

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 - BUILDINGS**

#### **Social Welfare and Community Buildings – Community centres and halls 189SC – Community hall at the housing site in Area 103, Tin Shui Wai**

Members are invited to recommend to Finance Committee the upgrading of **189SC** to Category A at an estimated cost of \$25.2 million in money-of-the-day prices for the construction of a community hall in Area 103, Tin Shui Wai

### **PROBLEM**

We need to construct a community hall in Area 103, Tin Shui Wai to meet the demand for community facilities in the district.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **189SC** to Category A at an estimated cost of \$25.2 million in money-of-the-day (MOD) prices for the construction of a community hall in Area 103, Tin Shui Wai.

### **PROJECT SCOPE AND NATURE**

3. The scope of **189SC** comprises the construction of a two-storey free-standing community hall with a construction floor area (CFA) of 1 560 square metres (m<sup>2</sup>) adjacent to the Light Rail Transit (LRT) Tin Yuet Station and within the site boundary of Public Housing Development Phase 2 in Area 103, Tin Shui Wai. The proposed community hall will provide the following facilities –

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- (a) a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a meeting room, and dressing rooms;
- (b) a conference room;
- (c) a management office;
- (d) a store room and toilets; and
- (e) other ancillary facilities such as car parking area, loading/unloading area, circulation area, and mechanical and electrical plant rooms .

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A site plan is at Enclosure 1 and a computer montage of the proposed community hall is at Enclosure 2. As the proposed community hall will be built within the site boundary of Public Housing Development Phase 2 in Area 103, Tin Shui Wai, we intend to entrust the design, construction and supervision of works of the project to the Director of Housing (D of H) to avoid any interface problems. To tie in with the master programme of the above housing development, we plan to start the construction works in October 2005 for completion in March 2008.

## JUSTIFICATION

4. The proposed community hall is located at Area 103, Tin Shui Wai North. There are a number of public and private housing estates, including Tin Yuet Estate, Tin Fu Court, Tin Heng Estate, Tin Chak Estate, Tin Yat Estate, Grandeur Terrace, Vianni Cove, Tin Wah Estate and Tin Chung Court in the area. The population in the area is around 120 000 at present. With the full intake of Tin Yan Estate and the completion of new housing estates in Areas 103 and 104, the population of Tin Shui Wai North will increase to 143 000 by 2008.

5. At present, there is no community centre or hall in Tin Shui Wai North. The nearest ones are the Tin Shui Community Centre (TSCC) and Tin Yiu Community Centre (TYCC) in Tin Shui Wai South, which are at about 20 to 25 minutes' ride by LRT away from Tin Shui Wai North (location map at Enclosure 3). The travelling time and cost involved have discouraged residents in Tin Shui Wai North from using these facilities. Besides, these two community centres are already serving a population of some 275 000 in Tin Shui Wai with a high utilisation rate. Average utilisation rate in 2004 stood at 84% for TSCC and 82% for TYCC. We therefore need to construct a community hall in Tin Shui

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Wai North to provide the local community with a proper venue for holding community activities so as to help cultivate a sense of belonging among local residents. The new community hall can also relieve the pressure on the existing TSCC and TYCC in Tin Shui Wai South.

## FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$25.2 million in MOD prices (see paragraph 7 below) as follows –

	<b>\$ million</b>	
(a) Foundation works	3.0	
(b) Building	12.5	
(c) Building services	5.5	
(d) Drainage	0.2	
(e) External works	0.6	
(f) Furniture and equipment <sup>1</sup>	0.9	
(g) Housing Authority on-cost <sup>2</sup>	0.5	
(h) Contingencies	2.2	
Sub-total	25.4	(in September 2004 prices)
(i) Provision for price adjustment	(0.2)	
Total	25.2	(in MOD prices)

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<sup>1</sup> Calculation of the estimated cost of furniture and equipment is based on an indicative list of items required, including public address system, stage lighting and curtain, office furniture, recreational and conference facilities.

