An aerial photograph of the Kwun Tong area in Hong Kong, showing a mix of residential buildings, green spaces, and roads. The text is overlaid on this image.

CB(1)1227/12-13(01)

工務計劃項目編號 **B195SC** —  
觀塘秀明道社區會堂

**Public Works Programme Item No. B195SC –  
Community Hall at Sau Ming Road, Kwun Tong**

立法會房屋事務委員會

**Legislative Council Panel on Housing**

2013年6月3日

3 June 2013

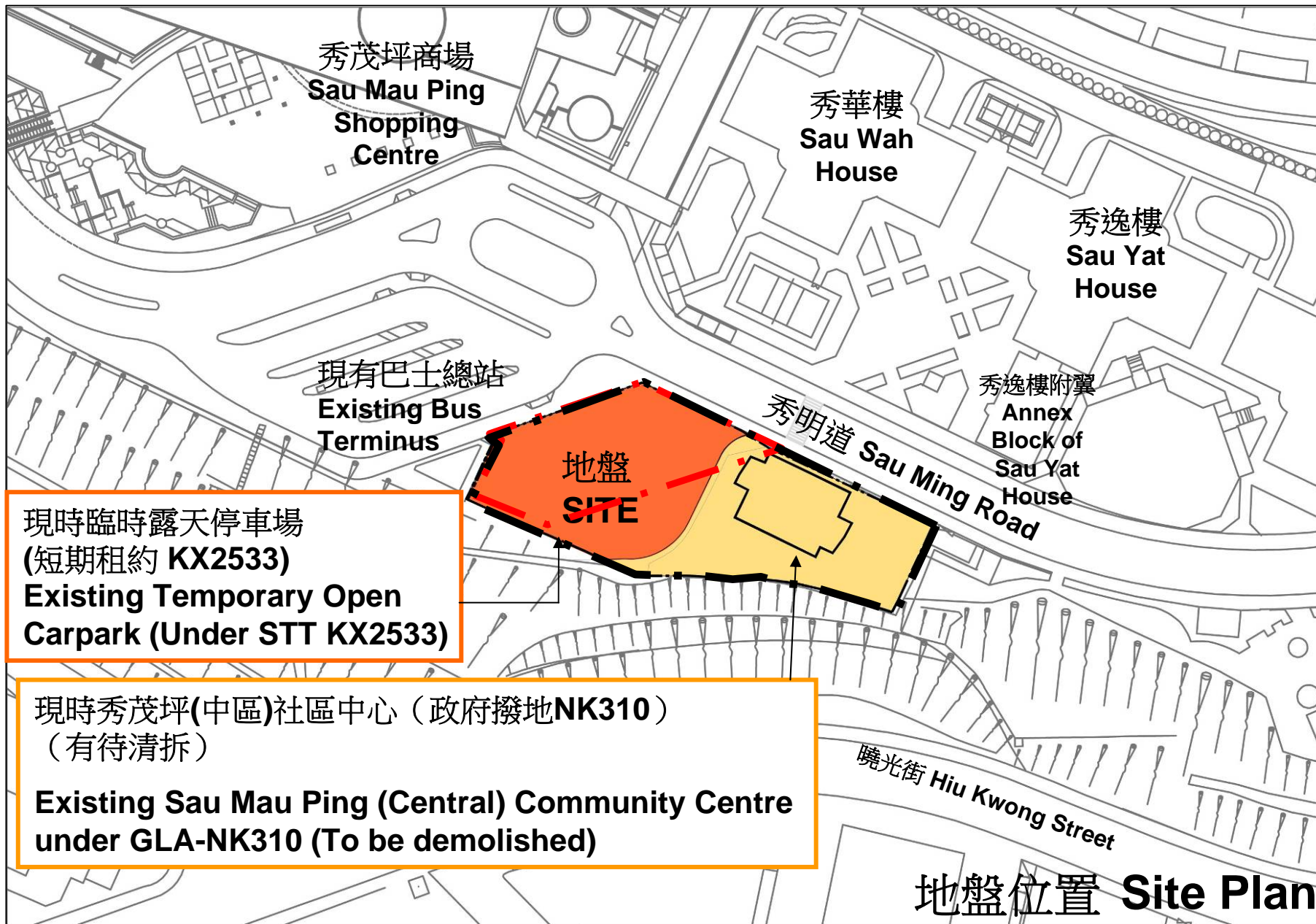
