

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages

47RG – Siu Sai Wan Complex

Members are invited to recommend to Finance Committee the upgrading of **47RG** to Category A at an estimated cost of \$411.3 million in money-of-the-day prices for the development of Siu Sai Wan Complex.

PROBLEM

We need to provide more recreational, community and library facilities in the Eastern District to meet the demand of the community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **47RG** to Category A at an estimated cost of \$411.3 million in money-of-the-day (MOD) prices for the development of Siu Sai Wan Complex, Chai Wan.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of 4 400 square metre (m²) at Siu Sai Wan. The scope of **47RG** includes –

- (a) indoor sports facilities including a multi-purpose arena, a multi-purpose activity room, a table tennis room, a children's play room, a conference room and other ancillary facilities;
- (b) an indoor heated swimming pool complex with a 25m x 25m swimming pool, a 25m x 10m training pool, a pool management office and other ancillary facilities;
- (c) a small library with an adult library section, a children's library section, a newspapers and periodicals section, an extension activities room, book drops section, a circulation counter, a book display area, an office and other ancillary facilities; and
- (d) a community hall comprising 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.

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A site plan is at Enclosure 1 and view of the Complex (artist's impression) is at
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Enclosure 2. We plan to start the construction works in April 2008 for completion in November 2010.

JUSTIFICATION

4. At present, there are five indoor sports centres serving a population of about 581 500 in the Eastern District. These sports centres are heavily patronised with average utilisation rates ranging from 80.3% to 91.8% in 2006-07. Situated in the farthest end of the Hong Kong Island, Siu Sai Wan has a population of around 80 000. The nearest sports centre to Siu Sai Wan is Chai Wan Sports Centre, which had an average utilisation rate of about 82% in 2006-07. Other than Siu Sai Wan Sports Ground and Siu Sai Wan Road Garden, there are no major public recreational facilities in the area. There is a keen demand for additional indoor sports facilities in the district, particularly in Siu Sai Wan, to meet the needs of the public.

5. There is also an increasing demand from the public for all-weather swimming facilities. Currently, two indoor heated swimming pools, namely, Morrison Hill Swimming Pool in Wan Chai and Island East Swimming Pool in the Eastern District, are provided on the Hong Kong Island. They are highly patronized by the public. The provision of indoor heated pool facilities in the Siu Sai Wan Complex will provide an additional venue to meet the public's needs for year-round swimming and help relieve some of the pressure on the two existing indoor swimming pools on the Island.

6. Regarding library services, the Eastern District is currently served by three district libraries (i.e. Chai Wan Public Library, North Point Public Library and Quarry Bay Public Library), two small libraries (i.e. Electric Road Public Library and Yiu Tung Public Library) and four mobile library stops located at Siu Sai Wan Estate, Lei King Wan, Shau Kei Wan Market and Heng Fa Chuen. Siu Sai Wan is presently served by a mobile library on a weekly basis. The proposed small library in the new Complex will meet the need of the local residents for library services. Upon commissioning of the proposed small library, the existing mobile library stop at Siu Sai Wan will be relocated to serve another area in need.

7. Siu Sai Wan is one of the most densely populated residential areas in the Eastern District with its residents living in the nearby public housing estate (Siu Sai Wan Estate), Home Ownership Scheme development (Hiu Tsui Court and Kai Tsui Court), Private Sector Participation Scheme development (Harmony Garden, Fullview Garden and Cheerful Garden) as well as the private residential development at Island Resort. The existing two community halls in Chai Wan (Yue Wan Community Hall and Hing Wah Community Hall) were built in the 1970s. Their facilities cannot meet the present day need and can only accommodate 200 to 250 participants each. We therefore propose to provide an up-to-standard community hall with a capacity of 450 to meet the local need for community facilities. The proposed community hall would be the new focal point for the holding of district activities and events, which would help strengthen the residents' sense of belonging to the community.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$411.3 million in MOD prices (see paragraph 9 below), made up as follows –

	\$ million
(a) Piling	38.2
(b) Building	179.1
(c) Building services	113.4
(d) Drainage works	4.9
(e) External works	5.7

