

**Legislative Council Panel on Housing
Meeting on 29 March 2021**

**Creation of one supernumerary Chief Engineer post in the
Civil Engineering and Development Department for coping with
workload arising from public housing developments**

Supplementary information

Purpose

At the meeting of the Legislative Council (LegCo) Panel on Housing on 29 March 2021, Members requested the Government to provide supplementary information regarding the creation of one supernumerary Chief Engineer post in the Civil Engineering and Development Department (CEDD) under Head 33 to cope with the workload arising from public housing developments. Having consulted CEDD, this paper provides the relevant information.

Details

Manpower arrangement after the expiration of the post

2. The Chief Executive announced in the 2020 Policy Address that the Government decided to withdraw all the staff establishment proposals awaiting scrutiny and review them individually, having taken note of the LegCo Members' concerns about the creation of directorate posts under the current situation. As a result, in January this year, CEDD, after assessing the workload of existing projects on public housing development sites and reviewing the manpower allocation and operational needs, proposed to re-create a supernumerary post up to 31 March 2026 to support the implementation of relevant projects of public housing development sites instead of creating one permanent Chief Engineer post as originally planned.

3. Afterwards, the Civil Service Bureau and the Financial Services and the Treasury Bureau submitted the information paper ECI(2020-21)8 to the LegCo Establishment Subcommittee to inform Members of the Government's possible establishment proposals of directorate posts that would be submitted to the LegCo in the 2020-21 legislative session after review, which included the re-creation of one supernumerary Chief Engineer post in CEDD to cope with the workload arising from public housing developments. Subsequently, this establishment proposal was arranged for discussion at the meeting of the Panel on Housing on 29 March.

4. During the period from the lapse of the aforementioned post (i.e. 31 March 2021) till the approval of the concerned establishment proposal by the LegCo Finance Committee (FC), the said supernumerary post is cancelled and the post holder has been deployed to take up other duties. As there is an operational need to retain the said supernumerary post, the relevant duties of the post are currently undertaken by the supervisor of the said supernumerary post temporarily. This arrangement can only be made on a short-term contingency basis in order to avoid causing delays to the implementation and progress of relevant projects and affecting the supervisor from performing his existing duties. We are seeking approval for the proposal to re-create the said supernumerary post from the Establishment Subcommittee/FC as soon as possible, in order to shorten the duration of this temporary arrangement.

Completed work and work targets

5. At present, Housing Projects 2 Division (HP2D) in CEDD is mainly responsible for the site formation and infrastructure works of a total of 14 public housing development sites in Yuen Long and Tuen Mun. These projects, which include sites at Wang Chau Phase 1, Long Bin Phases 1 and 2, Tan Kwai Tsuen, Tin Wah Road and Tin Tsz Road in Yuen Long; and Tin Hau Road, Hin Fat Lane, Wu Shan Road, Hang Fu Street, Tuen Hing Road, San Hing Road, San Hing Road Extension and Hong Po Road in Tuen Mun, involve about 60 000 housing units.

6. The Government is closely monitoring the progress of each and every public housing development site and releases annually the public housing supply target for the coming 10 years. From 2016 to 2021, HP2D undertook the aforementioned projects and has achieved milestones in line with the targets. The details are as follows:

Public housing development sites	Work undertaken by Chief Engineer/ Housing Projects 2 (CE/HP2) from 2016 to 2021
Wang Chau Phase 1 in Yuen Long	CE/HP2 has led the project team in completing the investigation and detailed design as well as obtaining funding approval from the FC. The works contracts commenced in 2020.
Tin Hau Road, Hin Fat Lane, Wu Shan Road and Hang Fu Street in Tuen Mun	CE/HP2 has led the project team in completing the investigation and detailed design as well as obtaining funding approval from the FC. Tendering for the works contract is in progress.

