

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Social Welfare and Community Building – Community Centres and Halls
200SC – Signature Project Scheme (Sham Shui Po District) – Shek Kip Mei
Community Services Centre

Recreation, Culture and Amenities – Open Spaces
455RO – Signature Project Scheme (Wong Tai Sin District) – Expansion and
Improvement of Wong Tai Sin Square

Members are invited to recommend to the Finance Committee the upgrading of **200SC** and **455RO** to Category A at estimated costs of \$51.1 million and \$31.1 million in money-of-the-day prices respectively.

PROBLEM

We need to implement the Signature Project Scheme (SPS) projects in Sham Shui Po (SSP) and Wong Tai Sin (WTS) Districts.

/ **PROPOSALS**

PROPOSALS

2. The Director of Home Affairs, with the support of the Secretary for Home Affairs, proposes to upgrade the following projects to Category A –

- (a) the construction of a community services centre in Shek Kip Mei (SKM) as one of the SSP District's SPS projects at estimated cost of \$51.1 million in money-of-the-day (MOD) prices (viz. **200SC**); and
- (b) the expansion and improvement of the Wong Tai Sin (WTS) Square as one of the WTS District's SPS projects at an estimated cost of \$31.1 million in MOD prices (viz. **455RO**).

—— Details of the two SPS projects are at Enclosures 1 and 2.

Home Affairs Bureau
February 2015

**Signature Project Scheme (Sham Shui Po District)
– Shek Kip Mei Community Services Centre**

PROJECT SCOPE AND NATURE

The proposed scope of works under Shek Kip Mei (SKM) Community Services Centre project involves the construction of a community services centre (the Centre) with a construction floor area (CFA) of approximately 706 square metres (m²) at the podium of the SKM Estate Phase 3, which comprises the following facilities –

- (a) four activity rooms;
- (b) an after-school child care services room;
- (c) a child care room with baby care room;
- (d) a toy library and resources area;
- (e) a common or activity area;
- (f) a food preparation room;
- (g) two treatment rooms;
- (h) four medical consultation rooms;
- (i) a massage and manipulation area; and
- (j) ancillary facilities including an interview room, offices, store rooms, waiting area and special waiting area, reception, registration and dispensaries, toilets, and mechanical and electrical plant rooms.

———— The location plan, layout plan, sectional plan, artist's impression and a barrier-free access plan of the Centre are at Annexes 1 to 5 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in mid-2015 for completion in 2018.

/ JUSTIFICATION

JUSTIFICATION

3. The project is proposed by SSP District Council (SSPDC) following an extensive consultation with local residents and organisations. SSPDC is satisfied that the project will address local needs and have a visible and lasting impact on the community which meets the objectives of the SPS.

4. SSP is a densely-populated district with many low income households, elderly and new arrival families¹. Taking into account the public views and suggestions received during the district consultation and having regard to the feasibility of the proposals concerned as well as the benefits they may bring to the district, the SSPDC unanimously supported the implementation of the project. The Centre aims to provide three core services under one roof, namely child care and after-school care support services, short-term food assistance and medical services. The SSPDC and many local residents considered the availability of more child care and after-school support services at affordable charges would enable more parents especially women with young children to join the workforce, thereby helping them integrate better into the community. Many also supported inclusion of short-term food assistance and extra medical services into the project for the benefits of local residents, in particular singleton elderly people and low income families.

5. SSP is a built up area with few suitable sites available for the construction of the Centre. After a careful and extensive site search, the SSPDC identified the site which is currently earmarked for the Hong Kong Housing Authority (HA) to develop SKM Estate Phase 3. After liaison with the HA, HA agreed to develop the Centre at the podium of the SKM Estate Phase 3. As the site is currently under development by the HA, to minimise interfacing issues, we plan to entrust the construction of the Centre to HA, subject to funding approval by the FC, so that the Centre will be built as part of the SKM Estate Phase 3 housing development. Upon the completion of works, the Centre will be leased to the partner organisation selected by the SSPDC and recommended by SSP District Office (SSPDO).

