

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Social Welfare and Community Buildings - Community centres and halls 184SC - Community hall at Lei Muk Shue Estate, phase 4

Members are invited to recommend to Finance Committee the upgrading of **184SC** to Category A at an estimated cost of \$30.4 million in money-of-the-day prices for the construction of a community hall at Lei Muk Shue Estate, phase 4.

PROBLEM

The existing Lei Muk Shue Community Hall (LMSCH) is a stand-alone building due for demolition in mid-2004 under the Lei Muk Shue Estate Redevelopment programme. There is a continuing need in the Lei Muk Shue area for Government, Institution or Community facilities to hold community building activities.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs (SHA), proposes to upgrade **184SC** to Category A at an estimated cost of \$30.4 million in money-of-the-day (MOD) prices for the construction of a community hall (CH) at Lei Muk Shue Estate, phase 4.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project involves the construction of a standard CH about 743 square metres in net operational floor area (NOFA), comprising a multi-purpose hall¹, a meeting room, a store room, a conference room, an office, a function room, a study room and other ancillary areas. The CH will form an integral part of the Lei Muk Shue Estate Redevelopment programme. Hence we plan to entrust the construction work to the Housing Authority (HA) to avoid interface problems.

4. A location map and the cross-sectional plan of the proposed CH are at Enclosures 1 and 2 respectively. HA has already embarked on the phase 4 redevelopment. Demolition of vacated housing blocks commenced in April 2000. We plan to commence the foundation work of the CH in May 2001 for completion in March 2004.

JUSTIFICATION

5. The existing LMSCH, 450 square metres in NOFA, was built in 1975. Other than providing rooms for a variety of community activities and meetings, it also serves as a "Study Room" during examination periods when there is keen demand for study room spaces. Its average utilization rate² is about 60%. The LMSCH is due for demolition as part of the Lei Muk Shue Estate Redevelopment.

6. Upon full redevelopment, the projected population of Lei Muk Shue Estate is about 37 000, 13% of the total population of Tsuen Wan District. Given that Lei Muk Shue will continue to be a densely populated public housing estate after redevelopment, we consider the demand for venues to hold community building facilities and for study room purposes will remain. Because of this, we agreed with HA to incorporate a new CH into the phase 4 of Lei Muk Shue Redevelopment programme. The new CH will be bigger and better than the existing one and will have advanced facilities such as stage lighting, public addressing system and equipment.

/FINANCIAL

¹ The multi-purpose hall can accommodate 450 persons. It has a stage and two dressing rooms.

² The utilization rate is calculated on the basis of the following formula -

$$\frac{\text{No. of hours booked}}{\text{No. of hours available for booking}} \times 100\%$$

FINANCIAL IMPLICATIONS

7. We estimate the cost of the CH component of the redevelopment project to be \$30.4 million in MOD prices (see paragraph 8 below). A detailed breakdown is as follows -

	\$ million	
(a) Demolition and site formation	0.1	
(b) Piling	0.9	
(c) Building	13.5	
(d) Building services	6.7	
(e) Drainage and external works	0.6	
(f) Furniture and equipment	0.8	
(g) Consultant's fees for -	2.8	
(i) detailed design	0.4	
(ii) contract administration	1.3	
(iii) site supervision	1.1	
(h) Contingencies	2.5	
(i) On-cost ³	0.5	

Sub-total	28.4	(in September 2000 prices)
(j) Provision for price adjustment	2.0	

Total	30.4	(in MOD prices)

/The

³ It is a standard arrangement for Government to pay HA a 2% on-cost for administrative and supervisory works (i.e. items 7(a) to (e), (g) and (h)) which the HA undertakes for Government on an entrustment basis.

The construction floor area of **184SC** is about 1 150 square metres. The construction unit cost, represented by building and building services costs, is \$17,565 per square metre in September 2000 prices. D Arch S confirms that the estimated unit cost is reasonable and comparable with those of similar projects built by the Government. A breakdown by man-months of the estimates for consultants' fees is at Enclosure 3.

8. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Sept 2000)	Price adjustment factor	\$ million (MOD)
2001 - 02	5.2	1.02550	5.3
2002 - 03	9.0	1.05627	9.5
2003 - 04	11.4	1.08795	12.4
2004 - 05	1.4	1.12059	1.6
2005 - 06	1.4	1.15421	1.6
	—————		—————
	28.4		30.4
	—————		—————

9. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2001 to 2006. HA has already invited tenders for the piling works under a fixed-price lump-sum contract as the works period will be less than 21 months, and the superstructure construction under a separate lump-sum contract with provision for price fluctuation as the construction period will exceed 21 months. Subject to funding approval, HA will proceed with the works in earnest.

10. We estimate the additional annual recurrent expenditure arising from the project to be \$517,000.

PUBLIC CONSULTATION

11. We consulted the Social Services and Community Information Committee of Tsuen Wan District Council on 5 March 2001. The committee supported this project.

ENVIRONMENTAL IMPLICATIONS

12. HA completed a Preliminary Environmental Review (PER) for the project in December 1999 and concluded that the project would have no long term environmental impact. The Director of Environmental Protection agreed that an Environmental Impact Assessment would not be necessary. During construction, we will control noise, dust and site run-off nuisances through the implementation of mitigation measures in the relevant contracts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, as well as frequent cleaning and watering of the site.

13. At the planning and design stages, we have considered ways to minimize the generation of construction and demolition (C&D) materials as much as possible. We will encourage contractors to use non-timber formwork and recyclable material for temporary works. We estimate that about 2 210 cubic metres (m³) of C&D materials will be generated by this project. Of these, about 670 m³ (30.3%) will be reused on site, 1 370 m³ (62%) will be reused as fill in public filling areas⁴ and 170 m³ (7.7%) will be disposed of at landfills. We will require the contractors to submit a waste management plan (WMP) to HA with appropriate mitigation measures, including the allocation of areas for waste segregation on-site to facilitate reuse or recycling of C&D materials, for approval. HA will ensure that the day-to-day operations on site comply with the approved WMP. HA will implement a trip-ticket system to control the proper disposal of C&D materials and will record the reuse, recycling and disposal of C&D materials for monitoring purpose.