## 目的 **PURPOSE**

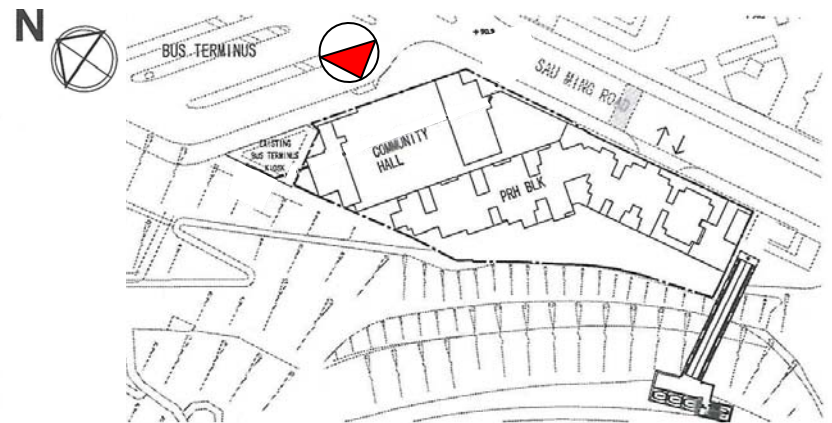
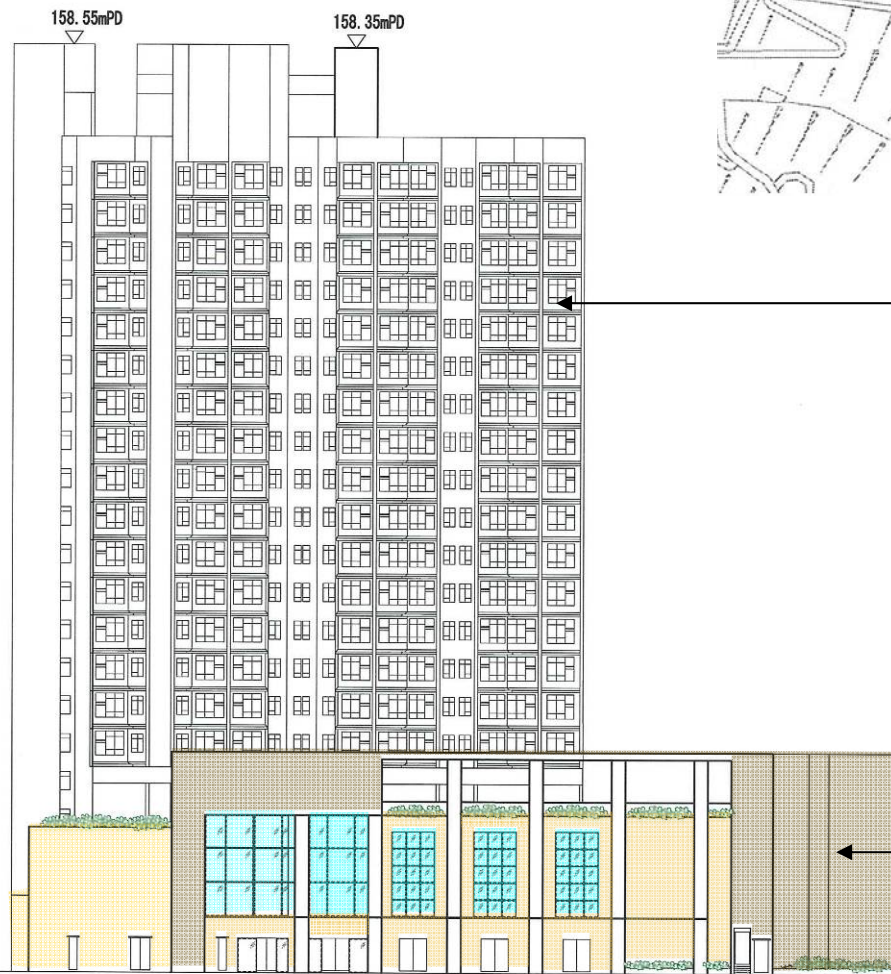
本文件旨在請委員支持政府當局的建議，把B195SC號工務計劃項目**提升為甲級**，以便在觀塘秀明道公共房屋發展項目毗鄰興建一座社區會堂。

**The paper seeks Members' support for the Administration's proposal to upgrade Public Works Programme (PWP) Item No. B195SC to Category A for constructing a Community Hall (CH) adjoining public housing development at Sau Ming Road, Kwun Tong.**

