

For discussion on
3 April 2012

Legislative Council Panel on Security

**Redevelopment of Quarters for the Disciplined Services
in Fu Tei, Tuen Mun**

PURPOSE

This paper invites Members' views on upgrading the above development project (62JA) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$413 million. Subject to Members' views, we will submit the Project to the Public Works Subcommittee with a view to seeking funding approval by the Finance Committee.

JUSTIFICATION

2. It is an established government policy to provide departmental quarters (DQ) for married disciplined services staff, subject to the availability of resources.

3. As at early January 2012, there were around 11 600 married rank and file staff who were eligible for DQ in the Correctional Services Department (CSD), Fire Services Department (FSD), Immigration Department (ImmD) and Customs and Excise Department (C&ED). Currently, only around 8 100 DQ units are available for allocation to the above four disciplined services, with a shortage of around 3 500 DQ units, representing a shortfall of 30%. At present, eligible rank and file staff of the above four disciplined services need to wait for four to five years on average to be allocated a DQ unit.

4. In recent years, the various disciplined services have gradually been recruiting additional staff to meet operational needs. Against this background, the demand for DQ from disciplined services staff has been on continuous increase. Should the supply of DQ remain unchanged, we anticipate that the shortfall will further aggravate in the coming years. It is estimated that the percentage of shortfall in DQ of the above disciplined services will rise to around 46% by 2016.

PROJECT SCOPE

5. We plan to construct a residential block of 21 storeys at a site of some 3 390 m² at Fu Tei, Tuen Mun and the construction floor area is approximately 12 950m². The Project is to provide 140 DQ units (40 F-grade units, 20 G-grade units and 80 H-grade units¹) and other basic ancillary facilities (such as around 20 car-parking spaces, a management office, a multi-function room and outdoor recreational facilities) for the married rank and file staff of CSD, FSD, ImmD and C&ED. The site plan of the Project is at the **Annex**.

FINANCIAL IMPLICATIONS

6. We estimate that the total cost of the Project is approximately \$413 million in MOD prices, which includes costs for construction, building service items, equipment and domestic appliances/furniture etc provided for government quarters at the same grade. The construction unit cost is similar to that of other government quarters.

7. The estimated annual recurrent expenditure for the Project is about \$4.5 million, which mainly includes expenditure on management and maintenance services, and electricity for common areas.

PUBLIC CONSULTATION

8. CSD consulted the Tuen Mun District Council on this project on 19 January 2012 and the District Council members raised no objection.

ENVIRONMENTAL IMPLICATIONS

9. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Architectural Services Department engaged a consultant to complete a Preliminary Environmental Review (PER) in October 2011. The Environmental Protection Department vetted the PER and concluded that the Project would not have long-term adverse environmental impact.

¹ F-grade, G-grade and H-grade units are DQ units allocated to the general disciplined services (rank and file) staff and they are 70 m², 55 m² and 45 m² in area respectively.

10. In the relevant contracts, we will require the contractors to control noise, dust and site run-off nuisances within the established standards and guidelines through the implementation of mitigation measures during construction. These include the use of silencers and mufflers for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities. We will also require the contractor to reuse inert construction waste on site as far as possible so as to minimise the disposal of construction waste.

ENERGY CONSERVATION MEASURES

11. The redevelopment project will adopt energy efficient features, including the installation of T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors in the common areas of the quarters, light-emitting diode type exit signs and automatic lighting and ventilation control for lifts. For renewable energy technology, a small-scale photovoltaic system will be installed to provide electricity for the lighting in corridors.

