

財經事務及庫務局

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9 December 2011

Ms Connie Szeto
Clerk to Panel on Development
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

By fax 2840 0797
(A total of 2 + 6 pages)

Dear Ms Szeto,

**Legislative Council Panel on Development
Meeting on 22 November 2011**

**Capital Works Reserve Fund
Block Allocations for 2012-13**

On the item “Capital Works Reserve Fund Block Allocations for 2012-13” discussed at the captioned meeting, as requested by Members, I enclose herewith the supplementary information on the following for Members’ information –

Enclosure 1 – Subhead 5101CX : Engineering feasibility studies
for the potential columbarium developments in various districts

- (i) the list of proposed sites for potential columbarium development in the territory and the details.

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Enclosure 2 – Subhead 3004GX : Refurbishment of public toilet in Tai Nan Street public toilet cum bathhouse

- (i) details of the refurbishment project, including the works to be covered;
- (ii) the utilisation rate of the public toilet and bath house, and
- (iii) current standards of provision of public toilet and bathhouse managed by the Food and Environmental Hygiene Department.

Yours sincerely,



(Joyce Ho)
for Secretary for Financial Services
and the Treasury

- c.c. Clerk to Legislative Council Public Works Subcommittee (Attn: Mr Derek Lo)
Secretary for Development (Attn: Ms Winnie Ho)
Secretary for Food and Health (Attn: Miss Diane Wong)
Director of Architectural Services (Attn: Mrs Carol Lam)
Director of Civil Engineering and Development (Attn: Mr Wilson Ma)
Director of Food and Environmental Hygiene (Attn: Ms Poon Wai-ye)

Subhead : **5101CX – Civil engineering works, studies and investigations for items in Category D of the Public Works Programme**

Controlling Officer: Director of Civil Engineering and Development

Items: Engineering feasibility studies for the potential columbarium developments in various districts

(i) The list of proposed sites for potential columbarium development in the territory and the details

- The Government has identified 24 potential sites in 18 districts for columbarium development (see Annex), which have been announced in three batches in July 2010, December 2010 and April 2011.
- The Administration is forging ahead with the technical feasibility studies (such as traffic impact assessment) for these sites so as to ascertain the suitability of these sites for columbarium development. The Administration will consult the District Councils concerned before confirming these sites for columbarium development.

Annex to Enclosure 1

Potential Sites for Columbarium Development

(A) Batch 1 sites : 12 sites (in 7 districts) listed in the public consultation paper in July 2010

District	Potential Site
1. Eastern	A site on Cape Collinson Road, opposite Chai Wan Chinese Permanent Cemetery Columbarium and, next to Wan Tsui Estate Park
2. Wong Tai Sin	Diamond Hill columbarium extension
3. Sha Tin	A site on On Hing Lane, Shek Mun, next to Shatin Refuse Transfer Station
4. Sha Tin	Fu Shan columbarium extension
5. North	Surplus coffin burial grounds and other land within the Wo Hop Shek Cemetery
6. North	Undeveloped areas within the Sandy Ridge Cemetery
7. Tuen Mun	Part of the Tsang Tsui ash lagoon next to Black Point Power Station
8. Kwai Tsing	Ex-Kwai Chung Incineration Plant on Kwai Yu Street
9. Kwai Tsing	A site on Kwai Tai Road, southeast of ex-Kwai Chung Incineration Plant
10. Kwai Tsing	A site on Tsing Tsuen Road near Tsuen Wan Chinese Permanent Cemetery
11. Islands	Cheung Chau Cemetery extension
12. Islands	Mui Wo Lai Chi Yuen extension

(B) Batch 2 sites : 5 sites (in 5 districts) announced on 16 December 2010

District	Potential Site
13. Central and Western	A site at Mount Davis Road, east of Chiu Yuen Cemetery
14. Wan Chai	The Hong Kong Cemeteries and Crematoria Office (part) of the Food and Environmental Hygiene Department at Wong Nai Chung Road
15. Sham Shui Po	A site north of Ching Cheung Road near Roman Catholic Cemetery
16. Kwun Tong	A site next to the ex-Ma Yau Tong Central Landfill Site
17. Yau Tsim Mong	Former school within Tin Hau Temple on Temple Street

(C) Batch 3 sites : 7 sites (in 6 districts) announced on 21 April 2011

District	Potential Site
18. Southern	A site adjoining the Chinese Christian Cemetery at Pok Fu Lam
19. Kowloon City	A vacant staff quarter (part thereof) inside a funeral parlour at 6 Cheong Hang Road, Hung Hom
20. Tsuen Wan	A site located at the eastern end of Sham Shui Kok Drive, Siu Ho Wan, North Lantau
21. Tsuen Wan	A site located at the western end of Sham Shui Kok Drive, Siu Ho Wan, North Lantau
22. Yuen Long	A site between San Tam Road and Mai Po Lung Road, San Tin
23. Tai Po	A site at the southwestern corner of the Shuen Wan Ex-Landfill, near Tai Po Industrial Estate
24. Sai Kung	A site at Area 132, Tseung Kwan O, near the Tseung Kwan O Chinese Permanent Cemetery

Subhead : 3004GX – Refurbishment of government buildings for items in Category D of the Public Works Programme

Controlling Officer: Director of Architectural Services

Item: Refurbishment of public toilet in Tai Nan Street public toilet cum bathhouse

(i) Details of the refurbishment project, including the works to be covered

The Tai Nan Street public toilet cum bathhouse has been built for 25 years. The general building condition is poor with problems including water seepage, spalling concrete, cracked mosaic external wall tiling, rusty windows and louvers etc. Further, the provision for barrier-free access to the building is inadequate and falls short of the current standard. Therefore, a comprehensive refurbishment, instead of piece meal repair works, is warranted. Traditional refurbishment and full scale of barrier-free access facilities aside, the project will also trial out green features including vertical and roof greening to make the building more pleasant. Detailed scope of the works will include -

