

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Social Welfare and Community Buildings – Community centres and halls 192SC – Joint-user complex in Area 44, Fanling

Members are invited to recommend to Finance Committee the upgrading of **192SC** to Category A at an estimated cost of \$162.2 million in money-of-the-day prices for the construction of a joint-user complex in Area 44, Fanling.

PROBLEM

In order to meet community demand, we need to develop a joint-user complex in Area 44, Fanling to accommodate new and expanded Government services which include a community hall, an integrated family service centre and a district elderly community centre cum integrated home care services team.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs and Secretary for Labour and Welfare, proposes to upgrade **192SC** to Category A at an estimated cost of \$162.2 million in money-of-the-day (MOD) prices for the construction of a joint-user complex in Area 44, Fanling.

/ **PROJECT**

PROJECT SCOPE AND NATURE

3. The scope of **192SC** comprises the construction of a six-storey Government joint-user complex in Area 44, Fanling, with a site area of 2 021 square metres (m²) to accommodate the following facilities –

(a) Home Affairs Department**(i) Community Hall (CH)**

A CH comprising a multi-purpose hall¹ with a seating capacity of 450 with a stage, a stage store room, a meeting room, male and female dressing rooms, a conference room and ancillary facilities, including a management office, a store room for office, a baby care room and toilets, etc;

(b) Social Welfare Department**(i) Integrated Family Service Centre (IFSC)**

An IFSC comprising a drop-in area cum exhibition area, an activity room cum audio-visual room, an information and resource corner, a special family care room, three interview rooms, three small group rooms, a common room, a study room, a play room, a cyber point² and other ancillary facilities, including an office, a store room and toilets, etc; and

(ii) District Elderly Community Centre (DECC) cum Integrated Home Care Services (IHCS) Team

A DECC cum IHCS Team comprising two activity rooms, a volunteer room, a common room, a club room³, an interview room, a canteen, a laundry workroom, a shower room and other ancillary facilities, including a common area, offices and toilets, etc.

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¹ To optimize the use of the multi-purpose hall, full-height sliding partitions with sound insulation will be provided in the hall so that it could be flexibly converted into two smaller venues to meet different needs.

² The cyber point is a computer corner for public use.

³ The club room is a meeting place for various clubs set up by DECCs to foster a sense of ownership.

The relevant site plan, artist's impressions, layout plans and a sectional plan of the proposed building are at Enclosures 1 to 6. Subject to funding approval of the Finance Committee, we plan to start the construction works in November 2011 for completion in February 2014.

JUSTIFICATION

CH

4. There is pressing need for a CH in Fanling South where there is a number of public rental housing estates, including Wah Sum Estate, Wah Ming Estate, Ka Fuk Estate and Ching Ho Estate, with a population of more than 100 000.

5. There is no community centre or CH in Fanling South at present. The nearest CHs are Cheung Wah CH and Luen Wo Hui CH which are both located in Fanling North. The Cheung Wah CH is located in Cheung Wah Estate on the northern side of the Fanling Highway. Cheung Wah CH and Luen Wo Hui CH are relatively far away from Fanling South. The traveling time from Fanling South to the two existing CHs is around 30 minutes on foot. The average utilization rates of both Cheung Wah CH and Luen Wo Hui CH were 80% (87% for peak hours) and 75% (86% for peak hours) respectively in 2010. These two CHs are not able to satisfy the demand for community hall facilities at Fanling South.

IFSC

6. Upon the re-engineering of family services provided and subvented by the Government in 2004-05, we have been adopting a new service model under the direction of "child-centred, family-focused and community-based" for IFSCs. IFSCs provide a range of preventive, supportive and remedial services to meet the multifarious needs of individuals and families in the community. Services provided include family life education, parent-child activities, enquiry service, volunteer training, outreaching service, mutual support groups, counselling and referral service for individuals and families in need, with extended-hour services. The proposed IFSC will also adopt the same service model and will provide extended hour services on Wednesday and Friday evenings till 8:30 p.m.

