

**For information
on 12 January 2007**

Legislative Council Panel on Home Affairs

**Supplementary Information on
the Upgrading Works for Venues of the 2009 East Asian Games**

Introduction

In considering LegCo Paper CB(2)525/06-07(02) at the Home Affairs Panel meeting on 8 December 2006, Members asked the Administration to provide more information on the upgrading works for the venues of the 2009 East Asian Games (EAG) as well as the Government's support for sports development in Hong Kong. This paper provides the information requested.

Expenditure Breakdown of the Venue Upgrading Projects

2. The estimated expenditure breakdown for the 12 EAG projects is at **Annex**.

3. In response to the concerns raised by Members, we provide below additional information in respect of the major expenditure items of the key venue upgrading works.

(A) Hong Kong Coliseum (HKC)

4. In respect of the HKC, which was first commissioned in 1983, the total estimated cost of the proposed upgrading works is \$164.9 million. The estimated costs of the building works and building services works are \$70.2 million and \$24.6 million respectively. These mainly cover the refurbishment of the existing facilities and service areas to provide facilities meeting international standard for holding large-scale events, e.g. provision of rooms for athletes, referees, sports officials, media, doping control, first-aid station and warm-up; renovation and face-lifting of front-of-house and hospitality reception facilities, including facilities for people with disability, and the replacement of all fixed arena seats (10,500 in number) for the comfort of spectators.

5. In respect of the hospitality room in the HKC, it is used by event hirers, many of them sports organizations, for reception for invited guests before an event or during event intermission. The current facility measures only about 60m² and can hold a maximum of about 50 persons. It cannot satisfy the demand of hirers for major events. Very often, major event hirers have to set up marquees in the open-air piazza outside the HKC in order to accommodate their invited guests. As such, there is a need to expand the size of the hospitality room. We will increase the size to around 160m² by maximizing the use of common areas so that the facility could comfortably accommodate around 120 guests. The estimated cost of the renovation work is \$1.2 million (at the average unit rate of \$7500/m²). The cost includes the renovation works required, and the fittings and fixtures like bar counter, cabinets, lockers and wardrobes. The unit rate is comparable to that for normal fitting-out in respect of an executive office, which is in the region of \$8,000-9,000/m².

6. As regards the fixed arena spectator seats, between the commissioning of the HKC in April 1983 and March 2006, an aggregate of 4300 performances had been held at the venue. A total of about 32,000,000 spectators had been using the existing seats in the past 23 years. The HKC has witnessed high usage rates over the years. It has scored a usage rate of 97% in 2005-06. The arena seats are now worn-out due to heavy utilization. The venue management has received complaints from hirers and spectators that the seats are in condition not commensurate with a premiere venue for major events. Moreover, there have also been complaints that the foldable seats generate noise nuisance when being vacated and the noise affects other spectators' enjoyment of the event. The leg room in-between seat rows is also narrow. We will therefore replace all the arena seats, not only for the 2009 EAG but also to benefit the general public attending all the events to be held at the HKC in future. We are taking this opportunity to replace those aged seats once and for all to avoid having to do the replacement work separately as that will require closing the HKC for a second time. The new seats should serve the public well for more than 20 years.

7. The currently estimated cost of replacing each seat is around \$1800-2300, which has taken into account factors including seat performance (i.e. low noise, reasonably comfortable, durable, more leg room between rows, etc.), foam properties, the fixing system required, aesthetics, safety, maintenance requirements, installation arrangement, etc. We consider the estimated price range realistic having regard to seats used at facilities of a similar nature, e.g. town hall, civic centre or lecture theatre of universities. Assuming the new seats would be used for another 23 years like the current ones, the unit cost will be no more than \$100 per seat per year.

8. In respect of electronic equipment, the cost estimate is \$35.4 million. This mainly covers the provision of video broadcast and sound system, replacement of the existing old scoreboards and display system (the resolution of the current system could not meet with present-day requirement and expectation), and replacement/enhancement of the lighting fixtures/systems.

(B) Kowloon Park Swimming Pool (KPSP)

9. The KPSP was first commissioned in 1989. The total cost estimate for the proposed upgrading works is \$150.3 million. The cost estimates for building works and building services works are \$56.7 million and \$60.6 million respectively. These cover mainly the replacement of the aging water heating, ozone sterilization and filtration systems; the provision of automatic building management system to monitor water temperature, pH level and free residual chlorine level of pool water; conversion of the existing indoor leisure pool into a four-lane training/warm-up pool; and provision of stretching area for swimmers at the pool deck level. The venue audio system will be improved while the diving facilities will be upgraded to meet international standard, including the provision of a new lift for platform diving, new diving boards and Jacuzzi which are today's standard requirements. The provision of supporting facilities like doping control room, media room, marshalling room, swimming official room, event control room, etc. will be added to facilitate the holding of international competitions. A new trampoline room for land-based diving training will also be provided.

