

For discussion
on 31 May 2001

PWSC(2001-02)41

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 \$69.4 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 (ImmD) does not have adequate training and detention facilities to meet its increasing service demand. The department also needs to have its own detention facilities.

/PROPOSAL

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 \$69.4 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 the 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.

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 July 2001 for completion in October 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 November 2001 for completion in

/October

October 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 August 2001 and to design the CCTV and PA systems in February 2002 for Stage 2 for completion in July 2002.

5. Stage 2 of the project covers the construction of the superstructure of the ISTS and the 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 November 2002 for completion in June 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 and combat illegal immigration activities. It is essential that adequate training facilities be provided to cater for the training needs of immigration staff before and during service. Training, especially intensive residential training programs, helps cultivate esprit de corps among staff, which is a vital element for the disciplined services. Members of the immigration service are responsible for the immigration control of passengers and crew travelling on vessels in and out of Hong Kong waters. Such duties require the carrying out of on board immigration clearance and the performing of patrol duty within Hong Kong waters. Hence, the ability to swim is essential for Immigration staff involved in such activities, and swimming is an integral part of induction training and will also extend to in-service training.

7. ImmD is presently using, on a temporary basis, part of the facilities at the Kai Tak Government Building for induction and in-service training. The facilities at Kai Tak Government Building will have to be vacated and returned to the Government Property Administrator in 2004 for redevelopment. As the Kai Tak Government Building has no swimming training pool or residential facilities, at present swimming lessons have to be conducted using public swimming pools and training courses have to be conducted on a day basis. Considerable time and money has to be spent in transporting trainees and instructors to and from the training venues. This is highly undesirable. Having a swimming training pool at the ISTS is critical to staff training as it ensures availability and continuity of swimming training. Compared to the present arrangements at Kai Tak, having a dedicated swimming training pool is more cost-effective.

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8. We also propose to re-provision 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

9. ImmD 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 Victoria Prison for immigration offenders. When the VIC is full, immigration offenders have to be transferred to detention facilities at Police stations, the 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 staffing resources. It has also caused operational difficulties for the Police Force.

10. The VIC comprises several pre-war buildings with sub-standard detention facilities which cannot be economically upgraded. Construction of the 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 at the VIC will be returned to Correctional Services Department. The release of these penal places is expected to alleviate the over-crowding in prisons by some 3 percentage points in 2004. (As at early February 2001, the average over-crowding rate in prisons was 16%.)

11. Locating the ISTS and the PIC adjacent to each other will also facilitate flexible mobilisation 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

FINANCIAL IMPLICATIONS

12. The capital cost of Stage 1 is estimated to be \$69.4 million in MOD prices (see paragraph 13 below). This is made up as follows -

	\$ million	
(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	(1.4)	
Total	69.4	(in MOD prices)

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

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

Year	\$ million (Sep 2000)	Price adjustment factor	\$ million (MOD)
2001 - 02	26.0	0.98000	25.5
2002 - 03	37.4	0.97976	36.6
2003 - 04	4.9	0.98795	4.8
2004 - 05	2.5	0.99549	2.5
	70.8		69.4

14. 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.

15. 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.

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

PUBLIC CONSULTATION

17. 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 aspects of the PIC. D Arch S has addressed these concerns in the overall design.

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18. 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 ImmD upon completion of the project.

19. At the meeting of the Public Works Subcommittee on 25 April 2001, Members requested the Administration to provide detailed information about the proposed swimming training pool to be constructed during Stage 2 of the project and a comparison with similar facilities for other disciplined services. Members also requested to have details about the proposed number of detention places at the PIC. The details are set out in Enclosures 4 and 5.

ENVIRONMENTAL IMPLICATIONS

20. 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.

21. 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 the provision of wheel-washing facilities. We started a contaminated land assessment in March 2001 for completion in June 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 by June 2001 prior to the demolition of the existing buildings.

