

Sai Kung District Council
District Facilities Management Committee
Minutes of the First Special Meeting in 2016

Date: 19 April 2016 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<u>Present</u>	<u>From</u>	<u>To</u>
Mr. CHAN Kai-wai (Chairman)	9:30 a.m.	11:04 a.m.
Mr. LI Ka-leung, Philip (Vice Chairman)	9:30 a.m.	11:04 a.m.
Mr. AU Ning-fat, MH	9:30 a.m.	11:04 a.m.
Mr. CHAN Pok-chi	9:31 a.m.	11:04 a.m.
Mr. CHEUNG Chin-pang, Edwin	9:30 a.m.	11:04 a.m.
Mr. CHEUNG Mei-hung	9:40 a.m.	11:04 a.m.
Mr. CHONG Yuen-tung	9:30 a.m.	11:04 a.m.
Mr. CHUNG Kam-lun	9:42 a.m.	11:04 a.m.
Ms. FONG Kwok-shan, Christine	9:42 a.m.	11:04 a.m.
Mr. HIEW Moo-siew	9:30 a.m.	11:04 a.m.
Mr. KAN Siu-kei	9:30 a.m.	11:04 a.m.
Mr. LAI Ming-chak	9:30 a.m.	11:04 a.m.
Mr. LAM Siu-chung, Frankie	9:30 a.m.	11:04 a.m.
Mr. LAU Wai-cheung, Peter, MH	9:30 a.m.	11:04 a.m.
Mr. LEUNG Li	9:30 a.m.	11:04 a.m.
Mr. LING Man-hoi, BBS, MH	9:30 a.m.	11:04 a.m.
Mr. LUI Man-kwong	9:30 a.m.	11:04 a.m.
Mr. LUK Ping-choi	9:34 a.m.	11:04 a.m.
Mr. SING Hon-keung, BBS, MH	9:30 a.m.	11:04 a.m.
Mr. TSE Ching-fung	9:30 a.m.	11:04 a.m.
Mr. WAN Kai-ming	9:30 a.m.	11:04 a.m.
Mr. WAN Yuet-cheung, BBS, MH, JP	9:30 a.m.	11:04 a.m.
Mr. WONG Shui-sang	9:30 a.m.	11:04 a.m.
Mr. YAU Yuk-lun	9:30 a.m.	11:04 a.m.
Mr. WU Tat-chee, Mike (Secretary)	Executive Officer I (District Council), Sai Kung District Office	

Absent

Mr. CHAU Yin-ming, Francis, BBS, MH

Mr. NG Sze-fuk, George, GBS, JP

Mr. TAM Lanny, Stanley

The Hon FAN, Gary Kwok-wai

Mr. HO Man-kit, Raymond

In Attendance

Ms. Maureen SIU, JP

District Officer (Sai Kung), Sai Kung District Office

Mr. KWOK Chung-kai, Peter	Assistant District Officer (Sai Kung)1, Sai Kung District Office
Miss LAU Tang, Moira	Senior Executive Officer (District Council), Sai Kung District Office
Ms. LAM Yee-lai, Decem	Senior Liaison Officer (2), Sai Kung District Office
Mr. WONG Ping-ming	Senior Inspector of Works, Sai Kung District Office

Welcome Remarks

The Chairman welcomed all Members and representatives from government departments to the first special meeting of the District Facilities Management Committee (DFMC) in 2016 to discuss the proposed covered walkway projects.

2. The Chairman said that for the discussion to be effective, each member may participate for a maximum of two times in the discussion of every single agenda item and the time for each speaking is limited to two minutes. If the Member who moved a motion was not present when the motion was discussed, the motion would not be discussed or reserved for discussion at the next meeting. Hence, Members were asked to stay inside the conference room during the meeting.

3. The Secretariat was notified before the meeting that Mr. Francis CHAU, Mr. George NG and Mr. Stanley TAM could not attend the meeting due to the following reasons respectively: being away from Hong Kong, engaging in other official duties and attending another meeting. There being no objections from Members, the Chairman announced that the applications for leave were accepted in accordance with Order 51(1) of the Sai Kung District Council Standing Orders.

I. District Minor Works of Sai Kung – Proposed Covered Walkway Projects

4. The Chairman asked Members to discuss whether the criteria listed in the discussion paper of 2013 (Annex I) should continue to be used in handling the proposed covered walkway projects and whether any changes to the criteria would be needed.

