

**Legislative Council Panel on Home Affairs**  
**Community Hall at the Housing Site in Area 103, Tin Shui Wai**

**Purpose**

The purpose of this paper is to brief Members on the development of the proposed Community Hall (CH) at the Housing Site in Area 103, Tin Shui Wai (TSW).

**Background**

2. There is a pressing need for the construction of a CH in TSW North which has a population of around 120 000 at present. We intend to entrust the design and construction of the project to the Director of Housing (D of H) to any avoid interface problems as the proposed CH will be built within the site boundary of Public Housing Development Phase 2 in Area 103, TSW.

**Development**

*Location*

3. The project site is adjacent to the Light Rail Transit Tin Yuet Station and within the site boundary of Public Housing Development Phase 2 in Area 103, TSW.

*Proposed Facilities*

4. The proposed scope of the project comprises—
- (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 private car parking area, loading/unloading area, circulation area, and mechanical and electrical plant rooms.

A site plan of the proposed CH is at **Enclosure 1**.

### **Cost and Programme**

5. The D of H estimates that the cost of the project would be \$25.2 million in money-of-the-day prices. We plan to start construction works in October 2005 for completion in March 2008.

### **Justifications**

6. TSW North is a fast developing area with a current population of around 120 000 which will be increased by 19% to about 143 000 in 2008 with the completion of new housing estates. At present, there is no community centre or hall in TSW North. The nearest ones are the Tin Shui Community Centre (TSCC) and Tin Yiu Community Centre (TYCC) in TSW South. The travelling time and cost involved have discouraged residents in TSW North from using these facilities. Besides, the two existing CCs are already serving a population of some 275 000 in TSW with a high utilization rate. Average utilization rate in 2004 stood at 84% for TSCC and 82% for TYCC. We therefore need to construct a new CH in TSW North to provide the local community with a proper venue for holding community activities.

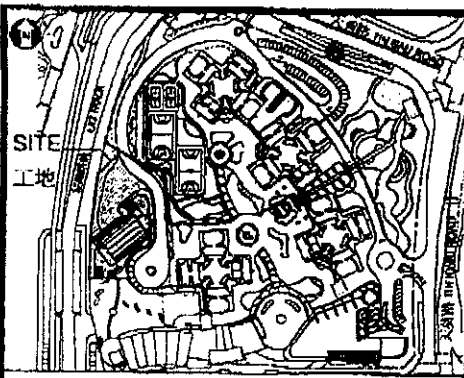
## **Public Consultation**

7. 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.

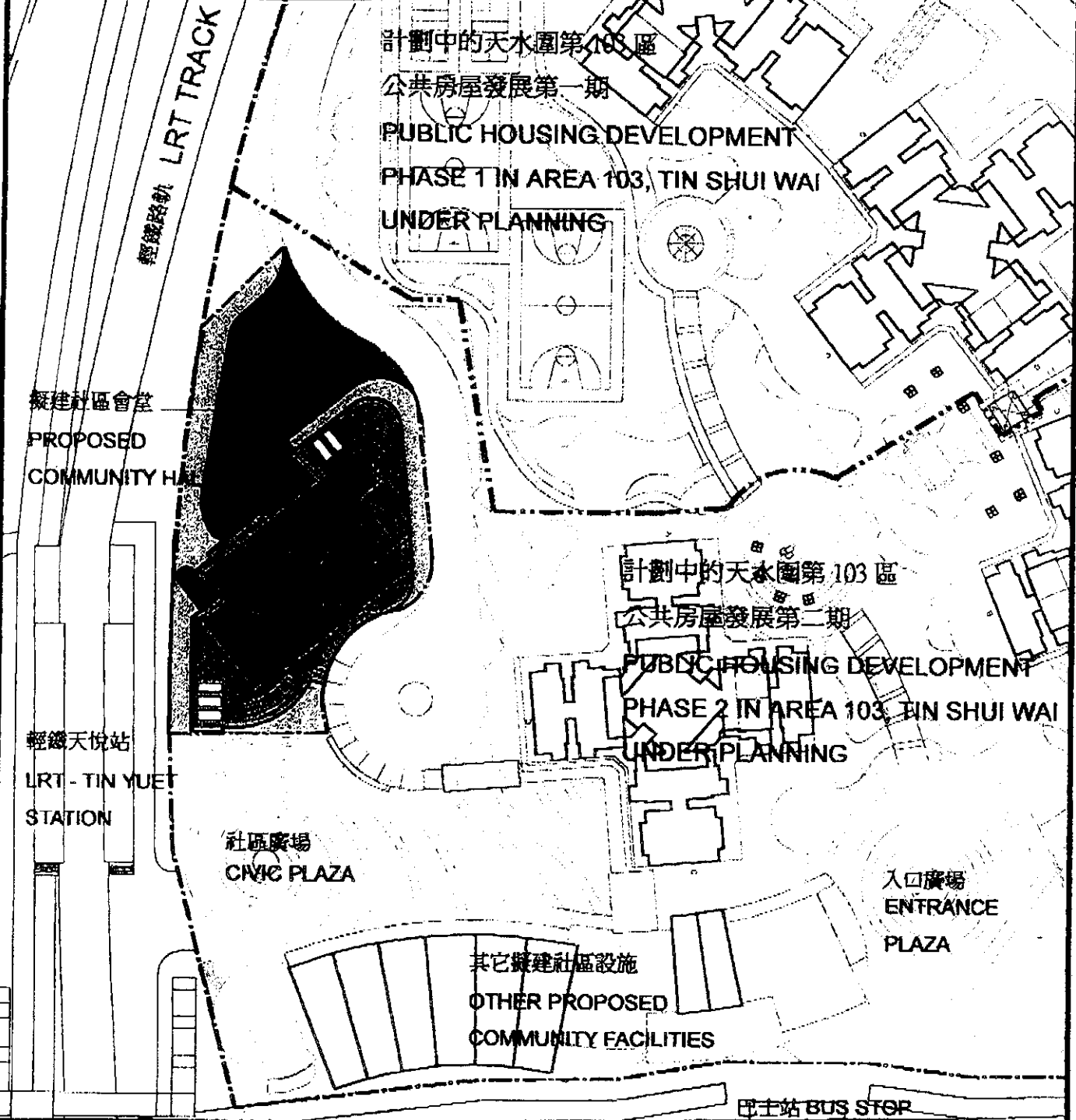
## **Way Forward**

8. The project has been included in the Public Works Programme as a Category B item with funding earmarked. In order to take the project forward, the Administration intends to submit the project to the Public Works Subcommittee (PWSC) of the Finance Committee (FC) at its meeting on 2 March 2005 for upgrading to Category A.

**Home Affairs Bureau**  
**February 2005**



位置圖 LOCATION PLAN 比例 scale 1:5000



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

drawn by <b>Victor Tung</b>	date 22.01.05	drawing no.	scale 1:1000
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