22. 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.

23. 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 (m³) of C&D materials. Of these, we will reuse about 2 400 m³ (8.4 %) on site, 25 000 m³ (87.4%) as fill in public filling areas¹, and dispose of 1 200 m³ (4.2%) at landfills.

LAND ACQUISITION

24. The project does not require any land acquisition.

BACKGROUND INFORMATION

25. The cost of the PER and the topographical survey, completed in May 1998, was \$70,000. We upgraded **6GD** to Category B in January 1999. The cost of the site investigation carried out in December 2000 and the contaminated land assessment and asbestos survey was \$3.08 million. The site investigation was completed in December 2000. 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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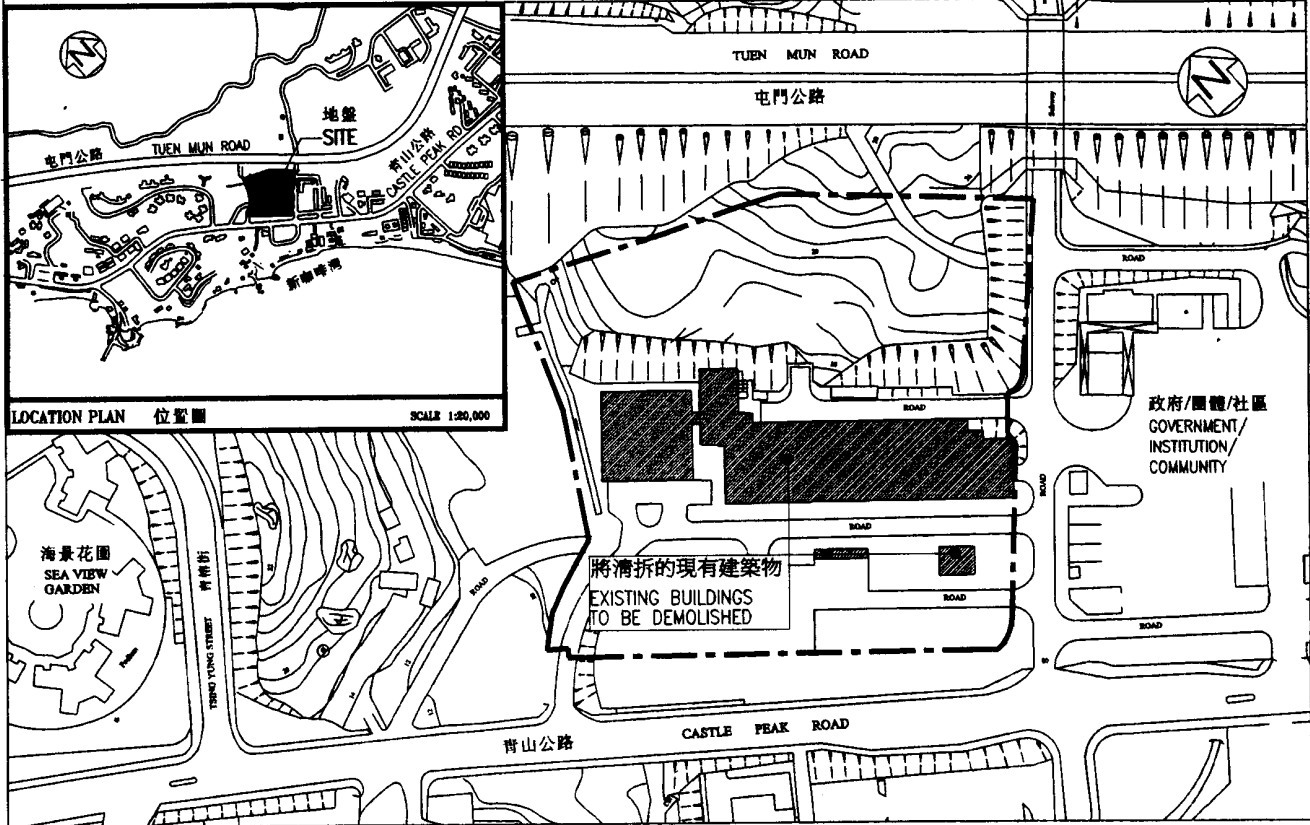
¹ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

26. 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.

