

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 711 – HOUSING**

#### **Social Welfare and Community Building – Community centres and halls 195SC - Community hall at Sau Ming Road, Kwun Tong**

Members are invited to recommend to Finance Committee the upgrading of **195SC** to Category A at an estimated cost of \$134.9 million in money-of-the-day prices.

### **PROBLEM**

We need to address the local demand for upgrading the community hall in Sau Mau Ping, Kwun Tong.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **195SC** to Category A at an estimated cost of \$134.9 million in money-of-the-day (MOD) prices for the construction of a new community hall at Sau Ming Road, Kwun Tong.

### **PROJECT SCOPE AND NATURE**

3. The proposed scope of works under **195SC** comprises –
- (a) construction of a 2-storey community hall with a construction floor area (CFA) of 1 800 square metres (m<sup>2</sup>) comprising the following facilities –

/ (i) .....

- (i) a multi-purpose hall with a seating capacity of 450 persons, and can be converted into two smaller venues divided by full-height sliding partitions;
  - (ii) a stage with a store room;
  - (iii) a multi-purpose stage meeting room;
  - (iv) male and female dressing rooms;
  - (v) a multi-purpose conference room;
  - (vi) ancillary facilities including a management office with a store room, toilets, and mechanical and electrical plant rooms; and
- (b) demolition of the existing Sau Mau Ping (Central) Estate Community Centre (SMP(C)ECC).

\_\_\_\_\_ A site plan is at Enclosure 1; layout plans, a sectional plan, and an artist's  
 \_\_\_\_\_ impression of the community hall building are at Enclosure 2-6; and a barrier-free  
 \_\_\_\_\_ access plan for the project is at Enclosure 7. The new community hall will be  
 constructed within the site boundary of the proposed public housing development  
 at Sau Ming Road (provision of about 320 flats) as a composite development. We  
 therefore intend to entrust the design and construction and supervision of works  
 of the project to the Hong Kong Housing Authority (HA) for better interface with  
 the development of public housing at Sau Ming Road. Upon completion, the new  
 community hall will be handed over to the Home Affairs Department for  
 management and maintenance arrangement. Subject to funding approval of the  
 Finance Committee, we plan to commence the demolition works of the existing  
 SMP(C)ECC and construction works for the new community hall in July 2014 for  
 completion in January 2015 and May 2018 respectively to tie in with the  
 scheduled completion of the adjoining public housing development.

## JUSTIFICATION

4. There are a number of residential developments, including Sau Mau Ping Estate, Po Tat Estate and Hiu Lai Court located in the vicinity of the proposed community hall. The population in the area is about 86 000.

5. The existing SMP(C)ECC, however, is below the prevailing community hall provision and cannot meet the demand of the local residents. The existing SMP(C)ECC was built in 1969. The hall of the existing SMP(C)ECC with headroom of about three metres and seating capacity of 180 falls short of a standard community hall provision. Besides, there are a number of columns at the middle of the existing SMP(C)ECC, which obstruct the sight line and affect the organization of activities.

6. In view of the sub-standard SMP(C)ECC, as well as the expected increasing local demands for community facilities, the Kwun Tong District Council (KTDC) has been urging the Government to redevelop the existing SMP(C)ECC into a standard community hall. In response to the strong local aspiration, we propose to proceed with the current project which could provide a standard community hall for organising community activities with a view to cultivating a stronger sense of belonging. The proposed community hall is conveniently located. It is adjacent to a bus terminus and within 10 to 20 minutes walking distance from nearby housing estates. The five non-government organisations currently providing social services in the existing SMP(C)ECC will be relocated to other premises in the vicinity to continue their services without interruption after the demolition.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$134.9 million in MOD prices (please see paragraph 8 below), broken down as follows –

	<b>\$ million</b>
(a) Demolition	5.7
(b) Piling	30.9
(c) Building	34.6
(d) Building services	13.2
(e) Drainage and sewerage	0.6
(f) External works	1.9
(g) Additional energy conservation measures	0.8

/(h) .....