<sup>2</sup> This is the estimated cost to be charged by Housing Authority for the design, construction and supervision of the project.

The CFA of **189SC** is 1 560 m<sup>2</sup>. The estimated construction unit cost, represented by the building and the building services costs, is \$11,538/m<sup>2</sup> of CFA in September 2004 prices. We consider this unit cost reasonable as compared with similar projects built by the Government.

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

Year	\$ million (Sept 2004)	Price adjustment factor	\$ million (MOD)
2005 – 06	2.0	0.99000	2.0
2006 – 07	19.4	0.98753	19.2
2007 – 08	3.1	0.99123	3.1
2008 – 09	0.6	0.99990	0.6
2009 – 10	0.3	1.01515	0.3
	25.4		25.2

8. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2005 to 2010. D of H intends to award the contract on a lump-sum basis because he can clearly define the scope of the works in advance, leaving little room for uncertainty. The contract will provide for price adjustments because the contract period will exceed 21 months.

9. We estimate the annual recurrent expenditure arising from this project to be \$1.1 million.

## **PUBLIC CONSULTATION**

10. We consulted the Social Services, Housing and Publicity Committee of the Yuen Long District Council on 7 January 2005. The Committee supported the project and urged for its early implementation. We will keep the Committee informed of the detailed design and progress of the project. We have issued an information paper to the Legislative Council Panel on Home Affairs to brief members on the project.

**/ENVIRONMENTAL .....**

## ENVIRONMENTAL IMPLICATIONS

11. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will have no adverse environmental impacts. During construction, D of H will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. 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.

12. At the planning and design stages, D of H has considered measures to reduce the generation of construction and demolition (C&D) materials. D of H has introduced more prefabricated building elements into the project design to reduce temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. D of H will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, D of H will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

13. D of H will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to reduce, reuse and recycle C&D materials. D of H will ensure that the day-to-day operations on site comply with the approved WMP. D of H 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. D of H will record the disposal, reuse and recycling of C&D materials for monitoring purposes. D of H estimates that the project will generate about 3 300 cubic metres (m<sup>3</sup>) of C&D materials. Of these, D of H will reuse about 2 460 m<sup>3</sup> (74.6%) on site, 800 m<sup>3</sup> (24.2%) as fill in public filling areas<sup>3</sup>, and dispose of 40 m<sup>3</sup> (1.2%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$5,000 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

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<sup>3</sup> 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 and Development.

<sup>4</sup> 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/m<sup>3</sup>), and 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.

