

立法會
Legislative Council

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Finance Committee of the Legislative Council

Minutes of the 35th meeting
held in Conference Room 1 of the Legislative Council Complex
on Friday, 10 September 2021, from 2:52 pm to 3:48 pm

Members present:

Hon CHAN Kin-por, GBS, JP (Chairman)
Hon CHAN Chun-ying, 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 WONG Ting-kwong, GBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, SBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBM, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon YIU Si-wing, SBS
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
Hon KWOK Wai-keung, JP
Hon Christopher CHEUNG Wah-fung, SBS, JP
Hon Elizabeth QUAT, BBS, JP
Hon Martin LIAO Cheung-kong, GBS, JP
Hon POON Siu-ping, BBS, MH
Dr Hon CHIANG Lai-wan, SBS, JP

Ir Dr Hon LO Wai-kwok, GBS, MH, JP
Hon Jimmy NG Wing-ka, BBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon Holden CHOW Ho-ding
Hon SHIU Ka-fai, JP
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan, JP
Dr Hon Pierre CHAN
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH, JP
Hon Kenneth LAU Ip-keung, BBS, MH, JP
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP

Members absent:

Hon CHUNG Kwok-pan

Public officers attending:

Miss Cathy Chu Man-ling, JP	Permanent Secretary for Financial Services and the Treasury (Treasury)
Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ¹
Miss Jennie CHAN Cheuk-yin	Principal Executive Officer (G), Financial Services and the Treasury Bureau (The Treasury Branch)
Mr Daniel CHENG Chung-wai, JP	Director of Administration
Ms Eva YAM Ya-ling	Deputy Director of Administration 2
Ms Winnie HO Wing-yin, JP	Director of Architectural Services
Mr Kevin SUEN Chi-hang	Senior Project Manager 121, Architectural Services Department
Mr Paul LAU Cheuk-kit	Senior Property Services Manager (Central, Peak and Mid Levels), Architectural Services Department
Mr Kenneth CHEN, SBS	Secretary General, Legislative Council Secretariat
Ms Dora WAI	Deputy Secretary General (Council and Corporate Services), Legislative Council Secretariat
Mr Thomas WONG	Principal Council Secretary 2, Legislative Council Secretariat

Miss Ida LAI

Chief Council Secretary (Special
Duties), Legislative Council
Secretariat

Clerk in attendance:

Ms Anita SIT

Assistant Secretary General 1

Staff in attendance:

Miss Queenie LAM

Senior Legislative Assistant (1)2

Mr Frankie WOO

Senior Legislative Assistant (1)3

Miss Yannes HO

Legislative Assistant (1)7

Action

The Chairman reminded members of the requirements under Rule 83A and Rule 84 of the Rules of Procedure.

Item 1 — FCR(2021-22)60

**RECOMMENDATION OF THE ESTABLISHMENT
SUBCOMMITTEE MADE ON 18 AUGUST 2021**

EC(2021-22)13

HEAD 92 — DEPARTMENT OF JUSTICE

Subhead 000 Operational expenses

2. The Chairman said that this item sought the approval of the Finance Committee ("FC") for the recommendation of the Establishment Subcommittee ("ESC") made at its meeting on 18 August 2021 regarding EC(2021-22)13, i.e. to upgrade one permanent post of Principal Government Counsel (DL3) to Law Officer (DL6) in the Department of Justice to provide strong support to the Secretary for Justice in her capacity as the Law Reform Commission Chairman and to lead a new project of "Systematic Review of the Statutory Laws of Hong Kong". No member had requested that the recommendation be voted on separately at the FC meeting.

Voting on FCR(2021-22)60

3. At 2:54 pm, the Chairman put item FCR(2021-22)60 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

**Item 2 — FCR(2021-22)61
RECOMMENDATION OF THE PUBLIC WORKS
SUBCOMMITTEE MADE ON 24 MARCH 2021**

**PWSC(2020-21)36
HEAD 705 — CIVIL ENGINEERING
Environmental Protection — Refuse Disposal
165DR — West New Territories landfill extension**

4. The Chairman advised that this item sought the approval of FC for the recommendation of the Public Works Subcommittee ("PWSC") made at its meeting on 24 March 2021 regarding PWSC(2020-21)36, i.e. the upgrading of part of **165DR** as **192DR**, entitled "West New Territories landfill extension", to Category A at an estimated cost of \$44,277.8 million in money-of-the-day ("MOD") prices; and the retention of the remainder of **165DR** in Category B. No member had requested that the recommendation be voted on separately at the FC meeting.

