

立法會
Legislative Council

LC Paper No. PWSC252/16-17

(These minutes have been
seen by the Administration)

Ref : CB1/F/2/1(26)B

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

**Minutes of the 25th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 28 June 2017, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Charles Peter MOK, JP (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, BBS, MH, JP

Hon Alice MAK Mei-kuen, BBS, JP
Hon KWOK Wai-keung
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Dr Hon Elizabeth QUAT, JP
Dr Hon CHIANG Lai-wan, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Hon Kenneth LAU Ip-keung, MH, JP
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Nathan LAW Kwun-chung
Dr Hon YIU Chung-yim
Dr LAU Siu-lai

Members absent:

Hon Steven HO Chun-yin, BBS
Dr Hon KWOK Ka-ki

[According to the Judgment of the Court of First Instance of the High Court on 14 July 2017, LEUNG Kwok-hung, Nathan LAW Kwun-chung, YIU Chung-yim and LAU Siu-lai have been disqualified from assuming the office of a member of the Legislative Council, and have vacated the same since 12 October 2016, and are not entitled to act as a member of the Legislative Council.]

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury)3
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Mr Thomas CHAN Chung-ching, JP	Deputy Secretary for Development (Planning and Lands)1
Mr Donald TONG Chi-keung, JP	Permanent Secretary for the Environment
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Ms Angela LEE Chung-yan, JP	Deputy Secretary for Home Affairs (2)
Ms Sandy CHEUNG Pui-shan	Principal Assistant Secretary for Home Affairs (Culture)2
Mrs Sylvia LAM YU Ka-wai, JP	Deputy Director of Architectural Services
Mr Edward TSE Cheong-wo	Project Director (3) Architectural Services Department
Mr LAM Wing-hong	Assistant Director of Food and Environmental Hygiene (Operations)2
Ms Annisa MA Sau-ching	Assistant Director of Social Welfare (Family and Child Welfare)
Miss Fanny FUNG Hing-sum	Chief Social Work Officer (Family and Child Welfare)1(Acting) Social Welfare Department
Mrs Clara LEUNG SO Yu-bik	Assistant Director of Leisure and Cultural Services (Administration)
Mr Michael CHIU Yat-on	Chief Executive Officer (Planning)1 Leisure and Cultural Services Department

Clerk in attendance:

Ms Sharon CHUNG

Chief Council Secretary (1)2

Staff in attendance:

Miss Rita YUNG

Senior Council Secretary (1)2

Mr Raymond CHOW

Senior Council Secretary (1)6

Miss Queenie LAM

Senior Legislative Assistant (1)2

Ms Christina SHIU

Legislative Assistant (1)2

Ms Christy YAU

Legislative Assistant (1)7

Ms Clara LO

Legislative Assistant (1)8

Action The Chairman advised that there were 13 funding proposals on the agenda for the meeting. Eleven of them were items carried over from the previous meeting of the Subcommittee. He drew members' attention to Rule 83A and Rule 84 of the Rules of Procedure of the Legislative Council.

Head 703 - Buildings

PWSC(2017-18)4 183GK Reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site on Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre project

2. The Chairman advised that the proposal (i.e. PWSC(2017-18)4) was to upgrade 183GK to Category A at an estimated cost of \$229.7 million in money-of-the-day prices. The Subcommittee had commenced discussion on the proposal on 24 June 2017.

Design and facilities of the reprovisioned street sleepers' shelter

3. Dr Fernando CHEUNG, Dr LAU Siu-lai and Mr LEUNG Kwok-hung opined that the reprovisioning of both the street sleepers' shelter and the refuse collection point ("RCP") to the proposed building on Hau Cheung Street ("the Hau Cheung Street building") as proposed by the Administration was not a desirable arrangement. Dr Junius HO supported the proposed reprovisioning project. He considered that the design of the Hau Cheung Street building could significantly improve the environment of the street sleepers' shelter and the hygiene conditions of the RCP.

4. Mr CHAN Chun-ying enquired about the increase in construction floor area ("CFA") of the RCP and the street sleepers' shelter after the reprovisioning of the two facilities from Shanghai Street to the Hau Cheung Street building; and the increase in CFA of the Yau Ma Tei Theatre ("YMTT") upon completion of the phase II development, as compared with the existing YMTT. Deputy Secretary for Home Affairs (2) ("DSHA(2)") advised that the area of the Shanghai Street site was about 565 square metres ("sq m") while that of the Hau Cheung Street site was about 990 sq m. Upon completion of the decanting and demolition works, the phase II development of the YMTT would commence at the Shanghai Street site. The planning and design of the project would also commence in due course. Deputy Director of Architectural Services ("DDArchS") said that the CFA of the Hau Cheung Street building was about 3 560 sq m.