**LAND ACQUISITION**

14. The project does not require any land acquisition.

**BACKGROUND INFORMATION**

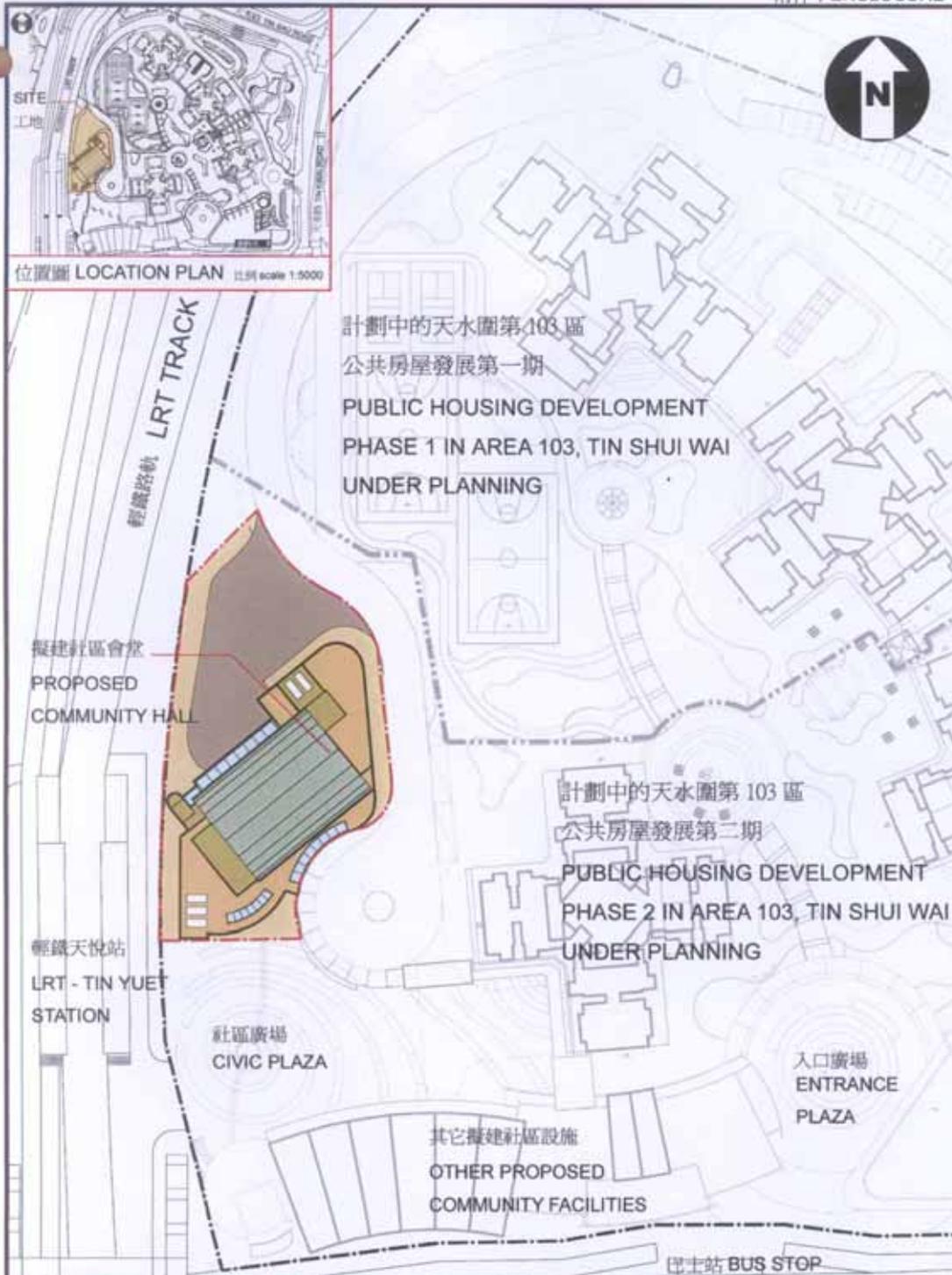
15. We upgraded **189SC** to Category B in December 2004. D of H has completed the topographical survey of the project.

16. The proposed works will not involve any tree removal or planting proposals.

17. We estimate that the proposed works will create about 18 jobs (15 for labourers and another three for professional/technical staff) providing a total employment of 380 man-months.

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Home Affairs Bureau  
February 2005