Security Bureau
May 2001

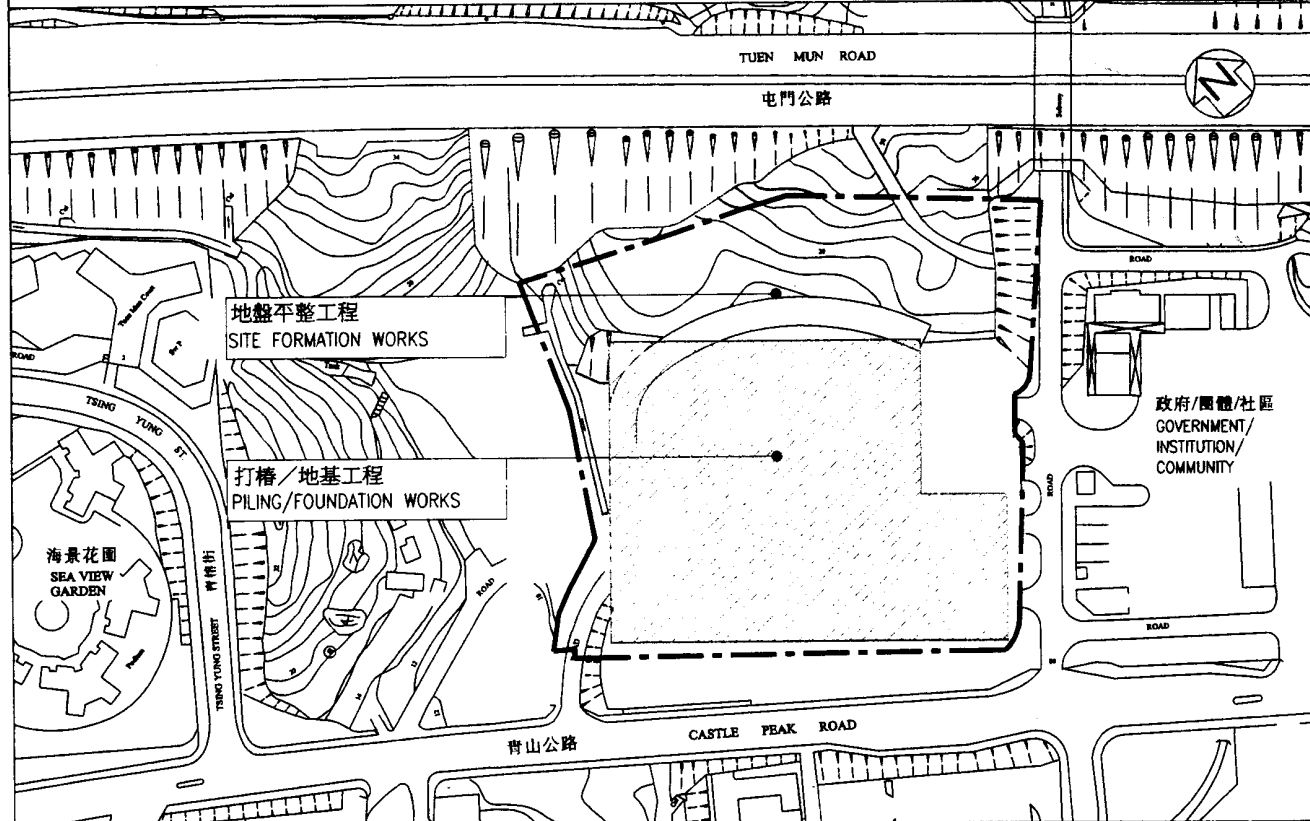
SITE PLAN I 工地平面圖一

SCALE 1:2000




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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drawing no. AB/4913/XA001	scale AS SHOWN
 ARCHITECTURAL SERVICES DEPARTMENT	

