

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 184SC - Community Hall at Lei Muk Shue Estate, phase 4

INTRODUCTION

When Members considered paper PWSC(2001-02)12 on **184SC** - Community hall at Lei Muk Shue Estate, phase 4 at the PWSC meeting on 18 April 2001, the Administration undertook to provide comparative information on the construction cost of community halls (CHs) in other housing estates.

THE ADMINISTRATION'S RESPONSE

2. The table at Enclosure 1 compares the construction costs of CHs in four other housing developments, namely, Aldrich Bay phase 4, Tsz On Estate phase 3, Sheung Tak Estate phase 9 and Shek Lei Estate phase 12. Funding for these four projects was approved by the Finance Committee in July 1999.

3. The schedules of accommodation for all five CHs are very similar although the net operational floor area (NOFA) of the CH at Lei Muk Shue is larger because of the addition of an extra study room and an extra function room.

4. Through adopting a more efficient and compact design, however, the superstructure cost (building and building services costs) per NOFA for the project at Lei Muk Shue Estate is lower than that of the other projects.

**Cost Comparison of Similar Community Halls
Constructed by Housing Department**

Project No.	Location of Community Hall	NOFA (m²)	Superstructure Cost* in Sept 2000 prices (\$ million)	Superstructure Cost /NOFA (\$/m²)
179SC	Aldrich Bay phase 4	593	17.7	29,800
180SC	Tsz On Estate phase 3	599	20.9	34,900
181SC	Sheung Tak Estate phase 9	593	22.2	37,400
182SC	Shek Lei Estate phase 12	593	22.2	37,400
184SC	Lei Muk Shue Estate phase 4	743**	20.2	27,200

Note:

* The superstructure cost is represented by building and building services costs.

** A standard CH includes a multi-purpose hall with stage and dressing rooms, a conference room, a meeting room, a small management office and a store room. In addition to these standard facilities, **184SC** also has a function room and a study room.