

**For discussion
on 8 April 2013**

Legislative Council Panel on Financial Affairs

**Relocation of the Printing Workshop of
Government Logistics Department**

PURPOSE

This paper seeks Members' views on the proposal to relocate the Printing Workshop of the Government Logistics Department (GLD) to the Government Logistics Centre (GLC) at Chai Wan.

PROPOSAL AND PROJECT SCOPE

2. We propose to relocate the Printing Workshop of GLD from Cornwall House at Taikoo Place, Quarry Bay to the GLC at Chai Wan. The project comprises the refurbishment of the entire 6/F, 8/F and 9/F, as well as part of 10/F of GLC (involving 8 994 square metres in net operational floor area¹ (NOFA)) for reprovisioning the Printing Workshop, and the construction of additional facilities or conducting related alteration works at ground level and other floors of GLC to meet the operational needs of the Printing Workshop. The refurbishment works would provide the following facilities for the Printing Workshop –

- (a) fully air-conditioned / ventilated workshops for printing machineries;
- (b) a paper testing laboratory;
- (c) a paper store;
- (d) a central compressor room;
- (e) a computer-to-plate platemaking room;

¹ NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/services ducts, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, parking spaces, loading/unloading areas, mechanical plant rooms, etc.

- (f) administrative facilities; and
- (g) other ancillary facilities and installations, including emergency generator, circulation space, loading/unloading bay, waste paper baling machine with air filtration system, Volatile Organic Compounds abatement installation, etc.

Location plan of the GLC is at Enclosure.

JUSTIFICATION

3. The Printing Workshop has been located at Cornwall House since 1985 and is now occupying the 10th to 13th floor. It provides printing services, including pre-press, printing and finishing operations, to government departments. Major facilities include printing machineries, finishing machineries, paper store and offices, etc. Over the years, Taikoo Place has transformed from an industrial area to a commercial area. The Government's accommodation policy is to relocate government offices with no location requirements out of high value areas for more effective use of land resources. The Government therefore considers it necessary to relocate the Printing Workshop away from Taikoo Place.

4. GLC is located at the waterfront of Chong Fu Road in Chai Wan which is zoned as "Government, Institution or Community" (G/IC). The surrounding area is mainly for G/IC or industrial use. At present, GLC is mainly used for storage and distribution of government supplies, and related purposes. The paper store of the Printing Workshop is also located in GLC. At present, GLD has to transport paper stored in the paper store in GLC at Chai Wan to the Printing Workshop in Cornwall House at Quarry Bay. Moreover, the delivery team stationed at GLC has to pick up the printed products from the Printing Workshop for delivery to departments concerned. Co-location of the Printing Workshop, paper store and delivery team under one roof in GLC can bring about synergy and further enhance operational efficiency.

PROJECT ESTIMATE

5. We estimate the capital cost of the project will be around \$365.1 million in money-of-the-day prices. The estimated annual additional recurrent expenditure arising from this project is about \$0.56 million.

IMPLEMENTATION PLAN

6. Subject to funding approval of the Finance Committee (FC), we plan to start the refurbishment works in the fourth quarter of 2013 for completion in the third quarter of 2015.

PROJECT DELIVERY

Environmental Implications

7. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not give rise to long-term adverse environmental impacts. We have included in the project estimates the cost of implementing suitable mitigation measures to control short-term environmental impacts.

8. The Printing Workshop of GLD has all along adopted green printing measures in conformity with the requirements under the ISO 14001 Environmental Management System. The chemical waste generated during printing production has to be collected by chemical waste collectors licensed under the Waste Disposal (Chemical Waste) (General) Regulation and delivered for proper disposal at licensed facilities. Industrial effluent will be discharged in accordance with the standards set down in the discharge licence granted by the Environmental Protection Department under the Water Pollution Control Ordinance. We will continue to adopt these measures upon relocation of the Printing Workshop to GLC.

Impact on Traffic

9. The impact of the indoor refurbishment and alteration works on nearby traffic during the construction stage is expected to be minimal. We will request the contractors to strictly implement all necessary mitigation measures to minimize the impact of the works on nearby traffic.

10. We have conducted a traffic impact assessment (TIA) on the traffic condition of the area upon the relocation of Printing Workshop to GLC. According to the TIA which used the traffic forecast in 2018² for assessing the junction capacity, all junctions will be operating satisfactorily with ample capacity. The junctions in the vicinity will still have spare capacity after the Printing Workshop is in full operation. The operation of the Printing Workshop will have minimal impact on the traffic of the district.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

11. This project will adopt various forms of energy efficient features and renewable energy technologies, including –

² The year for the traffic forecast was set in accordance with the guidelines issued by the Transport Department on the conduct of TIA. According to the guidelines, the design year for traffic forecast should be set at least three years after the planned completion of the development. Since the relocation of Printing Workshop to GLC is scheduled for 2015, we therefore take 2018 as the design year for this TIA report.

- (a) water cooled air-conditioning system with high efficiency water cooled chiller;
- (b) demand control of chilled water circulation system;
- (c) demand control of fresh air supply with carbon dioxide sensors; and
- (d) solar hot water system.

