

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 - BUILDINGS**

#### **Support - Immigration control**

#### **6GD - Immigration Service Training School and Perowne Immigration Centre at Castle Peak Road, Tuen Mun**

Members are invited to recommend to Finance Committee -

- (a) the upgrading of part of **6GD**, entitled “Immigration Service Training School and Perowne Immigration Centre at Castle Peak Road, Tuen Mun - Stage 1” to Category A at an estimated cost of \$74.2 million in money-of-the-day prices; and
- (b) the retention of the remainder of **6GD** in Category B, retitled “Immigration Service Training School and Perowne Immigration Centre at Castle Peak Road, Tuen Mun - Stage 2”.

### **PROBLEM**

The Immigration Department (Imm D) does not have adequate training and detention facilities to meet its increasing service demand. The department also needs to have its own detention facilities.

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## PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Security, proposes to upgrade part of **6GD** to carry out Stage 1 works for the construction of an immigration service training school complex, the “Immigration Service Training School (ISTS)”, and an immigration processing centre, the “Perowne Immigration Centre (PIC)” to Category A at an estimated cost of \$74.2 million in money-of-the-day (MOD) prices.

## PROJECT SCOPE AND NATURE

3. The full scope of **6GD** comprises the construction of the ISTS and PIC on a reserved site of about 15 500 square metres at Castle Peak Road, Tuen Mun (part of the existing Perowne Barracks). It will be implemented in two stages.

4. Stage 1 of the project, which we now propose to upgrade to Category A of the Public Works Programme, covers -

- (a) demolition of the existing buildings on site;
- (b) site formation and piling/foundation works for the ISTS and the PIC;
- (c) consultancy services, including -
  - (i) site supervision of the site formation and piling/foundation works;
  - (ii) drafting services for architectural and structural detailed design drawings of the superstructure for Stage 2; and
  - (iii) design of closed circuit television (CCTV) and public addressing (PA) systems for Stage 2.

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\_\_\_\_\_ The site plans are at Enclosure 1. In order to shorten the construction programme by some nine months, we plan to employ a term contractor to start the demolition works in May 2001 for completion in September 2001. We will employ another contractor, to be supervised by resident site staff of the consultants, to start site formation and piling/foundation works in October 2001 for completion in September 2002. Owing to insufficient in-house staff resources and expertise, we will engage consultants to carry out drafting services for architectural and structural detailed design drawings in July 2001 and to design the CCTV and PA systems in January 2002 for Stage 2 for completion in June 2002.

\_\_\_\_\_ 5. Stage 2 of the project covers the construction of the superstructure of the ISTS and PIC, estimated to cost \$590.3 million in September 2000 prices. Details of the proposed facilities are at Enclosure 2. We plan to start the Stage 2 works in October 2002 for completion in May 2004.

## **JUSTIFICATION**

### **Immigration Service Training School**

6. Immigration staff have to be highly professional, disciplined, physically fit and mentally alert in order to enforce effective immigration control. Imm D is presently using, on a temporary basis, part of the facilities at the Kai Tak Government Building for induction and in-service training. The latter has no swimming or residential facilities. Thus, swimming lessons have to be conducted using outside facilities and training courses have to be conducted on a day basis. The present arrangements are costly and undesirable in terms of staff deployment, transportation and travelling. The prime objective of providing professional training is undermined and the purpose of cultivating esprit de corps among staff cannot be met. Hence, we propose to construct a purpose-built training school for Imm D.

7. We also propose to reprovision the recruitment centre at the Central Government Pier to the ISTS as the responsibility for recruitment also rests with the Training Sub-division. This will facilitate effective supervision and enable the physical tests which are part of the recruitment process to be carried out in the physical training facilities of the ISTS. The vacated office area in the Central Government Pier will be returned to the Government Property Administrator for reallocation.

