

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Sports Facilities

256RS – Indoor recreation centre, community hall cum library in Area 17, Tung Chung, Lantau

Members are invited to recommend to Finance Committee the upgrading of **256RS** to Category A at an estimated cost of \$391.6 million in money-of-the-day prices for the construction of an indoor recreation centre, community hall cum library in Area 17, Tung Chung, Lantau.

PROBLEM

There is increasing demand for various recreational and community services in Tung Chung, Lantau.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **256RS** to Category A at an estimated cost of \$391.6 million in money-of-the-day (MOD) prices for the construction of the indoor recreation centre, community hall cum library in Area 17, Tung Chung, Lantau.

/PROJECT

PROJECT SCOPE AND NATURE

3. **256RS** arises from an ex-Provisional Municipal Councils project for implementation to meet the demand for indoor recreation centre (IRC) and district library in Tung Chung. To optimise the land use of the project site, we will develop a Community Hall for Home Affairs Department (HAD), a Residential Care Home for the Elderly (RCHE) for Social Welfare Department (SWD) and office accommodation for Food and Environmental Hygiene Department (FEHD) under the proposed project.

4. The project site has an area of about 9 600 square metres (m²), and is located at Man Tung Road near the junction of Wai Tung Road. It is being temporarily used as a tree bank and community garden by Leisure and Cultural Services Department (LCSD) under a temporary government land allocation, and these facilities would be relocated upon implementation of the proposed project. The scope of works under **256RS** comprises –

- (a) an **IRC** which includes a multi-purpose arena (which can accommodate two basketball courts or two volleyball courts or eight badminton courts) with spectator seating; a multi-purpose activity room; a table tennis room; a fitness room; a chess playing room; a children's playroom; offices and other supporting facilities;
- (b) a **District Library** which includes an adult lending library; a children's library; a quick reference section; a newspapers and periodicals section; a multi-media library; a computer and information centre; an exhibition/display area; an extension activities room; a students' study room; offices with other supporting facilities and a base for a Mobile Library vehicle;
- (c) a **Community Hall** which includes a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a stage meeting room, dressing rooms, a conference room, a management office, a store room, toilets and other ancillary facilities such as car parking area and loading/unloading area;
- (d) construction of a bare shell premises to accommodate a **RCHE** with about 150 residential care places¹; and

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¹ SWD will undertake the fitting-out works for dormitories, offices, medical/nursing care and other supporting facilities in a separate project.

- (e) **Office Accommodation** for the Hawker Control Team (HCT) and Pest Control Section (PCS) of the Islands District Environmental Hygiene Office, FEHD.

A site plan is at Enclosure 1. We plan to start the construction works in December 2006 for completion in October 2009.

JUSTIFICATION

An IRC (LCSD facilities)

5. Tung Chung is a fast growing new town in Islands District with a current population of about 80 000 which will rise to about 91 000 in 2013, an increase of some 14%. As a reference, the Hong Kong Planning Standard and Guidelines suggests a provision of one IRC for the current population in Tung Chung New Town. At present, there is no IRC provided there.

6. The four IRCs in Islands District, two in Cheung Chau, one in Peng Chau and one in Mui Wo, are located relatively far away and not easily accessible by residents of Tung Chung New Town. Owing to the wide, specific geographic characteristics of Islands District, which comprises Lantau Island and other outlying islands, the distribution of population in the district is rather sparse and scattered. It can take one or more hours of waiting and travelling time by ferry and public bus for residents of Tung Chung New Town to use the IRC facilities at Cheung Chau, Peng Chau and Mui Wo. The nearest IRC in other districts is at Tsing Yi of Kwai Tsing District, which is some 19 kilometres (km) away from Tung Chung and about 30 minutes travelling time by public transport.

7. The proposed IRC is conveniently located near the Tung Chung Station of the Mass Transit Railway and the Tung Chung Bus Terminus, and is easily accessible from the vicinity of Tung Chung. A number of private and public residential developments are in the vicinity of the proposed IRC, namely, Tung Chung Crescent, Seaview Crescent, Caribbean Coast, Coastal Skyline, Fu Tung Estate, Yat Tung Estate and Yu Tung Court. There are six Mutual Aid Committees, one Owners' Corporation, four Residential Owners' Sub-committees, and about ten non-governmental organisations (NGO) in Tung Chung. In addition, four primary schools and four secondary schools are located in close proximity to the project site. Although there are some outdoor leisure and sporting facilities

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such as basketball courts, and tennis courts etc. in some private housing developments for their tenants and in public housing estates, there are no public indoor recreation centre facilities in Tung Chung. To better serve the population of some 52 000 public housing estates residents, and some 28 000 private housing residents at Tung Chung New Town, we propose to provide an IRC for the residents, students and sports organisations in the vicinity. It is expected that the facilities provided under this project would be well patronised by local residents and students, and will help in the promotion of local sporting events and activities.