		<b>\$ million</b>	
(h)	Furniture and equipment <sup>1</sup>	0.5	
(i)	On-cost payable to HA <sup>2</sup>	11.0	
(j)	Contingencies	9.9	
	Sub-total	109.1	(in September 2013 prices)
(k)	Provision for price adjustment	25.8	
	Total	134.9	(in MOD prices)

The construction floor area (CFA) of **195SC** is about 1 800 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$26,556 per m<sup>2</sup> of CFA in September 2013 prices. We consider this comparable to that of similar projects built by the Government.

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

<b>Year</b>	<b>\$ million (Sept 2013)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2014 – 15	5.0	1.06000	5.3
2015 – 16	25.0	1.12360	28.1
2016 – 17	26.0	1.19102	31.0
2017 – 18	28.0	1.26248	35.3
2018 – 19	9.0	1.32876	12.0
2019 – 20	8.0	1.39519	11.2
2020 – 21	6.0	1.46495	8.8
			/2021 – 22 .....

<sup>1</sup> The estimated cost is based on an indicative list of furniture and equipment required.

<sup>2</sup> This is the estimated cost (an assumed rate of 12.5% of the estimated construction cost) to be charged by HA for the design, construction and supervision of the project.



Year	\$ million (Sept 2013)	Price adjustment factor	\$ million (MOD)
2021 – 22	2.1	1.53820	3.2
	<hr/> 109.1 <hr/>		<hr/> 134.9 <hr/>

9. 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 2014 to 2022. Subject to funding approval, HA will deliver the proposed works through lump-sum contracts because the proposed scope of works can be clearly defined in advance. The contracts will provide for price adjustments.

10. We estimate the annual recurrent expenditure arising from this project to be about \$3.0 million.

## **PUBLIC CONSULTATION**

11. We consulted the KTDC and its Housing Committee on the public housing development and the proposed community hall project on 8 January 2010 and 17 March 2011 respectively. Members supported the project and urged for its early implementation.

12. We consulted the Legislative Council Panel on Housing on 3 June 2013 and provided supplementary information on 2 December 2013 regarding the reprovisioning arrangements of the five non-government organizations currently providing social services in the existing SMP(C)ECC as mentioned in paragraph 6. Members supported the project.

## **ENVIRONMENTAL IMPLICATIONS**

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

14. During demolition and construction, HA will specify the mitigation measures in the contracts to control noise, dust and site run-off nuisance to within established standards and guidelines. These include the use of silencers, mufflers, acoustic linings 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.

15. At the planning and design stages, HA has 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, HA will require the contractors to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on 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 facilities<sup>3</sup>. HA will encourage the contractors 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.

16. At the construction stage, HA will also require the contractors 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractors to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HA 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.

17. We estimate that the project will generate in total about 9 030 tonnes of construction waste. Of these, we will reuse about 560 tonnes (6.2%) of inert construction waste on site and deliver 8 200 tonnes (90.8%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 270 tonnes (3.0%) 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 \$0.26 million for the

/project .....

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<sup>3</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne<sup>4</sup> at landfills).

## **HERITAGE IMPLICATIONS**

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

## **LAND ACQUISITION**

19. The project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

20. The project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) demand control of fresh air supply with carbon dioxide sensors;
- (b) solar hot water system; and
- (c) solar light tubes.

21. The total estimated additional cost for adoption of the above energy conservation measures is around \$0.8 million (including \$0.1 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 4.5% energy savings in the annual energy consumption with a payback period of about 3.2 years.

**/ BACKGROUND .....**

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<sup>4</sup> 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 m<sup>3</sup>), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