10. The estimated cost of the diving lift is \$1.5 million, and that is arrived at following our consultation with the Hong Kong Amateur Swimming Association. The estimated cost includes \$0.7 million and \$0.8 million respectively for the lift installation and the associated building works to provide the structural modification to support the new suspended lift structure, with waterproof accessories and features incorporated to suit the wet condition of the swimming pool, as well as adopting a machine room-less type to tie in with the existing limited headroom.

11. The cost estimate for a similar lift installation in other completed projects is approximately \$1.3 million (i.e. \$0.55 million for lift installation and \$0.75 million for the associated building works), and for that estimate site constraints and the need for waterproof features as in the case of the KPSP have not been taken into account.

12. The improvements are required for the 2009 EAG and the facilities will also be used by members of the public who use the KPSP for their aquatic activities for many years to come. The improvement works will turn the KPSP into a modern, efficient and well equipped venue for holding more international swimming and diving events in future.

(C) Hong Kong Stadium (HKS)

13. The existing HKS was commissioned in 1994 and the total cost estimate for the proposed upgrading works is \$53.6 million. The cost estimate for building works is \$30.8 million. This mainly covers improvement of facilities for people with disability, upgrading of the media facilities, renovation of the hospitality suite and refurbishment of the executive level.

14. As regards the improvement of facilities for people with disability, a new ramp will be provided at the main entrance to facilitate their access into the Stadium. When completed, they will no longer need to make prior arrangement for provision of assistance by the Stadium staff. At the moment, people with disability have to go through very indirect means to gain access to the spectator areas and this is not satisfactory.

15. As regards improvements of the facilities for the media, the existing reporters' area is not satisfactory as there are inadequate space, setting and provisions for the media to set up equipment for photo taking, video shooting and writing of scripts. Improvements will be made to allow sufficient working space for the media and the area will be equipped with computer links/broadband services to facilitate live broadcast and reporting. We consider it essential that adequate media facilities should be provided at the HKS where major international events are to be held.

16. For the hospitality suite, it is currently used by the event organizers, in many cases sports organizations, for reception of their invited guests. The size of the existing suite is about 200 m² and can only accommodate a maximum of 70 persons. The current design is also not user-friendly and we have received unfavourable feedback from many event organizers. This has an adverse impact on the image and utilization of the HKS. We plan to enlarge the suite as well as the viewing platform to about 300 m² so that the suite could comfortably accommodate over 100 guests at any one time. The proposed upgrading works will raise the overall image of the HKS and bring it on par with stadia of similar scale in other places.

17. As regards the executive level of the HKS, the renting out of the executive suites and the related seats on contract basis has generated considerable amount of income which enables the HKS to break even in its operation. There has not been any overall face-lifting exercise for the executive suites since the HKS was commissioned in 1994. Moreover, seats at the corners of the executive level are not covered at present. These have become subjects of complaint from the suite users. An overall refurbishment and provision of additional cover at the corners of the executive level would help retain existing and attract new suite hirers and maintain a steady income for the HKS operation.

18. The improvements will also make the HKS a better equipped venue for other major events in future.

(D) Queen Elizabeth Stadium (QES)

19. The QES was first commissioned in 1980. The total cost estimate for the proposed upgrading works is \$108 million. The cost estimates for building works and building services works are \$55.2 million and \$22.4 million respectively. These mainly cover renovation and face-lifting of front-of-house and reception facilities, upgrading of the hospitality room and other existing and supporting facilities, improvement of the air-conditioning and lighting systems, and upgrading of the existing rigging system at the arena area to facilitate hanging of sound, lighting and stage equipment to meet the requirements of different performances and activities. At the moment, hirers have to set up steel framework at the arena area for hanging the lighting and sound systems for their events.

20. Although the QES has been used for holding various major sports events, the event organizers are not satisfied with the current facilities. Their major complaints are about the air-conditioning system which has drifts affecting the playing of ball games especially in the case of badminton; the aging scoreboard without video playback functions; as well as the lack of on-site information technology supporting services which affect the efficient and smooth operation of the events. The improvement project will address all these concerns. The improvements will be welcomed by them.

(E) Western Park Sports Centre (WPSC)

21. The WPSC was first commissioned in 1995. The cost estimate for the proposed upgrading works is \$78.7 million, of which \$44.3 million and \$9.9 million are for building works and building services works respectively. These mainly cover overall refurbishment of existing facilities and face-lifting

of front-of-house and reception facilities; enhancement of lighting system to meet standards required for holding international sports events; provision of information technology supporting facilities for the media; modification/upgrading of existing facilities to provide essential ancillary facilities like doping control room, medical room, warm up area, etc; provision of additional retractable seating which will increase the seating capacity of the venue from the present 550 to around 1500; and the construction of a new entrance to provide access from the nearby Sun Yat Sen Memorial Park to the WPSC, which will also benefit people with disability to access the venue.

Job Creation

22. We estimate that the 12 EAG venue upgrading projects will together create a total of about 650 labourer and 80 professional/technical jobs.

