

**For discussion
4 April 2003**

CSO/ADM CR1/5281/02

**LEGISLATIVE COUNCIL PANEL
ON PLANNING, LANDS AND WORKS**

**Proposed Central Government Complex, Legislative Council Complex,
Exhibition Gallery and Civic Place at Tamar**

PURPOSE

The existing Central Government Offices and Legislative Council Building cannot meet the demand in terms of office space and providing a modern working environment. There is also no permanent exhibition venue in Hong Kong to display our infrastructural and development initiatives. This paper sets out our plans to provide the new Central Government Complex (CGC), Legislative Council (LegCo) Complex, Exhibition Gallery and Civic Place at Tamar by way of a design-and-build contract.

PROPOSAL

2. We propose to develop the Tamar site into a prime civic core of Hong Kong with the Central Government Complex, the Legislative Council Complex, an Exhibition Gallery and a Civic Place at an estimated cost of \$5,900 million. The project comprises the design and construction of these new facilities, associated carparking spaces and pedestrian links. The design and fabrication of exhibits in the Exhibition Gallery would cost \$175 million. All cost estimates are presented in money of the day (MOD) prices.

JUSTIFICATION

3. The Executive Council decided in April 2002 that the Government should proceed to develop the Tamar site to accommodate the new CGC and new LegCo building, and other compatible community facilities. The decision was made having regard to the need to meet existing shortfall and rationalise office accommodation for the Government Secretariat and LegCo, available site options, planning dimensions and demand and supply of Grade A office space.

4. The Government subsequently worked out the details of the project. The proposals for the major components of the project and relevant justifications are set out below.

CGC

5. The existing Central Government Offices, which also includes Murray Building, is over 40 years old. The office premises can no longer meet the office space requirement of the Government Secretariat and are incurring increased maintenance expenses. Some offices of the bureaux are therefore currently out-stationed in scattered government buildings or leased premises. Moreover, the old buildings pose insurmountable constraints for upgrading them satisfactorily to provide a modern office working environment and cope with the latest technological changes. The development of a new CGC at Tamar will provide a long-term solution to the said problems and improve the operational efficiency of the Government.

6. The proposed new CGC will consist of a low block for accommodating the Chief Executive's Office and the Executive Council and secretariat; and high block(s) for accommodating the Principal Officials, their bureaux and other functionally related offices. The ancillary facilities of the CGC will include a multi-purpose hall, conference rooms and press/interview rooms. The estimated total construction floor area (CFA) for the complex will be no more than 197800 m² (equivalent to gross floor area (GFA) of no more than 160000 m²). There will be about 420 carpark spaces.

LegCo Complex

7. The existing LegCo building was constructed in 1911 as the then Supreme Court and is not large enough to accommodate all the staff and facilities of LegCo. Part of the LegCo Secretariat and offices of LegCo Members are currently scattered in nearby commercial premises and the West Wing of CGO. The situation is not satisfactory. The proposed new

LegCo Complex will solve the problem by providing purpose-built premises to meet the long-term accommodation requirements of the LegCo.

8. The proposed new LegCo Complex will consist of a low block and at least one high block. The low block will accommodate the LegCo Chamber, conference rooms, press room, dining hall and other ancillary facilities. The high block(s) will accommodate Members' offices, the LegCo Secretariat, library, printing room and other facilities. The estimated CFA for the complex is about 37 600 m² (equivalent to GFA of about 25 500 m²). There will be 120 carpark spaces.

Exhibition Gallery

9. Many major cities in the Asia Pacific region such as Shanghai, Singapore and Sydney have permanent exhibition facilities to showcase their major development plans and projects. We see the case to construct such a facility in Hong Kong to provide the public and visitors with an overview of our major infrastructure projects and development plans. The temporary *Planning and Infrastructure Exhibition Gallery* (with a floor area of 500 square metres) at Edinburgh Place can only display a limited number of smaller scale models and exhibits. It also cannot entertain too many visitors at the same time due to size and layout constraints. Nevertheless, it has so far received very positive response from visitors, including overseas delegations and concerned professional groups.

10. The proposed Exhibition Gallery will provide a permanent venue to manifest the vision of Hong Kong's future development and showcase Hong Kong's infrastructure programme and our developments plans. It will provide vital community education as people may obtain up-to-date information on our major development plans and infrastructure projects. It will also be an attraction for overseas delegations and tourists, contributing to a better understanding of Hong Kong.