5. In relation to the public works proposals to be considered at this meeting, the Chairman declared that he was a Director and the Chief Executive Officer of Well Link Insurance Group Holdings Limited, and a Director of Well Link General Insurance Company Limited and Well Link Life Insurance Company Limited, both under the Well Link Insurance Group.

Voting on FCR(2021-22)61

6. At 2:55 pm, the Chairman put item FCR(2021-22)61 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

**Item 3 — FCR(2021-22)62
RECOMMENDATION OF THE ESTABLISHMENT
SUBCOMMITTEE MADE ON 18 AUGUST 2021**

**EC(2021-22)12
HEAD 156 — GOVERNMENT SECRETARIAT: EDUCATION
BUREAU
Subhead 000 Operational expenses**

7. The Chairman advised that this item sought the approval of FC for the recommendation of ESC made at its meeting on 18 August 2021

regarding EC(2021-22)12, i.e. the creation of three supernumerary posts in the Education Bureau, namely two Assistant Director of Education (D2) posts and one Principal Education Officer (D1) post for four years to strengthen directorate support to formulate, implement, monitor and review various education policies, and to meet the upsurge in service needs for quality and effective education. No member had requested that the recommendation be voted on separately at the FC meeting.

Voting on FCR(2021-22)62

8. At 2:56 pm, the Chairman put item FCR(2021-22)62 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

Item 4 — FCR(2021-22)63

**RECOMMENDATION OF THE PUBLIC WORKS
SUBCOMMITTEE MADE ON 25 AUGUST 2021**

PWSC(2021-22)27

HEAD 703 — BUILDINGS

Government Offices — Intra-governmental services

141KA — Expansion of the Legislative Council Complex

9. The Chairman advised that this item sought the approval of FC for the recommendation of PWSC made at its meeting on 25 August 2021 regarding PWSC(2021-22)27, i.e. the upgrading of **141KA** "Expansion of the Legislative Council Complex" to Category A at an estimated cost of \$1,171.4 million in MOD prices. Some members requested that the recommendation be voted on separately at the FC meeting. The PWSC had spent around 54 minutes on the scrutiny of the aforesaid proposal. The Administration had provided a supplementary paper.

Capital cost of the proposed expansion plan

10. Mr Tony TSE pointed out that, according to the supplementary information provided by the Administration, upon the completion of the Legislative Council ("LegCo") Complex ("the Complex") in 2011, the remaining expandable area was about 12 000 sq m in gross floor area ("GFA"), while the total construction floor area ("CFA") was 23 860 sq m. The estimated construction unit cost of the project was \$40,264 per sq m of CFA, while the estimated construction unit cost was around \$80,000 per sq m on the basis of GFA. He considered the capital cost exorbitant for the construction of an office building, particularly as the

project would only involve expansion and reshuffling, given the Complex was already well-equipped with internal facilities. He required an explanation from the Administration in this respect.

11. In response, the Director of Architectural Services ("DArchS") explained that:

- (a) different floor area definitions were used for serving different purposes in building projects. Generally speaking, total CFA was used for estimating construction cost; while GFA and Net Operating Floor Area ("NOFA") were used for calculation of plot ratio and indication of users' actual internal space requirements respectively;
- (b) the proposed expansion plan would involve an addition of NOFA of about 7 800 sq m, and together with reshuffling/reinstatement of the existing areas of about 6 600 sq m, the total NOFA was about 14 400 sq m. The total NOFA together with areas for other basic communal facilities (such as toilets, lift lobbies, stair halls, public or shared corridors and plant rooms, etc.) was approximately equivalent to a total CFA of 23 860 sq m;
- (c) as stated in the Government's discussion paper, on the basis of around 23 860 sq m of CFA of the project, the estimated construction unit cost was \$40,264 per sq m of CFA in MOD prices; and
- (d) as LegCo still had to maintain operation throughout the construction period, special care and attention would be required to avoid or minimize the possible environmental nuisance affecting the operation of the Complex with appropriate construction management, mitigation and protection measures, while ensuring no disruption to major electrical and mechanical facilities in the Complex (including relocating existing and setting up temporary electrical and mechanical facilities, and carrying out related connection works) and the safety of users accessing the Complex. In this regard, construction activities anticipated to generate noises of higher levels would need to be carried out outside the daily hours of LegCo's operation (such as night time, Sundays, public holidays or LegCo recess), thus requiring a higher level of construction management and technical standard.