Consultation

23. We have consulted the District Councils (DCs) concerned (namely, Central and Western, Eastern, Sai Kung, Sham Shui Po, Southern, Wan Chai and Yau Tsim Mong) and all of them are in support of the proposed upgrading works. We have also consulted the concerned National Sports Associations. Their suggestions have been taken into account in the detailed designs. The National Sports Association all welcome the proposed works which will make the venues concerned fit for holding international sports competitions. They have urged for the early implementation of the upgrading works. The proposed works will benefit not only the 2009 EAG but the long-term sports development of Hong Kong.

Resources To Support Software Development of Sports

24. The Government is fully mindful that both the hardware and the software are important to promoting sports development in Hong Kong. At present, the Government provides a recurrent allocation of around \$390 million per year for sports software development. Among that, \$130 million is for elite sports training whereas the remaining \$260 million is for the promotion and development of sports for all and the organization of major sports events.

25. Regarding the promotion of elite sports development, the Government is providing around \$100 million of funding support to the Hong Kong Sports Institute (HKSI) each year for the development and training of elite athletes, including the disabled athletes. About 700 athletes benefit from this provision. The HKSI is responsible for the implementation of high-performance athlete training programmes, coach training and education,

training of junior and pre-elite squads, and provision of performance-related information and the conduct of research projects to enhance the level of elite sports. Furthermore, the Government is also providing around \$30 million funding from various related funds each year for athletes to prepare and participate in various major international games.

26. To further promote the development of elite sports, we will proceed with the redevelopment of the HKSI so as to provide more modern training facilities for the elite athletes. Moreover, from 2007-08 onwards, we will provide an additional recurrent allocation of \$40 million each year as systematic and comprehensive support for elite athletes in key areas including education opportunities, career development, financial assistance, athlete training, coaching support, etc. Such support scheme will also benefit disabled athletes and young people with sports potential as more development opportunities will be offered to them. Depending on the development and demand, the additional annual allocation will be further increased from \$40 million to \$50 million from 2009-10 onwards. In addition, to further drive the work of National Sports Associations in raising the level of community participation in sports and implementation of the “School Sports Programme” which constitute the foundation for the development of elite sports, the Government will provide an additional recurrent subvention of \$30 million to National Sports Associations to support their activities, which represents an increase of 25% over existing cash subvention to them each year. With these additional resources, we seek to continue to enhance the software development of sports for Hong Kong athletes to raise their standard and for them to excel in international competitions.

Home Affairs Bureau
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The estimated expenditure breakdown of the East Asian Games Venue Upgrading Works

| Project Title | Improvement to King's Park Hockey Ground (\$M) | Improvement to Lai Chi Kok Park Sports Centre (\$M) | Improvement to Shek Kip Mei Park Sports Centre (\$M) | Improvement to Tseung Kwan O Sports Centre (\$M) | Improvement to Western Park Sports Centre (\$M) | Improvement to Siu Sai Wan Sports Ground (\$M) | Improvement to Stanley Main Beach Water Sports Centre (\$M) | Improvement to Hong Kong Squash Centre (\$M) | Improvement to Hong Kong Stadium (\$M) | Improvement to Kowloon Park Swimming Pool (\$M) | Improvement to Hong Kong Coliseum (\$M) | Improvement to Queen Elizabeth Stadium (\$M) |
|---------------------------------|--|---|--|--|---|--|---|--|--|---|---|--|
| A Foundation | - | - | - | - | - | - | - | - | - | 2.2 | - | - |
| B Building Works | 6.9 | 11.7 | 14.0 | 12.3 | 44.3 | 7.8 | 10.4 | 8.4 | 30.8 | 56.7 | 70.2 | 55.2 |
| C Building Service Works | 3.1 | 8.6 | 7.9 | 9.6 | 9.9 | 1.6 | 1.5 | 4.2 | 4.5 | 60.6 | 24.6 | 22.4 |
| D Drainage | 0.5 | - | - | - | - | - | - | - | - | 0.4 | - | - |
| E External works | 9.3 | 4.0 | 4.0 | 4.5 | 5.6 | 4.0 | 4.0 | 4.0 | 10.9 | 9.8 | 13.6 | 3.0 |
| F Soft landscaping works | 0.5 | - | - | - | - | - | - | - | 0.3 | - | - | - |
| G Electronic Equipment | 1.2 | - | - | - | 4.7 | - | - | - | - | - | 35.4 | 10.0 |
| H Consultant's Fees | 1.6 | 1.8 | 1.9 | 1.9 | 5.0 | 1.0 | 1.2 | 1.3 | 2.5 | 7.1 | 6.1 | 5.6 |
| I Furniture & Equipment | 0.2 | 0.9 | 1.1 | 0.6 | 3.2 | 0.5 | 0.3 | 0.7 | 0.1 | 0.7 | 1.0 | 2.5 |
| J Contingencies | 1.7 | 1.9 | 2.1 | 2.1 | 6.0 | 0.8 | 1.1 | 1.2 | 4.5 | 12.8 | 14 | 9.3 |
| K Project Cost | 25.0 | 28.9 | 31.0 | 31.0 | 78.7 | 15.7 | 18.5 | 19.8 | 53.6 | 150.3 | 164.9 | 108.0 |

Explanation notes: The cost of individual work is subjected to minor adjustment.