

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Social Welfare and Community Buildings - Community centres and halls 183SC - Community hall at Yau Tong Estate Redevelopment, phase 4

Members are invited to recommend to Finance Committee the upgrading of **183SC** to Category A at an estimated cost of \$40.3 million in money-of-the-day prices for the construction of a community hall at Yau Tong Estate Redevelopment, phase 4.

PROBLEM

We need more Government, Institution or Community facilities for holding community building activities in the Yau Tong area.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **183SC** to Category A at an estimated cost of \$40.3 million in money-of-the-day (MOD) prices for the construction of a community hall (CH) at Yau Tong Estate Redevelopment, phase 4.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project entails the construction of a CH comprising the Home Affairs Department Yau Tong Sub-office, a multi-purpose hall¹, a meeting room, a store room, a conference room, an office, and other ancillary areas. The CH will form an integral part of the housing redevelopment at Yau Tong Estate.

4. A site plan is at Enclosure 1. In order to tie in with the overall public housing redevelopment in Yau Tong Estate, we will entrust the construction of the CH to the Housing Authority (HA). Subject to approval of this project, the Director of Housing (D of H) will include the CH as part of the tender package for the whole Yau Tong Estate Redevelopment, phase 4. The construction works are planned to commence in September 2002 for completion in July 2004.

JUSTIFICATION

5. The current population in the Yau Tong area is 53 000. This will grow to 155 000 upon full redevelopment of the area by 2009-10. There is currently no community centre or CH in the Yau Tong area. The nearest community centres are the Sai Tso Wan Neighbourhood Community Centre (STWNCC) and Lam Tin West Estate Community Centre (LTWECC). However, the STWNCC is already highly utilised (80% of utilisation rate²) and has little spare capacity to serve residents of Yau Tong. The LTWECC, with sub-standard facilities built over 26 years ago, is over 30 minutes walk away. We therefore need to construct a CH in Yau Tong to provide the local community with a proper venue for meetings and discussions of local issues.

FINANCIAL IMPLICATIONS

6. We estimate the cost of the CH component of the redevelopment project to be \$40.3 million in MOD prices (see paragraph 7 below). A detailed breakdown is as follows -

/(a)

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

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

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

	\$ million	
(a) Site formation	2.8	
(b) Piling	2.4	
(c) Building	18.9	
(d) Building services	5.3	
(e) Drainage and external works	3.7	
(f) Furniture and equipment	0.8	
(g) Consultants' fees -	2.3	
(i) contract administration	0.8	
(ii) site supervision	1.5	
(h) Contingencies	3.7	
(i) On-cost ³	0.8	
Sub-total	40.7	(in September 2000 prices)
(j) Provision for price adjustment	(0.4)	
Total	40.3	(in MOD prices)

The construction floor area (CFA) of **183SC** is about 1 992 square metres. The construction unit cost, represented by building and building services costs, is \$12,149 per square metre of CFA in September 2000 prices. D Arch S considered this reasonable and comparable with those of similar projects built by the Government. A breakdown by man-months of the estimate for consultants' fees is at Enclosure 2.

/7.

³ There is a standard arrangement for Government to pay HA a 2% on-cost for administrative and supervisory works (i.e. items 6(a) to (e), (g) and (h)) which the HA undertakes for Government on an entrustment basis.

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

Year	\$ million (Sept 2000)	Price adjustment factor	\$ million (MOD)
2002 - 03	3.4	0.97976	3.3
2003 - 04	18.0	0.98759	17.8
2004 - 05	15.1	0.99549	15.0
2005 - 06	4.2	1.00346	4.2
	40.7		40.3

8. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2002 to 2006. D of H will tender the works for piling and superstructure under a lump-sum contract with provision for price fluctuation because the contract period will be more than 21 months. This contract, together with the whole of Yau Tong Estate Redevelopment, phase 4, will be tendered out in April 2002. Subject to approval, the proposed CH will be incorporated into the overall design of the redevelopment project.