12. Referring to an amount of \$73.1 million listed as "furniture and equipment" under the estimated construction cost, Mr YIU Si-wing enquired whether the cost was intended for acquiring new furniture, or included replacement of old furniture. The Deputy Chairman raised a similar enquiry, and pointed out his notice of some ageing furniture in the Complex, such as a number of damaged chairs in Rooms 506, 505B and 502 which were out of service, and were in urgent need of replacement.

13. Secretary General, Legislative Council Secretariat ("Secretary General") responded that the estimated cost of furniture and equipment was determined on the basis of an indicative list of furniture and equipment required, for the purpose of acquiring new furniture for the new office and ancillary facilities; as to the replacement of existing furniture, the LegCo Secretariat ("Secretariat") would handle this with other resources outside the scope of the expansion plan concerned. He undertook to review the issue mentioned by the Deputy Chairman above and would expeditiously arrange for the replacement of obsolete furniture if necessary.

Project programme and works safety

14. Ir Dr LO Wai-kwok expressed support for the implementation of the expansion plan. He noted that, prior to the completion of the Complex in 2011, space was reserved for further expansion, yet the highly challenging nature of the expansion works meant higher costs as a result. He suggested the Administration introduce the Modular Integrated Construction ("MiC") method under which separate MiC components would be produced in precast component factories in advance, before being transported to the Complex for installation outside the daily operation hours of LegCo, so as to minimize the nuisance of the works caused to LegCo's operation. He also urged the Administration to pay attention to the following: (1) compress the project programme as far as possible to accommodate all Members in the Complex earlier; (2) ensure that works quality was up to standard; and (3) take care of industrial safety to ensure the safety of works staff and staff members in the Complex.

15. Mr LEUNG Che-cheung expressed support for the expansion plan, and agreed to the suggestion raised by Ir Dr LO Wai-kwok that MiC construction method should be adopted to speed up works progress. He considered the proposed project programme less than ideal, and that the 90 Members of the Seventh LegCo might not be accommodated under the same roof within their term. He enquired whether the Administration could compress the project duration.

16. In reply, DArchS explained that:
- (a) if the funding was approved by FC, the expansion works would commence in the second quarter of 2022 in two phases;
 - (b) Phase 1 included the addition of new floors on top of the existing roof of the High Block of the Complex, entrance forecourt on G/F and terrace on 1/F facing Tim Mei Avenue to set up offices and ancillary facilities for Members and the Secretariat, and the necessary works for connection between the existing areas on 1/F to 10/F and the new expansion portion, etc. The above works would be completed within three years or so;
 - (c) works under Phase 2 would commence after the completion of Phase 1 and the necessary decanting, and would involve conversion/refurbishment of certain facilities on 1/F to 8/F of the existing Complex into offices of the Secretariat, and the provision of a new conference venue, enhancement of public education facilities and provision of more meeting and multi-purpose venues, to be completed within nine months or so;
 - (d) carrying out the works in phases could avoid repeatedly decanting the affected offices;
 - (e) to avoid affecting the operation of the Complex, construction activities anticipated to generate noises of higher levels could only be carried out intermittently outside the daily hours of LegCo's operation (such as night time, Sundays, public holidays or LegCo recess); and
 - (f) the Government would assign scores to tenderers in terms of the expected construction period during the tendering process, with a view to incentivizing contractors to design new methods or adopt new technologies to expediate works progress.