LAND ACQUISITION

14. The project does not require land acquisition.

/BACKGROUND

⁴ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

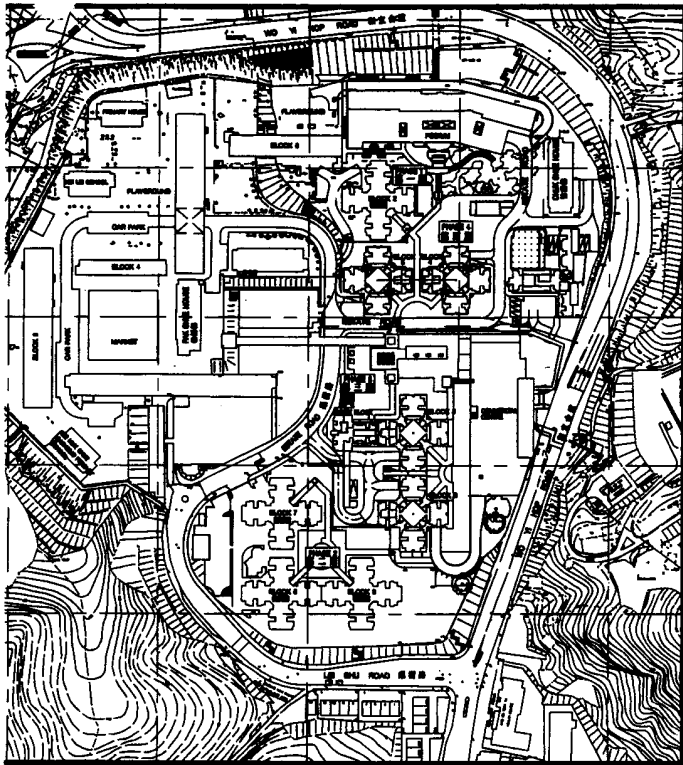
BACKGROUND INFORMATION

15. We upgraded **184SC** to Category B in September 2000. HA engaged a consultant to carry out a PER and employed a term contractor to carry out ground investigations in September 1999 and August 2000 respectively at a total cost of \$60,000. HA also carried out a topographical survey in October 1999 at a cost of \$1,000. We charged these amounts to block allocation **Subhead 3100GX** - "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The topographical survey, PER and ground investigations have all been completed. HA consultants also completed the detailed designs and tender documentation for the piling works and are currently in the process of preparing other relevant drawings.

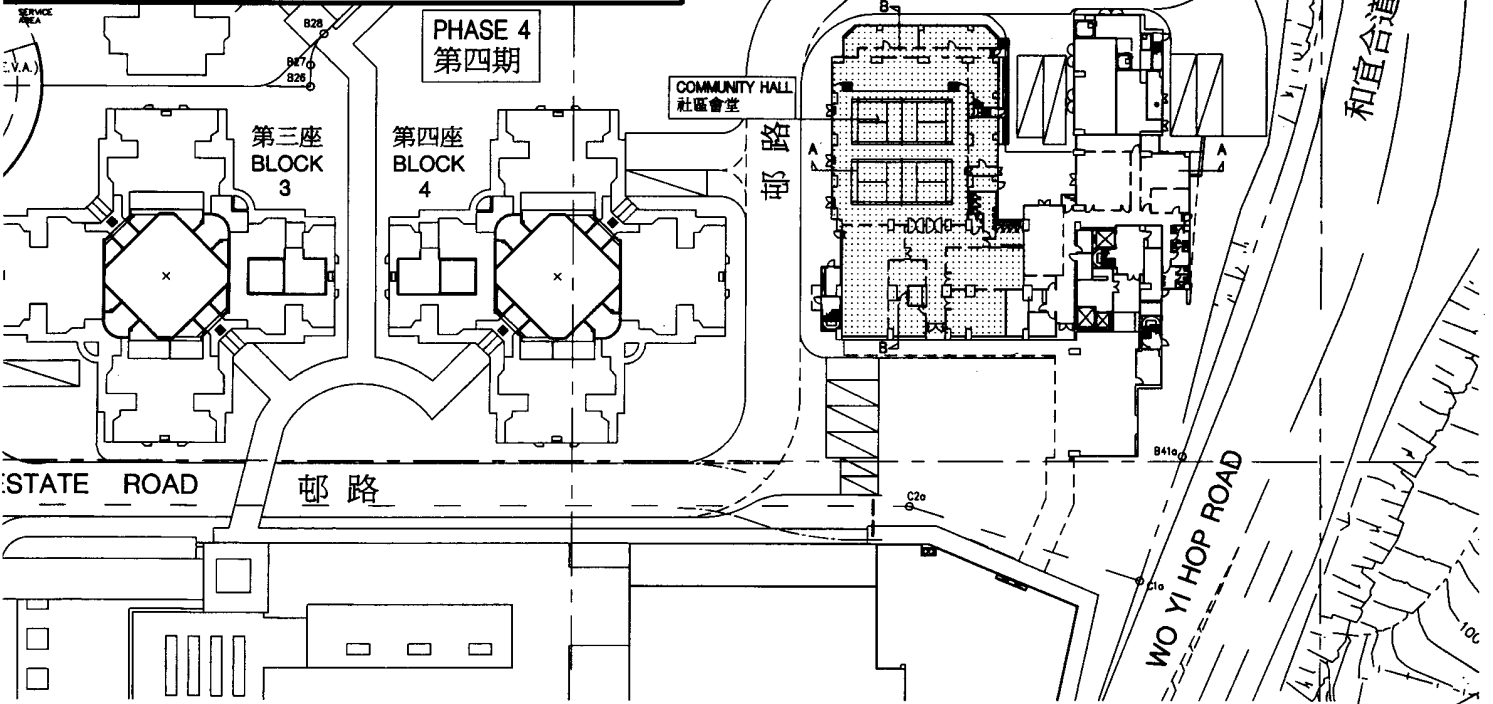
16. In the same joint-users block accommodating the CH, there will also be a residential care home for the elderly, a day care centre for the elderly and a social centre for the elderly. The capital costs of these welfare facilities, estimated to cost about \$48.8 million, are to be met from the Lotteries Fund. Some small household units financed by HA will also be accommodated in the same block.