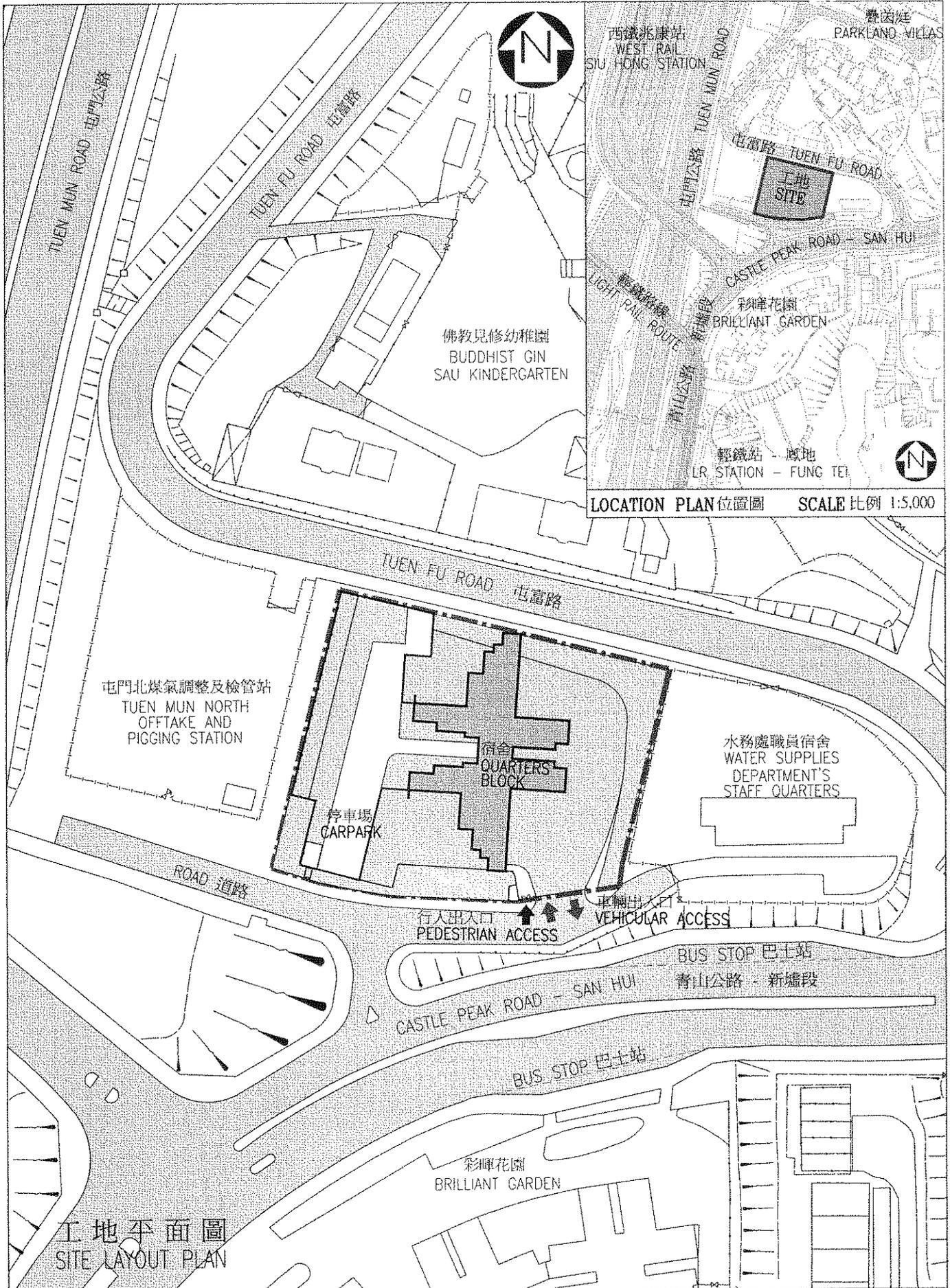
LAND ACQUISITION

12. The project does not require land acquisition.

IMPLEMENTATION

13. We plan to seek support from the Public Works Subcommittee and funding approval from the Finance Committee in May and June 2012 respectively. Subject to funding approval, we expect to start the construction works in December 2012 for completion by December 2014.

**Security Bureau
Correctional Services Department
March 2012**



工地平面圖
SITE LAYOUT PLAN

LOCATION PLAN 位置圖 SCALE 比例 1:5,000

062JA 屯門虎地紀律部隊 宿舍重建計劃 REDEVELOPMENT OF DISCIPLINED SERVICES QUARTERS IN FU TEI, TUEN MUN	drawn by 繪圖 C. YAN	date 日期 03/2012	drawing no. 圖則編號 PMB1/7767/XA101	scale 比例 1 : 1 000
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