

For discussion
on 11 May 2005

PWSC(2005-06)7

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 \$32.0 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 increased estimated cost of \$32.0 million in money-of-the-day (MOD) prices for the construction of a community hall in Area 103, Tin Shui Wai. This is a resubmission item.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of **189SC** comprises the construction of a two-storey free-standing community hall adjacent to the Light Rail Transit (LRT) Tin Yuet Station and within the site boundary of Public Housing Development in Area 103, Tin Shui Wai. The proposed community hall, with a construction floor area (CFA) of 1 560 square metres (m²), will provide the following facilities –

- (a) a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a meeting room, and dressing rooms. The hall can be converted into three multi-purpose function rooms with acoustics and seating capacity ranging from 100 to 200;
- (b) a conference room which can be converted into two multi-purpose function rooms with acoustics and seating capacity of 25 each;
- (c) a management office;
- (d) a store room and toilets;
- (e) other ancillary facilities such as car parking area, loading/unloading area, circulation area, mechanical and electrical plant rooms, independent utilities supply provisions and access road leading to the community hall.

—————
—————
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 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 minimise 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 June 2007.

/JUSTIFICATION

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 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' travelling time 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 Wai North to provide the local community with a proper venue for holding community activities to help cultivate a sense of belonging among local residents. The new community hall can also help 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 \$32.0 million in MOD prices (see paragraph 7 below), made up as follows –

| | \$ million |
|-----------------------|-------------------|
| (a) Foundation works | 3.0 |
| (b) Building | 14.2 |
| (c) Building services | 7.0 |
| (d) Drainage | 0.6 |
| (e) External works | 2.9 |

\$ million

/(f)

| | | |
|--|------|----------------------------|
| (f) Furniture and equipment ¹ | 0.9 | |
| (g) Housing Authority on-cost ² | 0.6 | |
| (h) Contingencies | 2.7 | |
| | 31.9 | (in September 2004 prices) |
| (i) Provision for price adjustment | 0.1 | |
| | 32.0 | (in MOD prices) |

The CFA of **189SC** is 1 560 m². The estimated construction unit cost, represented by the building and the building services costs, is \$13,590/m² 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 | 3.0 | 1.00450 | 3.0 |
| 2006 – 07 | 24.9 | 1.00576 | 25.0 |
| 2007 – 08 | 2.9 | 1.00576 | 2.9 |
| 2008 – 09 | 0.8 | 1.00576 | 0.8 |
| 2009 – 10 | 0.3 | 1.00953 | 0.3 |
| | 31.9 | | 32.0 |

/8.

¹ 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.

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

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 main contract will be subject to price adjustment because the overall contract period of the main contract 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 (YLDC) 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 issued an information paper to the Legislative Council Panel on Home Affairs in February 2005 to brief members on the project.

11. When the project was submitted to the Public Works Subcommittee (PWSC) on 2 March 2005, some PWSC Members expressed concerns on the project design, construction period and site boundary. Taking into account Members' concerns, we have revised the design such that the multi-purpose hall and the conference room could be converted into five multi-purpose function rooms. A direct pedestrian access from the LRT Tin Yuet Station will also be provided. We have compressed the construction period from 29 to 20 months as well. As a result, the estimated project cost has increased by \$6.8 million (MOD prices) from \$25.2 million (MOD prices) in the previous submission. We set out at Enclosure 4 details of the Administration's response to Members' suggestions made at the PWSC meeting on 2 March 2005.

12. On 11 March 2005, we briefed the Social Services, Housing and Publicity Committee of the YLDC on the improved design of the proposed community hall. The Committee was content with the revised design and urged the Administration to seek funding approval from the Finance Committee as soon as possible.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

13. 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.

14. 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.

15. 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 3 500 cubic metres (m³) of C&D materials. Of these, D of H will reuse about 2 611 m³ (74.6%) on site and 847 m³ (24.2%) as fill in public filling areas³, and dispose of 42 m³ (1.2%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$5,250 for this project (based on a notional unit cost⁴ of \$125/m³).

/LAND

³ 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.

