

**For discussion
7 April 2009**

Legislative Council Panel on Security

**Construction of Rank and File Quarters
for Immigration Department at Wo Yi Hop Road, Kwai Chung**

PURPOSE

This paper invites Members' views on upgrading the above construction project (60JA) (the Project) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$285 million. We will submit the Project to the Public Works Sub-committee with a view to seeking funding approval by the Finance Committee.

BACKGROUND

2. It is an established government policy to provide, subject to availability of resources, departmental quarters (DQ) for married disciplined services staff (including disciplined staff of the Immigration Department (ImmD)) in order to maintain their morale.

JUSTIFICATION

3. As at 1 March 2009, there were a total of 1 695 rank and file disciplined staff in the ImmD who are eligible for DQ. Only 940 DQ units were available. There was a shortfall of 755 DQ units (about 45%), including 194 H-grade unit (about 39%). An eligible rank and file staff of ImmD generally needs to wait for about six years to be allocated a DQ unit, increased from an average of two years in 2004.

4. The strength of rank and file staff of ImmD grew from 2 727 as at 1 April 2004 to 3 257 as at 1 March 2009. In the coming years, ImmD will continue to recruit staff to fill vacancies and posts created under new initiatives, such as taking over the Castle Peak Bay Immigration Centre. Furthermore,

there are some 1 300 single rank and file staff, which form potential demand for DQ units. If the supply of DQ for rank and file staff remains unchanged, the shortfall will aggravate. It is estimated that ImmD will be short of 851 DQ units (47%) for the rank and file staff in 2012. This is detrimental to the morale and retention of staff.

PROJECT SCOPE

5. The Project involves construction of two blocks of 13 and 8 storeys height buildings at a site of approximately 3 780m². The Project will provide a total of 144 H-grade units and ancillary facilities such as 18 vehicle parking spaces, a management office, a guard booth, a multi-function room, residents recreational facilities, and an outdoor children playing fixtures/facilities, etc. A site plan for the Project is at **Annex**.

6. “Design-and-Build”¹ method will be used for the Project.

FINANCIAL IMPLICATIONS

7. We estimate that the total cost of the Project is approximately \$285 million in MOD prices, which includes costs for building, drainage, domestic appliances and furniture, etc. The total construction floor area is 11 900 m². The construction unit cost is similar to that of other government quarters. The relevant domestic appliances, furniture and equipment are also similar to other government quarters at the same grade.

8. The estimated annual recurrent expenditure for the Project is about \$5.9 million, which mainly includes expenditure on management and maintenance services, and electricity for common areas.

PUBLIC CONSULTATION

9. The Government consulted the relevant members of the Kwai Tsing District Council, the Chairman of the Kwai Chung (North East) Area Committee and other relevant stakeholders in January 2009. They all have no objection to the Project.

¹ Contractors of “Design and Build” will be responsible for the design and construction of the Project.

ENVIRONMENTAL IMPLICATIONS

10. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Director of Architectural Services has engaged a consultant to conduct a Preliminary Environmental Review (PER). The Director of Environmental Protection has vetted the PER. He concluded that there would not be any long term adverse environmental impact arising from the Project. He also recommended appropriate noise abatement measures be adopted, such as installation of fixed glazing. In the relevant contracts, the Government will require the contractors to adopt mitigation measures to control noise, dust and site run-off nuisances in accordance with the established standards and guidelines. These include using silencers and mufflers and erecting acoustic lining or shields during noisy construction activities; frequent cleaning and watering of the sites; and installing wheel-washing facilities.