**Immigration Processing Centre**

8. Imm D does not have dedicated detention facilities for immigration offenders (illegal immigrants, overstayers, illegal workers, etc.). Only 300 detention places are allocated at the Victoria Immigration Centre (VIC) in the Victoria Prison for immigration offenders. When the VIC is full, immigration offenders have to be transferred to various detention facilities at Police stations, Ma Tau Kok Detention Centre and various Immigration Control Points, etc. for overnight custody. Escorting and transporting detainees to and from these scattered locations has created additional demands on existing immigration resources. It has also caused operational difficulties for the Police Force.

9. The VIC comprises several pre-war buildings with sub-standard detention facilities which cannot be economically upgraded. Construction of the separate PIC is a better option. This will provide facilities for accommodating 400 immigration offenders to cater for the existing and future operational need. Upon completion of the project, the 300 detention places in VIC will be returned to Correctional Services Department. The release of these penal places is expected to alleviate the over-crowdedness in prisons by 3 percentage points in 2004. (As at early February 2001, the average over-crowding rate for the prisons is 16%.)

10. Locating the ISTS and the PIC adjacent to each other will facilitate flexible mobilization and deployment of staff and in-service trainees from the ISTS to the PIC, especially in serious emergency situations. Contiguous location will also optimise the use of the site.

**FINANCIAL IMPLICATIONS**

11. The capital cost of Stage 1 is estimated to be \$74.2 million in MOD prices (see paragraph 12 below). This is made up as follows -

/(a) .....

	<b>\$ million</b>	
(a) Demolition	5.9	
(b) Site formation	17.3	
(c) Piling/foundation works	38.0	
(d) Consultants' fees for -	3.2	
(i) site supervision for Stage 1	1.8	
(ii) drafting services of the superstructure for Stage 2	1.3	
(iii) design of CCTV and PA systems for Stage 2	0.1	
(e) Contingencies	6.4	
Sub-total	70.8	(in September 2000 prices)
(f) Provision for price adjustment	3.4	
Total	74.2	(in MOD prices)

\_\_\_\_\_ A detailed breakdown by man-months of the estimate for the consultants' fees is at Enclosure 3.

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

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Year	\$ million (Sep 2000)	Price adjustment factor	\$ million (MOD)
2001 - 02	28.2	1.02550	28.9
2002 - 03	35.2	1.05627	37.2
2003 - 04	4.9	1.08795	5.3
2004 - 05	2.5	1.12059	2.8
	70.8		74.2

13. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2001 to 2005.

14. We will tender the site formation and piling/foundation works under a fixed-price lump-sum contract because the works period will be less than 21 months and we can clearly define the scope of works in advance, leaving little room for uncertainty. We will also tender the contracts for engaging consultants for site supervision, drafting and design services on a fixed-price lump-sum basis because their contract periods will be shorter than 12 months.

15. Stage 1 of **6GD** will not give rise to any annually recurrent expenditure.

## **PUBLIC CONSULTATION**

16. We consulted the former Tuen Mun Provisional District Board on 12 December 1997. Members of the Board supported the project in principle, but expressed some concerns on the appearance and security aspect of the PIC. D Arch S has addressed these concerns in the overall design.

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17. We briefed the Legislative Council Panel on Security on the proposed project on 4 March 1999. Panel Members supported the project in principle. We updated Members on the progress of the project in February 2001 and provided them with details of the additional staffing requirement of Imm D upon completion of the project.

## **ENVIRONMENTAL IMPLICATIONS**

18. Consultants employed by the Architectural Services Department completed a Preliminary Environmental Review (PER) in May 1998 and concluded that the project would have no long term environmental impact. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary.

19. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines 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, frequent cleaning and watering of the site and provisions of wheel-washing facilities. We started a contaminated land assessment in March 2001 for completion in May 2001 and will implement remediation measures for site clean up. We also started an asbestos survey in March 2001 for completion of asbestos abatement work in early May 2001 prior to the demolition of the existing buildings.