⁴ 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/m³), 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

16. The project does not require any land acquisition.

BACKGROUND INFORMATION

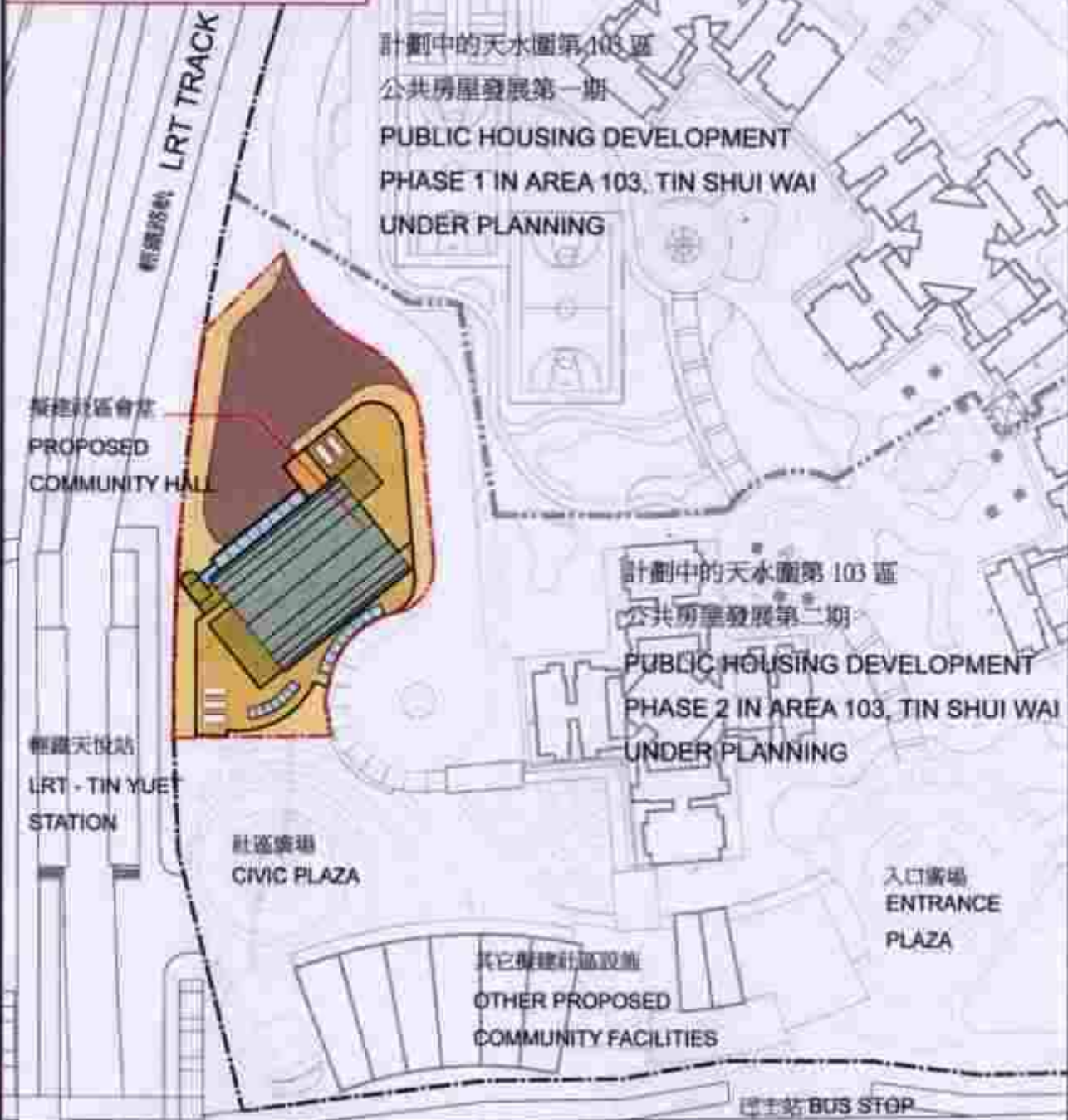
17. We upgraded **189SC** to Category B in December 2004. D of H has completed the topographical survey of the project.