A District Library (LCSD facilities)

8. At present, there is only one district library at Cheung Chau within Islands District. To meet the immediate needs of local residents, a small library of 745m² has been temporarily established in Yat Tung Shopping Centre of Yat Tung Estate in 2004, pending the provision of a new permanent district library upon completion of the proposed project. The interim small library is well received and the daily average issue has increased from 1 406 in 2004 to 1 844 in 2005. The new library under the proposed project will replace the interim small library and will have a larger floor area of about 2 700 m² to accommodate a full range of services and facilities at district level to better meet the information needs of the local residents as well as the population in the district. The base for Mobile Library vehicle will also be more conveniently located than its present location in Mui Wo to serve six locations in Lantau. The nearest district library accessible by land is located at Tsing Yi of Kwai Tsing District which is about 19 km away from Tung Chung and needs about 30 minutes travelling time by public transport.

A Community Hall (HAD facilities)

9. According to the Hong Kong Planning Standards and Guidelines, community halls are provided on the basis of need, and factors including population size, area characteristics and community aspirations, location of the area concerned, availability of existing community halls or similar facilities nearby, etc. will be taken into consideration. At present, there is no community hall in Islands District. In view of its rapid development, Tung Chung has an acute demand for community hall facilities. The proposed community hall will provide a much-needed venue for organizing community activities by the residents, local organisations and NGO in Tung Chung. It will also help cultivate a sense of belonging among local residents.

10. Over the past years, the residents in Tung Chung have been urging for the provision of a community hall to meet the needs of an increasing population. The Islands District Council (DC) has also asked for early implementation of the project in Tung Chung.

11. Having considered the local needs and aspirations for a community hall in Tung Chung, we will incorporate a community hall in the proposed IRC. To ensure that the needs of the community are met in a cost-effective manner, the design of the community hall will cater for both community and sports activities.

A RCHE (SWD facilities)

12. At present, there are two subvented RCHEs providing a total of 150 places and one private home providing 100 places of which 27 places are subsidised by SWD under the Enhanced Bought Place Scheme for Lantau Island. Although planning of residential care service is based on the territory-wide demand, the Director of Social Welfare (DSW) plans to set up a new RCHE on Lantau Island taking into account that the projected population of residents aged 65 and above in the area will increase from around 8 060 in 2004 to 10 630 in 2009 and the accessibility of local residents to facilities in the urban area. The DSW has obtained the funding support of the Lotteries Fund to meet the construction cost of \$59.18 million for this facility.

Office Accommodation (FEHD facilities)

13. We will provide office accommodation of about 290m² for the HCT and PCS of the Islands District Environmental Hygiene Office, FEHD under this project. The HCT is responsible for the control of hawking activities by patrol and raids at hawker black spots. The main duty of the PCS is to carry out control work of pest, including rodents, mosquitoes and other arthropod pests, in abating the disease vectors.

14. In view of the increasing population and visitors in Tung Chung and the adjacent areas, there is a strong demand to enhance the environmental hygiene services there. Therefore, it is necessary to provide dedicated office in Tung Chung for the 22 staff of the HCT and PCS to facilitate the conduct of their inspections, operations and enforcement actions in a more efficient manner.

/FINANCIAL

FINANCIAL IMPLICATIONS

15. We estimate the capital cost (excluding RCHE) of the project to be \$391.6 million in MOD prices (see paragraph 18 below), made up as follows –

	\$ Million	
(a) Site formation	2.1	
(b) Piling	68.9	
(c) Building works	170.9	
(d) Building services	67.5	
(e) Drainage works	3.5	
(f) External works	8.9	
(g) Furniture & equipment ²	15.2	
(h) Consultant's fee for contract administration	0.8	
(i) Contingencies	32.2	
Sub-total	370.0	(in September 2005 prices)
(j) Provision for price adjustment	21.6	
Total	391.6	(in MOD prices)

We propose to engage a quantity surveying consultant to provide contract administration services for the project. A detailed breakdown of the estimate for the consultant's fees is at Enclosure 2.

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² The estimated cost of furniture and equipment is for the requirements of LCSD, HAD and FEHD and is based on an indicative list of items required. The cost of furniture and equipment for the RCHE is excluded. The operator selected to operate the facilities may apply for funding under the Lotteries Fund to finance the purchase of furniture and equipment for subsidised places in the RCHE.

