

Legislative Council Panel on Home Affairs

Progress Report on Centre for Youth Development

Purpose

Members were advised of the proposal to redevelop the Chai Wan Community Centre into a Centre for Youth Development (CYD) at the Panel meeting on 27 May 1999. This paper informs Members of the latest development on the CYD project.

Background

2. In 1997, the Chief Executive tasked the Commission on Youth (COY) to carry out a study on how our young people could take up a more active role in building up the Special Administrative Region and in voluntary work. One of the recommendations of the COY study was that early consideration should be given for the commissioning of a central facility for youth development. Accepting the recommendation, the Chief Executive announced in his 1998 Policy Address that the existing Chai Wan Community Centre, which is adjacent to the Chai Wan MTR station, would be redeveloped into a new CYD. The CYD would provide diversified venues and large-scale facilities and serve as the focal point of youth development activities in Hong Kong. It represents the Administration's commitment to implementing a forward-looking strategy to develop our young people into creative, knowledgeable, responsible and civic-minded citizens. To give support to the CYD project, the Board of Management of the Chinese Permanent Cemeteries

(BMCPC) has agreed to donate \$200 million to help finance its capital costs.

3. To oversee the CYD project, the Administration has set up a Steering Committee comprising representatives from relevant Government departments, the COY, the BMCPC, the Eastern District Board (now Eastern District Council) and active youth groups. Large-scale consultation exercises have been conducted to solicit views from youth organizations and young people on the facilities to be included in the CYD. After consolidation of the views received, the Steering Committee has proposed that the CYD, with a total gross floor area of about 35,000 square meters, should provide the following facilities for use by youth organizations and the young people-

- a convention centre;
- an information technology centre;
- a performing and visual arts centre;
- an international youth hostel;
- a shopping arcade; and
- offices and other multi-functional facilities.

4. In June 1999, the Public Works Sub-Committee (PWSC) and the Finance Committee (FC) approved the partial upgrading of the CYD project to Category A and allocation of \$52 million for pre-contract consultancy.

Present Position

Architectural Design Competition

5. In view of growing public expectation to participate in the design and construction of important community projects, the Steering Committee has decided to conduct, in collaboration with the Hong Kong Institute of Architects, an architectural design competition to seek an innovative and outstanding design for the CYD. A total of 68 entries from local architects were received in the two-stage design competition held between June and November 2000. The results of the competition were announced in early December 2000 and the winning team was subsequently engaged by Architectural Services Department as the project consultant. Preparation of the detailed architectural plans for the CYD on the basis of the winning design is now in progress. The Administration has conducted briefing sessions for local community, youth organizations and youth representatives on the winning design for the CYD. Comments and views collected during these sessions, wherever appropriate, have been adopted in improving the design. A copy of the latest draft design plan and picture of the model of the CYD are at Annex for Members' reference.

Construction Programme

6. Due to the extra time taken in preparing and conducting the architectural design competition for the CYD, as well as subsequent preparation of building plans on the basis of the winning design, the target completion date for the CYD has been deferred from 2003 to end 2005. The tentative construction programme for the CYD is as follows -

Timetable**Targeted Progress**

October/November 2001	Seeks funding approval from PWSC and FC
3 rd quarter 2001- 2 nd quarter 2002	Demolition of existing Chai Wan Community Centre and site preparation for foundation works
2 nd quarter 2002- 3 rd quarter 2003	Foundation and basement construction works
3 rd quarter 2003	Commencement of superstructure construction works
End 2005	Targeted completion of CYD

Financial Feasibility Study and Mode of Management

7. It is our intention that the CYD should be operated on a self-financing basis rather than relying on recurrent subvention from public funds. Towards this end, the Administration will not try to recover the capital cost on the CYD from its operational income. We have engaged a consultant to conduct a preliminary financial feasibility study on the CYD over a 10-year period after its commencement of operation. The consultancy report indicated that the CYD, after making due allowance for discounts in rental for non-governmental organizations

(NGOs) and youth groups in using facilities there, should be able to maintain a small operational surplus and remain financially viable throughout the period under study. The small operational surplus would be able to support a maintenance fund for future maintenance and repair of the Centre. Therefore, self-financing appears to be a viable proposition for the CYD. However, as a safeguard against unstable level of income for the CYD during the initial period of its operation, the provision of a contingency fund for this period should be considered.

