administration would use the proposed works as an opportunity to improve the water quality of waters near the proposed Boardwalk through concerted effort with relevant departments and appoint professionals to check for misconnections of sewers to stormwater drains near the proposed Boardwalk before its opening, so as to prevent the odour nuisance associated with poor water quality, which might dampen the public's appetite to visit the Boardwalk. The Chairman also urged the Administration to pay attention to the issue of near-shore water quality.

45. Project Manager (South), South Development Office, Civil Engineering and Development Department, said that the Administration aimed at enabling the public to have closer contact with water in a water-friendly environment through developing the Boardwalk. In view of this, it attached great importance to the water quality of its surrounding waters. Efforts made by government departments to that end included the work of the Environmental Protection Department and the Drainage Services Department to improve and monitor continuously the water quality of the Victoria Harbour in recent years. As a result, a higher than 90% overall compliance rate of water quality objectives for the Victoria Harbour Water Control Zone had been maintained in the past few years. As regards the odour nuisance arising from

the problem with marine water quality, misconnections of sewers to stormwater drains were among the causes of the problem. The Administration would place suitable chemical substances in the drainage system to reduce the odour. It would also tackle the root cause of the problem by examining the drainage system, taking the corresponding enforcement actions and improving the collection method of surface runoff.

Voting on PWSC(2021-22)33

46. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)33](#) to vote.

47. 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\(2021-22\)33](#)) at the relevant FC meeting.

**Head 708 — Capital Subventions**

**PWSC(2021-22)34 67EG Construction of a new academic building on an extension site east of No. 3 Sassoon Road**

48. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)34](#)) sought to upgrade part of 67EG to Category A at an estimated cost of \$56 million in MOD prices for carrying out consultancy for the construction of a new academic building on an extension site east of No. 3 Sassoon Road. The Administration consulted the Panel on Health Services and the Panel on Education on the proposal on 5 March 2021. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panels' discussion was tabled at the meeting.

49. The Deputy Chairman supported the conduct of the proposed consultancy. He pointed out that healthcare staff were in short supply currently in both the public and private healthcare systems in Hong Kong. He opined that it was necessary for the University of Hong Kong ("HKU") to upgrade and increase its healthcare-relevant teaching facilities with a view to providing more healthcare training places. Furthermore, he considered that the construction of the proposed new academic building would help enhance the pedestrian connectivity in the vicinity of the HKU Faculty of Medicine and Queen Mary Hospital.

50. Mr Tommy CHEUNG said that both he and members belonging to the Liberal Party supported the conduct of the proposed consultancy.

51. The Chairman pointed out that the Subcommittee received submissions from members of the public stating that the proposed new academic building would be built in the green belt and the relevant rezoning had not been approved by the Town Planning Board ("TPB"). He requested the Administration and HKU to give an account of the use and planning of the site in question.

52. Director of Estates, The University of Hong Kong ("DoE/HKU"), said that since there was no more space within the campus of HKU for development of new premises, HKU was required to identify other sites close to the campus for its development to cope with the Administration's initiative to increase University Grants Committee ("UGC")-funded healthcare training places. After reviewing the operation of the HKU Faculty of Medicine and Queen Mary Hospital, HKU considered that development of the new academic building at the proposed site had the strategic value of providing effective connection between the HKU Faculty of Medicine and Queen Mary Hospital. He added that while views were received from the public against development of the site, many members of the public had expressed support for the proposed project of the new academic building. As the project site of the new academic building was located in the green belt, HKU would later be required to proceed with the statutory town planning procedures for the development project, during which it would explain to TPB the justifications for developing the site.

53. In response to the enquiries of Dr Junius HO, DoE/HKU and Assistant Director of Estates, The University of Hong Kong, said that the construction cost of the new academic building was estimated to exceed \$3 billion, while the actual cost would depend on the final detailed design of the building. HKU estimated that the construction works of the new academic building could be completed in the first quarter of 2027.

54. Dr Junius HO noted that the consultants' fees incurred for the proposed new academic building would be borne fully by the Administration. In this connection, he enquired about the apportionment of the construction cost of the new academic building between the Administration and HKU.

55. Under Secretary for Food and Health said that to cope with the local demand for healthcare services and the training needs of healthcare talents, the Government had earmarked \$20 billion for short-, medium- and long-term projects to upgrade and increase the healthcare teaching facilities of HKU, the Chinese University of Hong Kong and the Hong Kong Polytechnic University. To that end, the three universities would carry out the relevant expansion projects of premises or teaching facilities with regard to their own circumstances. Based on the project contents, the Administration and the



three universities would determine whether the relevant project cost should be borne fully by the \$20 billion provision or partly by the university. Regarding the proposed new academic building of HKU, details of the project cost estimate and cost apportionment would be given in the funding proposal for its construction works, which would be submitted to LegCo after completion of the relevant consultancy and design work.

56. DoE/HKU pointed out that the Administration increased the UGC-funded medical and nursing training places substantially with a view to increasing the manpower of doctors and nurses. As it was the Administration's policy to implement such an initiative, it would allocate funding to support the conduct of the consultancy for the proposed new academic building. He added that for the purpose of increasing the teaching facilities of its Faculty of Medicine, HKU spent nearly \$500 million of its financial reserves for development of a new administration building for the Faculty, so as to free up space at the Faculty's premises for teaching purpose. The Administration's funding support for other expansion projects of campuses was provided case by case with regard to the actual circumstances.

57. Mr Abraham SHEK declared that he was a member of the HKU Court. He commented that HKU's conduct of the proposed consultancy for the project in advance was in line with the established procedure of UGC in implementing development projects for universities.

Voting on PWSC(2021-22)34

58. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)34](#) to vote.

59. 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 made such a request.

60. The Chairman said that this was the last of the 23 meetings held by the Subcommittee in the current legislative session. He thanked members for their active participation in the meetings in the past year and thanked the representatives of the Administration for their attendance at the meetings and the Secretariat for the support it provided for the Subcommittee.

61. The meeting ended at 4:05 pm.