## BACKGROUND INFORMATION

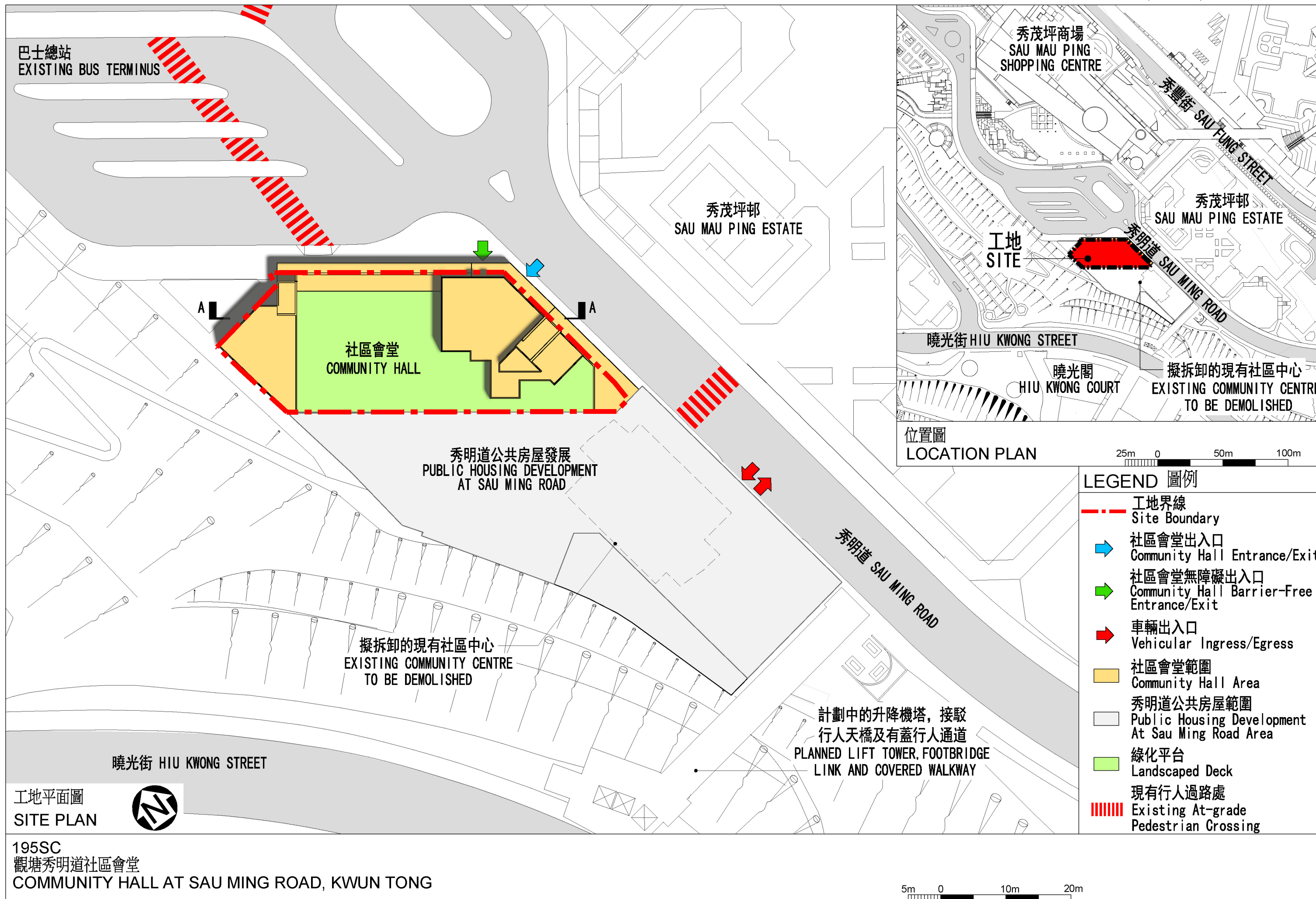
22. We upgraded **195SC** to Category B in September 2012.

23. There is no existing tree within the project site boundary. A planting proposal will be provided as part of the project, including the planting of about 1 700 shrubs and 8 600 groundcovers for enhancement of environment.

24. We estimate that the proposed works will create about 71 jobs (64 for labourers and another seven for professional/technical staff) providing a total employment of 1 250 man-months.