5. Dr Fernando CHEUNG queried why the Administration allowed the Urban Renewal Authority to construct a 40-storey residential building near the Shanghai Street site on No. 8 Waterloo Road while imposing a maximum height restriction of six storeys on future buildings on the Shanghai Street site, rendering the in-situ reprovisioning of the street sleepers' shelter infeasible. Dr Fernando CHEUNG and Mr Andrew WAN opined that the Administration should consider adding one or two storeys to the Hau Cheung Street building so as to provide more space for use by the street sleepers' shelter.

6. DSHA(2) said that according to the advice of the Planning Department ("PlanD") and the Government Property Agency, taking into consideration the actual accommodation requirements, the air ventilation and the need to provide a spatial and visual relief in a densely developed urban area, etc., the five-storey design of the Hau Cheung Street building was optimal and was able to achieve an optimal degree of site utilization under the prevailing circumstances.

7. Mr WU Chi-wai suggested that in planning and designing public buildings, the Administration should provide extra loading capacity for their foundation so that additional floors could be constructed on top of such buildings to increase the floor area of the public facilities as necessary in future. The Chairman said that Mr WU's suggestion involved policy matters relating to the planning and construction of government's public facilities. He advised Mr WU to follow up the matter at Council meetings or meetings of the relevant Panels. Permanent Secretary for Development (Works) noted Mr WU's views. He said that respective policy bureaux had to consider the use of the floors to be added in future and the additional expenditure required for the foundation works before providing any extra

loading capacity for the foundation when planning the construction of public buildings.

8. Mr Andrew WAN and Mr LEUNG Che-cheung enquired how the design of the Hau Cheung Street building could separate the two facilities, namely the RCP and the street sleepers' shelter, as far as practicable. DDArchS replied that under the latest design of the Hau Cheung Street building, two additional floors would be built between the RCP on the ground floor and the street sleepers' shelter on the top two floors to increase the vertical distance between the two facilities. In addition, separate entrances would also be provided for the two facilities to increase the horizontal distance between their entrances.

9. Noting that an air-conditioning system would be provided at the reprovisioned street sleepers' shelter, Mr CHAN Chun-ying and Mr LEUNG Kwok-hung enquired about the financial arrangements for the installation of the air-conditioning system and the future electricity expenses. Mr CHAN further enquired whether the Administration would draw up any guidelines on the usage time of the air-conditioning system.

10. Assistant Director of Social Welfare (Family and Child Welfare) ("ADSW(F&CW)") replied that sufficient power supply facilities and space would be provided in the reprovisioned street sleepers' shelter for the installation of an air-conditioning system. The Social Welfare Department ("SWD") would assist the operator of the street sleepers' shelter (i.e. the Street Sleepers' Shelter Society Trustees Incorporated ("SSSSTI")) in seeking funding from the Lotteries Fund to purchase and install the air-conditioning system. As SSSSTI operated the street sleepers' shelter on a self-financing basis under its long-upheld principle of not imposing any charges on its shelter seekers, SSSSTI had genuine difficulties to absorb the recurrent expenses incurred from the air-conditioning system. Taking into account various factors, such as the special circumstances of the street sleepers' shelter, the uniqueness of co-locating the RCP and the street sleepers' services units in the same building and the fact that there would not be similar service planning in future, SWD agreed to provide accountable special subsidies for SSSSTI to cover the recurrent expenses incurred from the provision of air-conditioning. As for the usage time of the air-conditioning system, SSSSTI would make its own decision having regard to operational needs.

11. Dr Fernando CHEUNG, Mr SHIU Ka-chun and Mr Jeremy TAM asked whether the Administration would assist other street sleeper hostels in installing air-conditioning systems and provide funding for the recurrent expenses concerned to improve the environment of these hostels. ADSW(F&CW) advised that regarding SWD-subvented homes (including

street sleeper hostels), SWD had provided funding since 1 April 2017 for the recurrent expenses arising from the use of air-conditioners by such homes. As for other street sleeper hostels operated on a self-financing basis, the hostel operators might seek funding from the Lotteries Fund to install air-conditioning systems under the existing mechanism. SWD would assist the operators in improving the environment of the hostels as far as practicable.

