

For information

**Legislative Council
Panel on Home Affairs
Panel on Welfare Services**

**Community Hall and Integrated Family Service Centre
at Tung Tau Estate phase 9, Wong Tai Sin**

PURPOSE

This paper briefs Members on the development of the proposed Community Hall (CH) and the Integrated Family Service Centre (IFSC) at Tung Tau Estate phase 9, Wong Tai Sin.

PROPOSAL

2. We propose to develop a CH and an IFSC within the site boundary of the Public Housing Development at the Tung Tau Estate phase 9, Wong Tai Sin. We intend to entrust the design and construction of the project to the Director of Housing (D of H) for better interface in the development of the whole project site. The two facilities will be jointly developed as a standalone structure on a site of about 1 545 square metres (m²). The site plan is at **Enclosure 1**.

3. The proposed facilities for the CH comprises—

- (a) a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a stage 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.
4. The proposed facilities for the IFSC comprises—
- (a) a drop-in area cum exhibition area;
 - (b) an information and resource corner;
 - (c) a special family care room;
 - (d) a play room;
 - (e) an activities cum audio-visual room;
 - (f) a study room;
 - (g) a common room;
 - (h) a conference room;
 - (i) three small group rooms;
 - (j) three interview rooms; and
 - (k) a cyber point and non-public spaces including a store room, an open plan office as well as an office for the centre supervisor and unit coordinator.

JUSTIFICATION

Community Hall

5. There is a pressing need for the construction of a CH in Wong Tai Sin West where there are a number of public rental housing

estates with a population of around 80 000 at present. It will also serve the neighbouring area of San Po Kong, with a population of over 20 000, which has no CH facilities. In addition, the new housing estates at Tung Tau Estate phase 9 (with population intake around end 2011) will further increase the population by 3 000. Hence, it is estimated that more than 100 000 people will benefit from the provision of the proposed CH.

6. There is no community centre (CC) or CH in the vicinity of the subject site. The nearest CC, namely Wong Tai Sin CC, is located in the centre of Wong Tai Sin District. The average utilization rate of the Wong Tai Sin CC in 2006 was 92%. This is considered an exceptionally high utilization rate when compared to the territory average of 76%. Besides, residents in Wong Tai Sin West have requested the provision of a CH in the area for a long time. The need for a CH to serve residents in the area has been the long-standing request of the Wong Tai Sin District Council (WTSDC) and the Wong Tai Sin (South West) Area Committee. We therefore propose to construct a new CH in Wong Tai Sin West to provide the local community with a proper venue for holding community activities.

Integrated Family Service Centre

7. Caritas – Hong Kong (the operating agency of the IFSC proposed to be included in the site) has set up a total of eight IFSCs in eight districts including Wong Tai Sin district. However, the one in Wong Tai Sin district, which has commenced operation since January 2005, is providing services at two different premises within Tung Tau (II) Estate (Wing Tung House and Wai Tung House respectively). The total internal floor area of these two premises is 364m², which is well below the accommodation requirement of 526.1m² (Net Operational Floor Area) as calculated by the Social Welfare Department (SWD) on the basis of the approved Schedule of Accommodation and the actual personnel establishment of the Centre. Besides, the separation of the present Centre into two premises is not desirable from the management and operational points of view. Hence, as a long-term plan, SWD proposes to re-provision the Centre in the present project site which would meet in full the Centre's accommodation requirement of 526.1m².

PUBLIC CONSULTATION

8. We consulted the Leisure & Cultural Services Committee of the WTSDC on the proposed project on 21 November 2006. The Committee supported the project and urged for its early implementation.

