

## SANTA RAYMOND CONSULTANTS

Members of the Panel on Planning, Land and Works  
and the Panel on Environmental Affairs  
Legislative Council of Hong Kong  
Jackson Road  
Hong Kong

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Honourable Members

### **REUSE rather than CONSTRUCT**

#### ***Save Money by not Moving to Tamar***

There is no doubt that if Government refurbishes the existing CGO offices - plus the Legco building - rather than relocating to Tamar - a considerable amount of money would be saved. Constructing new premises is likely to cost around twice as much as refurbishing the existing buildings. This does not take into account the value of selling land (but this should not be brought into this equation as money raised will be used for other capital works).

#### ***Leading the Way on Environmental Issues***

These buildings have years of life in them and, as well as saving money, the Government has a great opportunity to lead by example. Refurbishing rather than constructing would illustrate forcefully that this Government is concerned with sustainability, and with environmental issues. Rather than increasing landfill, others would be encouraged to reduce it.

#### ***Iconic Architecture***

The Legco building is iconic. The chamber has excellent lighting and acoustics, and the whole building can be refurbished to meet future needs. For the people of Hong Kong, this building is a symbol of Government, and of their pride in their citizenship: no modern building could compete. By moving into Government House, the Chief Executive confirms his belief in the importance of history. Likewise, other Governments throughout the World have chosen to refurbish their historic buildings rather than moving elsewhere.

#### ***Perfect Location***

As with the Legco building, so the CGO buildings are well located, a little apart from the business centre, as is suitable for Government, with their appropriate positioning close by Government House. They are situated alongside the green lungs of Hong Kong, and these could usefully be opened up further for the pleasure of civil servants as well as citizens.

### ***Audit Premises & Processes***

National and local governments throughout the World are infamous for their waste of office space, with empty offices, quantities of paper, and endless corridors, and Hong Kong is no different. For Government to know what is really needed, previous studies must be updated through independent audits of existing premises and how they are currently used. To this must be added future needs, with Government examining how it operates, and how this can improve. The right technology can underwrite efficiencies, with wirelessness enabling sophisticated installations in older buildings. Whilst staff numbers are expected to reduce, precedent suggests that - through using space effectively - existing premises could accommodate 30% more people.

### ***Improve Communication***

Government is known for poor internal – as well as external - communication, and the right space and the right use of this space, can improve communication out of all recognition. However, bringing people together in one place – as is suggested for Tamar - can have the reverse effect. People on different floors may well meet less than those coming in for specific meetings to places that encourage interaction.

### ***Centralised Vulnerability***

Centralisation also makes organisations vulnerable – vulnerable to terrorist attack, viral attack and to such things as electricity failure. Decentralisation, into local centres avoids all these dangers, whilst enhancing the individual's quality of life, and that of the community. Decentralisation also reduces travelling time and costs, plus its impact on the environment.

### ***Give Time to Confirm Government Needs***

Thus, before taking any action, Government must consider how it can best operate and locate its people in future. Using modern business models, it must carry out a comprehensive review of premises and processes, and how technology can better bind these together in a flexible manner. From this a detailed schedule of accommodation can be developed, and existing premises checked against these requirements.

### ***Heritage for our Children***

It will then become clear that construction is unnecessary. In reusing, rather than constructing, Government has a golden opportunity to put its house in order, physically, financially, organisationally, morally and humanely - to enhance what exists, rather than ruining the heritage of its children.

**Santa Raymond dip Arch. RIBA AIA  
Santa Raymond Consultants**