17. We estimate that the project will create some 35 jobs, comprising five professional staff, five technical staff and 25 labourers.

Home Affairs Bureau
April 2001

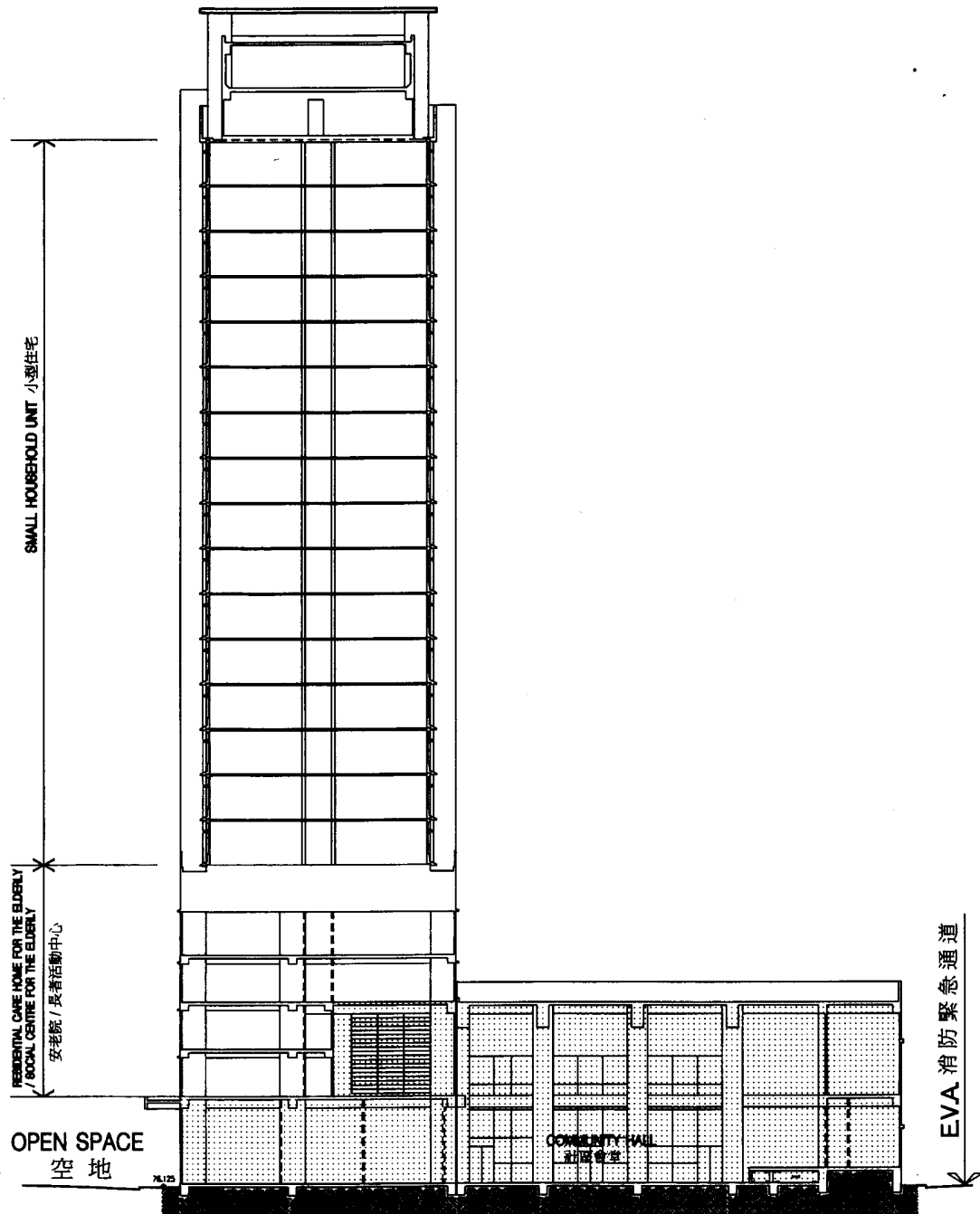


LOCATION PLAN 位置圖 SCALE 1: 5000




 <p>LCP LING CHAN+PARTNERS LTD ARCHITECTS AND INTERIOR DESIGNERS 林陳建築師有限公司 25TH FL., GUANGDONG INVESTMENT TOWER, 148 CONNAUGHT ROAD C., HONG KONG TEL 2815 3306 FAX 2541 1761 香港干諾道中148號粵海大廈25樓</p>	PROJECT: 184SC – Community hall at Lei Muk Shue Estate, phase 4 梨木樹邨第4期的社區會堂	JOB NO: 99006	DATE: 4 APR. 01
	DWG TITLE: SITE PLAN	DRAWN: T.Y	CHECK: <i>GW</i>
		SCALE: 1 : 1000	APPROVE: <i>GW</i>
		CAD File :	DWG NO: TW18RR/4/NCC/A /LO-10

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SECTION 剖面圖 B - B

 LING CHAN + PARTNERS LTD ARCHITECTS AND INTERIOR DESIGNERS 林陳建築師有限公司 25TH FL, GUANGDONG INVESTMENT TOWER, 148 CONNAUGHT ROAD C., HONG KONG TEL: 2815 3306 FAX: 852-2541 1761 香港干諾道中148號粵海投資大廈25樓	PROJECT:	184SC - Community hall at Lei Muk Shue Estate, phase 4 梨木樹邨第4期的社區會堂	JOB NO:	99006	DATE:	4 APR. 01
	DWG TITLE:	SECTION B - B	DRAWN:	T.Y.	CHECK:	<i>GW</i>
			SCALE:	1 : 400	APPROVE:	<i>GW</i>
			CAD File :	DWG NO: TW18RR/4/NCC/A/S-02		
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184SC – Community Hall at Lei Muk Shue Estate, phase 4

Breakdown of the estimate of consultants' fees

Consultants' staff cost		Estimated man- months	Average MPS* salary point	Multiplier factor	Estimated fee (\$)
(a) Detailed design	Professional	2.3	38	2.4	0.3
	Technical	2.3	14	2.4	0.1
(b) Contract administration	Professional	7.6	38	2.4	1.0
	Technical	6.0	14	2.4	0.3
(c) Site supervision	Professional	7.7	38	1.7	0.8
	Technical	9.8	14	1.7	0.3
				Total	2.8

* **MPS = Master Pay Scale**

Notes

- (1) A multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultant's overheads and profit, as the staff will be employed in the consultant's offices. A multiplier factor of 1.7 is applied in the case of site staff supplied by the consultant. (At 1 April 2000, MPS point 38 = \$57,525 p m and MPS point 14 = \$19,055 p m).
- (2) The consultants' fees for the work during the construction stage formed an optional part of the lump sum price quoted by the consultants selected to carry out the detailed design and drawings mentioned in paragraph 15 of the paper. Subject to Members' approval to upgrade **184SC** to Category A, HA will direct the necessary works to be carried out.