16. The cost estimate for the construction of the RCHE is \$59.18 million, which is supported by Lotteries Fund.

17. The construction floor area (CFA) of **256RS**, excluding the RCHE, is about 16 800m². The estimated total construction unit cost, represented by the building and the building services costs, is \$14,190 per m² in September 2005 prices. D Arch S considers this unit cost comparable to that of other similar projects built by the Government.

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

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2006 – 07	2.0	1.01500	2.0
2007 – 08	35.5	1.03023	36.6
2008 – 09	109.0	1.04568	114.0
2009 – 10	148.5	1.06136	157.6
2010 – 11	52.5	1.07728	56.6
2011 – 12	22.5	1.10152	24.8
Total	370.0		391.6

19. 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 2006 to 2012. The contract will provide for price adjustments because the contract period will exceed 21 months.

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20. We propose to adopt the Design-and-Build (DB) approach for implementation of the project. The selected contractor will be responsible for both the design and construction works. We anticipate that by tapping the private sector's expertise and ideas, this mode of development will help inject more innovation and diversity into the work project. We will continue monitoring the project with input from the concerned parties.

21. We have prepared a conceptual layout for the project (see Enclosure 1) for the reference of the tenderers. Roughly the facilities are expected to be no more than 29 metres in height, and the entrance to the site is located at Man Tung Road to provide convenience to users who will mainly come from that direction. As the project will be implemented through the DB approach, the design is to be prepared by the selected contractor in accordance with the conditions and requirements of the contract.

22. We estimate the additional annual recurrent expenditure arising from this project to be around \$13.7 million.

PUBLIC CONSULTATION

23. On 4 September 2002, the Community Affairs, Culture and Recreation Committee (CACRC) of Islands DC was consulted on the scope of the project. Members strongly supported the project for early implementation. The CACRC was informed of the progress of the project on 4 July 2005 and was consulted on the conceptual layout of the project on 9 January 2006. Members reiterated their strong support to the project and urged for its early implementation.

24. We consulted the Legislative Council Panel on Home Affairs on 10 March 2006, and Members who have expressed views on the project had raised no objection to it. At the request of the Panel, we would further consult the Islands DC on the scope of the project on 24 April 2006.

ENVIRONMENTAL IMPLICATIONS

25. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap.499). The Director of Environmental Protection confirms that the project would have no long term environmental impact.

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26. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts. These 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.

27. At the planning stage, we will require the contractor to consider measures to reduce the generation of construction and demolition (C&D) material and to reuse/recycle such materials as much as possible. In addition, we will require the contractors to reuse inert C&D materials on site or in other suitable construction sites as far as possible, in order to minimise the disposal of C&D materials to public fill reception facilities. We will encourage the contractors to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

28. We will also require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill, C&D materials and C&D waste to public fill reception facilities, sorting facilities and landfills respectively through a trip-ticket system. We will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

29. We estimate that the project will generate about 15 000 tonnes of C&D materials. Of these, we will reuse about 3 600 tonnes (24%) on site, deliver 9 750 tonnes (65%) to public fill reception facilities³ for subsequent reuse, and 900 tonnes (6%) to sorting facilities in order to retrieve the inert portion for reuse as public fill. In addition, we will dispose of 750 tonnes (5%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and

/landfill

³ Sorting facilities and public fill reception facilities are specified in Schedule 3 and Schedule 4 respectively of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

landfill sites, together with the cost for handling the materials at sorting facilities is estimated to be \$447,000 for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities, \$100/tonne at sorting facilities and \$125/tonne⁴ at landfills).