Public housing development sites	Work undertaken by Chief Engineer/ Housing Projects 2 (CE/HP2) from 2016 to 2021
Long Bin Phases 1 and 2 in Yuen Long	CE/HP2 has led the project team in completing the engineering feasibility study*, supporting the Planning Department (PlanD) for the completion of the land-use zoning amendment and finishing the detailed design. Funding approval is now being sought from the FC, while tendering for the works contract is in progress in parallel.
Tan Kwai Tsuen in Yuen Long and Tuen Hing Road in Tuen Mun	CE/HP2 has led the project team in completing the engineering feasibility study* and supporting the PlanD for the completion of the zoning amendment. Detailed design of the site formation and the infrastructure (including site investigation) is being conducted, while preparation for the statutory gazettal of the road and sewerage schemes is underway.
Tin Wah Road and Tin Tsz Road in Yuen Long; and San Hing Road, San Hing Road Extension and Hong Po Road in Tuen Mun	CE/HP2 has led the project team in completing the engineering feasibility study*, which included completing the Environmental Impact Assessment for the sites at San Hing Road, San Hing Road Extension and Hong Po Road in Tuen Mun and obtaining the environmental permit. Support is being provided for the PlanD to carry out land-use zoning amendment for the sites.

*The scope of an engineering feasibility study covers the assessment of impacts of such aspects as traffic, environmental, geotechnical, land contamination, water supply, drainage, sewage treatment, public utilities, landscape, visual, sustainable development and air ventilation, etc.

Work targets/workload for the coming five years

7. In the coming five years, the supernumerary post of CE/HP2 will continue to lead HP2D to take forward the following projects to support public housing development. The relevant work targets and main duties are tabulated as below:

Public housing development site	Work targets for the period from 2021 to 2026	Main duties of CE/HP2 in the coming five years
Wang Chau Phase 1 in Yuen Long	To substantially complete the entire site formation and infrastructure works within the approved project estimate	<ul style="list-style-type: none"> • Steering and supervising the overall implementation of the projects; • Managing the performance of the consultants and contractors, including that in terms of progress, quality and safety; • Maintaining close communication with relevant stakeholders, including LegCo and District Council (DC) members, village representatives and the local community members, etc.; and • Coordinating interfacing issues with other major works projects, such as the Yuen Long South Development and Route 11, etc.
Tin Hau Road, Hin Fat Lane, Wu Shan Road and Hang Fu Street in Tuen Mun Central	To substantially complete the entire site formation and infrastructure works within the approved project estimate	
Long Bin Phases 1 and 2 in Yuen Long	To obtain the funding approval of the FC within the current legislative session and subsequently commence the works, with anticipated substantial completion of the entire site formation and infrastructure works within 5.5 years	
Tuen Hing Road in Tuen Mun Central	To complete the detailed design, the statutory gazettal of the road and sewerage schemes and the associated consultation as soon as possible. Subject to the progress of the statutory gazettal and the LegCo's funding approval, the formed land is anticipated to be handed over to the Hong Kong Housing Authority (HA) for construction of public housing in 2027.	<ul style="list-style-type: none"> • Leading the project team in carrying out consultation with relevant stakeholders, including LegCo and DC members, village representatives and the local community members, etc. before the statutory gazettal of the road and sewerage schemes; • Chairing meetings in relation to objections to road and sewerage schemes received after scheme gazettal, and resolving objections with objectors or making
Tan Kwai Tsuen in Yuen Long	To complete the detailed design, the statutory	