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

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



位置圖 LOCATION PLAN (比例尺 1:5000)



Title 1893C
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 |
| Checked by Benjamin Yip | Date 22.01.05 |
| Office Development and Construction Division 發展及建築處 | |

| | |
|--|-----------------|
| Drawing No. | Scale 1:1000 |
|  HOUSING DEPARTMENT | |



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

| | | | | |
|--|---|------------------|---------------------|---|
| 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 14.02.05 | drawing no. | scale N.T.S. |
| | approved Benjamin Yip | date 14.02.05 | | |
| | office Development and Construction Division 發展及建築處 | | |  HOUSING DEPARTMENT |



Title 1893C
**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 25.01.05 |
| Approved Benjamin Yip | Date 25.01.05 |
| Office Development and Construction Division 發展及建築處 | |

| | |
|--|------------------------|
| Drawing no. | Scale N.T.S. |
|  HOUSING DEPARTMENT | |

189SC – Community hall at the housing site in Area 103, Tin Shui Wai

MEMBERS' SUGGESTIONS

In considering the paper referenced PWSC(2004-05)63 on project **189SC** – Community hall at the housing site in Area 103, Tin Shui Wai presented to the Public Works Subcommittee on 2 March 2005, Members made the following suggestions -

- (a) the design of the proposed community hall be improved to provide more meeting rooms and function rooms;
- (b) the construction works be re-engineered for early completion of the proposed community hall without causing interface problems with the public housing development in the same site;
- (c) an additional ingress/egress for pedestrians be provided adjacent to the Light Rail Transit (LRT) Tin Yuet Station;
- (d) consideration be given to moving the roundabout in front of the proposed community hall towards the northeastern side to provide a larger site for the community hall;
- (e) the Administration to report progress of the project to the Yuen Long District Council (YLDC) every six months; and
- (f) the Administration should review specifications of community hall projects taking into account amongst others the needs of locals, and appropriately consult the Panel on Home Affairs.

/THE

THE ADMINISTRATION'S RESPONSE

2. The Administration's response is as follows -

- (a) we have improved the design of the proposed community hall to allow more flexible use of the facilities. By installing additional folding acoustic partitions, the multi-purpose hall and the conference room could be converted into five multi-purpose function rooms. An extra \$1 million is required for the additional folding partitions.
- (b) we shall complete the community hall nine months earlier than the overall public housing development programme. The community hall is within the site of a public housing development. In advancing the completion of the community hall, it is necessary to provide independent utilities supply and advance the construction of the access road leading to the community hall. As the public housing development will still be under construction when the community hall starts to operate, it is necessary to put in place public safety measures along the access road. The additional cost for the above works is \$5.1 million (Enclosure 5).
- (c) apart from the pedestrian access facing the public housing residential blocks in the area, a convenient and direct pedestrian access will also be provided from the LRT Tin Yuet Station to the community hall.
- (d) the site allocated for the community hall is already larger than the provision specified in the Planning Guideline. In the current site layout design, a Civic Plaza located in front of the community hall main entrance will create an integrated open space to serve as a welcoming entrance forecourt to the community hall as well as future welfare and educational facilities developments. Moving the roundabout towards the northeastern side would worsen access to these facilities (Enclosure 6).

/(e)

- (e) we shall regularly (at least half-yearly) report progress of the project to the YLDC.
- (f) we shall review the specifications of future community hall projects taking into account, amongst others, the local needs. We shall consult the Panel on Home Affairs on future community hall projects as and when appropriate.