12. Mr LEUNG Kwok-hung asked whether the kitchens on the third and fourth floors of the Hau Cheung Street building were provided for use by street sleepers or staff members. DDArchS replied that the kitchen on the third floor was for use by the occupants of the street sleepers' shelter while the kitchen on the fourth floor was for use by the caretaker of the shelter.

Design of the reprovisioned refuse collection point

13. Mr Holden CHOW and Mr LEUNG Che-cheung were concerned how the design of the reprovisioned RCP could effectively mitigate the hygiene problem (particularly odour nuisance) caused to the surrounding environment. Mr Andrew WAN enquired whether the Administration would adopt biochemical odour removal methods to mitigate the odour nuisance of RCP. Mr CHOW further enquired how the Administration would monitor the hygiene conditions of the reprovisioned RCP in future.

14. Assistant Director (Operations) 2, Food and Environmental Hygiene Department ("AD(Ops)2/FEHD"), replied that the reprovisioned RCP would be equipped with modern deodorization systems. The air inside the RCP would be treated by the water scrubber system and an active-ions generator before being extracted to outdoor environment via an exhaust air outlet at the highest point of the roof located far away from the windows of the street sleepers' shelter. The deodorizing effect of the modern deodorization systems were proved to be effective at some RCPs under the Food and Environmental Hygiene Department ("FEHD") which had similar facilities. As for other biochemical odour removal methods available in the market, their effectiveness had yet to be proved by detailed scientific research. Moreover, in view of the unique circumstances of this reprovisioning project and given the space availability and technical feasibility, an area would be spared inside the RCP for installing an additional roller shutter to further reduce the possible odour impact of the RCP.

15. AD(Ops)2/FEHD further said that the refuse collection vehicles ("RCVs") used by FEHD and its cleansing contractors were of a fully-enclosed type. Refuse inside the reprovisioned RCP would be removed on the same day. The staff at RCP would clean the RCP

thoroughly every time after the RCV had left and sanitize the RCP thoroughly every night before its closure. FEHD staff (including pest control staff) would inspect the RCP daily and carry out pest control work regularly.

16. Mr CHU Hoi-dick noted that the Sam Pan Street RCP in Wan Chai was located underneath a residential building. He asked whether the Administration had received any complaints from the occupants of the building about the hygiene conditions of the RCP. AD(Ops)2/FEHD replied that according to the records of the past five years, FEHD had not received any complaints about the hygiene conditions of the Sam Pan Street RCP in Wan Chai.

17. Mr CHU Hoi-dick, Mr Andrew WAN and Dr Fernando CHEUNG enquired whether shower rooms and changing rooms would be provided in the toilets of the reprovisioned RCP for use by RCP staff. AD(Ops)2/FEHD replied in the affirmative. At Mr Andrew WAN's request, the Administration undertook to provide supplementary information on the locations of the aforesaid toilets, shower rooms and changing rooms after the meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. [PWSC246/16-17\(01\)](#) on 13 July 2017.)

18. Mr CHU Hoi-dick suggested that the Administration should consider converting the first floor of the Hau Cheung Street building from a storage area to a resources recovery centre so as to enhance the waste recovery and reduction work in the community. DSHA(2) responded that the Leisure and Cultural Services Department ("LCSD") was facing the problem of shortage of storage space. It was therefore necessary to use the first floor of the Hau Cheung Street building as the storage area for LCSD's Supplies Section and Finance Section.

Supply and demand of shelter places for sleepers

19. Mr YIU Si-wing pointed out that the dormitory environment of the reprovisioned street sleepers' shelter would be substantially improved. He asked whether the Administration had assessed if there would be a significant increase in the number of persons waiting to move into the street sleepers' shelter in future. DSHA(2) replied that the street sleepers' shelter on Shanghai Street currently provided 70 shelter places and the utilization rate as at the end of 2016 was 66%. The reprovisioned street sleepers' shelter would continue to provide 70 shelter places and the Administration believed

that the service demand could be met. ADSW(F&CW) advised that the LCSD office on the second floor of the Hau Cheung Street building would adopt an open plan design to allow certain flexibility for easy internal repartitioning. Should street sleepers in the district had a keen demand for temporary shelters in future, the Administration might consider changing the use of part of the office floor, subject to LCSD's need for office accommodation, statutory requirements (including building and fire safety legislation) and the availability of resources at that time.

20. Mr CHAN Chi-chuen enquired about the procedures for seeking funding for converting an office floor for use as street sleepers' shelter in future. Mr Andrew WAN enquired whether the lift for use by the street sleepers' shelter could reach the office floor after it had been converted for use as street sleepers' shelter in future. DSHA(2) said that the internal partitions of the office floor on the second floor of the Hau Cheung Street building allowed certain flexibility. Conversion works which cost less than \$30 million could be implemented as minor works without the need of seeking funding from the Finance Committee ("FC"). DDArchS replied that arrangements could be made so that the lift for use by the street sleepers' shelter could reach the converted floor.