/\$ million

	\$ million	
(f) Consultants' fees for	15.0	
(i) contract administration	7.3	
(ii) site supervision	7.7	
(g) Furniture and equipment ¹	5.2	
(h) Contingencies	36.0	
	Sub-total	397.5 (in September 2007 prices)
(i) Provision for price adjustment	13.8	
	Total	411.3 (in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 3. The construction floor area (CFA) of 47RG is 18 762 m². The estimated construction unit cost, represented by the building and building services cost, is \$15,590 per m² of CFA in September 2007 prices. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2008 – 09	35.0	1.00750	35.3
2009 – 10	100.0	1.01758	101.8
2010 – 11	90.0	1.02775	92.5
2011 – 12	75.0	1.03803	77.9
2012 – 13	56.0	1.05619	59.1

/Year

¹ Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, litter bins and portable signages, etc).

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2013 – 14	41.5	1.07732	44.7
	397.5		411.3

10. 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 from 2008 to 2014. We intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. The contract will provide for price adjustment because the contract period will exceed 21 months.

11. We estimate the annual recurrent expenditure arising from this project to be \$25.03 million.

PUBLIC CONSULTATION

12. We consulted the Works and Development Committee of the Eastern District Council (EDC) on 3 February 2005 on the scope of the project. We consulted the Leisure and Cultural Committee of the EDC on 20 October 2006 on the design of the project and committee members expressed support for the proposal.

13. We circulated an information paper to the Legislative Council Panel on Home Affairs in October 2007. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential of giving rise to adverse environmental impact.

15. 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

activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

16. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities² (e.g. using excavated materials for filling within the site). We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

17. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate in total about 38 880 tonnes of construction waste. Of these, we will reuse about 20 280 tonnes (52%) of inert construction waste on site, and deliver 15 600 tonnes (40%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 3 000 tonnes (8%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$796,200 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

/ **HERITAGE**

2 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

3 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.

HERITAGE IMPLICATIONS

19. This project will not affect any heritage site, i.e. all declared monuments, graded historic buildings and sites of archaeological interests.

LAND ACQUISITION

20. The project does not require any land acquisition.

BACKGROUND INFORMATION

21. We upgraded **47RG** to Category B in December 2005. We engaged an architectural consultant in July 2006 to carry out topographical survey, site investigation and detailed design. We engaged a quantity surveying consultant to prepare the tender documents in April 2007. We charged the total cost of \$10.4 million to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The architectural consultant has completed the topographical survey, site investigation and detailed design of the project. The quantity surveying consultant is finalising the tender documents.

22. The proposed development of the Complex will involve transplanting of 13 trees. All trees affected are not important trees⁴. We will incorporate planting proposals as part of the project, including an estimated quantity of ten trees, 2 000 shrubs, 13 700 ground covers and 212 climbers.