Facilities in the Legislative Council Complex

Lift and air-conditioning system

17. Dr Priscilla LEUNG expressed support for the proposed expansion plan, and wished that works could be completed as soon as possible to enhance the quality of facilities in the Complex. For Members' convenient access to meetings, she suggested the Administration to consider reserving

certain lifts in the Complex for Members' exclusive use, so as to allow direct access to the floors on which the conference venues were located. Pointing out that the existing building services facilities (e.g. air-conditioning system and lifts) in the Complex had been in use for around 10 years, and were gradually becoming obsolete, Mr Tony TSE asked whether the Administration would consider enhancing existing facilities under the expansion plan, such as replacing the air-conditioning system with a more environmental friendly one, and using more intelligent lifts; if so, whether the related costs were included in the estimated capital cost.

18. DArchS replied that, when the Government constructed extra floors on top of the roof of the High Block of the Complex, the electrical and mechanical installations at the original location had to be reprovisioned to other places in the Complex, and backup facilities would also be provided, in order to ensure no interruption to the operation of the building services system (e.g. air-conditioning supply) in the Complex during works period; with continuous improvement in technology, the Government would adopt more environmentally friendly air-conditioning system with higher energy efficiency, and the requirements on electrical and mechanical facilities would therefore be more stringent, which would incur certain costs.

19. DArchS continued that the Government would study with the Secretariat on how to improve the arrangement for lift operation in the Complex, including the selection of the right smart elevator dispatching system to enhance efficiency in carrying passengers, so as to tie in with Members' daily needs and work mode. Apart from lift system, the project would also adopt other intelligent system, such as conference room booking system, demand control of supply air, enhancement of Wi-Fi data transmission capacity, etc. Secretary General added that expansion space was already reserved in the original design of the Complex, including a spare lift shaft reserved in the lift lobby where three lifts were in service currently, so that the fourth lift could be added in future. Therefore, the High Block of the Complex would have eight lifts in service after expansion.

Office space, carpark, Cafeteria and conference venues

20. Dr Priscilla LEUNG suggested designating part of the LegCo Cafeteria for Members' exclusive use. She also enquired whether the Coffee Corner, fitness facilities and garden presently located on 5/F of the Complex would be affected by the proposed expansion plan, and whether a Coffee Corner and roof garden would be established for Members' use on 10/F added on top of the triangular area facing Tim Mei Avenue in future.

21. Mr Christopher CHEUNG expressed support for the expansion plan, and enquired whether the LegCo Cafeteria and the Coffee Corner on 5/F would be expanded in future in response to demand from extra Members and staff. Moreover, he enquired whether, after the expansion of the Complex, the Secretariat would consider accommodating in the Complex those staff members who currently had to work outside the Complex, in a bid to enhance operational efficiency.

22. Mr LEUNG Che-cheung said that it was not easy for Members to book conference venues for meetings at the moment, and with the number of LegCo seats increased to 90, he anticipated that the shortage of conference venues and meeting rooms might further aggravate. He enquired whether the numbers of conference rooms and meeting rooms would be increased, and whether existing conference facilities would be expanded under the proposed expansion plan.

23. Mr YIU Si-wing raised the following enquiries:

- (a) due to a shortage of office space in the Complex, at present as many as 150 staff members of the Secretariat were accommodated outside the Complex, after the expansion, whether the Complex would reserve space to accommodate these staff and satisfy the demand arising from further increases in manpower in future;
- (b) as the number of Members of the Seventh LegCo would increase to 90, and apart from the need to provide 15 additional Members' offices in the Complex, it was expected that the Cafeteria and conference venues would not suffice, what measures did the Administration take in response;
- (c) whether the number of parking spaces would be sufficient in future, and in order to popularize electric vehicles, whether the Administration would consider providing additional charging facilities; and
- (d) whether greening would be adopted on the roof of the Complex after expansion for use by Members and staff, or for other purposes.