11. The Exhibition Gallery will form an integral part of the civic core at Tamar. Its activities together with the civic place will provide a more lively and interesting mix of uses together with the nearby office/administrative uses. The estimated total CFA for the Gallery is about 24000 m² (equivalent to GFA of about 18600 m²). Details of the proposed major facilities in the Gallery are set out in Annex A. About 100 carpark spaces will be provided.

12. As the Tamar site will be developed as the prime civic core of Hong Kong, the Exhibition Gallery, being a focal point for the community

to learn more about Hong Kong's infrastructure projects and development plans, will be an integral part of this civic core. We consider that this new facility will be widely enjoyed by the community and overseas visitors.

Civic Place

13. The Tamar site is about 4.2 hectares in size. It includes two hectares of land zoned for "Open Space" in the relevant Outline Zoning Plan. We consider that the open space (the Civic Place) and the proposed CGC, LegCo Complex and Exhibition Gallery should be developed under an integrated approach. The form, scale and massing of the buildings should blend coherently with the landscape design and setting of the Civic Place. The Civic Place will be designed as a passive recreational space for the enjoyment of the public. It will connect to the future Waterfront Promenade and form part of a larger open space network.

WAY FORWARD

14. We are reviewing the draft user requirements of various components of the development plan at Tamar and will revise the CFA and cost estimates as we finalise the requirements. We will consult the Public Works Sub-committee and Finance Committee in May 2003 on upgrading the following two projects to Category A -

- Central Government Complex, Legislative Council Complex, Exhibition Gallery and Civic Place (63KA)
- Planning and Infrastructure Exhibition Gallery at Tamar – Exhibits design and fabrication (new item)

— A schedule of implementation of the Tamar development project is at Annex B.

FINANCIAL AND ECONOMIC IMPLICATIONS

15. The overall capital outlay for the two projects amounts to about \$6.1 billion in MOD prices. Development of the projects will also enable the creation of some 3300 jobs involving some 87,000 man-months comprising 90 professional staff, 220 technical staff and 2950 labourers.

BACKGROUND

16. The Executive Council decided in April 2002 that the Government should proceed to develop the Tamar site for the new CGC together with a new LegCo Complex and other compatible community facilities. The selection of contractor for the relevant design-and-build contract is a two-stage exercise. We completed the Stage I prequalification exercise in December 2002 and prequalified five applicants for participation in the subsequent tender. We will finalise the user requirement and proceed to the Stage II tendering in May 2003.

17. A Special Selection Board has been set up to assess the applications for prequalification and to assess and decide on the award of contract. The Board is chaired by the Chief Secretary for Administration with two LegCo Members, two senior government officials and a professor in architecture as Members.

Housing, Planning and Lands Bureau
Administration Wing
April 2003

Proposed Major Facilities of Exhibition Gallery

The major facilities of the Exhibition Gallery will include –

(a) Exhibition Area

The Exhibition Area will have a large Atrium where visitors can learn about Hong Kong's future development and competitive edge through audio and visual materials. Apart from this core area, there will be four major thematic exhibition areas focusing on four themes: urban development, transport/ logistics/ information technology, tourism and sustainable development. There will also be an early learning center/ children's gallery catering for young visitors. Temporary exhibitions will be held in a multi-purpose hall.

(b) Community Education Facilities

To facilitate community education and public exchange of views, the Gallery will provide a public forum, seminar/ conference hall, briefing/meeting rooms, and a resource center.

(c) Administrative, commercial and ancillary facilities

There will be administrative facilities such as visitor services, ticketing offices and staff office. There will also be restaurants, cafeteria and shops such as bookstore to serve the visitors of the Gallery, civic place, and the staff working in the nearby Central Government Complex and Legislative Council Complex.

**Schedule of Implementation of
Tamar Development Project**

<u>Milestone</u>	<u>Timing</u>
Finalization of user requirements for Central Government Complex, Legislative Council Complex, Civic Place and Exhibition Gallery and preparation of tender document	April, 2003
Commencement of invitation of tenders	May, 2003
Submission to Public Works Sub-committee and Finance Committee	May, 2003
Closing of tender period	Third Quarter, 2003
Evaluation and selection of tenders	Third/Fourth Quarter, 2003
Preparation of contract documents and if necessary, submission to Town Planning Board	Fourth Quarter, 2003
Contract period	early 2004- 2007