21. Dr Fernando CHEUNG and Mr SHIU Ka-chun pointed out that the less than 100% utilization rate of the street sleepers' shelter on Shanghai Street did not mean that no one was waiting to move in. The current low utilization rate was due to the use of bunk beds by the street sleepers' shelter. Some street sleepers with mobile impairment found it difficult to use the upper bunks and could only wait for lower bunk places. Dr CHEUNG and Mr SHIU considered it undesirable for the reprovisioned street sleepers' shelter to use bunk beds.

22. Dr LAU Siu-lai and Mr LEUNG Kwok-hung pointed out that the occupants of the street sleepers' shelter on Shanghai Street were required to return to the shelter before 11:00 pm and were not allowed to stay there during daytime. Such requirements rendered the street sleepers who had actual housing needs but worked irregular hours (especially those working night shifts) not eligible for moving in. Dr LAU and Mr LEUNG opined that the organization concerned should relax the aforesaid requirements to allow more street sleepers in need to move in. Dr LAU suggested that the shelter be divided into two sections to respectively accommodate street sleepers using day and night shelter services.

23. ADSW(F&CW) responded that SSSSTI considered it appropriate to continue the arrangement of providing bunk beds after the reprovisioning of the street sleepers' shelter in order to provide the same number of shelter

places. She supplemented that SWD-subsidized street sleepers' shelters were open to street sleepers round-the-clock. As for street sleepers' shelters operated on a self-financing basis, the operators might determine the opening hours of the shelters having regard to daily operational and security needs. The operators also managed the opening hours of the shelters on a case by case basis at their own discretion.

24. Dr Helena WONG considered that the number of shelter places in the re-provisioned street sleepers' shelter should be increased. She requested the Administration to convert the office floor on the second floor of the Hau Cheung Street building to a street sleepers' shelter and that SWD should allocate additional resources to provide more shelter places for street sleepers in Sham Shui Po and Yau Tsim Mong districts. ADSW(F&CW) advised that SWD would continue to monitor the operation of street sleepers' shelters and review the street sleepers' demand for short-term accommodation. It would also take appropriate measures when necessary so as to ensure that the services could accommodate the demand of street sleepers.

Project cost and completion time

25. Mr MA Fung-kuo pointed out that the proposed project was submitted to the Subcommittee as early as in 2014 but was rejected. He enquired about the then project estimate and the amount of funding currently sought. Mr MA also asked the Administration about the completion time of the Hau Cheung Street building and the phase II development of the YMTT project.

26. DSHA(2) said that when the Administration submitted the proposed project to the Subcommittee in 2014 for approval, the estimated project cost was \$165.3 million, excluding the cost involved in constructing the two proposed additional floors in the Hau Cheung Street building. The amount of funding currently sought for the proposed project was \$229.7 million. Subject to FC's funding approval, the construction of the Hau Cheung Street building would commence in the fourth quarter of 2017 for completion in the first quarter of 2020. The decanting and demolition works of the existing site on Shanghai Street were tentatively scheduled for completion in the fourth quarter of 2020. LCSD and the Architectural Services Department ("ArchSD") were working on the design and project planning of the YMTT phase II development. A separate funding application would be submitted to FC for approval when ready.

Impact of the liquefied gas filling station on Hau Cheung Street on users of the proposed Hau Cheung Street building

27. Dr YIU Chung-yim enquired about the findings of the Quantitative Risk Assessment ("QRA") conducted by the Administration for the proposed project in respect of a liquefied petroleum gas ("LPG") filling station opposite the Hau Cheung Street building. DDArchS replied that according to the Hong Kong Planning Standards and Guidelines ("HKPSG") issued by PlanD, the separation distance between low density residential dwellings and existing LPG filling stations should not be, in general, less than 15 metres. The separation distance of the Hau Cheung Street building from the opposite LPG filling station was 18 metres and thus met the requirements of the HKPSG. ArchSD had commissioned a consultant to conduct the required QRA for the proposed project. The findings revealed that the risk of the project was within an acceptable level. The Administration undertook to provide the QRA findings in writing after the meeting.

(Post-meeting note: The Administration's written response was circulated to members vide [LC Paper No. PWSC246/16-17\(01\)](#) on 13 July 2017.)