/ **FINANCIAL**

¹ According to the 2011 Population Census, the median monthly domestic household income of the district was \$16,280 as compared with the territory-wide figure of \$20,500; the percentage of elderly population age 65 and over was 17%, which ranked second highest among all districts; and the number of persons from the Mainland having resided in Hong Kong for less than seven years were the second highest across all districts at about 19 000.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$51.1 million in MOD prices (see paragraph 8 below), broken down as follows –

	\$ million	
(a) Site works	0.4	
(b) Piling and foundation ²	5.9	
(c) Building	20.1	
(d) Building services	7.0	
(e) Drainage	0.5	
(f) External works	2.1	
(g) On-cost payable to HA ³	3.7	
(h) Contingencies	4.0	
Sub-total	43.7	(in September 2014 prices)
(i) Provision for price adjustment	7.4	
Total	51.1	(in MOD prices)

7. The total CFA of the SKM project, including 706 m² of the Centre and 109 m² of apportioned common area, is about 815 m². The estimated construction unit cost, represented by the building and building services costs, is \$33,252 per m² of CFA in September 2014 price level. We consider this comparable to that of similar projects built by the Government.

/ 8.

² Piling and foundation include pilings, pile cap, footings, non-piled foundation and excavation and lateral support.

³ This is the estimated on-cost to be charged by HA for the construction of the project.

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

Year	\$ million (Sept 2014)	Price adjustment factor	\$ million (MOD)
2015 – 16	6.0	1.06000	6.4
2016 – 17	9.4	1.12360	10.6
2017 – 18	24.5	1.19102	29.2
2018 – 19	2.6	1.26248	3.3
2019 – 20	0.9	1.32876	1.2
2020 – 21	0.3	1.39519	0.4
	<hr/> 43.7 <hr/>		<hr/> 51.1 <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 2015 to 2021. 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.

10. There will be no recurrent expenditure to be borne by the Government arising from this project save for the one-off subsidy of approximately \$2.6 million as detailed in paragraph 23. After a robust and fair selection process⁴, the SSPDC selected Po Leung Kuk (PLK)⁵ as its partner organisation to operate the Centre and provide the services mentioned in paragraph 4 above on a self-financing basis in the long run. The selected partner organisation will be required to pay a nominal rent for using the Centre, plus a monthly management and maintenance fee that covers the structure and other public areas in the same complex of the Centre to the Housing Department. All service fees and revenue received will be used for sustaining the operation of the Centre.

/ **PUBLIC**

⁴ Invitation for non-profit-making organisations to submit proposals was posted in local newspapers and SSPDC's website in April 2014. Eight proposals were received by the deadline in May 2014. The proposals were assessed according to the assessment criteria.

⁵ Founded in 1878, PLK has developed into one of the leading charitable organisations in Hong Kong with a net asset value of about \$3.12 billion as at 31 December 2013. With almost 8 500 staff members, PLK is providing a wide range of social, educational, medical, cultural and recreational services through more than 260 services units across the territory, benefitting over 500 000 people a year.

PUBLIC CONSULTATION

11. The project was supported unanimously by the SSPDC after an extensive and in-depth consultation within SSP District from March to September 2013. During the consultation period, local residents and organisations expressed their clear wish for the provision of expanded and extended community services suitable for various social groups in the SSP District. By the end of the consultation period, a total of 70 proposals and comments were received. After detailed deliberation, the SSPDC decided to take forward the project and another project to construct the Mei Foo Neighbourhood Activity Centre as SPS project proposals of the District in December 2013.

12. The Legislative Council Panel on Home Affairs (HA Panel) on 12 December 2014 supported this project be submitted to the Public Works Subcommittee (PWSC) and FC for consideration.

ENVIRONMENTAL IMPLICATIONS

13. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). HA completed the Preliminary Environmental Review (PER) in January 2015, with findings agreeable to the Director of Environmental Protection. The PER concluded that this project would not have any long-term environmental impacts with implementation of mitigation measures.

14. HA will incorporate into the works contracts the pollution control measures recommended in the PER to control the short-term environmental impacts arising from the construction works to within established standards and guidelines. These measures include frequent watering of the site, covering of materials, control of construction runoff, use of silenced construction plant and noise enclosures, etc.

15. At the planning and design stages, HA has considered the design and construction sequence of the proposed works of the concerned project 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 facilities⁶.

/ 16.

⁶ 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.

16. HA will encourage the contractors to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

17. 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 measures 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. The contractors will be required 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 of the concerned projects at public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate about 400 tonnes of construction waste. Of these, we will reuse about 25 tonnes (6.2%) of inert construction waste on site and deliver 345 tonnes (86.3%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 30 tonnes (7.5%) 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 about \$0.01 million for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

19. This 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

20. This project does not require any land acquisition.

BACKGROUND INFORMATION

21. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under the SPS. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community.