LAND ACQUISITION

30. The project does not require land acquisition.

BACKGROUND INFORMATION

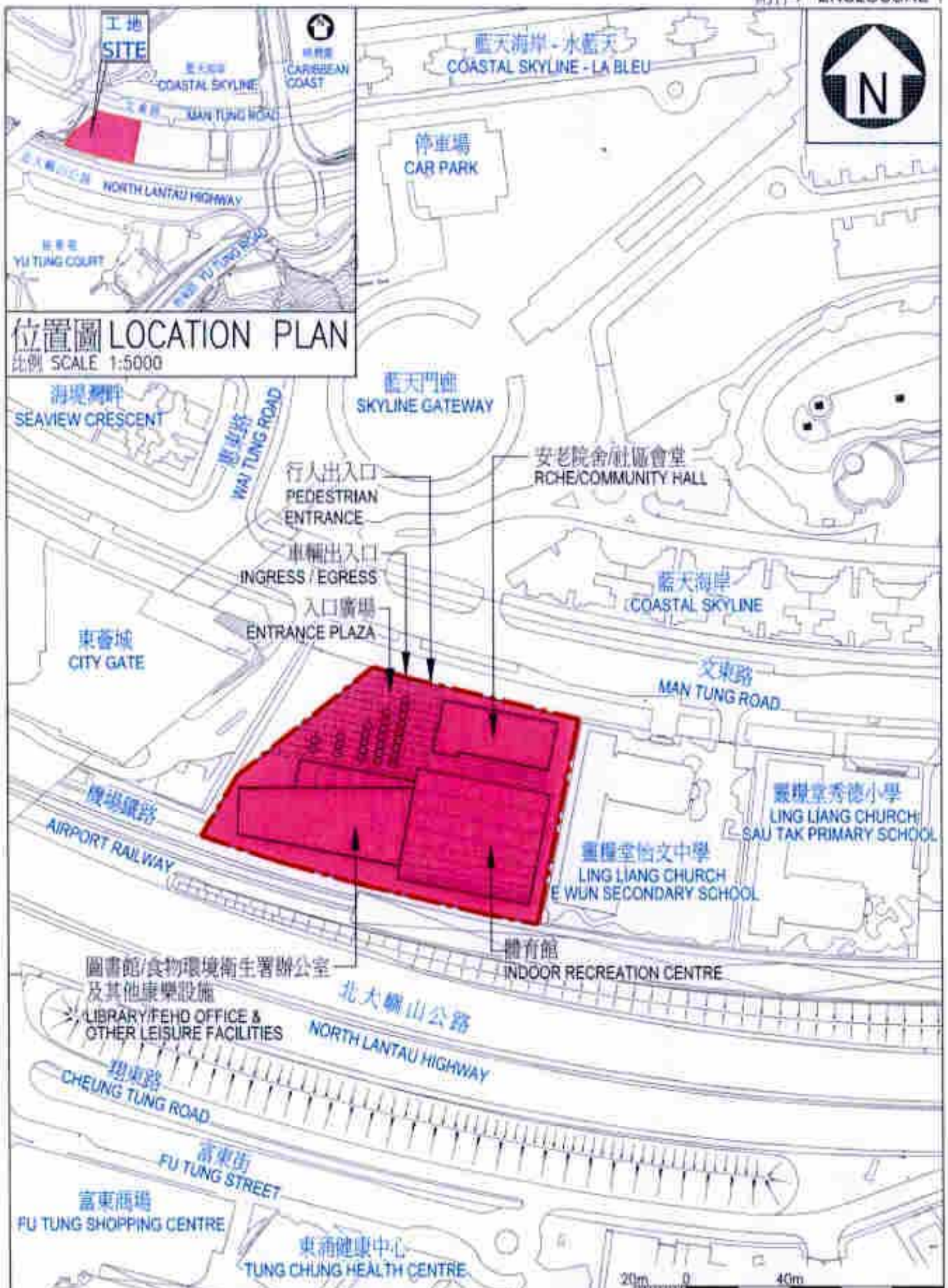
31. We upgraded **256RS** to Category B in September 2005. We engaged a term contractor and a chartered surveyor to carry out site investigation and topographical survey respectively in November 2005. We also engaged a quantity surveying consultant in February 2006 to prepare tender documents. We have charged the total cost of \$905,000 to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The topographical survey and site investigation have been completed in December 2005. The quantity surveying consultant is finalising the tender documents.

32. The proposed project site is currently used as a Plant Nursery by LCSD. All trees can be readily relocated to other nursery sites. Removal and transplantation of trees are not required.


33. We estimate that the proposed works will create about 253 jobs (235 for labourers and another 18 for professional / technical staff) providing a total employment of 6 350 man-months.

Home Affairs Bureau
April 2006

⁴ This estimate has taken into account the cost of 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), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.



位置圖 LOCATION PLAN
 比例 SCALE 1:5000

title 256RS 大嶼山東涌第17區體育館, 社區會堂兼圖書館 INDOOR RECREATION CENTRE, COMMUNITY HALL CLIM LIBRARY IN AREA 17, TUNG CHUNG, LANTAU ISLAND	drawn by BILLY CHOW	date 1.3.06	drawing no. AB/4785/XA104	scale 1 : 2000
	approved ERIC CHAN	date 1.3.06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

256RS – Indoor recreation centre, community hall cum library in Area 17, Tung Chung, Lantau

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee (\$ million)
Contract administration (Note)	Professional	–	–	–	0.5
	Technical	–	–	–	0.3
				Total	0.8

*MPS = Master Pay Scale

Note

The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for quantity surveying works for **256RS**. The post-contract stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **256RS** to Category A.