Public housing development site	Work targets for the period from 2021 to 2026	Main duties of CE/HP2 in the coming five years
	<p>gazettal of the road and sewerage schemes and the associated consultation as soon as possible. Subject to the progress of the statutory gazettal and the LegCo's funding approval, the formed land is anticipated to be handed over to HA for construction of public housing in 2026.</p>	<p>appropriate amendments to the schemes;</p> <ul style="list-style-type: none"> • Seeking funding approval from LegCo and carrying out consultation with stakeholders; and • Overseeing the tendering exercise for the works and the progress of the works in future, etc.
<p>Tin Wah Road and Tin Tsz Road in Yuen Long; and San Hing Road, San Hing Road Extension and Hong Po Road in Tuen Mun</p>	<p>To commence as soon as possible the investigation and detailed design, the statutory gazettal of the road and sewerage schemes and the associated consultation. Subject to the progress of the statutory gazettal and the LegCo's funding approval, the first piece of formed land is anticipated to be handed over to HA for construction of public housing in 2026.</p>	<ul style="list-style-type: none"> • Providing technical support for the PlanD at the stage of land-use zoning amendment; • Supervising the selection and appointment of consultants so as to commence the investigation and the detailed design stage as soon as possible; • Leading the project team in carrying out consultation with relevant stakeholders before the gazettal of the road and sewerage schemes; • Chairing meetings in relation to objections to road and sewerage schemes received after scheme gazettal and resolving objections with objectors or making appropriate amendments to the schemes; and • Seeking funding approval from LegCo and carrying out consultation with stakeholders.

8. The abovementioned projects involve multi-disciplinary tasks, including technical assessment in the aspects of traffic, environment, water supply, drainage and sewage treatment, etc. and planning studies. Moreover, these projects require coordination among relevant policy bureaux and departments, and consultation with relevant stakeholders including members of LegCo and District Councils, village representatives, and members of the local communities, etc. During construction, project teams need to closely monitor the progress of works, site safety and expenditure, as well as the performance of consultants and contractors to ensure works quality. They also need to maintain close contact and communication with relevant stakeholders so that the works can be completed smoothly and as soon as possible under a tight programme. Furthermore, to speed up housing supply in order to meet the housing target, all projects and related works have to be expedited by compressing the works programmes and carrying out tendering in parallel. The workload involved is heavy and complicated. Therefore, CEDD considered that it is necessary to have the project teams led by a Chief Engineer to maintain communication with stakeholders and oversee the implementation of these projects to ensure that the site formation and infrastructure works of the relevant sites are completed on time.

Duties of the Chief Engineers in CEDD

9. The scope of work of CEDD is extensive and complicated, involving provision of land and infrastructure, port and marine services, geotechnical services, and environment and sustainability services. Chief Engineers serving various Offices of CEDD are in charge of their respective duties and there is no overlapping. For example, the Sai Kung Town improvement works under the purview of Chief Engineer/East 2 of the East Development Office is an independent project, which is different from the works-related district administration matters of the Sai Kung District under the purview of Chief Engineer/East 1. The duties of the two officers are not overlapping.

10. Moreover, the Housing Branch of the Civil Engineering Office is mainly responsible for the site formation and infrastructure works of the public housing development sites outside of the new development areas, while other Offices are mainly responsible for the holistic development needs of the respective regions under their purview, including the overall planning of the new development areas, taking forward of associated transport infrastructure development and the provision of Government facilities. Even if some of the projects handled by the Housing Branch of the Civil Engineering Office are geographically located in the regions that are under the purview of individual Development Offices, there is clear division of duties and no overlapping.

11. CEDD will continue to regularly review the workload and staffing arrangements of various Offices, and timely exercise appropriate coordination and flexible deployment for the purpose of effective use of resources.

Details of the posts of supporting staff

12. The notional annual salary cost at mid-point for the re-creation of one supernumerary Chief Engineer (D1) is \$1,923,600, and the full annual average staff cost, including salaries and staff on-cost, is around \$2,623,000.

13. The supernumerary CE/HP2 post will continue to be supported by a team of 19 non-directorate posts to take forward the site formation and infrastructure works of public housing developments for the implementation of public housing development projects. The notional annual salary cost at mid-point is \$17,284,980, while the full annual average staff cost, including salaries and staff on-cost, is around \$26,183,000.

Transport and Housing Bureau
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