5. Members raised the following comments:

- The cost for constructing and maintaining covered walkways was very high. Although each proposed project was considered important by the District Council Member of the corresponding constituency, the funding granted to the Sai Kung District Council (SKDC) each year was limited. Besides, apart from covered walkways, there were many other district minor works that were pending for implementation. Hence, it was suggested that only those covered walkway projects endorsed in the previous term of the SKDC should continue to be constructed. New proposed projects should not be accepted;
- There were at present more than ten proposed covered walkway projects. The DFMC had to answer to the requests from the district and consider those suggestions. Hence, the Covered Walkway Working Group should be set up to facilitate the monitoring and follow up of the works progress;
- As it took a longer time to construct a covered walkway, the Covered Walkway Working Group should be set up to follow up and examine the issues. None of the proposed

- projects should be rejected hastily today; and
- Covered walkways are important capital works. It was hoped that a scoring system could be introduced to allocate scores professionally and objectively to the projects based on the submission order, construction costs, pedestrian flow, complexity of the project, etc. The priority could then be decided based on the total scores.
6. Some Members asked about the followings: the total funding amount granted under District Minor Works for the current financial year, the amount reserved for constructing covered walkway and the percentage of the total funding amount spent on covered walkway projects in the past.
7. The Secretary replied that in the 2016-17 financial year, the funding amount granted to District Minor Works of Sai Kung was \$20,290,000, which was more or less the same as compared to the previous financial years. Apart from constructing seats with cover, shade structures and covered walkways in Sai Kung district, District Minor Works Projects also covered greening works, including the provision of flower beds, portable planters, sitting-out areas, etc. The Secretary added that the total expenditure under District Minor Works Projects in 2015-16 was 21,000,000 or so. The cost overrun was settled by the additional resources allocated by the Home Affairs Department.
8. Members hoped that the District Officer (Sai Kung) could convey their comments to the relevant government departments and strive for more funding for District Minor Works Projects.
9. Members voted on whether the proposed covered walkway projects should continue to be processed. The voting result was as follows: 12 voted for the motion, three voted against it and four abstentions. The Chairman announced that the DFMC should continue to discuss the proposed covered walkway projects.
10. The Chairman asked Members to refer to Annex I of the discussion paper for the list of criteria in handling covered walkway projects. Members were asked to discuss whether the criteria should continue to be used and whether any improvements would be needed.
11. Members agreed that stakeholders should be consulted before commencing a covered walkway project but they did not agree that the selection criteria should include the statistics of pedestrian flow recorded by the Transport Department (TD).
12. Ms. Maureen SIU, District Officer (Sai Kung), Sai Kung District Office, explained that the Sai Kung District Office (SKDO) had assisted the DFMC to prepare the criteria for reference in the handling of the covered walkway projects in 2013. The DFMC of the previous term had also considered using those criteria in the selection of covered walkway projects. She said that the statistics on pedestrian flow could avoid disputes about the proposed project in the future. Besides, the DFMC could also invite the TD to assist in recording the pedestrian flow at the location of the proposed works. If the pedestrian flow had reached the required standard of the TD, the proposed project could be referred to the TD

directly for consideration. If the required standard was not reached, the DFMC could consider setting another standard as the criteria for allocating the funding under District Minor Works Projects to construct covered walkway.

13. Other comments raised by Members were as follows:

- Support the continuous use of the criteria listed in Annex I in handling the proposed covered walkway projects;
- Suggest consulting the government departments, districts and stakeholders concerned regarding all the proposed projects. If no objections were received during the consultation period, the TD could be invited to collect the statistics on pedestrian flow for reference. The proposed project should have gone through the above two objective selection procedures before being referred to the Covered Walkway Working Group for further follow up; and
- Suggest including cost effectiveness of the project as one of the criteria.

14. Ms. Maureen SIU said that among the ten or so proposed covered walkway projects, some were proposed in the previous term and were not accepted due to various reasons, e.g. objections from the TD and the relevant government departments as the walkway cover stretched across the carriageway, high construction cost, objection from stakeholders, etc. She therefore suggested Members to discuss whether those proposed projects should continue to be implemented first.

15. There being no objections from Members, the Chairman concluded that the criteria listed in Annex I of the discussion paper would continue to be adopted and the cost effectiveness of the proposed projects would also be considered.

16. Members held the following views regarding various covered walkway projects:

Works Proposals	Members' comments
(1) SK-DMW089 Construction of covered walkway at Yuk Nga Lane and Po Fung Road	<ul style="list-style-type: none"> ● The funding proposal was not endorsed by the DFMC in 2010 due to the high construction cost estimated by the project consultant. The project consultant was suggested to use cheaper materials to construct the covered walkway or implement the proposed works by stages; ● The overall construction cost of the project would not be lowered through implementation by stages. The overall cost would be increased instead. Besides, implementing the project by stages did not comply with the “connecting with nearby facilities” criteria of the DFMC in considering the project proposals; ● The project consultant could make reference to the covered walkway projects of other districts and use other economical and practical materials to reduce the construction cost;