20. At the planning and design stages of Stage 1 of the project, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have designed the ground floor levels in order to optimise the use of suitable excavated materials for filling within the site to minimise off-site disposal. To further minimise the generation of C&D materials, we will encourage the contractors to use non-timber formwork and recyclable material for temporary works. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

21. We will require the contractors to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that Stage 1 will generate about 28 600 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 2 400 m<sup>3</sup> (8.4 %) on site, 25 000 m<sup>3</sup> (87.4%) as fill in public filling areas<sup>1</sup> and dispose of 1 200 m<sup>3</sup> (4.2%) at landfills.

## LAND ACQUISITION

22. The project does not require any land acquisition.

## BACKGROUND INFORMATION

23. We engaged a consultant to carry out a PER and a topographical survey, completed in May 1998, at a total cost of \$70,000.

24. We upgraded **6GD** to Category B in January 1999. We employed a term contractor to carry out site investigation in December 2000 and also employed consultants to carry out a contaminated land assessment and an asbestos survey in March 2001 at a total cost of \$3.08 million. The site investigation was completed in December 2000. The contaminated land assessment and asbestos survey will be completed in May 2001. We charged all of the above to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". D Arch S has completed the detailed design of the works under Stage 1 of the project and is preparing the tender documents using in-house staff resources.

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<sup>1</sup> 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.



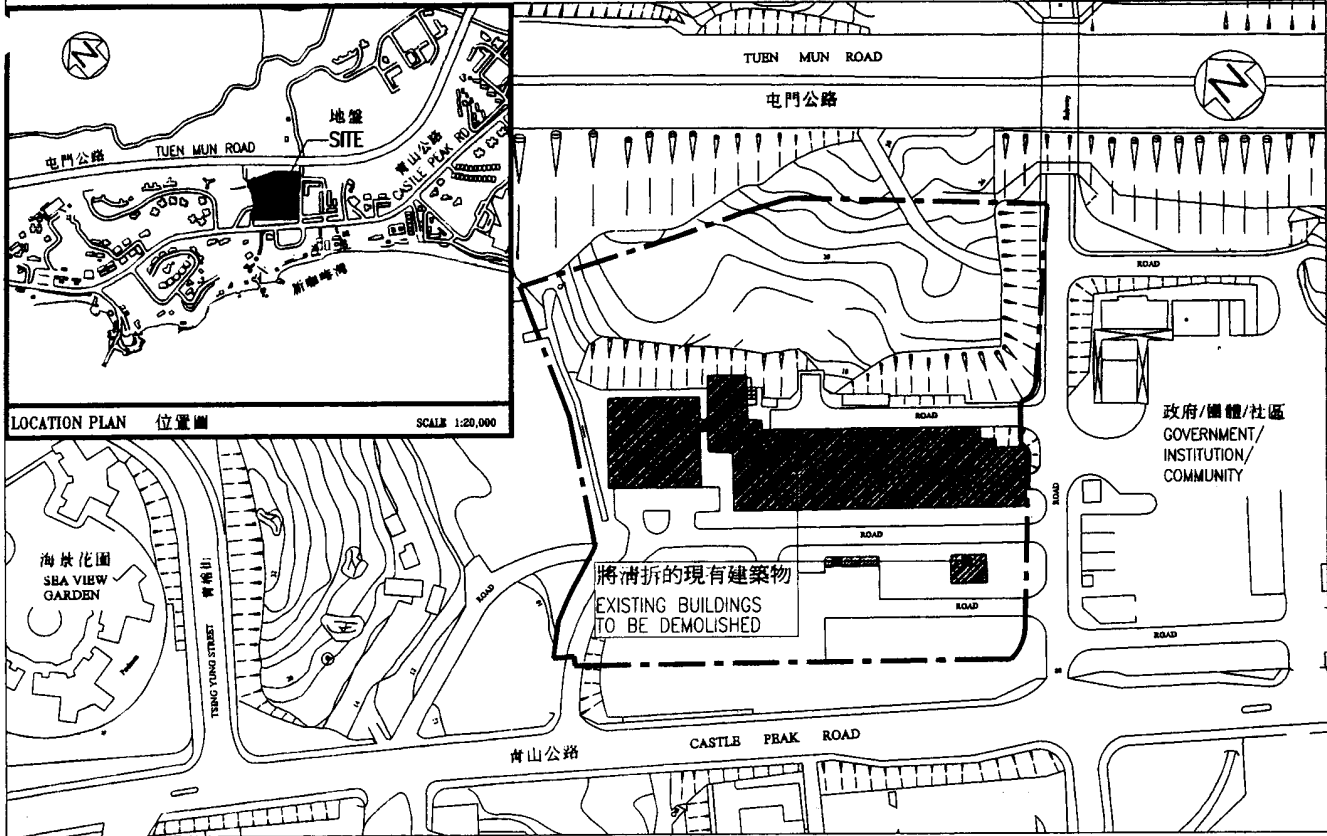
25. We estimate that Stage 1 of **6GD** will create some 142 jobs with a total of 1 300 man-months comprising seven professional staff, 15 technical staff and 120 labourers.