24. Secretary General responded that:

- (a) to meet the accommodation needs of additional Members and relieve the acute shortage of office space in the Complex, the Administration proposed that the expansion plan of the Complex be implemented as soon as possible. Upon the completion of expansion works, a vast majority of Secretariat staff currently accommodated in the Queensway Government Offices would be accommodated in the Complex. However, the works in question had already expanded the Complex to the largest extent under the planning permission, so, a minor number of staff would still need to be accommodated outside the Complex in future;
- (b) the Children's Corner presently located on G/F next to the LegCo Cafeteria would be relocated to 3/F, so as to release space for expanding the Cafeteria, and the education facilities would be grouped on 3/F in future;
- (c) after completion of the newly expanded area, the Coffee Corner on 5/F of the Complex would be expanded, while fitness facilities for Members would be enhanced;
- (d) the roof garden on 5/F of the Complex would be retained, while another roof garden would be provided on the top floor of the triangular area in the expanded section facing Tim Mei Avenue; as to whether a coffee corner or other facilities would be provided there as well, the Secretariat would make further arrangements subject to actual needs; and
- (e) even if the number of Members would increase to 90, the existing parking spaces were still sufficient for the demand; regarding charging facilities for electric vehicles, the Secretariat would provide more chargers depending on actual needs, and the carpark had the space for installing these chargers, for which arrangements could be made if necessary.

25. Secretary General continued that the Complex would have an additional Conference Room 6 in future, which would be similar to Conference Room 3 in size with over 60 seats, and could be used for holding open meetings of committees; at present, Conference Room 4 could only serve as a venue for closed meetings with a capacity of 24 persons, and while internal renovation works were underway, the room could accommodate 31

persons in future, and could be used for open meetings. He added that Members always had robust demand for meeting rooms, so a Member's Function Hall would be established on 5/F; two Members' meeting rooms would be provided on each floor between 9/F and 14/F, which were the floors of Members' offices; moreover, the new expansion portion on 9/F and 10/F would also have additional Members' meeting rooms. In summary, after the expansion, the numbers of conference rooms and Members' meeting rooms in the Complex would all increase, which should suffice to cater for Members' demand.

Education facilities

26. The Deputy Chairman enquired about the specific contents of the expansion of the Public Education Activities Rooms and Children's Corner on 3/F of the Complex, and was concerned that the education facilities might be affected by the expansion works and become less attractive, dampening organizations' interests in visiting LegCo.

27. Secretary General responded that public education was one of the key functions of LegCo. Therefore, LegCo would keep on providing education service and organizing education activities, so as to enhance understanding of the work of the Legislature among children, young people and the general public. He continued that the Children's Corner currently located on G/F would be relocated to 3/F; the multi-purpose Education Activities Room on 3/F was now under renovation, to be converted into Members' meeting rooms and an open plan work area, so that Members and their staff accommodated outside the Complex over the next three years could return to the Complex for work and meetings if necessary. After the expansion, some of the Secretariat's offices currently located on 3/F would be converted into Children's Corner and Education Activities Rooms to continue providing various education service to visitors to LegCo.

Security management measures

28. As the Complex was stormed before, Mr Tony TSE was of the view that the water barriers set up in the vicinity of the Complex could strengthen security, yet in terms of appearance, such barriers would have impact on public perception and the solemnity of the Complex. The road closure arrangements in the proximity had also caused traffic congestion, especially during rush hours. He suggested that, in the long run, the Administration should consider bolstering security facilities of the Complex with other more flexible means, instead of deploying water barriers. The Deputy Chairman also expressed concern over the security management measures of the Complex, and enquired whether the expenses on security system

reinforcement were included in the budget of the expansion plan, and whether relevant security measures would be completed in tandem with the expansion works.

29. Secretary General responded that the existing water barriers outside the Complex were set up by the Police in light of the security of Tamar compound. He acknowledged Members' opinions and would relay Members' concern on appearance of the Complex to relevant authorities. He further said that, as the Legislature, LegCo was accountable to the people, and the Complex had to be open for public use to some extent. Therefore, the Secretariat had to strike a balance between the needs of all parties and gradually improve security management measures of the Complex through enhancing access control and security screening arrangements, erection of fences and gates in phases, etc., so as to ensure no obstruction and interruption to LegCo's operation, while offering a safe environment to users of the Complex. The installation of such security facilities was not within the scope of the expansion plan in question. The Legislative Council Commission had approved the erection of security improvement facilities in phases after reviewing the security management measures earlier.

Voting on FCR(2021-22)63

30. At 3:47 pm, the Chairman put item FCR(2021-22)63 to vote. The Chairman declared that the majority of the members present and voting were in favour of the item. The item was approved.

31. The Chairman reminded members that the next meeting of FC would be held on 24 September 2021.

32. The meeting ended at 3:48 pm.