12. For greening features, we will provide indoor planting inside the office area to improve indoor environment.

PUBLIC CONSULTATION

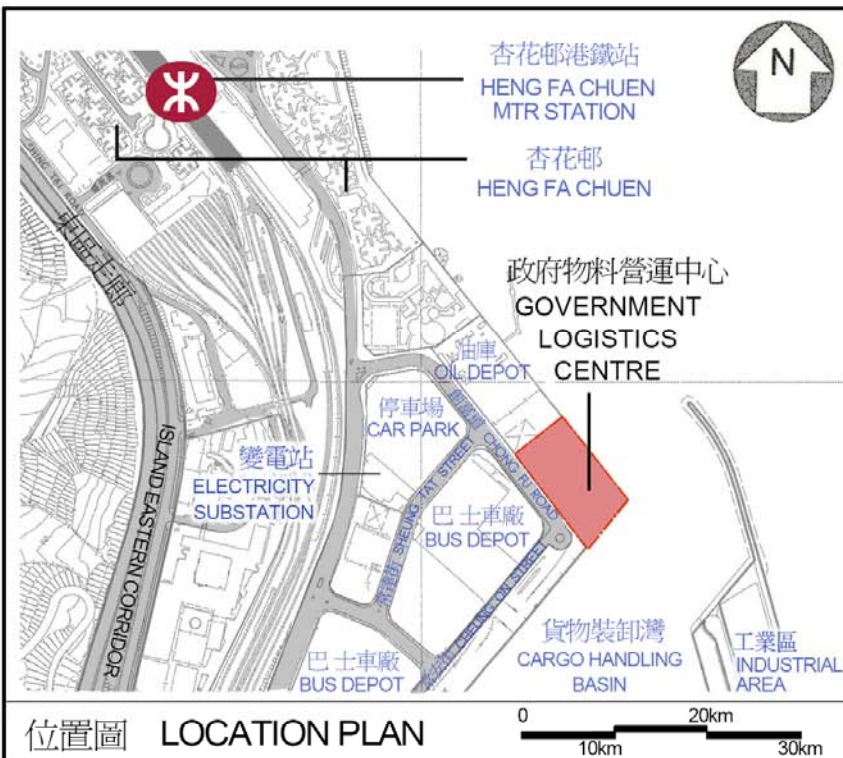
13. We consulted the Food, Environment and Hygiene Committee (the Committee) of the Eastern District Council on 10 January 2013. Members generally raised no objection to the project but suggested the Government should conduct a TIA to assess the traffic condition in that area upon the relocation of Printing Workshop to GLC. In response to Members' request, we had conducted a TIA and reported the findings (set out in paragraph 10 above) to the Committee at its meeting on 21 March 2013. Members supported the relocation proposal.

WAY FORWARD

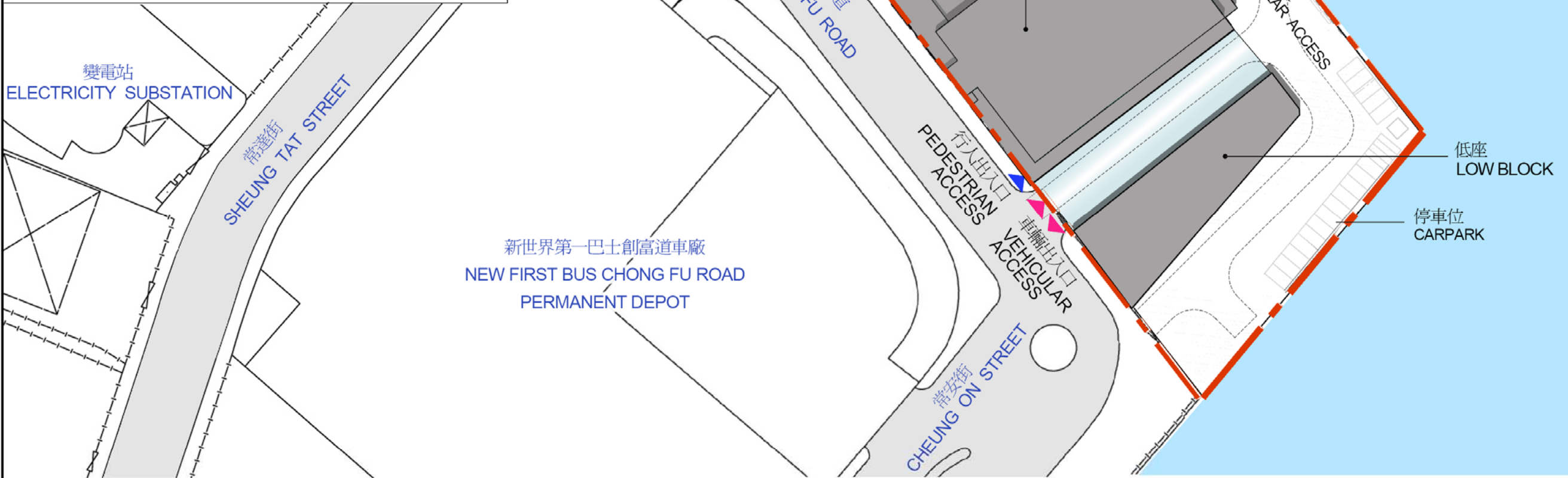
14. We plan to submit the funding proposal to the Public Works Subcommittee and FC for consideration in May and June 2013 respectively.

ADVICE SOUGHT

15. Members are invited to support the Administration's proposal to relocate the Printing Workshop of GLD.



位置圖 LOCATION PLAN



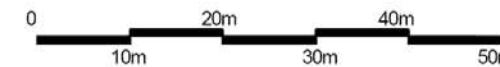
工地平面圖 SITE PLAN

068GI

名稱：搬遷政府物流服務署印刷工場

TITLE: RELOCATION OF THE PRINTING WORKSHOP OF GOVERNMENT LOGISTICS DEPARTMENT

比例 SCALE



建築署

ARCHITECTURE SERVICES DEPARTMENT