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Security Bureau  
April 2001

SITE PLAN I 工地平面圖一

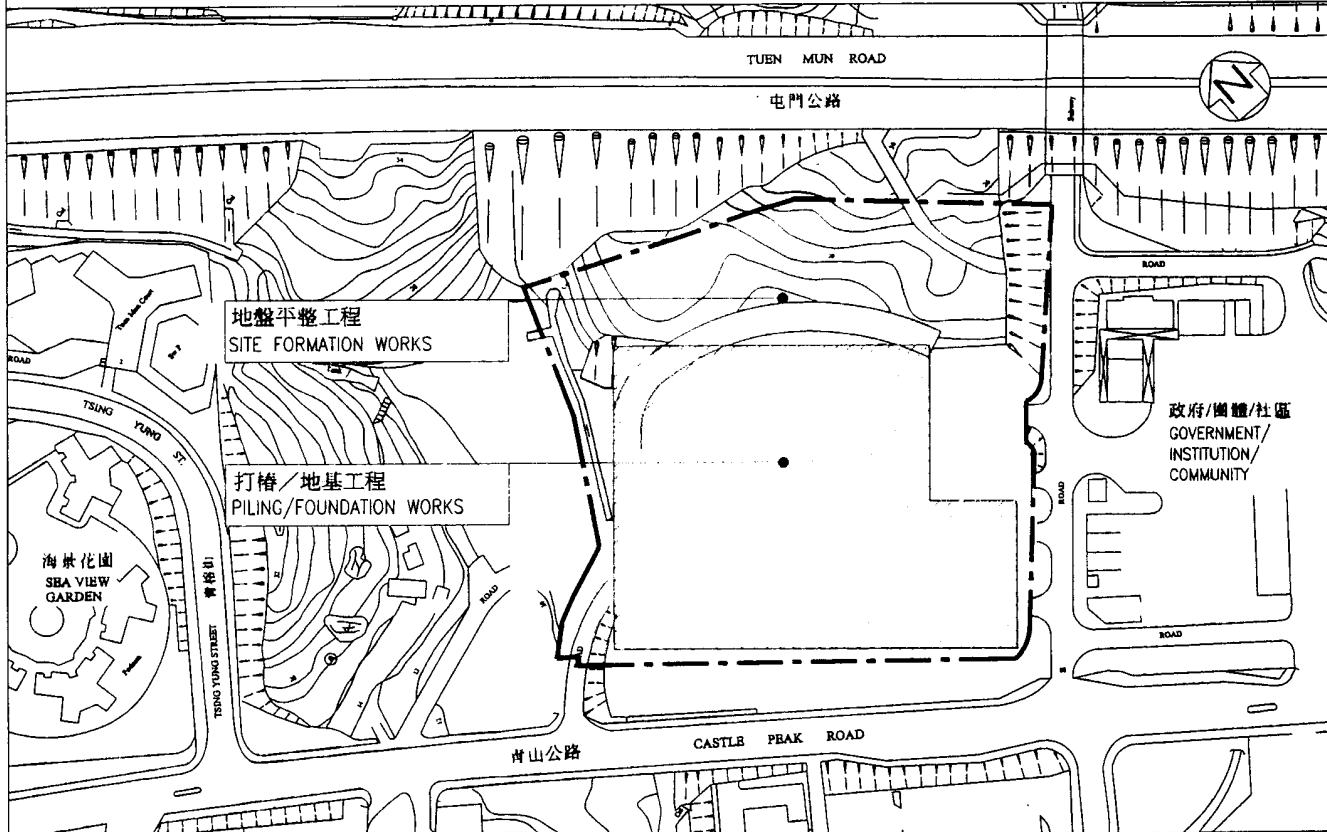
SCALE 1:2000



LOCATION PLAN 位置圖 SCALE 1:20,000


SITE PLAN II 工地平面圖二

SCALE 1:2000



title : 6GD  
 IMMIGRATION SERVICE TRAINING SCHOOL  
 AND PEROWNE IMMIGRATION CENTRE  
 AT CASTLE PEAK ROAD, TUEN MUN  
 屯門青山公路的入境處訓練學校  
 及掃管笏入境事務中心

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		ARCHITECTURAL SERVICES DEPARTMENT	

## Enclosure 2 to PWSC(2001-02)13

### Proposed Facilities of ISTS and PIC

The scope of ISTS and PIC, to be constructed as Stage 2 of the project, will cover -

- (a) a 13-storey purpose-built training school complex housing -
  - (i) administration offices, including a recruitment centre;
  - (ii) 13 classrooms;
  - (iii) a mock court;
  - (iv) a lecture theatre;
  - (v) a library-cum-learning resources centre;
  - (vi) a passenger clearance training centre;
  - (vii) a video and audio recording interview practising room;
  - (viii) a departmental archive;
  - (ix) residential facilities for trainees; and
  - (x) other supporting facilities;
- (b) an 11-storey immigration processing centre with offices and detention facilities providing -
  - (i) accommodation for 400 immigration offenders;
  - (ii) staff barracks and supporting facilities;
  - (iii) a sick bay; and
  - (iv) offices for the Removal Sub-division; and