ORIGINAL UTILITY SERVICES LAYOUT
原有設計水渠及一般屋宇裝備分佈圖



Enclosure 5 附件5

REVISED (INDEPENDENT) UTILITY SERVICES LAYOUT
修訂之水渠及一般(獨立)屋宇裝備分佈圖



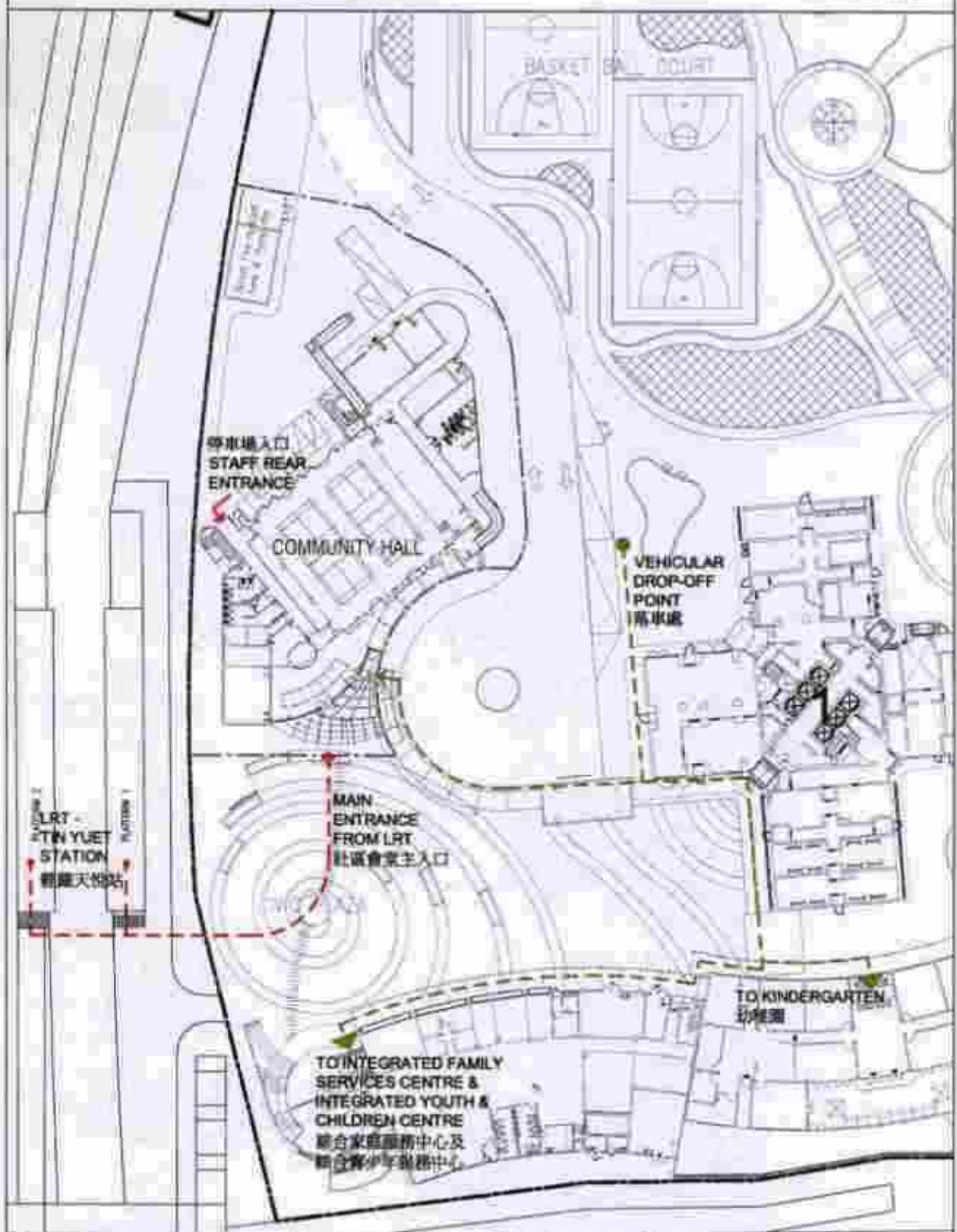
COMMUNITY HALL AT THE HOUSING SITE IN AREA 103, TIN SHUI WAI
天水圍第103區房屋用地的社區會堂

| | |
|-------------|--|
| DESIGNED BY | Victor Tung |
| APPROVED | Benjamin Yip |
| OFFICE | Development and Construction Division 房屋發展處 |

| | |
|------|----------|
| DATE | 29.04.05 |
| DATE | 29.04.05 |

HOUSING DEPARTMENT

N.T.S.



| | | | | |
|---|---|------------------|---|-----------------|
| DRAWING TITLE 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 29.04.05 | Dwg NO [Blank] | SCALE N.T.S. |
| | APPROVED BY Benjamin Yip | DATE 29.04.05 |  HOUSING DEPARTMENT | |
| | OFFICE Development and Construction Division 發展及建造處 | | | |