9. We estimate the additional annually recurrent expenditure arising from the project to be about \$1.0 million.

PUBLIC CONSULTATION

10. We consulted the Social Services Committee of Kwun Tong District Council in February 2001. The committee supported the project.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

11. D of H completed a Preliminary Environmental Review (PER) for the project in March 1999 and concluded that the project would not be subject to long term adverse environmental impacts. The Director of Environmental Protection vetted the PER and 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, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

12. At the planning and design stages, D of H has considered measures to reduce the generation of construction and demolition (C&D) materials. Suitable excavated materials for filling within the site will be used to minimise off-site disposal. To further minimise the generation of C&D materials, contractors are encouraged to use non-timber formwork and recyclable material for temporary works. In addition, D of H will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

13. D of H will require the contractor to submit a waste management plan (WMP) to HA for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D of H will ensure that the day-to-day operations on site comply with the approved WMP. Disposal of public fill and C&D waste to designated public filling facilities and landfills respectively will be controlled through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. D of H will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 50 cubic metres (m³) of C&D materials. Of these, we will reuse about 34 m³ (68%) on site, 8 m³ (16%) as fill in public filling areas⁴, and dispose of 8 m³ (16%) at landfills.

LAND ACQUISITION

14. The project does not require land acquisition.

/BACKGROUND

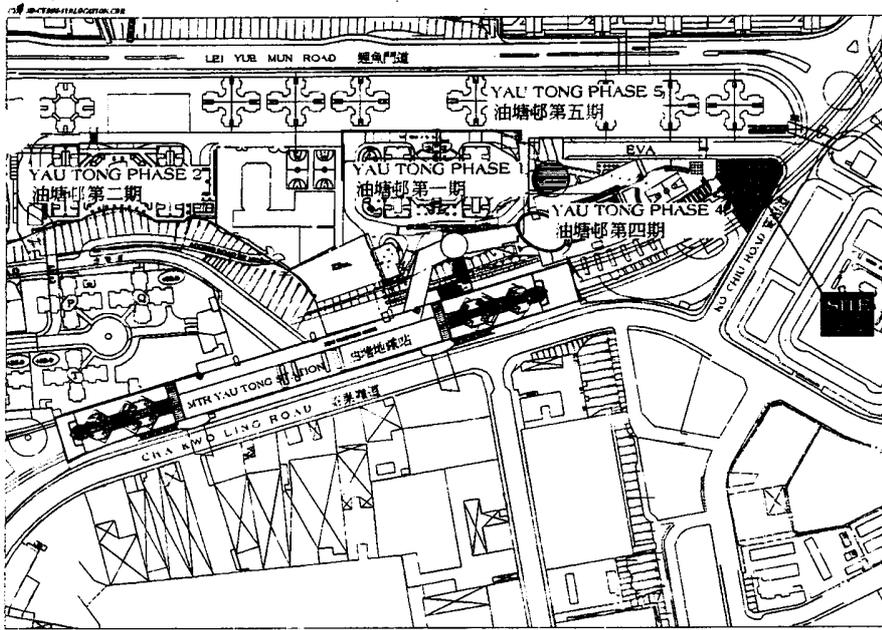
⁴ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

BACKGROUND INFORMATION

15. We upgraded **183SC** to Category B in September 2000. D of H engaged consultants to carry out a PER, detailed design, tender documentation and employed term contractors to carry out site investigations at a total cost of \$1.7 million. We charged this amount to block allocation **Subhead 3100GX** - "Project feasibility studies, minor investigations and consultants' fees for items in Category D of Public Works Programme". The consultants and the term contractors have completed the PER, detailed design and site investigations respectively in June 1999. Tender documentation will start in September 2001 subject to the confirmation of funding for the CH.

16. We estimate that the project will create some 65 jobs with a total of 800 man-months comprising two professional staff, three technical staff and 60 labourers.