Proposed Facilities of the ISTS and the PIC

The scope of the ISTS and the 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)41

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

Breakdown of estimate for consultants' fees

Consultants' staff costs		Estimated man- months	Average MPS* salary point	Multiplier factor	Actual & Estimated fee (\$ million)
(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 per month and MPS point 38 = \$57,525 per month.)
- (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.

**Additional Information on the proposed swimming training pool at the ISTS
and the proposed number of detention places at the PIC**

The proposed pool at the ISTS, to be located underneath an elevated open parade/drill ground area, is a non-standard 25m x 17m training pool. It will be used for induction and in-service training of immigration staff. At present, a standard swimming course for trainees under induction training comprises 30 sessions. A standard swimming course under in-service training will comprise about 4 sessions. The pool will normally be open from 9 am to 6 pm on weekdays and from 9 am to 1 pm on Saturdays (except public holidays). ImmD has no plans to open the pool for recreational use by members of the public or departmental staff and their dependants; the key consideration is that the proximity of the ISTS to the PIC may give rise to security concerns. The capital cost for the construction of the swimming training pool is estimated to be \$18.5 million in September 2000 prices and the annual running costs including maintenance, management and electricity, will be about \$431,000. A comparison of the size, usage and running costs of the proposed swimming training pool with the swimming training pools of other disciplined services is set out at Enclosure 5.

2. The 400 detention places at the PIC should adequately meet the projected requirements of ImmD. The projection, based on the highest daily average intake of immigration offenders recorded in 1999 (i.e. 66) with the average period of detention for each detainee being five days, is that 330 detention places (66 x 5) are required to meet the operational need on a day-to-day basis without having to transfer immigration offenders to other detention places or release them on recognisance due to overcrowding. A planned capacity of 400 places will allow ImmD to meet occasional surges in intakes due to seasonal factors and special anti-illegal employment or anti-illegal immigration operations and leave room for expansion.

A comparison of the swimming training pool facilities of the disciplined services

<i>Facilities</i>	<i>Immigration Department</i>	<i>Hong Kong Police Force</i>		<i>Customs and Excise Department</i>	<i>Fire Services Department</i>
No. of Swimming pool	1	2		1	1
Location	Perowne, Tuen Mun	Police Training School, 18 Ocean Park Road, Wong Chuk Hang, Aberdeen	Police Tactical Unit Headquarters, Pak Fuk Tsuen Road, Fanling	10 Tai Lam Chung Road, Tuen Mun	Fire Services Training School, Pat Heung, Yuen Long
Parameter/ special facilities	25m x 17m Indoor	25m x 16m Outdoor; heated pool	25m x 12m Outdoor; heated pool	20m x 10m Outdoor	25m x 10m Outdoor
Date of opening	2004 (planned)	1987	1990	Late 1970s; upgraded in 1995	1977
Purpose	Training only (for new recruits and in-service staff)	Training only (for newly recruited Police Constables, probationary Inspectors under training, and trainees on continuation and promotion courses)	Training only (for Police Tactical Unit Companies under training and Special Duties Unit)	Training and recreation (for all members of service, departmental staff and their families)	Training and recreation (for all members of service and their dependants)
Types of training	(a) swimming; (b) physical fitness; (c) self-training for resident trainees.	(a) swimming; (b) aquatic fitness; (c) life-saving; (d) remedial training for non-swimmers; (e) rehabilitation exercises for injured trainees.	(a) swimming; (b) rehabilitation for injured officers who are not fit for running or other strenuous activities; (c) self-training outside training session.	(a) swimming; (b) self-training outside training sessions; (c) scuba diving; (d) life-saving.	(a) swimming; (b) diving; (c) special rescue squad training.

