

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 – stage 2

Members are invited to recommend to Finance Committee the upgrading of **6GD** to Category A at an estimated cost of \$503.6 million in money-of-the-day prices for the stage 2 works for construction of the Immigration Service Training School and Perowne Immigration Centre at Castle Peak Road, Tuen Mun.

PROBLEM

The Immigration Department (ImmD) does not have dedicated detention facilities for immigration offenders. There is also a pressing need to relocate the training facilities of the ImmD from its temporary accommodation to a purpose-built accommodation.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Security, proposes to upgrade **6GD** to Category A at an estimated cost of \$503.6 million in money-of-the-day (MOD) prices to carry out the stage 2 works for construction of the Immigration Service Training School (ISTS) and the Perowne Immigration Centre (PIC).

/PROJECT

PROJECT SCOPE AND NATURE

3. The construction of ISTS and PIC is carried out in two stages on a reserved site of about 15 500 square metres (m²) at Castle Peak Road, Tuen Mun. Finance Committee approved in June 2001 the upgrading of part of **6GD** as **7GD** to Category A for stage 1, basically the site formation and detailed design work, to proceed within an approved project estimate of \$69.4 million in MOD prices (see paragraph 22 below).

4. Stage 2 of the construction of ISTS and PIC, which we now propose to upgrade to Category A, covers –

- (a) Construction of a 13-storey purpose-built training school complex (ISTS) with a construction floor area (CFA) of about 12 900 m² housing –
 - (i) administration offices, including a recruitment centre;
 - (ii) 13 classrooms;
 - (iii) a mock court;
 - (iv) a lecture room;
 - (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;
 - (x) other supporting facilities; and
- (b) Construction of an 11-storey immigration processing centre (PIC) with offices and detention facilities with a CFA of about 21 800 m² providing –
 - (i) accommodation for 400 immigration offenders;
 - (ii) staff barracks and supporting facilities;
 - (iii) a sick bay;
 - (iv) offices for the Removal Sub-division; and
- (c) Construction of supporting training facilities, including an elevated open parade/drill ground area linking 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 with a CFA of about 7 000 m².

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— The site plan for the proposed stage 2 works is at Enclosure 1. We plan to start the construction works in December 2002 for completion in August 2004.

JUSTIFICATION

Immigration Service Training School

5. ImmD requires a well-equipped training school with residential training facilities to meet induction and in-service training needs, and to help cultivate loyalty and esprit de corps. Despite the growing volume and complexity of training required, ImmD is presently using, on a temporary basis, part of the facilities at Kai Tak Government Building to provide training for its officers. ImmD has to vacate the facilities at Kai Tak Government Building in 2004 for redevelopment. There is therefore a pressing need to relocate the training facilities to a permanent purpose-built accommodation.

6. We also propose to relocate the recruitment centre of ImmD from the Central Government Pier to ISTS to maximise site utilisation. As physical test is part of the recruitment process, this arrangement will maximise the use of the training facilities at ISTS and will be more cost-effective. We will release the vacated office area of 375 square metres in Central Government Pier to the Government Property Agency for reallocation.

Immigration Processing Centre

7. ImmD does not have dedicated detention facilities for immigration offenders, e.g., illegal immigrants, overstayers and illegal workers. Only 300 detention places are allocated at Victoria Immigration Centre (VIC) in Victoria Prison for immigration offenders. When VIC is full, immigration offenders are transferred to various detention facilities at police stations, 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 resources and posed operational difficulties for the Police Force.

8. VIC comprises several pre-war buildings with sub-standard detention facilities which cannot be economically upgraded. We therefore propose to construct PIC to provide facilities for accommodating 400 immigration offenders to meet the existing and future operational need. Upon completion of the proposed project, ImmD will return the 300 penal places allocated for

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immigration detention purpose in Victoria Prison to the Correctional Services Department. This will alleviate the prison overcrowding problem in the territory by two to three percent in 2004. During the period between 1 May 2001 and 30 April 2002, the average overcrowding rate for all prisons is 13%, and that for Victoria Prison is 31%.