Roads around the proposed Hau Cheung Street building

28. Mr SHIU Ka-chun pointed out that frequent loading and unloading of goods by workers of the Yau Ma Tei Wholesale Fruit Market at the junction of Waterloo Road and Ferry Street near the Hau Cheung Street building had caused road defects and inconvenience to pedestrians. He urged the Administration to inspect and repair the road defects. DSHA(2) responded that the Administration noted the written question raised by Mr SHIU Ka-chun on 20 June 2017 on the proposed project, including the road conditions around Hau Cheung Street. The Highways Department ("HyD") inspected the junction of Waterloo Road and Ferry Street on 22 June 2017. Some local surface unevenness and defects were identified during inspection, and the contractors were immediately instructed to arrange repairs. The repair works were expected to commence in June this year for completion as early as practicable.

29. Mr HO Kai-ming pointed out that there was a plot of land marked as "junction" between the two "Government, Institution or Community" ("G/IC") sites to the south of the site of the Hau Cheung Street building. He enquired about its planned use in future. DSHA(2) advised that the G/IC sites around the site of the Hau Cheung Street building were currently used by HyD for the Central Kowloon Route ("CKR") Project. The plot of land

would be partially designated as "Green Belt" upon the completion of the CKR Project.

30. Mr HO Kai-ming enquired whether the landscaped deck in Yau Ma Tei to be constructed under the CKR Project would be connected to the Hau Cheung Street building and Prosperous Garden, and about the opening hours of the landscaped deck in future. The Administration undertook to provide a written response to the question raised by Mr HO after the meeting.

(Post-meeting note: The Administration's written response was circulated to members vide [LC Paper No. PWSC246/16-17\(01\)](#) on 13 July 2017.)

[At 10:16 am, the Chairman asked members if they agreed to extend the meeting for 15 minutes. Members present agreed. The Chairman directed that the meeting be extended for 15 minutes to 10:45 am.]

Proposed motions under paragraph 32A of the Public Works Subcommittee Procedure

31. At 10:28 am, the Chairman said that he had received motions proposed by Mr CHU Hoi-dick and Dr Helena WONG respectively under paragraph 32A of the Public Works Subcommittee Procedure ("motions"). The two motions were directly related to the agenda item.

32. The Chairman took turn to put to vote the questions that the Subcommittee would proceed forthwith to deal with the motion numbered [001](#) proposed by Mr CHU Hoi-dick and the motion numbered [002](#) proposed by Dr Helena WONG. At the request of members, the Chairman ordered a division. Both questions were negatived.

Voting on PWSC(2017-18)4

33. There being no further questions from members on the item, the Chairman put PWSC(2017-18)4 to vote. At the request of members, the Chairman ordered a division. Thirty-seven members voted for and no member voted against the proposal. Six members abstained from voting. The votes of individual members were as follows:

For:

Mr Charles Peter MOK (Deputy Chairman)
Mr Tommy CHEUNG

Mr Abraham SHEK
Ms Starry LEE

Mr CHAN Hak-kan
Mr Paul TSE
Mr Michael TIEN
Mr WU Chi-wai
Mr MA Fung-kwok
Mr LEUNG Che-cheung
Mr KWOK Wai-keung
Dr Elizabeth QUAT
Mr Alvin Yeung
Dr Junius HO
Mr LAM Cheuk-ting
Mr SHIU Ka-chun
Mr CHAN Chun-ying
Mr CHEUNG Kwok-kwan
Mr LAU Kwok-fan
Mr KWONG Chun-yu
Dr YIU Chung-yim
(37 members)

Mr WONG Kwok-kin
Ms Claudia MO
Mr Frankie YICK
Mr YIU Si-wing
Mr CHAN Han-pan
Ms Alice MAK
Dr Helena WONG
Dr CHIANG Lai-wan
Mr Andrew WAN
Mr HO Kai-ming
Mr Holden CHOW
Mr Wilson OR
Ms Tanya CHAN
Mr HUI Chi-fung
Mr Kenneth LAU
Mr Jeremy TAM

Against:
(0 member)

Abstained:
Mr LEUNG Kwok-hung
Dr Fernando CHEUNG
Mr Nathan LAW
(6 members)

Mr CHAN Chi-chuen
Mr CHU Hoi-dick
Dr LAU Siu-lai

34. The Chairman declared that the item was endorsed by the Subcommittee. Mr LEUNG Kwok-hung requested that this item (i.e. PWSC(2017-18)4) be voted on separately at the relevant FC meeting.

35. The meeting ended at 10:45 am.