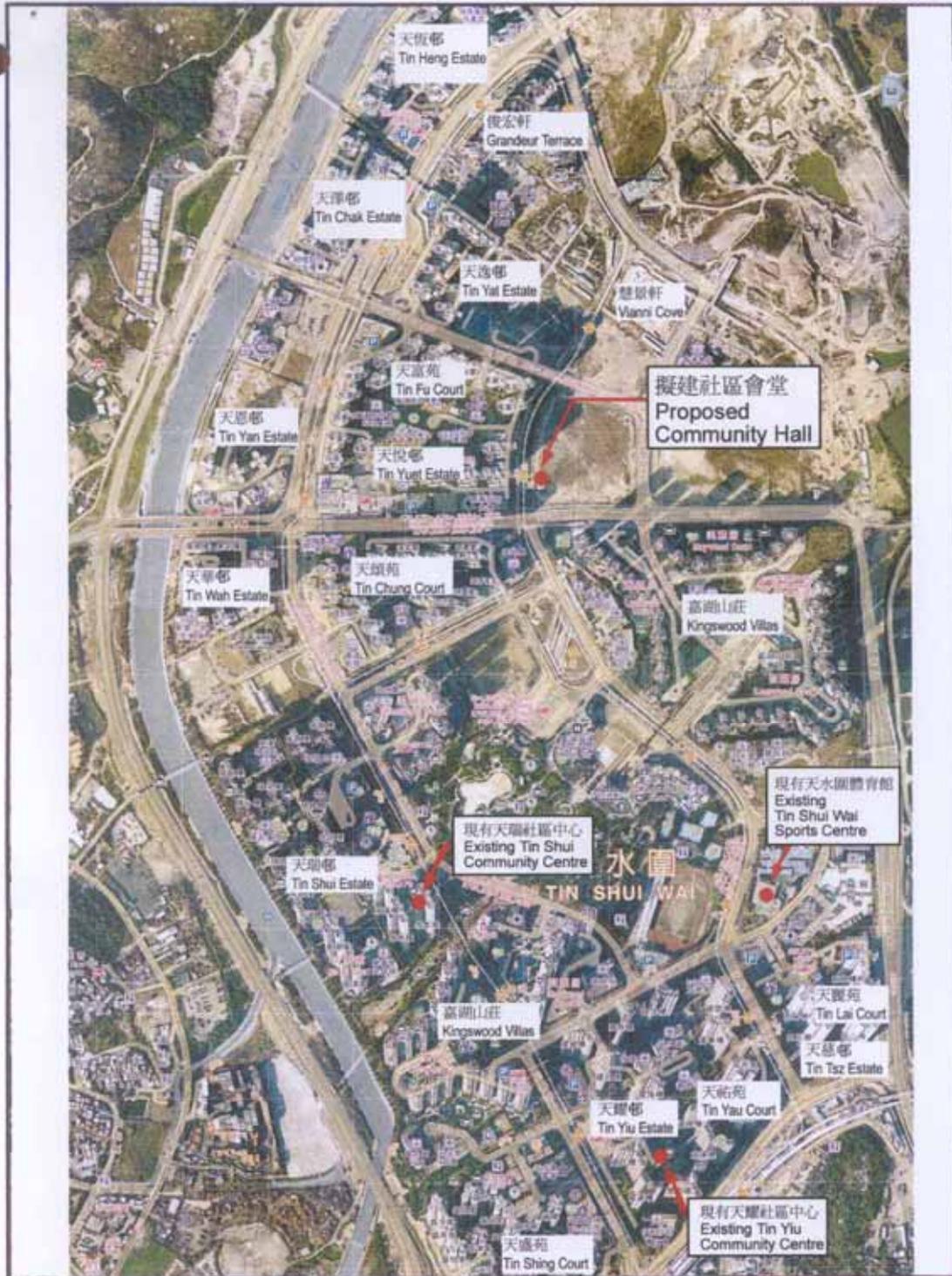


Title 189SC COMMUNITY HALL AT THE HOUSING SITE IN AREA 103, TIN SHUI WAI 天水圍第 103 區房屋用地的 社區會堂	drawn by Victor Tung	date 22.01.05	drawing no.  scale 1:1000
	approved Benjamin Yip	date 22.01.05	
	office Development and Construction Division 發展及建築處		



從東南面望向擬建社區會堂的構思圖  
 VIEW OF THE PROPOSED COMMUNITY HALL FROM THE SOUTH-EAST DIRECTION

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	approved Benjamin Yip	date 14.02.05		
	office Development and Construction Division 發展及建築處			 HOUSING DEPARTMENT



Title 189SC COMMUNITY HALL AT THE HOUSING SITE IN AREA 103, TIN SHUI WAI 天水圍第103區房屋用地的 社區會堂	drawn by <b>Victor Tung</b>	date 25.01.05	drawing no.	scale N.T.S.
	approved <b>Benjamin Yip</b>	date 25.01.05		
	office Development and Construction Division 發展及建築處			 <b>HOUSING DEPARTMENT</b>