

**For discussion
5 May 2009**

Legislative Council Panel on Security

**Redevelopment of departmental quarters
for Customs and Excise Department
at Tsing Chau Street and Lee Kung Street, Hung Hom**

PURPOSE

This paper seeks Members' support for upgrading the above redevelopment project (61JA) (the Project) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$375 million¹.

BACKGROUND AND JUSTIFICATION

2. It is an established government policy to provide, subject to the availability of resources, departmental quarters for married disciplined services staff, including the disciplined staff of the Customs & Excise Department (C&ED).

3. Currently, there is a substantial shortfall in departmental quarters for married officers of C&ED at the Inspectorate Grade or above. As at 28 February 2009, there were 364 officers of C&ED at the Inspectorate Grade or above eligible for departmental quarters, but only 266 departmental quarters were available. This represents a shortfall of 27%. Furthermore, around 180 officers at the Inspectorate Grade or above are still single and will add to the demand for departmental quarters when they get married. In the coming years, C&ED will continue to recruit staff at the Inspector Grade to fill vacancies and additional posts to support the implementation of new projects and initiatives. We therefore anticipate that the demand for departmental quarters for married officers in C&ED at the Inspector Grade or above will continue to rise and the shortfall will aggravate.

¹ This is the estimate of the capital cost. We will finalize the project cost and include the cost breakdown, prior to submitting the proposal to the Public Works Subcommittee for consideration.

4. There is an existing departmental quarters site for C&ED at 9-11 Tsing Chau Street and 1-3 Lee Kung Street, Hung Hom. The site currently comprises two quarters blocks providing a total of 30 departmental quarters for married officers of C&ED at the Inspectorate Grade and above. Constructed in the early 1960s, the buildings are old and substandard requiring frequent maintenance and repairs with many fittings and facilities beyond economical repair. We propose to redevelop the site to provide additional departmental quarters of present day standards. This redevelopment will ease the shortfall of departmental quarters through better utilization of the existing resources.

PROJECT SCOPE

5. The Project involves the demolition of the existing two quarters blocks of seven and ten storeys respectively, and the design and construction of a 23-storey quarters block of total construction floor area of 12 625 square metres. The new quarters block will provide 80 E-grade quarters units with ancillary facilities, including a management office, a multi-function room, 25 car parking spaces and small-scale outdoor children playing fixtures/facilities. A site plan for the Project is at the **Annex**.

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

FINANCIAL IMPLICATIONS

7. We estimate that the total cost of the Project is about \$375 million in MOD prices, which includes the costs for building works, drainage, domestic appliances and furniture, etc. The construction unit cost is similar to that of other government quarters. The provision standard for relevant domestic appliances, furniture and equipment is the same as that for other government quarters of the same grade.

PUBLIC CONSULTATION

8. We consulted the Housing and Infrastructure Committee of the Kowloon City District Council on 23 April 2009. Members of the Committee generally supported the Project.

ENVIRONMENTAL IMPLICATIONS

9. As the Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499), there is no need to conduct an Environmental Impact Assessment. Nevertheless, during the construction period, the Government will require the contractor 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.

ENERGY CONSERVATION MEASURES

10. The Project will incorporate energy efficient features, including heat recovery fresh air pre-conditioners for heat energy reclaim of exhaust air, T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors in the common areas of the quarters building, compact fluorescent lamps with electronic ballast and lighting control by daylight sensors, light-emitting diode type exit signs, and automatic on/off switching of lighting and ventilation fans inside lifts. As for the adoption of renewable energy technologies, a small-scale solar photovoltaic system will be installed for corridor lighting.

LAND ACQUISITION

11. The Project does not require land acquisition.

IMPLEMENTATION

12. Subject to Members' views on the Project, we plan to seek the endorsement of the Public Works Subcommittee in June 2009 and funding approval of the Finance Committee in July 2009. With the funding approval, we plan to commence the proposed works in September 2009, targeting for completion by August 2012.

Security Bureau
Customs and Excise Department
April 2009

Annex