7. The proposed IFSC will be used for reprovisioning the existing Caritas – Hong Kong Fanling IFSC (hereafter called the Centre). The Centre currently operates at rental premises at Wah Ming Shopping Centre in Wah Ming Estate, Fanling. The existing IFSC at Wah Ming Shopping Centre, with a net operational floor area (NOFA) of 478 m², is undersized (prevailing standard area of an IFSC is 535 m²). The lack of space, together with the restrictions imposed by the management office on promotion of social services and/or conducting programmes in shopping malls (e.g. restrictions on timing of and areas for distribution of promotional pamphlets and additional rental costs for organising events in the shopping mall), are not conducive to the IFSC's provision of timely and quality support services to address the changing and increasingly complex needs of the community. The reprovisioned IFSC will have sufficient space for providing the relevant services and will in turn help improve the accessibility of the services. The reprovisioning proposal will also help save rental expenses as there is no longer a need to rent premises for the Centre.

DECC cum IHCS Team

8. DECC provides a full range of community support services for the elderly and their carers at the district level, including social and recreational activities, community and health education, casework services (such as outreaching, counseling and referral), carer support services and meal and laundry services. The services aim to support elderly persons to continue living in their familiar home and community environment. Support teams for the elderly have been established in DECCs to promote volunteer services and liaise with local service units with a view to making better use of community resources and building a caring community.

9. IHCS is a kind of home-based community care services which aim at providing care and support to frail elders, people with disabilities, and individuals and families with social need. The services by IHCS teams include personal care, nursing care and other support services such as home-making service, escort and meals delivery services. Such services would enable service users to continue living in the community, thereby achieving the policy objectives of “ageing in place” and “continuum of care”.

10. The proposed DECC cum IHCS Team will be used for reprovisioning of the existing Hong Kong Young Women's Christian Association (HKYWCA) DECC cum IHCS Team. The HKYWCA DECC cum IHCS Team currently operates at rented premises in Wah Ming Estate, Fanling. The premises at Wah Ming Estate, with a NOFA of 311 m², are considerably smaller than the standard provision for a DECC cum IHCS Team (453.9 m²), which affects the provision of quality support services to the public. The reprovisioned DECC cum IHCS Team in the joint-user complex will have sufficient space for providing the relevant services and will help save rental expenses as there is no longer a need to rent premises for the HKYWCA DECC cum IHCS Team.

FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be \$162.2 million in MOD prices (please see paragraph 12 below), broken down as follows –

	\$ million	
(a) Site works	7.3	
(b) Piling	15.4	
(c) Building	69.8	
(d) Building services	15.9	
(e) Drainage	3.6	
(f) External works	7.1	
(g) Additional energy conservation measures	2.6	
(h) Furniture and equipment ⁴	3.5	
(i) Contingencies	12.2	
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Sub-total	137.4	(in September 2010 prices)
(j) Provision of price adjustment	24.8	
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⁴ The estimated cost of furniture and equipment is based on an indicative list of items required.

\$ million

Total	162.2 (in MOD prices)
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Of the \$162.2 million, \$76.9 million is for the construction of welfare facilities and will be reimbursed from the Lotteries Fund to the Capital Works Reserve Fund after project completion. The construction floor area (CFA) of **192SC** is 4 282 m². The estimated construction unit cost, represented by the building and building services costs, is \$20,014 per m² of CFA in September 2010 prices.⁵ We consider this reasonable as compared with similar projects built by the Government.

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

	\$ million (Sept 2010)	Price adjustment Factor	\$ million (MOD)
2011 – 12	3.0	1.04525	3.1
2012 – 13	20.0	1.10143	22.0
2013 – 14	75.0	1.16201	87.2
2014 – 15	24.0	1.22592	29.4
2015 – 16	8.4	1.29335	10.9
2016 – 17	7.0	1.36448	9.6
	137.4		162.2

13. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2011 to 2017. We will 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 adjustments.

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⁵ The CFA of 4 282 m² for **192SC** comprises 2 693m² for CH and common area, 922 m² for IFSC and 667 m² for DECC cum IHCS Team. The above cost estimates do not include the cost estimate for the internal fitting out works and furniture and equipment for the reprovisioned welfare facilities, which will be funded by the Lotteries Fund in future.

