

Legislative Council Panel on Planning, Lands and Works

Information provided by the Administration pursuant to the discussion at the Panel meeting on 11 May 2006

- (a) **Floor area of Central Government Offices (CGO) and Murray Building (MB) in different measurement units (i.e. Net Operating Floor Area (NOFA), Gross Floor Area (GFA) and Construction Floor Area (CFA))**

The floor area of the Central Government Offices (CGO) and Murray Building (MB) in different measurement units is as follows –

	NOFA	GFA	CFA
CGO	27 610 m ²	42 200 m ²	81 930 m ²
MB	22 110 m ²	33 800 m ²	37 370 m ²
Total	49 720 m²	76 000 m²	119 300 m²

2. The relation of the three measurement units (i.e. NOFA, GFA and CFA) is at **Annex A**.

- (b) **Details of the calculation of the plot ratio of the Tamar development project and unit construction cost**

3. The floor area of the proposed Central Government Complex (CGC), Legislative Council Complex (LCC) and the project as a whole in different measurement units is as follows –

2006 estimate	NOFA	GFA	CFA
CGC	62 340 m ²	99 744 m ²	124 680 m ² Note 1
LegCo Complex	16 090 m ²	26 243 m ²	36 230 m ² Note 1
Other area ^{Note 2}	N.A.	N.A.	41 000 m ² Note 2
Total	78 430 m²	125 987 m²	201 910 m²

Calculation of plot ratio

Note 1 This includes plant rooms (for air-handling units, lift machine rooms, etc.), refuge floor, etc. for individual building(s).

Note 2 "Other area" includes the bulk of car parking spaces, common plant rooms, loading and unloading areas, etc. These facilities commonly serve the CGC, LegCo Complex and the open space.

4. According to the Building (Planning) Regulations (Chapter 123F of Hong Kong Laws) Regulation 21(3), “the plot ratio of a building shall be obtained by dividing the **gross floor area** of the building by the area of the site on which the building is erected.” The construction industry also adheres to this formula for calculation of plot ratio.

5. The gross floor area (GFA) of the proposed CGC and LegCo Complex totals 125 987m². The area of the site on which the CGC and LegCo will be built (i.e. the “Government, Institution or Community” (G/IC) portion of the Tamar site) is 2.2 hectares or 22 000 m². The plot ratio the G/IC portion of the site (comprising CGC and LegCo Complex) is therefore **125 987 m² ÷ 22 000 m² = 5.7**. This plot ratio of 5.7 is much lower than the plot ratios of the surrounding commercial buildings that range from around 13 to 18.

6. The area of the two-hectare “Open Space” within the Tamar site for development of a civic place is not included in the calculation.

Calculation of unit construction cost

7. Our latest estimate shows that the total capital cost of the Tamar development project would be \$4.8 billion in September 2005 prices. The breakdown is at **Annex B**. Out of the \$4.8 billion, only \$2.95 billion is used for building and building services (Items 4 and 5 of **Annex B**) of the CGC and LegCo Complex. The remaining \$1.85 billion would be used for other purposes including construction of two pedestrian footbridges and the open space, landscaping, installation of information technology infrastructure and cabling, procurement of furniture and equipment, etc. In calculating construction cost, it has been the practice of both the private sector and the Government to use **construction floor area (CFA)** as the measurement unit.

8. Given the total CFA of the Tamar development project is 201 910 m², the unit construction cost should therefore be **\$2.95 billion ÷ 201 910 m² = around \$14,500 per m²**. This \$14,500 includes lighting, office partitioning, carpeting and other fitting-out items, which would amount to some \$2,900 per m². In this regard, the private sector differs from the Government in that it usually excludes such provision. In order to make a like-with-like comparison, the unit construction cost of CGC and LegCo Complex per m² should be converted to : **\$14,500 per m² – \$2,900 per m² = \$11,600 per m²**. Comparing it with the unit construction cost of Grade A commercial premises which is around \$13,000 per m², the construction cost of the CGC and LegCo Complex is considered very reasonable.

(c) **Drawings to illustrate the development intensity, building heights and**

layout of the buildings and open space under the Tamar development project, the configuration of the Road P2 and the design of the Central waterfront

9. Enclosed please find at **Annex C** a drawing showing Road P2. We are preparing a photomontage of the illustrative concept for the future development at Central waterfront, which will soon be provided to the Panel.

10. Road P2 is a dual-two lane local distributor road to be completed by 2008. Road P2 will connect the existing Man Cheung Street (between the Airport Railway Station and International Financial Centre 2) with the proposed Wan Chai Development Phase II area now under review.

11. As for the future development of the new Central waterfront under the Central Reclamation Phase III, the design of the promenade and key development sites will be subject to further studies. The Government will undertake an “urban design study” to refine the existing urban design framework of the new Central waterfront and prepare planning/ design briefs and detailed guidelines to guide the developments on the basis of the adopted land use planning framework in the relevant approved outline zoning plans. The public will be fully engaged in the process.

12. As regards the outlook, design and layout of the Tamar development project, they would hinge on the design scheme of the successful tenderer of the design-and-build contract. Notwithstanding, as a positive response to the public’s request for greater participation in the landmark project, the Special Selection Board for the Tamar Development Project has agreed that when the tenders for the Tamar project are returned, models of the designs would be presented to the public for viewing. The Special Selection Board will take into account the public views collected when evaluating the tenders.