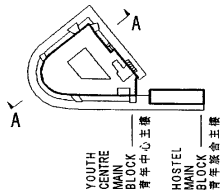
8. The Administration has also studied alternative modes of management for the CYD. Four options, including assigning the management of the CYD to a statutory body, a non-statutory limited company, a private company or NGO(s), and direct management by Government have been examined. After thorough consideration, the Steering Committee inclines to favour the option of setting up a limited company with the sole purpose of managing the CYD. The board of directors of the company would be appointed by Government and comprise people who have a stake or interest in youth development, including the youth themselves. Such option gives the management body the flexibility to respond speedily to changes in operational environment, especially in the early stage of the operation of the CYD. As a long term possibility, the CYD management company might be turned into a statutory body after sufficient operational experience in running the Centre have been acquired.

Way forward

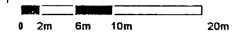
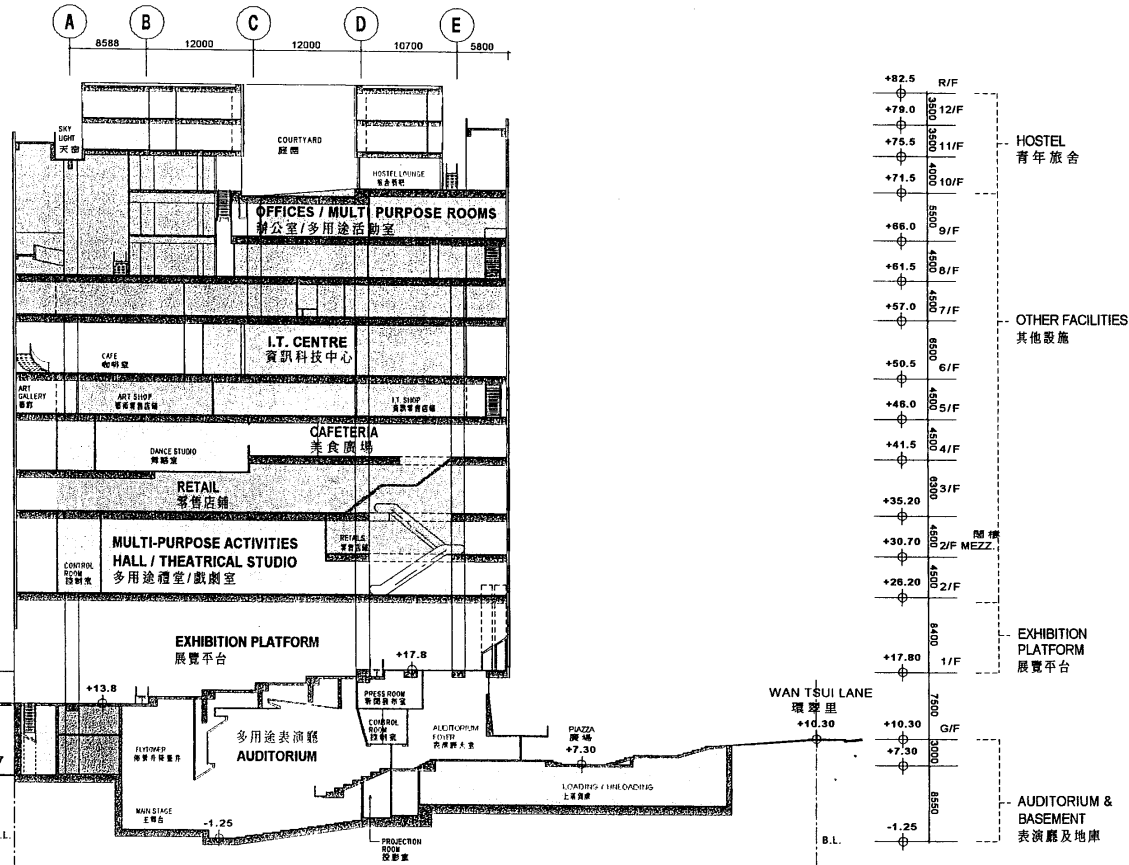
9. The existing Chai Wan Community Centre is scheduled for demolition in early September 2001. The Administration plans to seek approval from the PWSC and FC in upgrading the whole CYD project to Category A in October/November 2001.

Home Affairs Bureau

July 2001



- INTERNATIONAL YOUTH HOSTEL
國際青年旅舍
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零售店舖
- ART / PERFORMANCE FACILITIES
藝術及表演設施
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多用途表演廳
- E & M / BACK UP SERVICES
電機及後勤設備
- STORAGE, LOADING / UNLOADING BAYS
貯物室及上落貨處



Exterior View of Centre for Youth Development
青年發展中心外貌