14. We estimate the additional annual recurrent expenditure arising from the project to be \$3.2 million. This project would increase the administration cost of the relevant departments/bureaux but it is not feasible to assess the impact on the fees and charges. The cost increase would be taken into account in the fee review exercise for the relevant services.

PUBLIC CONSULTATION

15. We consulted the District Facilities Management Committee (DFMC) of the North District Council (NDC) on the scope and preliminary design of the proposed joint-user complex on 27 March 2008 and 21 May 2009 respectively. The DFMC supported the project and urged for its early implementation, but some Members advocated the inclusion of a library in the complex. The Leisure and Cultural Services Department explained that according to the relevant planning standard, the population size of the North District could not justify the addition of a library. The DFMC endorsed the proposal and urged the Administration to provide a library in Fanling South if and when future circumstances permit.

16. We consulted 41 organisations/institutions, including schools, village representatives, District Council Members, public housing mutual aid committees and Incorporated Owners in the vicinity of the project site on the proposed joint-user complex project in June 2009. They supported early implementation of the project.

17. We circulated an information paper to the Legislative Council Panel on Home Affairs and the Panel on Welfare Services on 11 May 2011. Members did not raise any objection against the proposed project.

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will have no long-term adverse environmental impact.

19. During construction, we will control noise, dust and site runoff 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 and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance.

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20. At the planning and design stages, we have considered measures 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 (e.g. use of excavated materials for filling within the site) or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁶. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

21. At the construction stage, we will 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

22. We estimate that the project will generate in total about 5 188 tonnes of construction waste. Of these, we will reuse about 2 016 tonnes (38.9%) of inert construction waste on site and deliver 2 594 tonnes (50%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 578 tonnes (11.1%) 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 \$0.14 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne⁷ at landfills).

/ **HERITAGE.....**

⁶ 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.

⁷ This estimate has taken into account the cost for 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 per m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

HERITAGE IMPLICATIONS

23. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

24. The project does not require any land acquisition.

ENERGY CONSERVATION MEASURES

25. This project has adopted various forms of energy efficient features, including –

- (a) water cooled chillers (evaporative fresh-water cooling towers);
- (b) automatic demand control of chilled water circulation system;
- (c) demand control of fresh air supply with carbon dioxide sensors;
- (d) heat pipe for heat energy reclaim of exhaust air;
- (e) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors;
- (f) light-emitting diode (LED) type exit signs; and
- (g) automatic on/off switching of lighting and ventilation fan inside the lift.

26. For renewable energy technologies, we will install a solar hot water system for environmental benefits.

27. For greening features, we will provide a green roof at rooftop of the building for environmental and amenity benefits.

28. For recycled features, we will provide rain water recycling system for irrigation purpose.

29. The total estimated additional cost for adoption of the above features is around \$2.6 million (including about \$0.4 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 6.3% energy savings in the annual energy consumption with a payback period of about 6.9 years.

BACKGROUND INFORMATION

30. We upgraded **192SC** to Category B in December 2007. We engaged contractors to carry out site investigation in April 2008, topographical survey and tree survey in April 2008, and utility mapping in August 2009. We charged the total cost of about \$0.13 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 contractors have completed the site investigation, topographical survey, tree survey and utility mapping. We have completed the detailed design and are finalising the tender documents with in-house staff resources.

31. Of the 12 trees within the project boundary, 5 trees will be preserved. The project will involve removal of 7 trees, including 2 to be felled, 5 to be replanted within the project site. All trees to be removed are not important trees⁸. We will incorporate planting proposals as part of the project, including about 8 trees, 228 shrubs and 1 198 groundcovers.

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8 “Important trees” refer 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.

32. We estimate that the proposed works will create about 70 jobs (65 for labourers and another 5 for professional/technical staff) providing a total employment of 1 720 man-months.

Home Affairs Bureau
Labour and Welfare Bureau
May 2011