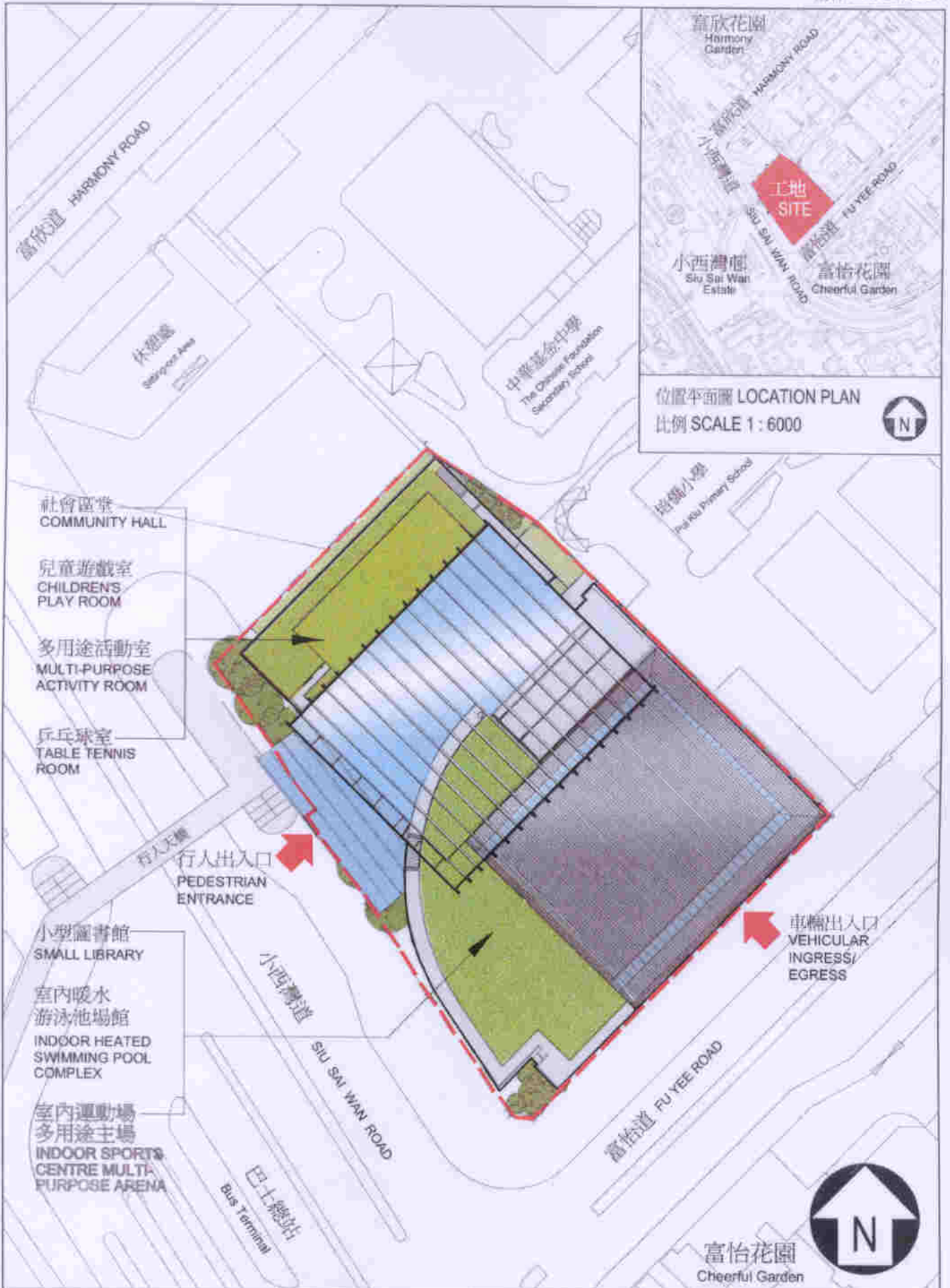
/23.

4 "Important trees" refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.

23. We estimate that the proposed works will create about 235 jobs (210 for labourers and 25 for professional/technical staff) providing a total employment of 5 900 man-months.

Home Affairs Bureau
November 2007



位置平面圖 LOCATION PLAN
比例 SCALE 1 : 6000



富怡花園
Cheerful Garden

title 047 RG 小西灣市政大廈 SIU SAI WAN COMPLEX	drawn by Brian Tong	date 10-10-2007	drawing no. AB/5744/SK029	scale 1:800
	approved by Peter Yam	date 10-10-2007	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



從西南面望向小西灣市政大廈的構思圖

VIEW OF THE SIU SAI WAN COMPLEX FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)



從西面望向小西灣市政大廈的構思圖

VIEW OF THE SIU SAI WAN COMPLEX FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)

title 047 RG 小西灣市政大廈 SIU SAI WAN COMPLEX	drawn by BT	date 19-09-2007	drawing no. AB/5744/SK030	scale N.T.S.
	approved by PY	date 19-09-2007	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

47RG – Siu Sai Wan Complex

Breakdown of the estimate for consultants' fees

Consultants' staff costs			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Contract	Professional	–	–	–	4.7
	administration (Note 2)	Technical	–	–	–	2.6
(b)	Site supervision (Note 3)	Technical	255	14	1.6	7.7
					Total	15.0

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 April 2007, MPS point 14 = \$18,840 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **47RG**. The assignment will only be executed subject to Finance Committee's approval to upgrade **47RG** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.