

*For discussion
on 7 March 2002*

LegCo Panel on Security

Improvement Works at Lo Wu Terminal Building (Expansion of Departure Clearance Hall)

Introduction

This paper informs Members of the Administration's proposal to expand the departure clearance hall at the Lo Wu Terminal Building to help alleviate congestion there and the connecting passageway. The project will incur a capital cost of about \$114.12 million with an estimated additional annual recurrent cost of \$1.21 million. We intend to submit the item to the Public Works Subcommittee and the Finance Committee for funding approval in mid-April and mid-May 2002 respectively.

Need for the Project

2. Cross boundary passenger traffic at the Lo Wu Control Point has increased substantially in recent years. The passenger figure reached over 89.5 million in 2001, representing an increase of nearly 87% over the 47.9 million recorded in 1996. Passenger traffic is expected to continue to grow in 2002 and the years to come.

3. The rapid growth in passenger traffic has caused serious congestion in the existing passageway and departure hall. The situation has become intolerable during weekends and festive periods when the traffic is extremely heavy. The proposed project aims to speed up the flow of passengers, enhance the capability of the departure hall to cater for peak hour traffic, and provide a better environment for the travelling public.

Proposed Scope and Nature

4. The project comprises the modification and extension of the Terminal Building (resulting in a two-deck extension south of the Terminal Building) to provide improved passenger circulation and queuing areas as follows -

- (a) demolition of Government offices on the ground/first floors and resumption of certain shop areas for additional immigration counters on the ground floor;
- (b) extension of the Eastern Departure Hall on the ground floor to provide additional passenger circulation and re-provisioning for shop areas displaced on the same floor. The new passageway to be constructed and the expanded area may serve as a buffer queuing area for up to 3 800 people in case of extremely heavy traffic and should minimize the need for passengers to queue on the train platform;

- (c) extension of the first floor to accommodate Government offices displaced from the ground/first floors; and
- (d) modification of 12 existing immigration counters to facilitate contra-flow operations and provision of 14 additional immigration counters at the eastern end of the departure hall.

5. Subject to funding approval by the Finance Committee, the construction works will commence in mid-2003 with a target completion date in February 2005.

Financial Implications

6. The total capital cost of the project is estimated to be \$114.12 million, made up as follows -

	<u>\$ million</u>	
(a) Piling	19.81	
(b) Building	35.58	
(c) Building services works	25.51	
(d) External works	2.26	
(e) Furniture and equipment	7.79	
(f) Management and consultancy fee	12.67	
(g) Contingencies	9.87	
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Sub-total	113.49	(in September 2001 prices)
(i) Provision for price adjustment	0.63	
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Total	114.12	(in money-of-the day prices)
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7. The construction floor area of the project is about 4 001 square metres. The construction unit cost, represented by building and building services costs, is \$15,269 per square metre in September 2001 prices. The construction unit cost is higher than that for other boundary control facilities built by the Government due to the need for much of the works to be undertaken outside normal operating hours.

8. It is estimated that additional annual recurrent costs would amount to \$1.21 million representing maintenance/cleaning/electricity charges primarily.

Other Improvement Works

9. Apart from the project mentioned in this paper, a number of other improvement works is being pursued in parallel. Details are set out at Appendix for Members' information.

Security Bureau
28 February 2002

Improvement Works at Lo Wu Control Point

1. To widen the passenger lanes, replace floor tiles, replace ceilings and install 72 jet fans on Lo Wu Footbridge
 - A short-term joint improvement project with the Shenzhen Port Office.
 - Short-term improvement works completed in February 2002 before the Lunar New Year.

2. To install air-conditioning on Lo Wu Footbridge
 - Agreement in principle reached with the Shenzhen Port Office to install air-conditioning on the Lo Wu Footbridge.
 - Experts from the two sides discussed and agreed that the air-conditioning project is a complex one requiring the building of independent structures to support curtain walls for enclosing the bridge.
 - With the short-term improvement works mentioned in 1 above completed, the next step is for the two sides to discuss matters relating to design and to agree a time-table for preparatory works.

3. To widen the existing passageway to the departure hall at the Lo Wu Terminal Building by relocating the Police Reporting Centre to a mezzanine deck to be built above the northern end of the platform no.3
 - Works, to be funded from the Minor Building Works Block Vote, are expected to start in the 3rd quarter of 2002 for completion in early 2004.

4. To replace 46 side-facing counters by 48 front-facing counters at the arrival hall at Lo Wu so as to provide 3 more metres of circulation space for each counter

- Works, to be funded from the Minor Building Works Block Vote, will start in 2nd quarter of 2002 and will be completed by phases by early 2003.