Supporting training facilities

9. The elevated open parade/drill ground with a drillable area of about 3 500 m² will be an essential part of the training school. Other facilities include an 8-lane indoor swimming training pool of 25 metre long, an indoor fitness centre, plant rooms and 24 carparking spaces for operational vehicles, visitors and staff.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$503.6 million in MOD prices (see paragraph 11 below), made up as follows –

	\$ million
(a) Building	308.8
(i) ISTS	88.6
(ii) PIC	160.1
(iii) supporting training facilities	60.1
(b) Building services	117.9
(i) ISTS	49.0
(ii) PIC	53.3
(iii) supporting training facilities	15.6

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	\$ million	
(c) Furniture and equipment ¹	15.2	
(i) ISTS	4.1	
(ii) PIC	10.4	
(iii) supporting training facilities	0.7	
(d) Drainage and external works	24.8	
(e) Contingencies	45.2	
Sub-total	511.9	(in September 2001 prices)
(f) Provision for price adjustment	(8.3)	
Total	503.6	(in MOD prices)

The total CFA of the project is about 41 700 square metres. The estimated construction unit cost of the superstructure of ISTS and PIC, represented by building and building services costs, is \$10,233 per square metres in September 2001 prices. It is comparable to that of other similar projects carried out by the Government.

11. Subject to approval, we will phase the expenditure as follows –

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¹ Calculation of the estimated cost for furniture and equipment is based on an indicative list of items required, including specialist equipment for ISTS and PIC such as the detention centre and sick bay, standard office furniture and equipment items as well as electrical, mechanical and electronic systems.

Year	\$ million (Sept 2001)	Price adjustment factor	\$ million (MOD)
2002 – 2003	19.2	0.98625	18.9
2003 – 2004	170.0	0.98378	167.2
2004 – 2005	216.0	0.98378	212.5
2005 – 2006	70.0	0.98378	68.9
2006 – 2007	36.7	0.98378	36.1
	511.9		503.6

12. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2002 to 2007. We will tender the superstructure 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, leaving little room for uncertainty.

13. We estimate the additional annual recurrent expenditure arising from the project to be \$71.3 million.

PUBLIC CONSULTATION

14. We consulted the former Tuen Mun Provisional District Board on the construction of ISTS and PIC on 12 December 1997. Members of the Board supported the project in principle, but expressed some concerns on the appearance and security aspect of PIC. D Arch S has addressed these concerns in the overall design by properly setting out the buildings, adopting a harmonised design for the PIC building, enhancing landscaping works and providing facilities, such as an emergency intercom system, to enhance security.

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15. We briefed the Legislative Council Panel on Security on 4 March 1999. Members of the Panel supported the project in principle. We updated Members on the progress of the project in February 2001 before seeking FC's funding approval for the stage 1 works. We circulated a paper to the Legislative Council Panel on Security on 19 April 2002 to keep Members up to date on the progress of the ongoing stage 1 works and the funding proposal for the proposed stage 2 works. Members noted the paper and had not raised any comments on the funding proposal.

ENVIRONMENTAL IMPLICATIONS

16. Consultants engaged by the Architectural Services Department completed a Preliminary Environmental Review (PER) in May 1998 and concluded that the project would not have long term environmental impact. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary.

17. We completed the asbestos abatement works in May 2001 prior to demolition of the buildings on the site. We also completed a contaminated land assessment in May 2001 and would implement remedial measures for site clean up in the piling contract for completion in December 2002. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through 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.

18. At the planning and design stages of the project, D Arch S has considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has also 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, D Arch S will encourage the contractors to use non-timber formwork and recyclable material for temporary works. In addition, D Arch S will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

19. D Arch S 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. D Arch S will ensure that the day-to-day operations on site comply with the approved WMP. D Arch S 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 2 of the project will generate about 7 600 cubic metres (m³) of C&D materials. Of these, we will reuse about 500 m³ (6.6%) on site, 4 500 m³ (59.2%) as fill in public filling areas² and dispose of 2 600 m³ (34.2%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$325,000 for this project (based on a notional unit cost³ of \$125/m³).

LAND ACQUISITION

20. The project does not require any land acquisition.

BACKGROUND INFORMATION

21. We upgraded **6GD** to Category B in January 1999.

22. In June 2001, Finance Committee approved the upgrading of part of **6GD** as **7GD**, entitled “Immigration Service Training School and Perowne Immigration Centre at Castle Peak Road, Tuen Mun – stage 1”, to Category A with an approved project estimate of \$69.4 million in MOD prices for the following works –

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² 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.

³ 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.

- (a) demolition of the existing buildings on site;
- (b) site formation and piling/foundation works for ISTS and 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 and public addressing systems for Stage 2.

_____ The demolition, site formation and piling/foundation works started in November 2001 for completion in December 2002. Consultancy services commenced in July 2001 for completion in July 2002. The site plan for the stage 1 works is at Enclosure 2.

23. We estimate that the project will create some 704 jobs comprising 33 professional/technical staff and 671 labourers, totalling 11 405 man-months.

Security Bureau
May 2002