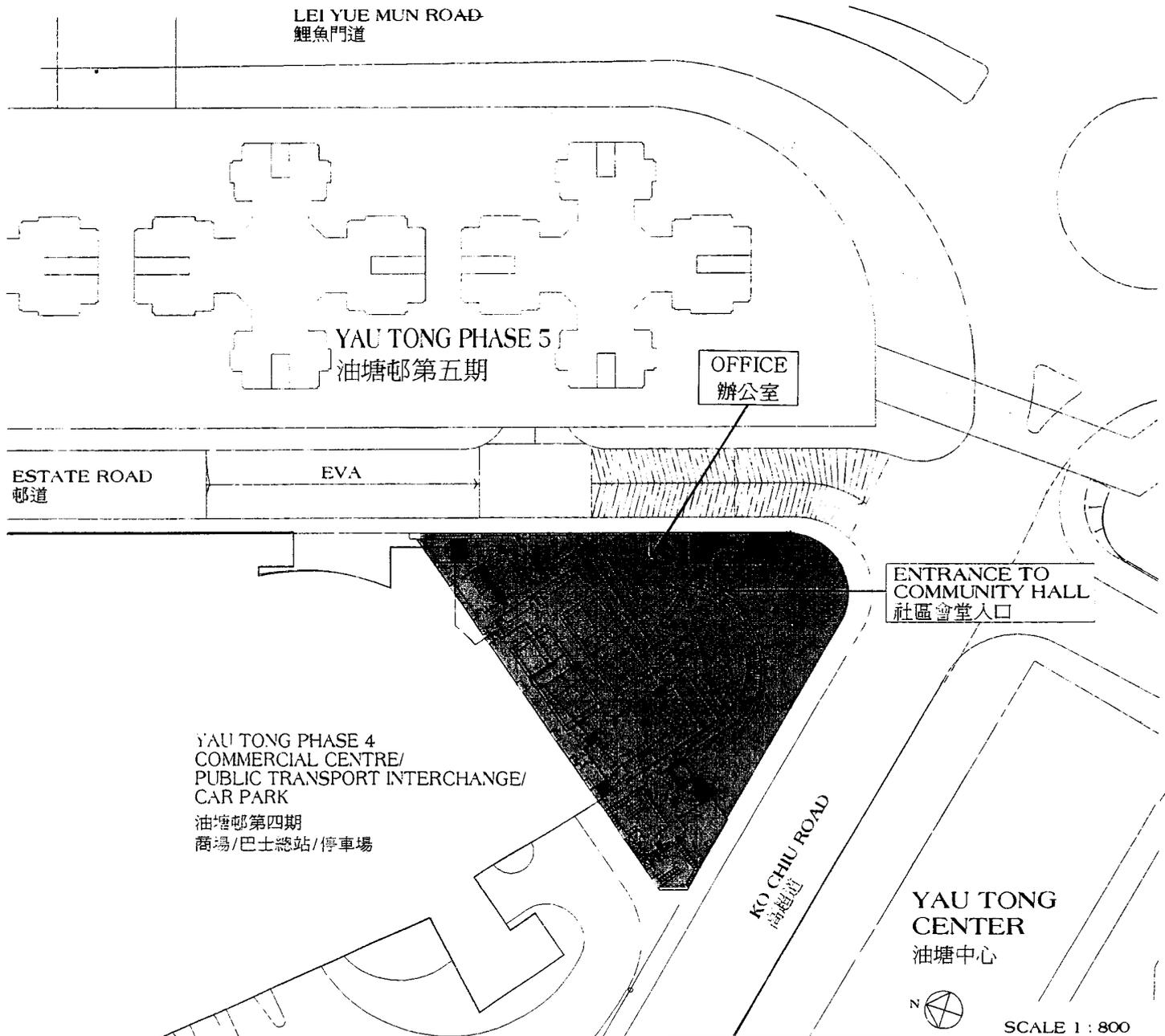
Home Affairs Bureau
June 2001



LOCATION PLAN 位置圖



SCALE 1 : 5000



TITLE : 183SC

油塘邨第四期社區會堂

COMMUNITY HALL OF YAU TONG ESTATE DEVELOPMENT PHASE 4

CYS ASSOCIATES (HK) LTD

SCALE 1 : 800

183SC - Community hall at Yau Tong Estate Redevelopment, phase 4

Breakdown of estimate for consultants' fees

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier factor	Estimated fee (\$million)
(a) Contract administration	Professional	2.6	38	2.4	0.4
	Technical	9.6	14	2.4	0.4
(b) Site supervision	Professional	3.7	38	1.7	0.4
	Technical	34.7	14	1.7	1.1
				Total	2.3

* 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 consultants' overheads and profit, as the staff will be employed in the consultants' offices. A multiplier factor of 1.7 is applied in the case of site staff supplied by the consultants. (At 1.4.2000, MPS point 38 = \$57,525 per month and MPS point 14 = \$19,055 per month.)
- (2) The consultants' fees for contract administration and site supervision formed an optional part of the lump-sum price quoted by the consultants selected to carry out the detailed design and tender documentation mentioned in paragraph 15 of the paper. Subject to Members' approval to upgrade **183SC** to Category A, D of H will direct the necessary works to be carried out.