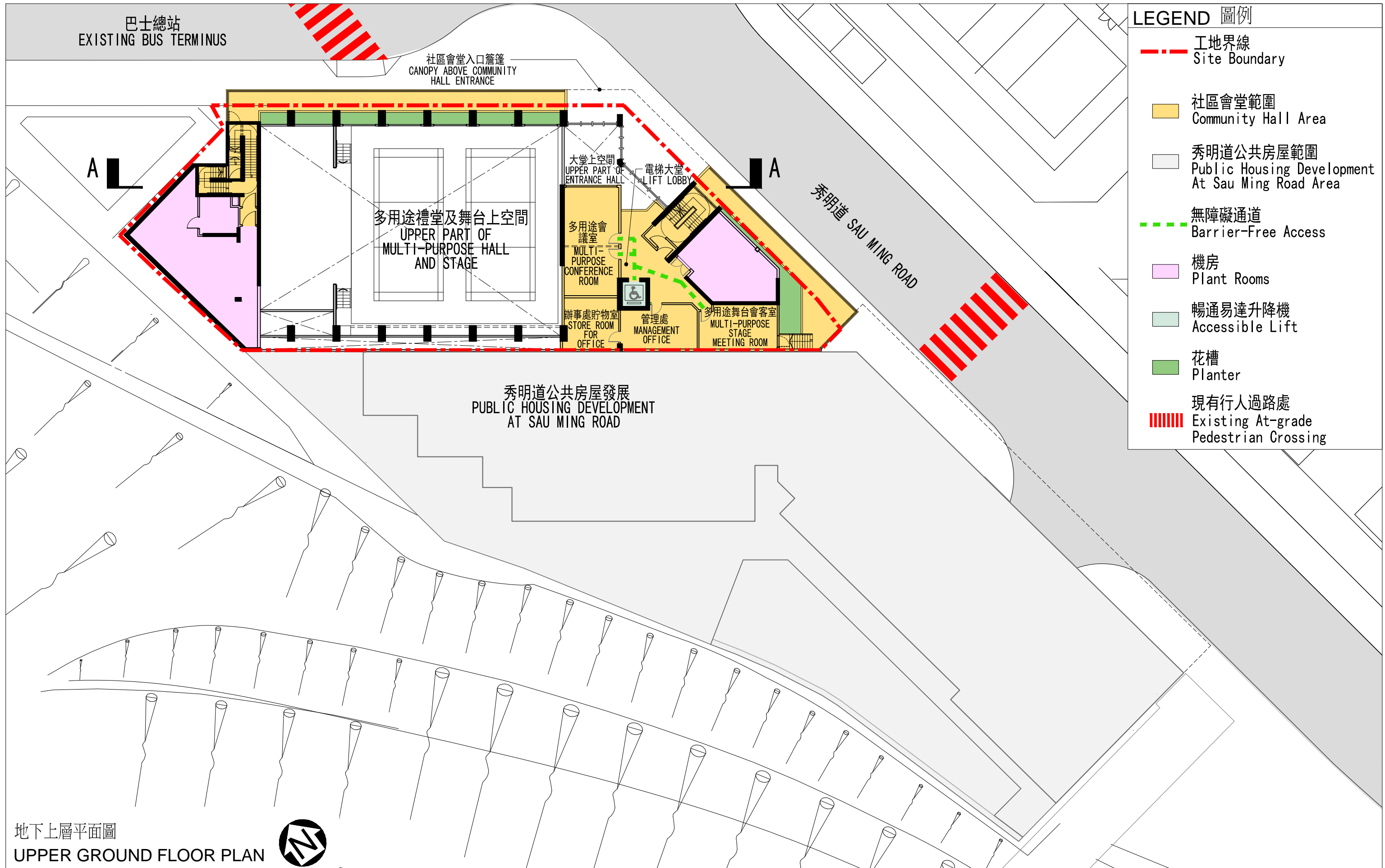
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Transport and Housing Bureau  
January 2014