<i>Facilities</i>	<i>Immigration Department</i>	<i>Hong Kong Police Force</i>		<i>Customs and Excise Department</i>	<i>Fire Services Department</i>
Availability to outsiders	No	No	No (except to Government Flying Service for aircrew survival training on ad hoc basis)	No	No
Operation hours/season	<p>All year round.</p> <p><u>Mon to Fri (9 hours)</u> 0900-1800 hrs (training)</p> <p><u>Sat (4 hours)</u> 0900-1300 hrs (training)</p> <p><u>Sun & Public holidays</u> Closed</p>	<p>All year round (except one month for plant-room overhaul).</p> <p><u>Mon to Fri (9 ¼ hours)</u> 0845 - 1800 hrs (training)</p> <p><u>Sat (4 ¼ hours)</u> 0845 - 1300 hrs (training)</p> <p><u>Sun & Public holidays</u> Closed</p>	<p>All year round.</p> <p><u>Mon to Sat (8 hours)</u> 0815 - 1615 hrs (training)</p> <p><u>Sun & Public holidays</u> Closed</p>	<p>All year round.</p> <p><u>Summer (Apr - Oct)</u> <u>Mon to Fri (10 ¾ hours)</u> 0715-1600 hrs (training) 1600-1800 hrs (recreation)</p> <p><u>Sat (10 ¾ hours)</u> 0715-1300 hrs (training) 1300-1800 hrs (recreation)</p> <p><u>Sun & Public holidays (9 hours)</u> 0900-1800 hrs (recreation)</p> <p><u>Winter (Nov - Mar)</u> Closed except for training activities</p>	<p>All year round.</p> <p><u>Summer (Apr-Oct)</u> <u>Mon to Fri (8 ½ hours)</u> 0900-1300 hrs & 1400-1700 hrs (training) 1730-1900 hrs (recreation)</p> <p><u>Sat (4 hours)</u> 1400-1630 hrs & 1730-1900 hrs (recreation)</p> <p><u>Sun & Public holidays (4 hours)</u> 1400-1630 hrs & 1730-1900 hrs (recreation)</p> <p><u>Winter (Nov - Mar)</u> <u>Mon to Fri (7 hours)</u> 0900-1300 hrs & 1400-1700 hrs (training)</p>

<i>Facilities</i>	<i>Immigration Department</i>	<i>Hong Kong Police Force</i>		<i>Customs and Excise Department</i>	<i>Fire Services Department</i>
Utilisation rate	(estimated) weekday: 5.4 hours per day (60%) Sat: 2.4 hours per day (60%)	weekday: 6 hours per day (65%) Sat : 2 hours per day (47%)	weekday/Sat : 3 hours per day (38%)	weekday: 3.78 hours per day (35%) weekend: 7 hours per day (72%)	<u>Summer</u> weekday: 6.8 hours per day (80%) weekend: 3.2 hours per day (80%) <u>Winter</u> weekday: 5.6 hours per day (80%)
Running costs e.g. for maintenance, operation, electricity etc.	some \$431,000 per year (estimated) (\$81,000 maintenance; \$160,000 management; \$190,000 recurrent cost including electricity)	\$1,147,920 per year (\$25,000 maintenance; \$692,920 management including pool attendants; \$430,000 recurrent cost including electricity, gas, and chemicals)	\$714,420 per year (\$21,000 maintenance; \$453,420 management including pool attendants; \$240,000 recurrent cost including electricity, gas, and chemicals)	\$443,000 per year (\$311,000 maintenance; \$100,000 management including pool attendants; \$32,000 recurrent cost including electricity)	\$285,000 per year (\$111,000 maintenance; \$54,000 management; \$120,000 recurrent cost including electricity)
Establishment as at 1.4.2001	5 705	34 573		5 251	8 574