- (c) an elevated open parade/drill ground area linked to the training school complex and processing centre and, beneath it, an indoor fitness centre, a swimming training pool, plant rooms and 24 carparking spaces for operational vehicles, visitors and staff.

**Enclosure 3 to PWSC(2001-02)13**

**6GD - Immigration Service Training School and Perowne Immigration  
Centre at Castle Peak Road, Tuen Mun - Stage 1**

**Breakdown of estimate for consultants' fees**

<b>Consultants' staff cost</b>		<b>Estimated man- months</b>	<b>Average MPS* salary point</b>	<b>Multiplier factor</b>	<b>Actual &amp; Estimated fee (\$ million)</b>
(a)	Site supervision by resident site staff of the consultants for Stage 1	56.0	14	1.7	1.81
				Sub-total	1.81
(b)	Drafting services for Stage 2	3.0	38	2.4	0.41
		20.0	14	2.4	0.91
				Sub-total	1.32
(c)	Design of CCTV and PA systems for Stage 2	0.3	38	2.4	0.04
		1.3	14	2.4	0.06
				Sub-total	0.10
				Total	3.23

\* MPS = Master Pay Scale

**Notes**

- (1) A multiplier factor of 1.7 is applied to the average MPS point in the case of site staff supplied by the consultants. A multiplier factor of 2.4 is applied to arrive at the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. (At 1 April 2000, MPS point 14 = \$19,055 p.m. and MPS point 38 = \$57,525 p.m.)
- (2) The figures given above are based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual fees when Architectural Services Department has selected the consultants through the usual competitive bidding system.