22. We engaged HA to carry out the preparatory and pre-construction works of this project at an estimated cost of \$2.2 million charged to block allocation **Subhead 7017CX** "Signature Project Scheme". Detailed design and site investigation have been completed and the tender documents are being finalised.

23. With the agreement of the SSPDC, apart from the proposed allocation of \$51.1 million for the works, \$0.8 million and \$2.6 million will be spent respectively for publicity and community involvement activities, and engaging non-civil service contract staff to oversee the project implementation. Besides, a sum of not more than 5% of the estimated cost for works and related items of the project, i.e. approximately \$2.6 million, will be earmarked as a one-off subsidy to subsidise the selected partner organisation the costs of start-up, operation, management and/or maintenance of the project for up to a maximum of two years after project commissioning. An overview of estimated cost of SPS projects in SSP is at Annex 6.

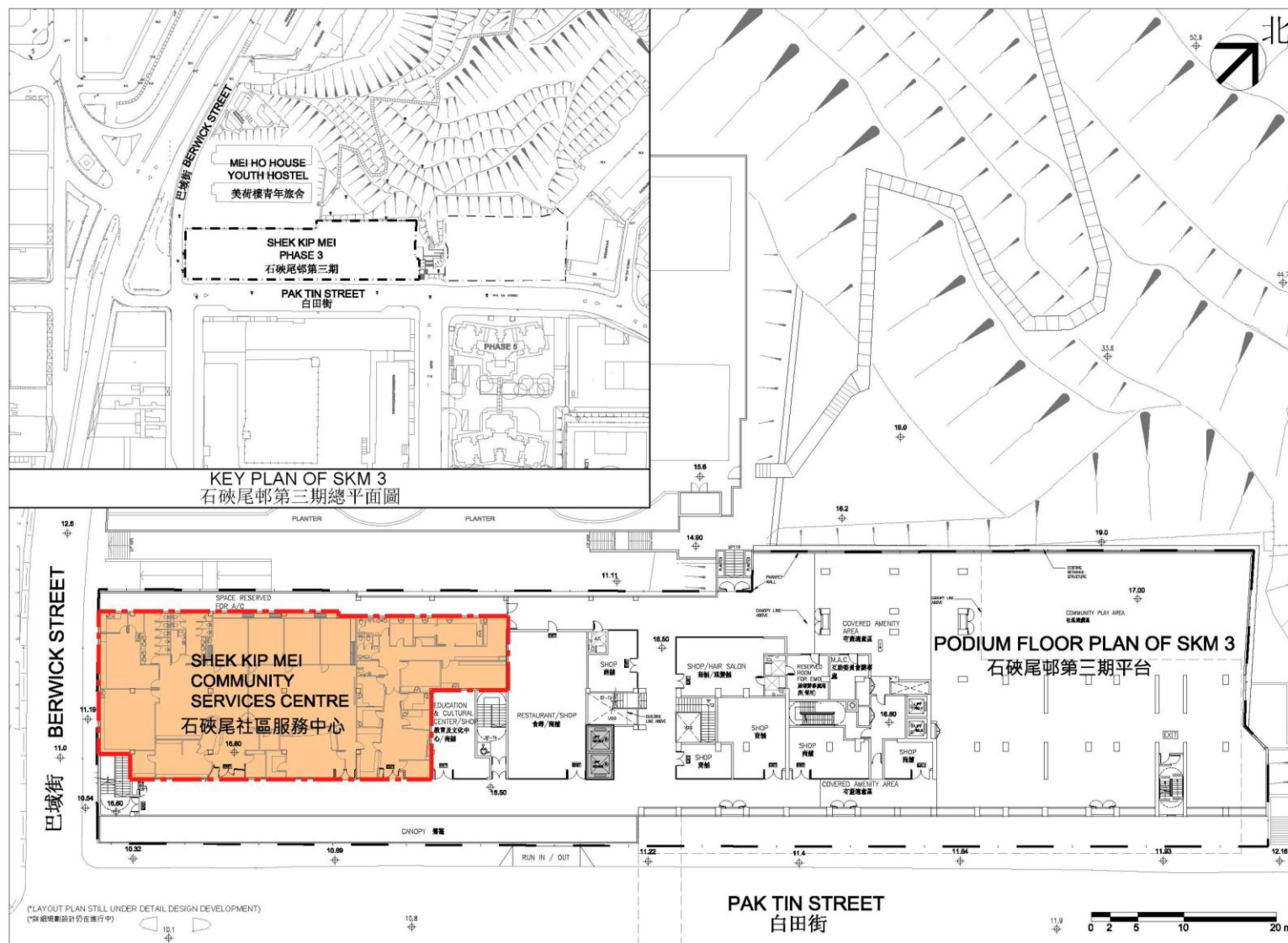
24. After obtaining funding approval of the FC for the construction of the project, we will arrange to create non-recurrent commitment of \$6 million for the non-works items of this project under delegated authority in accordance with the established mechanism.