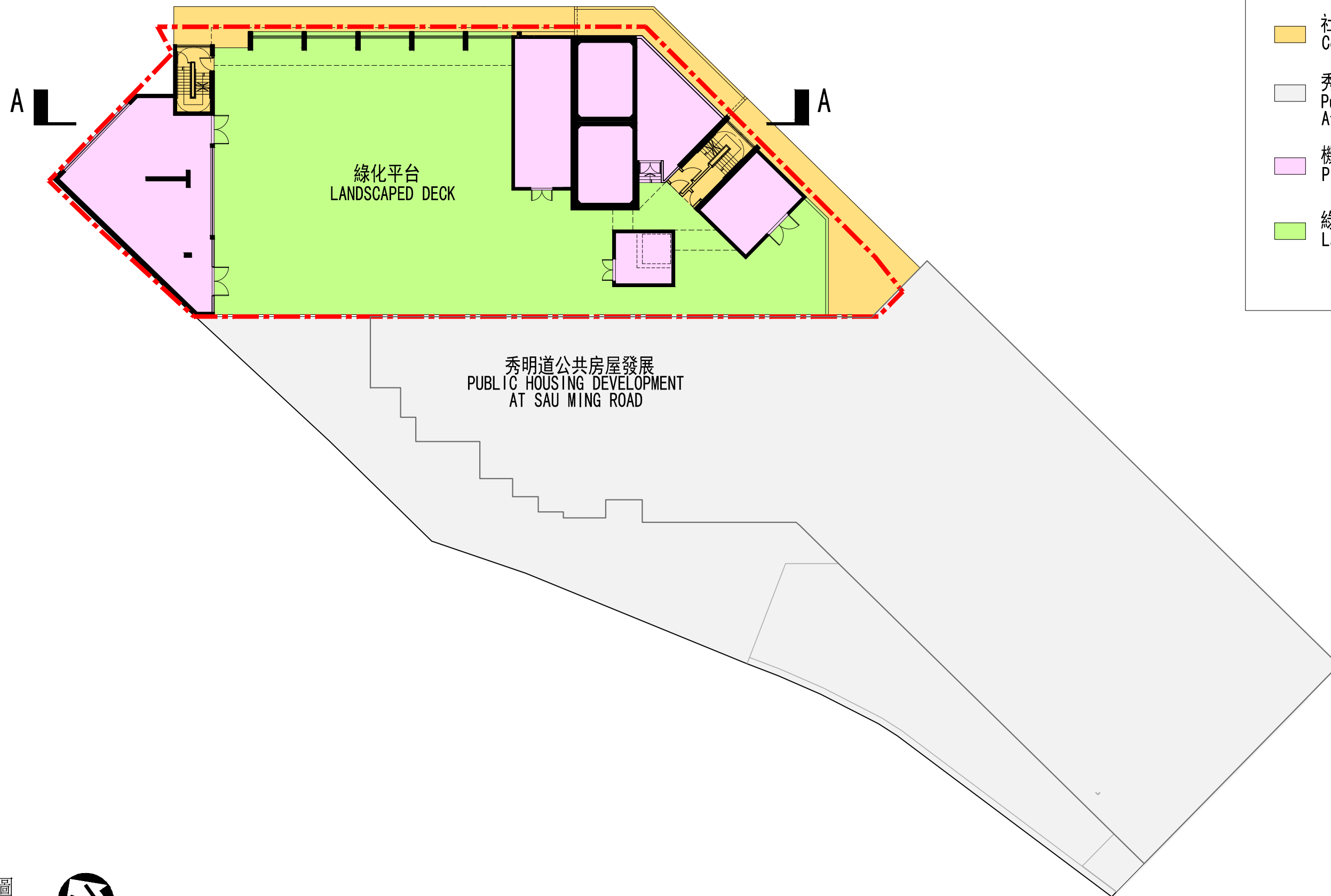






LEGEND 圖例

- 工地界線  
Site Boundary
- 社區會堂範圍  
Community Hall Area
- 秀明道公共房屋範圍  
Public Housing Development  
At Sau Ming Road Area
- 機房  
Plant Rooms
- 綠化平台  
Landscaped Deck



