

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Social Welfare and Community Buildings – Community centres and halls 177SC – Government complex in Lee On Estate, Area 108, Ma On Shan

Members are invited to recommend to Finance Committee the upgrading of **177SC** to Category A at an estimated cost of \$71.6 million in money-of-the-day prices for the construction of a government complex in Lee On Estate, Area 108, Ma On Shan.

PROBLEM

We need to construct a new government complex in Lee On Estate, Area 108, Ma On Shan to meet the demand for welfare and community facilities in the district.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs and the Secretary for Health and Welfare, proposes to upgrade **177SC** to Category A at an estimated cost of \$71.6 million in money-of-the-day (MOD) prices for the construction of a new government complex in Lee On Estate, Area 108, Ma On Shan.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project comprises the construction of a three-storey government complex with a gross floor area (GFA) of 3 150 square metres (m²) or a net operating floor area (NOFA) of 1 650 m² to provide the following facilities -

(a) **for Home Affairs Department (HAD) –**

- a standard community hall (occupying a NOFA of about 600 m²) with a seating capacity for 450 persons and stage, a meeting room, store room, conference room, office, male and female dressing rooms and other ancillary areas; and

(b) **for Social Welfare Department (SWD) –**

- an integrated team of young people services to be operated by NGOs (occupying a NOFA of about 750 m²) with offices, drop-in corner, group activity room, conference room, domestic science room, play room, audio visual room, study area, reading area;
- a neighbourhood elderly centre to be operated by NGOs (occupying a NOFA of about 300 m²) with offices, interview room, common room, activity rooms, club room and volunteer room.

4. A site plan is at Enclosure 1. We plan to start the construction works in April 2002 for completion in March 2004.

JUSTIFICATION

5. We need to construct the proposed government complex in Lee On Estate to meet local aspirations for more community and welfare facilities in Ma On Shan, which is the fastest growing area in the Sha Tin District. By 2006, the total population in the area will increase to 188 000, 35% of which are the elderly, children and the youth. Despite its rapid development in recent years, there is only one community centre provided in Heng On Estate for use of the residents in the area. Currently, the utilisation rate of this community centre stands at 86%.

/All

All the existing elderly day and youth social services centres (namely, three social centres for the elderly, three integrated teams of young people services and one children and youth centre) in Ma On Shan are also operating beyond the agreed performance level as stipulated in the Funding and Service Agreement signed between SWD and the relevant operators. The three social centres for the elderly are operating at 203% of the agreed performance level in terms of average membership. The three integrated teams of young people services and the children and youth centre are operating at 139% of the agreed performance level in terms of average membership.

FINANCIAL IMPLICATIONS

6. We estimate the total capital cost of the project to be \$71.6 million in MOD prices (see paragraph 8 below), made up as follows -

	\$ million
(a) Piling	4.6
(b) Building	34.8
(c) Building services	16.3
(d) Drainage and external works	7.8
(e) Furniture and equipment ¹ (for HAD's community hall only) ²	1.3

/(f)

¹ Calculation of the estimated cost of furniture and equipment for HAD's community hall is based on an indicative list of items required, including public address system, stage lighting and curtain, office furniture, recreational and conference facilities.

² The cost of furniture and equipment for the proposed social welfare facilities mentioned in paragraph 3(b) above will be arranged by the NGOs eventually selected to operate the facilities. The NGOs may apply for funding under the Lotteries Fund to finance the cost of furniture and equipment required.

(f) Contingencies	6.2	
Sub-total	71.0	(in September 2001 prices)
(g) Provisions for price adjustment	0.6	
Total	71.6	(in MOD prices)

Of the \$71.6 million total capital cost, \$31.4 million is for construction of the community hall and \$40.2 million is for provision of SWD's integrated team of young people services and neighbourhood elderly centre. The capital cost for provision of the two SWD's welfare facilities would first be secured from the Capital Works Reserve Fund and then be reimbursed from the Lotteries Fund³ after project completion.

7. The construction floor area of the proposed government complex in Lee On Estate is about 3 700 m². The construction unit cost of the superstructure, represented by building and building services costs, is \$13,811/m² in September 2001 prices. The construction unit cost is comparable to that for other similar projects built by the Government.

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

Year	\$ million (Sept 2001)	Price adjustment factor	\$ million (MOD)
2002 – 03	3.0	0.99700	3.0
2003 – 04	35.0	1.00398	35.1
			/2004 - 05

³ In October 2001, a new commitment of \$40.2 million was created under the Lotteries Fund to finance the construction and fitting-out costs of the proposed social welfare facilities mentioned in paragraph 3(b) above.

2004 – 05	19.0	1.01101	19.2
2005 – 06	10.0	1.01808	10.2
2006 – 07	4.0	1.02521	4.1
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	71.0		71.6
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9. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2002 to 2007. We will tender the proposed works under a fixed-price lump-sum contract because the contract period will be less than 21 months and we can clearly define the scope of works in advance.

10. We estimate the annual recurrent expenditure arising from this project to be \$8.6 million.

PUBLIC CONSULTATION

11. We consulted the Sha Tin District Council on the proposal in January 2001. Members of the Council supported the project and urged the Administration to proceed with the proposal as soon as possible.

ENVIRONMENTAL IMPLICATIONS

12. D Arch S completed a Preliminary Environmental Review (PER) for the project in May 1998. The PER 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. During construction, we will control noise, dust and site run-off nuisances through the implementation of mitigation measures in the relevant contracts. These measures 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.

13. At the planning and design stage, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have introduced more prefabricated building elements into project designs to reduce temporary formwork and construction waste. These include proprietary fittings and fixtures. We will use suitable excavated materials for filling within the project site to minimise off-site disposal. 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.

14. We will require the contractor 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 the project will generate about 3 000 cubic metres (m³) of C&D materials. Of these, we will reuse about 700 m³ (23.3%) on site, 1 900 m³ (63.4%) as fill in public filling areas⁴ and disposed of 400 m³ (13.3%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$50,000 for this project (based on a notional unit cost⁵ of \$125/m³).

LAND ACQUISITION

15. The project does not require any 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.

⁵ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per/m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.


BACKGROUND INFORMATION

16. We upgraded **177SC** to Category B in September 1998. Our consultants completed the PER for the project and topographical survey in May 1998 and February 1999 respectively. We employed a term contractor to carry out ground investigation in January 1999 at a total cost of \$320,000. We have 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”. D Arch S has completed the detailed design of the project and is preparing the tender documents using in-house staff resources.

17. We estimate that the project will create some 100 jobs comprising five professional/technical staff and 95 labourers, totalling 1 400 man-months.

Home Affairs Bureau
November 2001



title 177SC 馬鞍山108區利安邨 政府綜合大樓 GOVERNMENT COMPLEX IN LEE ON ESTATE AREA 108, MA ON SHAN	drawn by K.H. WONG	date 2/11/01	drawing no. AB/2988/XA101	scale 1:2500
	approved B. TONG	date 2/11/01	 建築署 ARCHITECTURAL SERVICES DEPARTMENT	
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