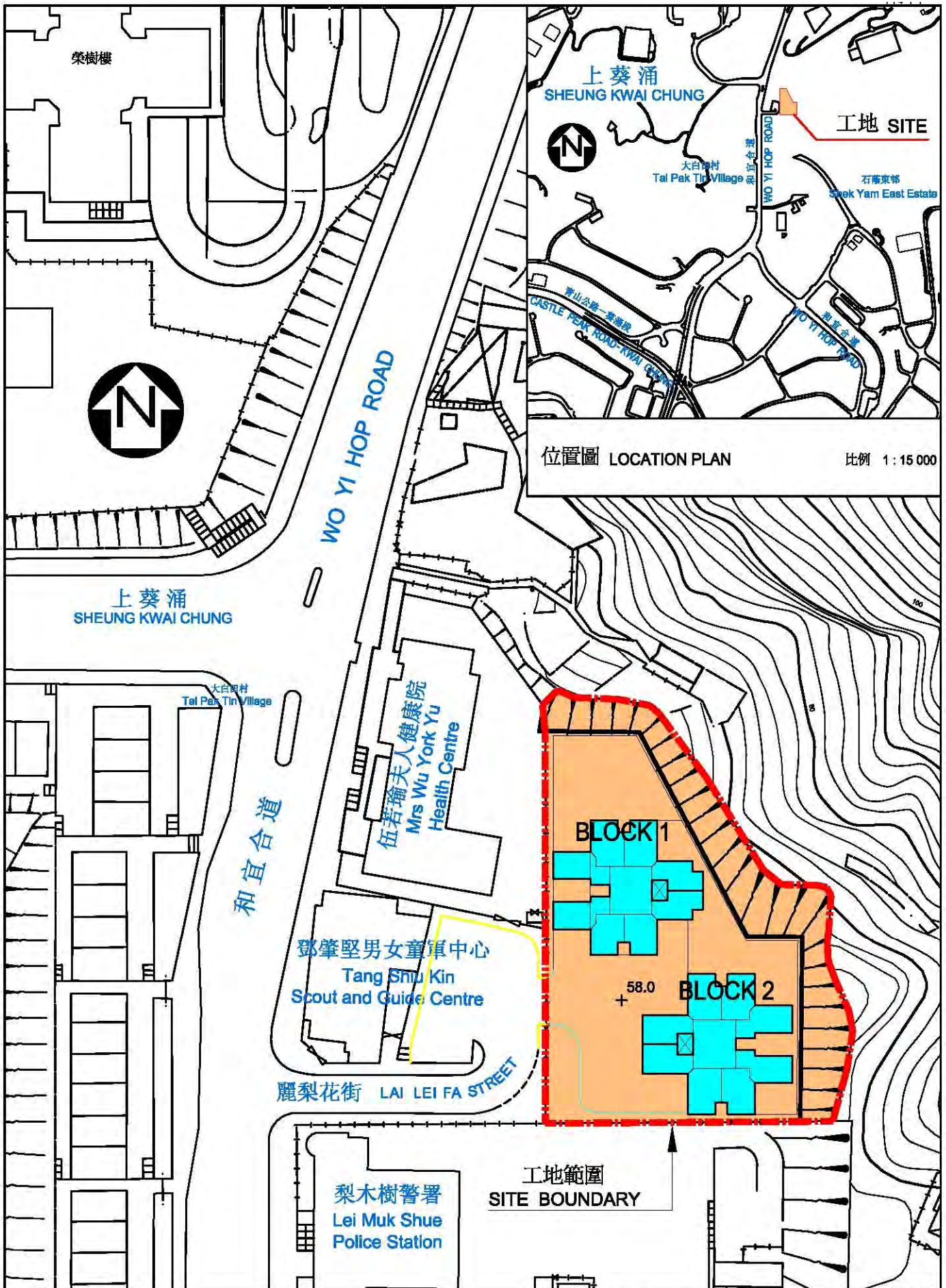
LAND ACQUISITION

11. The Project does not require land acquisition.

IMPLEMENTATION

12. We plan to seek funding from the Public Works Sub-Committee and Finance Committee in May and June 2009 respectively. Subject to funding approval, we plan to start the construction works in April 2010, for completion by July 2012.

**Security Bureau
Immigration Department
March 2009**



位置圖 LOCATION PLAN

比例 1:15 000

60JA

荃灣和宜合道入境事務處
員佐級職員宿舍建造工程

CONSTRUCTION OF RANK AND FILE
QUARTERS FOR IMMIGRATION DEPARTMENT
AT WO YI HOP ROAD, TSUEN WAN

drawn by 繪圖 K.H. CHAN

date 日期 02/09

approved 覆核 PEGGY YU

date 日期 02/09

office 辦事處
PROJECT MANAGEMENT BRANCH

工程策劃管理處

drawing no. 編號

AB/7267/XA201

scale 比例

1:1 000



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署