(d) Explanation on why 2 710 staff members from various policy bureaux would be accommodated at the new CGC

13. The future CGC will accommodate 3 270 people, of which 2 710 are bureau staff.

14. The Government has exercised the most stringent control in determining what bureau offices are to be moved to the new CGC. With a total staff complement of over 8 000 working in various central offices and policy bureaux; and with the new CGC accommodating only about 3 270 staff in units with core policy formulation contents, over 5 000 plus

staff would remain in outstations. An indicative breakdown of the latter is set out below –

- (a) We would not provide office accommodation in Tamar for the bulk of staff in former departments which have merged with their respective bureaux, including the Environmental Protection Department which forms part of the Environment, Transport and Works Bureau, the Office of the Government Chief Information Officer which forms part of the Commerce Industry and Trade Bureau (CITB), and Labour Department headquarters which is part of the Economic Development and Labour Bureau (EDLB)). Similarly, most of the executive arm of the Education and Manpower Bureau, formerly the Education Department, would remain outside Tamar. The indicative number of staff involved, which would remain outside the CGC for this reason, totals around 4 500.
- (b) Furthermore, we have screened out some bureau teams or units the policy content of which is less direct. These include the Travel Agents Registry under Tourism Commission of EDLB; Official Language Division and Civil Service Training and Development Institute of Civil Service Bureau (CSB), Civic Education Centre of Home Affairs Bureau (HAB); Narcotics Division, Long-term Prison Sentences Review Board, and Security and Guarding Services Industry Authority of Security Bureau; the Public Service Broadcasting Review Committee of CITB; and Office of the Commissioner of Insurance and Insider Dealing Tribunal of Financial Services and the Treasury Bureau. The number of staff involved that would remain outside Tamar for this reason is estimated to be in the order of 600.

Administration Wing
Chief Secretary for Administration's Office
May 2006

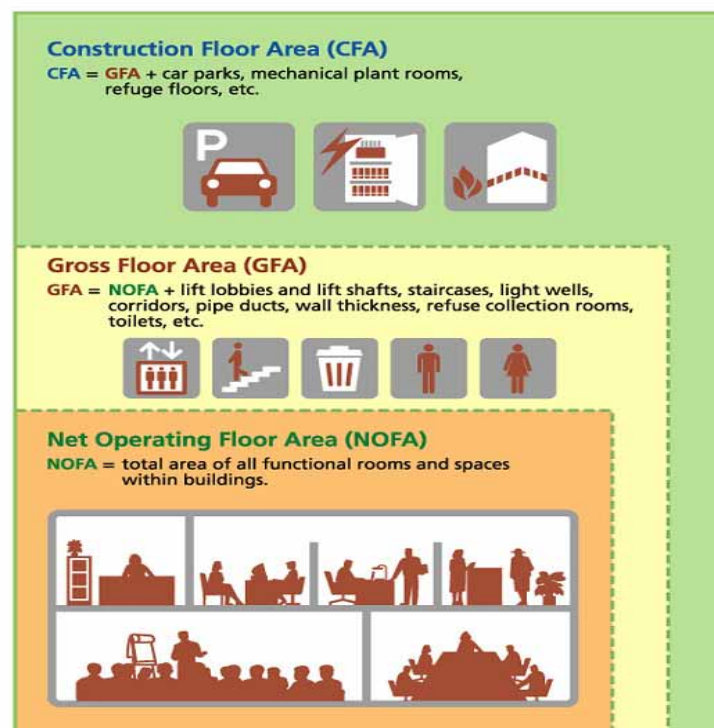
Relation of floor area measurement units

Net Operating Floor Area, Gross Floor Area and Construction Floor Area

Different units for measuring floor area are deployed for different purposes, as follows –

- (a) **Net operating floor area (NOFA)** means the net functional area of the office, comprising the total area of all functional room and space within buildings. It is a measurement unit uniquely used for government projects, being traditionally employed for defining floor area requirements of users.
- (b) **Gross floor area (GFA)** includes other common usable area of the building in addition to the NOFA, e.g. lift lobbies and lift shafts, staircases, light wells, corridors, wall thickness, pipe ducts, refuse collection rooms and toilets. This measurement unit is usually used for calculation of plot ratio of a project.
- (c) **Construction floor area (CFA)** includes all construction area in addition to the GFA, such as car parks, mechanical plant rooms, refuge floors, etc. This measurement unit is usually used for calculation of construction cost of a project.

2. The following is illustration of the above –



**Breakdown of the estimated capital cost for the
Tamar development project**

Item	\$ (Million)	
(1) Site works	33.6	
(2) Piling	229.5	
(3) Basement construction	331.4	
(4) Building	1,863.7	
(5) Building services	1,091.2	
(6) Drainage	42.6	
(7) External works	92.4	
(8) Landscaping works	98.8	
(9) Pedestrian footbridges	138.2	
(10) Information technology (IT) infrastructure and cabling	95.0	
(11) Cooling water supply system for air- conditioning	58.0	
(12) Furniture and equipment (F&E) ^{Note}	289.6	
(13) Consultancy fees for	59.7	
(a) Quantity surveying services	13.0	
(b) Electrical, IT, telecommunication, and mechanical engineering services	25.0	
(c) Structural engineering and geotechnical services	9.7	
(d) Environmental landscape and risk management services	12.0	
(14) Overseas inspections and factory/ laboratory visits	0.3	
(15) Contingencies	413.4	
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<i>Sub-total</i>	4,837.4	(in September 2005 prices)
(16) Provisions for price adjustment	331.5	
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Total	5,168.9	(in money-of- the-day prices)

^{Note} The estimate is made having regard to the recent trend of approved furniture and equipment facilities for other large-scale government offices buildings.