天台平面圖  
ROOF PLAN



195SC  
觀塘秀明道社區會堂  
COMMUNITY HALL AT SAU MING ROAD, KWUN TONG

3m 0 6m 12m



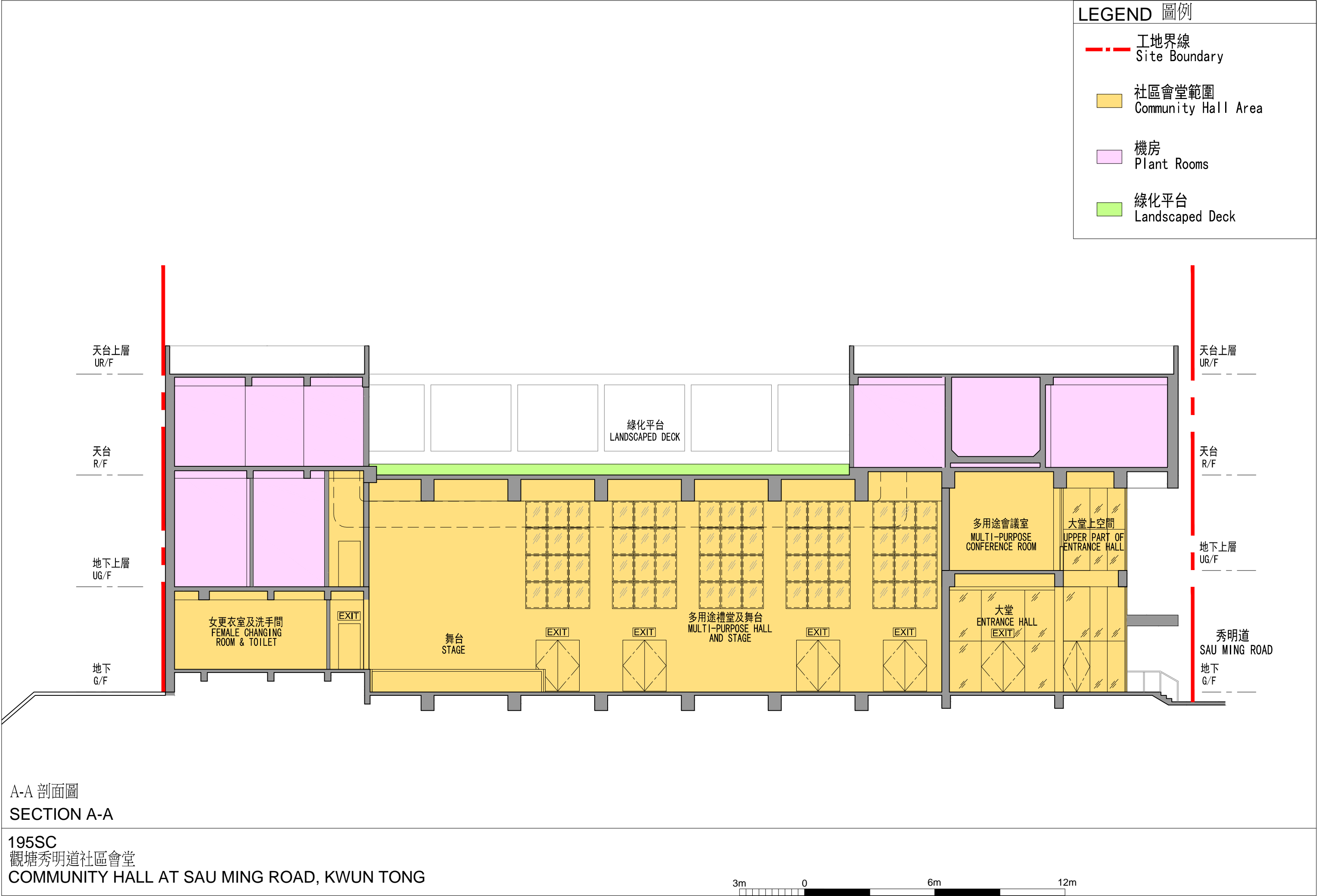
LEGEND 圖例

工地界線  
Site Boundary

社區會堂範圍  
Community Hall Area

機房  
Plant Rooms

綠化平台  
Landscaped Deck





從東北面望向擬建社區會堂的構思透視圖

PERSPECTIVE VIEW OF PROPOSED COMMUNITY HALL FROM NORTH EASTERN DIRECTION (ARTIST'S IMPRESSION)

195SC  
觀塘秀明道社區會堂  
COMMUNITY HALL AT SAU MING ROAD, KWUN TONG