25. Apart from the project, the SSPDC has proposed to take forward the Mei Foo Neighbourhood Activity Centre as the other SPS project of SSP District. We intend to consult the HA Panel on the other project of the SSP District in the first half of 2015 before submission of the proposal to the PWSC and FC.

26. The proposed works will not involve any tree removal or planting proposal.

27. We estimate that the proposed works will create about 21 jobs (19 for labourers and another 2 for professional/technical staff) providing a total employment of 430 man-months.

**Boundary of
the proposed
Centre**
擬建中心範圍



200SC
Shek Kip Mei Community Services Centre
石硤尾社區服務中心

Location Plan – Shek Kip Mei Community Services Centre
石硤尾社區服務中心－位置圖

LEGEND

Boundary of the
proposed Centre

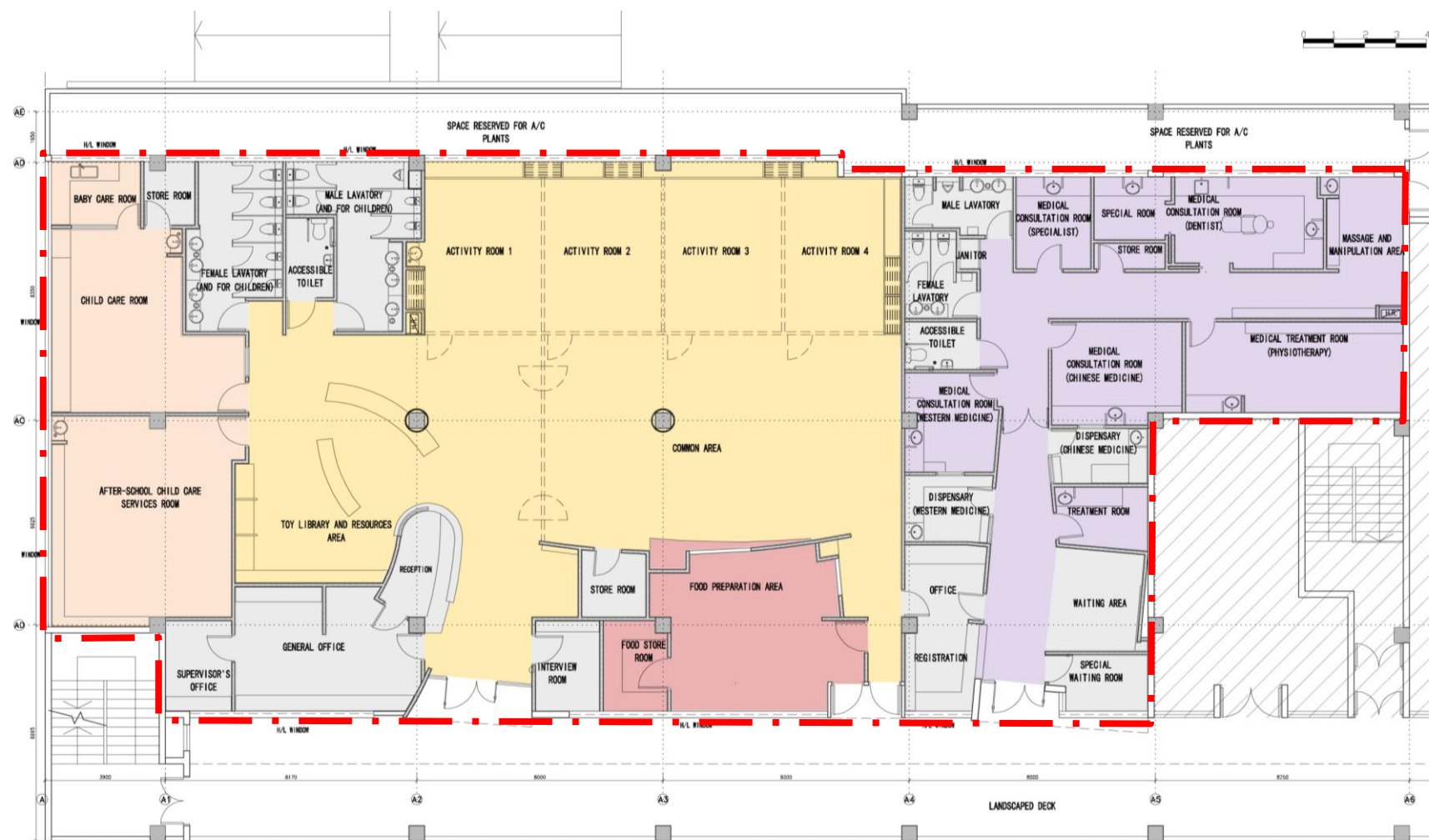
Child care and
after-school care
support services