- (a) *Temporary Site Works* - hoardings and temporary toilets provisions;
- (b) *External Works* - renewal of all louvers, windows and canopy, and wall finish refurbishment;
- (c) *Internal Works* - structural repair/strengthening works, renewal of all internal finishes, sanitary fitments and plumbing/drainage works;
- (d) *Roof Works* - re-roofing and waterproofing works, renewal of water tank and pump system, and construction of new lift machine room for accessible lift;
- (e) *Electrical and Mechanical (E&M) Installations* – replacement of all lighting, fire services, ventilation and provision of E&M installations for a new lift;
- (f) *Provisions for Barrier-free Access* - provision of accessible toilet rooms, accessible lift and tactile guide path; and
- (g) *Green Features* - greening works at roof and external walls, etc.

The unit cost of this project is about \$9,080 per square metres, which is comparable to similar major refurbishment projects. On completion of the project, the toilet will be brought up to current standards and in full compliance with the prevailing requirements on

barrier-free access as stipulated in “Design Manual: Barrier Free Access 2008” issued by the Buildings Department.

(ii) The utilisation rate of the public toilet and bathhouse

Weekdays	Saturdays and Sundays
1183 visits per day	1130 visits per day

In addition to utilisation rate, Food and Environmental Hygiene Department (FEHD) will take into account factors namely the age, general condition and location etc. when drawing up the refurbishment programme for public toilets.

(iii) Current standards of provision of public toilet and bathhouse managed by the Food and Environmental Hygiene Department

One of the major tasks of the FEHD is to provide quality environmental hygiene services and facilities. In response to the rising expectations of the community over public toilets, FEHD is committed to further enhancing the hygiene, convenience, safety and comfort of public toilet facilities.

In recent years, FEHD has made continuous efforts to enhance public toilet facilities under its management. The prevailing standards which have generally been adopted, whenever circumstances permit, in the planning for new public toilets, reprovisioning or refurbishment of existing public toilets, and converting aqua privies into flushing toilets are set out below.

Outlook/ Colour Scheme

- (a) The external outlook matches with the surrounding environment and gives an image of public toilet as a healthy, clean, safe and decent public facility. Bright/ light colour scheme is used for external and internal walls to create a pleasant environment.

Internal design and fitting-out

- (b) *Cubicles* : The actual number depends on site condition, space availability, usage pattern and operational need. Hand-grip rails are installed on both sides of the cubicle to assist the elderly and health impaired persons. Coat hooks, toilet paper

holders, small racks and wall-mounted sanitary disposal bins are provided.

- (c) *Urinals* : Urinal bowls with modesty boards are provided to give more privacy. Hand-grip railing is installed at one of the urinal bowls.
- (d) *Flushing system* : Sensor type flushing system is provided for water closet (WC) cubicles and urinals as far as possible.
- (e) *Hand washing* : Wash hand basins are provided at the rate of one for every two WC cubicles/ urinals. Automatic infra-red sensor water taps, which are more hygienic, convenient and effective in saving water consumption, are a standard provision. Soap dispensers, electric hand dryers, jumbo roll toilet paper holders (with paper) and hand sanitizers are also installed.
- (f) *Lighting* : Glass mirror extended to the full length of the vanity benchtops are installed. A light trough with downlight is installed over each wash-hand basin. Sky light and light reflection panels are introduced whenever possible to bring in natural lighting in order to save energy and create a softer environment. Decorative feature lighting is included to enhance illumination to the external elevation of the toilet. Appropriate measures are in place to protect the environment and to minimise impact on nearby residents (e.g. using lamp shades, directing external lights downwards).
- (g) *Floor* : Coloured and large floor tiles which are non-slippery, low-water absorbent and easy for cleansing are used.
- (h) *Other small fittings* : Litter bins, baby changing counter and emergency call bell are standard provisions in the communal area. A baby rest is provided in one female cubicle and one male cubicle respectively subject to site condition and usage pattern.
- (i) *Barrier-free access facilities* : Accessible unisex toilet and accessible urinals are provided in compliance with the requirements of the prevailing “Design Manual – Barrier Free Access” issued by Buildings Department and other legislation and codes of practice relating to barrier free access.
- (j) *Children facilities* : Subject to user profile and usage rate, children facilities e.g. children height urinals and children height wash hand basins will be provided as appropriate.

Ventilation and Odour Control

- (k) Large size opening and fixed louver system or raised/extended roofing design will be adopted to enhance natural ventilation. Mechanical ventilation system is installed to provide adequate air exchange on top of natural ventilation.
- (l) Odour source oriented air exhaust fans are installed in each toilet compartment for even air change and immediate odour removal. An exhaust system is provided above urinals to improve ventilation and odour control.
- (m) Oscillating/wall-mount fans at a high level are provided in the communal area to facilitate air circulation.
- (n) Automatic air-refresheners are provided.

Public Bathhouses

The prevailing standards for public toilets in respect of external and internal design and fitting out have generally been adopted, whenever applicable and circumstances permit, in the refurbishment of public bathhouses that are attached to public toilets. Current standards applicable to shower cubicles in particular are provided below.

- (o) *Shower cubicles* : Each shower cubicle comprises an outer compartment for undressing and drying and an inner compartment for showering. Hot and cold water are provided. The number of male and female shower cubicles to be provided depending on site condition, space availability, usage pattern and operational need.
- (p) *Other fittings* : Provision of small rack, small shelf, bench seat and clothes hook as appropriate.