	<ul style="list-style-type: none"> ● The construction cost of covered walkways would differ according to the location, shape, length, complexity, etc. Hence, a rigidly uniform ceiling should not be set for the cost of these projects; ● If a ceiling on construction cost was not set at this stage, the DFMC could discuss the issue when the project consultant submit an estimate on the construction cost; and ● The DFMC agreed to continue following up this proposed project.
(2) SK-DMW072A Covered walkway from Beverly Garden to Tseung Kwan O Plaza (extended part)	<ul style="list-style-type: none"> ● The new term of the owner's committee of Tseung Kwan O Plaza was currently in operation. Hence, it was hoped that the stakeholders could be consulted again on this proposed project; and ● The DFMC agreed to continue following up this proposed project.
(3) Covered walkway from Sheung Tak Estate to the pedestrian subway under Wan Po Road	<ul style="list-style-type: none"> ● It was hoped that this proposed project could continue to be implemented and connect the uncovered area between the Velodrome and the Sports Ground for the convenience of the public; and ● The DFMC agreed to continue following up this proposed project.
(4) Covered walkway from Ocean Shores to Bauhinia Garden	<ul style="list-style-type: none"> ● In view of the relatively large scale and high construction cost of the proposed project, the Chairman (the proponent) withdrew the proposal.
(5) Suggest to extend the rain shield facilities at the covered walkway of Chui Ling Lane Playground*	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(6) Construction of covered walkway at Po Yap Road (from Bauhinia Garden to Yee Ming Estate)*	<ul style="list-style-type: none"> ● Members noted that the Civil Engineering and Development Department (CEDD) were constructing a footbridge across Po Yap Road at the proposed site. Members considered that with the completion of Yee Ming Estate and other estates nearby, together with the proposed heated swimming pool, more members of the public would pass by the proposed site; and ● The DFMC agreed to continue following up this proposed project.
(7) Construction of covered walkway at the entrance and exit of the pedestrian subway between Tong Ming Court and Choi Ming Court*	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.

(8) Suggest to construct covered walkway off Sheung Nim House for connecting to the pedestrian subway	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(9) Suggest to construct covered walkway at Ngan O Road off Wo Ming Court / Yuk Ming Court for connecting to the footbridge	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(10) Suggest to construct covered walkway off Kwong Ning House for connecting to the pedestrian subway	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(11) Suggest to construct covered walkway at Fuk Man Road off Tang Shiu Kin Sports Ground	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(12) Suggest to construct covered walkway off Fu Ning Garden for connecting to Tseung Kwan O Hospital	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(13) Suggest to construct covered walkway near to the pedestrian subway at the exit of King Lam Estate connecting to Hang Hau	<ul style="list-style-type: none"> ● By making reference to the proposed covered walkway at Man Kuk Lane in the past, the DFMC considered that the trees at the proposed site might affect the feasibility of constructing covered walkway there. The DFMC agreed to use shade structure instead. This issue was referred to the Works Section of the SKDO for follow up.
(14) Construction of covered walkway at Yan King Road off Yan Ming Court	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(15) Construction of covered walkway at Shek Kok Road	<ul style="list-style-type: none"> ● The DFMC agreed to continue following up this proposed project.
(16) Construction of covered walkway at the road section between the proposed site of the covered walkway project at Tong Tak Street off Tong Ming Court and Park Central	<ul style="list-style-type: none"> ● Residents of the area also hoped that the proposed works could be extended to Park Central. Hence, it was hoped that the Secretariat could consult the relevant government departments again; ● Members noted that the Secretariat had consulted the TD and the Highways Department (HyD) regarding the original project proposal of “SK-DMW255 Construction of a cover to connect the main entrance of Tong Ming Court at Tong Tak Street with Park Central”. The two departments opined that the proposed covered walkway should not stretch across the carriageway. Hence, the project scope had to be revised. The

	revised covered walkway would not stretch across the carriageway of Tong Tak Street.
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** Referred for discussion by the DFMC at its second meeting in 2016*

17. The Chairman asked Members to discuss whether a ceiling should be set in the funding of covered walkway.

18. Some Members suggested that the construction cost of the proposed covered walkway projects should not exceed a quarter of the total funding amount for this financial year. Some Members said that apart from stainless steel, the cheaper galvanized iron could also be used as the construction material to reduce the cost. Some Members asked about the maintenance cost of walkway cover made of stainless steel and galvanized iron.

19. Mr WONG Ping-ming, Senior Inspector of Works, SKDO responded that the construction material used in covered walkway would affect the maintenance cost in the future. Although the construction cost for covered walkway made with stainless steel was higher, the maintenance cost was relatively cheaper and vice versa for covered walkway made with galvanized iron. He continued that the issue of construction material could be decided by Members but Members should note that if galvanized iron would be used, refurbishment would be needed once in a few years.

Covered Walkway Working Group

20. There being no objections from Members, the Chairman announced the setting up of the Covered Walkway Working Group. It was also resolved that new proposals on covered walkway projects would not be accepted. The Secretariat was asked to send emails to all Members inviting them to join the Working Group.

21. The Chairman asked the Secretariat to consult the stakeholders, the relevant government departments and the consultants regarding the above proposed covered walkway projects decided to be continued for follow up by the DFMC. The Secretariat was asked to list out the comments received and the construction cost of those projects for reporting to members at the meeting of the Covered Walkway Working Group.

II. Date of Next Meeting

22. There being no other business, the Chairman declared the adjournment of the meeting at 11:04 a.m.

23. The Chairman said that the next meeting would be held on 10 May 2016.

District Facilities Management Committee
Sai Kung District Council
April 2016