Short-term food
assistance

Common/ activity/ toy
library and resources
areas

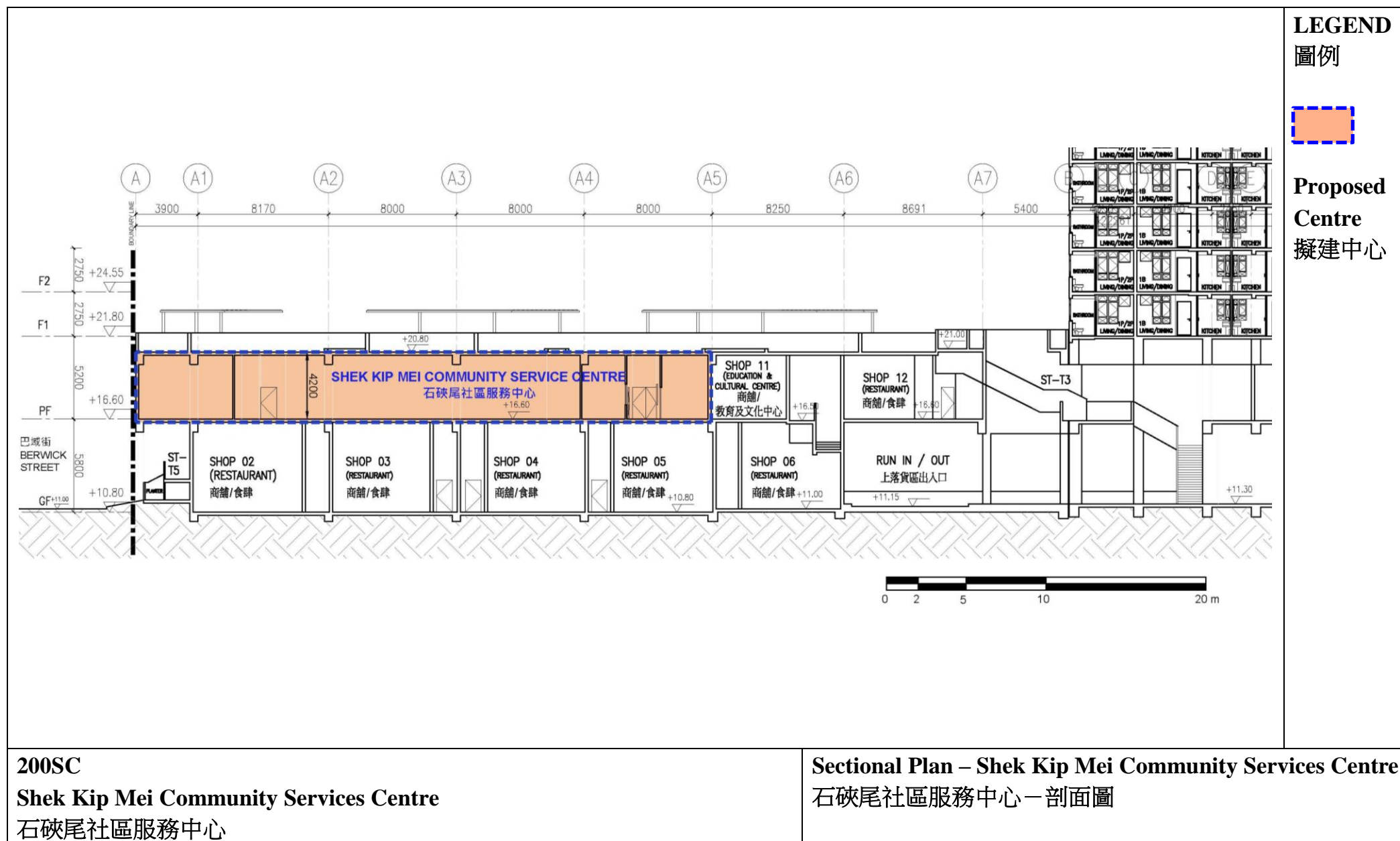
Medical Services

Ancillary facilities



200SC
Shek Kip Mei Community Services Centre