FINANCIAL IMPLICATIONS

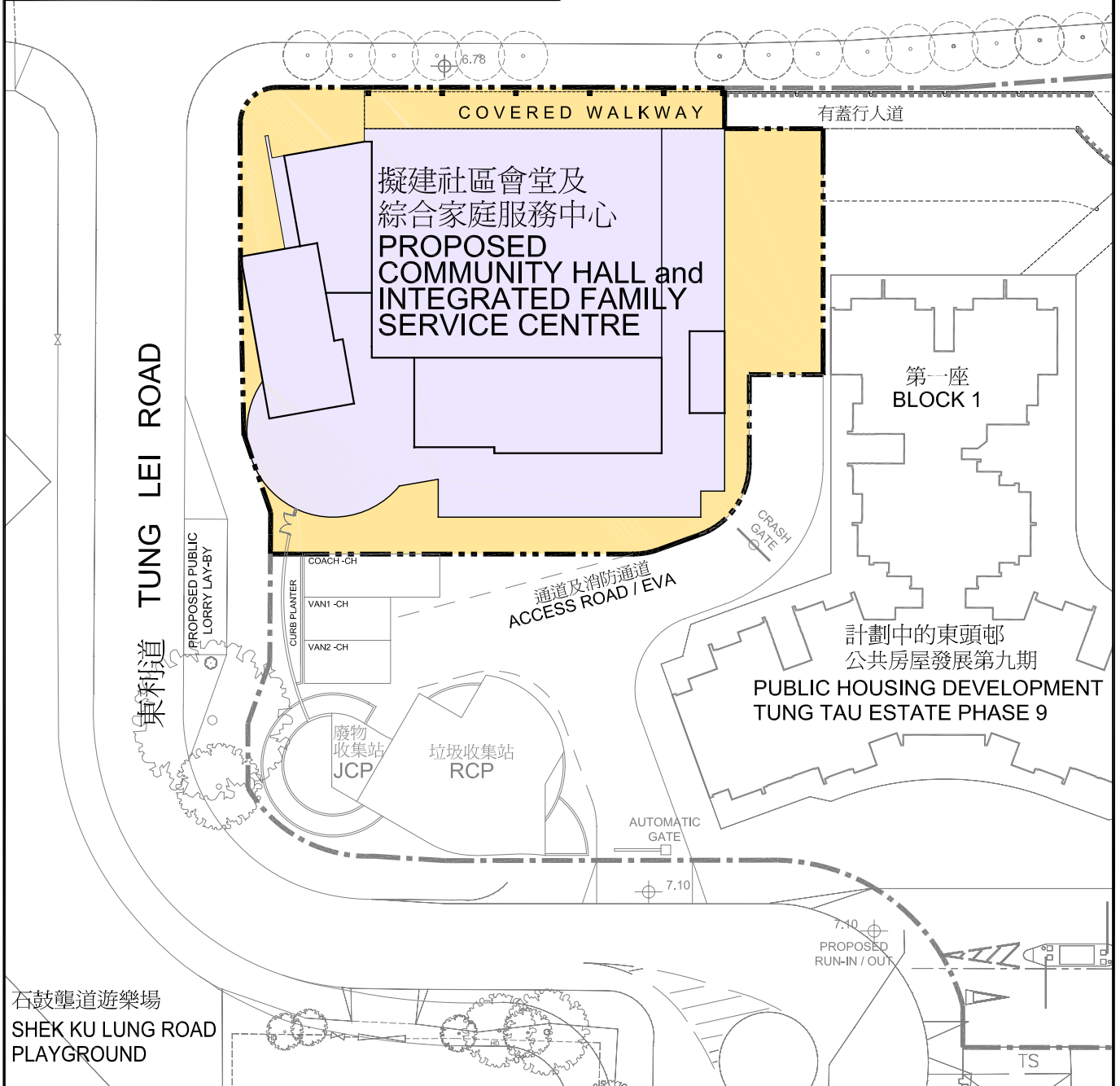
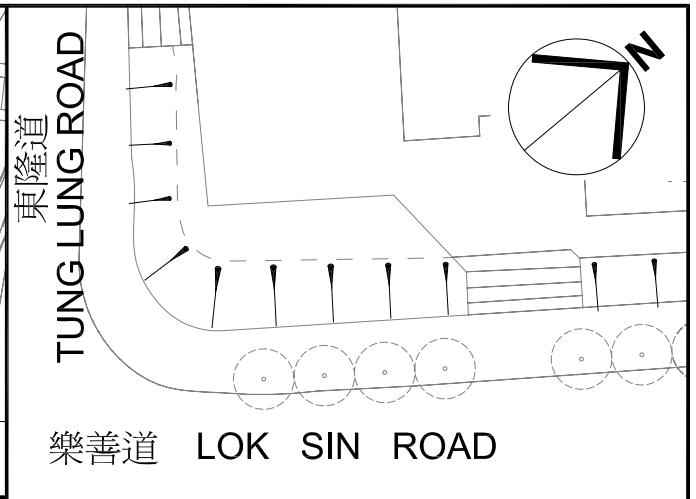
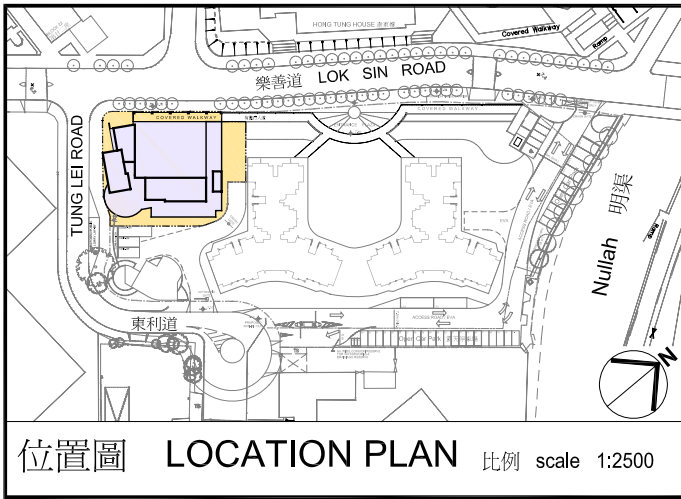
9. The D of H estimated that the capital cost of the CH and IFSC would be \$47.6 million in money-of-the-day prices.

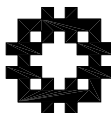
IMPLEMENTATION PLAN

10. We plan to submit the proposed project to the Public Works Subcommittee and the Finance Committee of the Legislative Council on 9 May 2007 and 25 May 2007 respectively. Subject to funding approval, we plan to start construction works in January 2008 for completion in December 2010.

Health, Welfare and Food Bureau
Home Affairs Bureau

April 2007



<p>Title COMMUNITY HALL AND INTEGRATED FAMILY SERVICE CENTRE AT TUNG TAU ESTATE PHASE 9, WONG TAI SIN 黃大仙東頭邨第 9 期的社區會堂及綜合家庭服務中心</p>	<p>General Note: For reference only, and subject to change where necessary. 只供參考，最後設計會因應需要而更改。</p>		<p>Office Development and Construction Division 發展及建築處</p>
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