# 建議 PROPOSAL

- 建議清拆現時位於觀塘秀明道的秀茂坪（中區）社區中心；  
To demolish the existing Sau Mau Ping (Central) Estate Community Centre at Sau Ming Road, Kwun Tong ;
- 在原址重建一座新的標準面積社區會堂, 新的社區會堂坐落在觀塘秀明道的公屋發展項目的邊界內；  
To redevelop the site to a new Community Hall with standard IFA, the new Community Hall is within the site boundary of Sau Ming Road public housing development ;
- 把發展項目的設計和建造工程委託香港房屋委員會, 並交由房屋署負責執行。擬建設施為一幢獨立建築物, 佔地約1,095平方米, 將連同公屋發展項目一併興建  
To entrust the design and construction of the project to the Hong Kong Housing Authority (HKHA) for implementation by the Housing Department. It will be jointly developed with the public housing development as a standalone structure on a site of about 1,095 square metres (m<sup>2</sup>)





計劃中的秀明道公共房屋發展  
Planned Public Housing  
Development At Sau Ming Road

擬建社區會堂  
Proposed Community Hall

社區會堂立面圖 (向巴士總站) Community Hall Elevation Facing Bus Terminus

觀塘秀明道社區會堂

Community Hall at Sau Ming Road, Kwun Tong

社區會堂的建議設施包括：

**Proposed facilities for the Community Hall comprises :**

地下 **G/F:**

- (i) 多用途禮堂及舞台 (450 個座位)  
**A multi-purpose hall with a seating capacity of 450 persons and a stage ;**
- (ii) 舞台貯物室  
**A stage store room ;**
- (iii) 男、女化妝間  
**Male and female dressing rooms ;**
- (iv) 洗手間及機電裝置室等  
**Toilets, mechanical and electrical plant rooms.**

一樓 **1/F:**

- (v) 管理處  
**Management Office**
- (vi) 多用途舞台會議室  
**A multi-purpose stage meeting room ;**
- (vii) 多用途會議室  
**A multi-purpose conference room; and**
- (viii) 以及輔助設施，包括一個儲物室及機電裝置室等  
**Ancillary facilities including a store room for office, mechanical and electrical plant rooms.**

## 理由 JUSTIFICATION

- 該區的人口約**86,000**，現時的秀茂坪社區中心過於狹小，無法滿足該區對社區會堂設施與日俱增的需求。目前禮堂的面積僅約**280**平方米及只設**180**個座位。社區中心的內部高度未達標準，中央位置亦有支柱阻擋。

Approximately 86,000 residents live in the vicinity of the proposed Community Hall. The existing Sau Mau Ping (Central) Estate Community Centre is too small to satisfy the strong demand for Community Hall facilities.

The internal floor area of the existing hall is only about 280m<sup>2</sup> with a seating capacity of 180 persons. Besides, the headroom of the existing CH is substandard and the middle of it has a number of columns, which obstruct the view lines.

- 觀塘區議會一直向政府爭取把現時的秀茂坪社區中心重建為標準的社區會堂，並促請政府早日落實工程  
Kwun Tong District Council (KTDC) urged the Government to redevelop the existing SMP(C)ECC into a standard Community Hall.



# 公眾諮詢 PUBLIC CONSULTATION

我們分別在2010年1月8日和2011年3月17日，於觀塘區議會的全體會議和其轄下的房屋事務委員會會議上，就興建上述標準社區會堂的計劃和公屋發展項目進行諮詢。觀塘區議會和其轄下的房屋事務委員會均表示支持該發展項目，並促請政府早日落實工程。

We consulted the KTDC on the public housing development and the proposed CH project at its full council meeting and Housing Committee meeting on 8 January 2010 and 17 March 2011 respectively. The Council and the Committee showed their support for the project and urged for its early implementation.



## 預算工程費用 **PROJECT ESTIMATE**

按付款當日的價格計算,預算工程費用為一億三千五百五十萬元。

The Estimated Capital cost of the Community Hall is \$135.5 million in money-of-the-day Prices.

# 推行計劃 IMPLEMENTATION PLAN

	<u>日期 DATE</u>
立法會房屋事務委員會 Support by LegCo Housing Panel	3. 6. 2013
工務小組委員會 Endorsement of Public Works Sub-Committee	11. 2013
立法會財務委員會 Approval of LegCo Finance Committee	12. 2013
開工日期 Commencement of Works	3. 2014
完工日期 Completion of Works	12. 2017

請委員支持擬議的觀塘秀明道社區會堂  
發展工程計劃

**Members are invited to support the development  
of the proposed community hall.**

**謝 謝**  
**Thank you**