石硤尾社區服務中心

Layout Plan – Shek Kip Mei Community Services Centre
石硤尾社區服務中心—平面圖





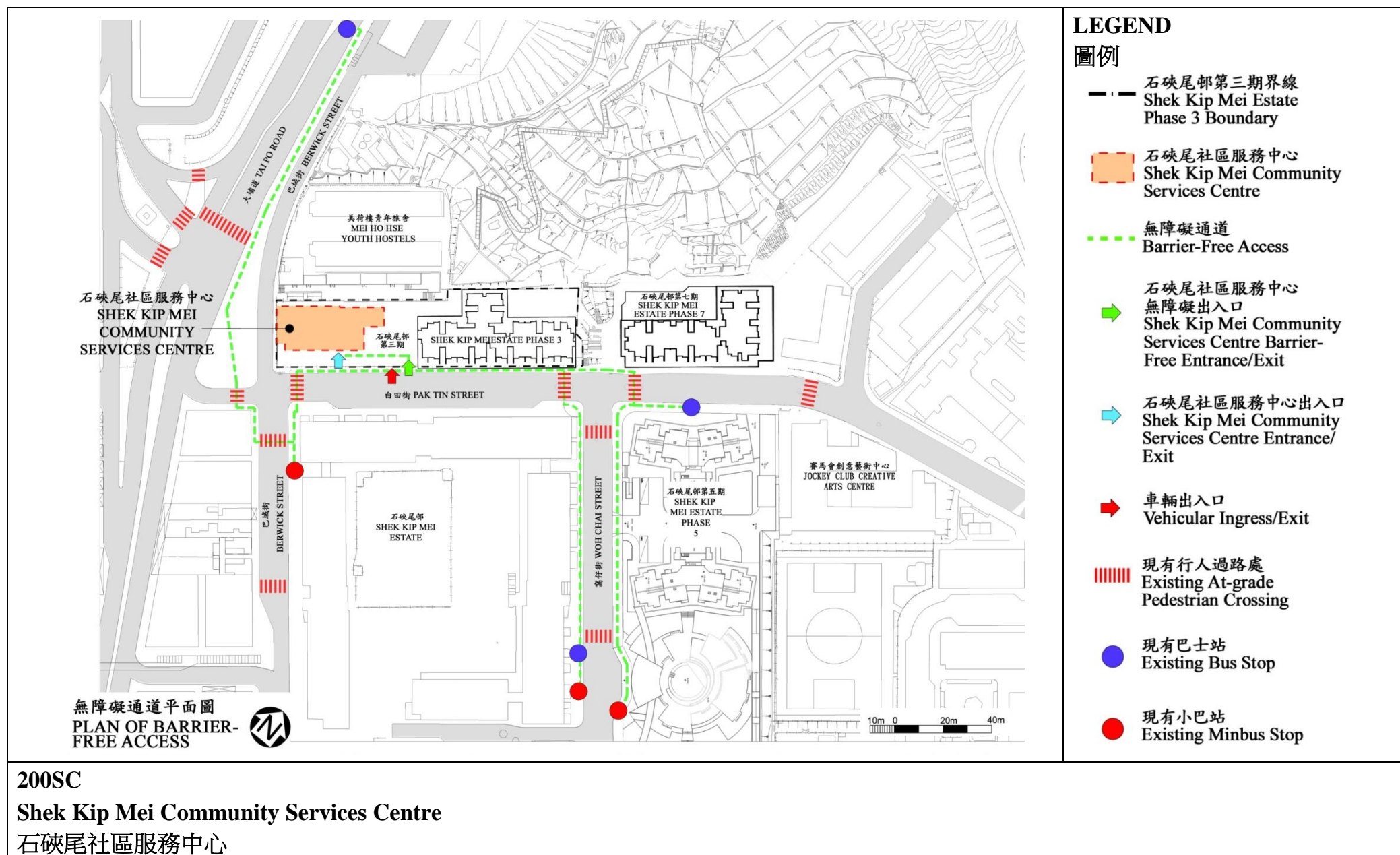
200SC
Shek Kip Mei Community Services Centre
石硤尾社區服務中心

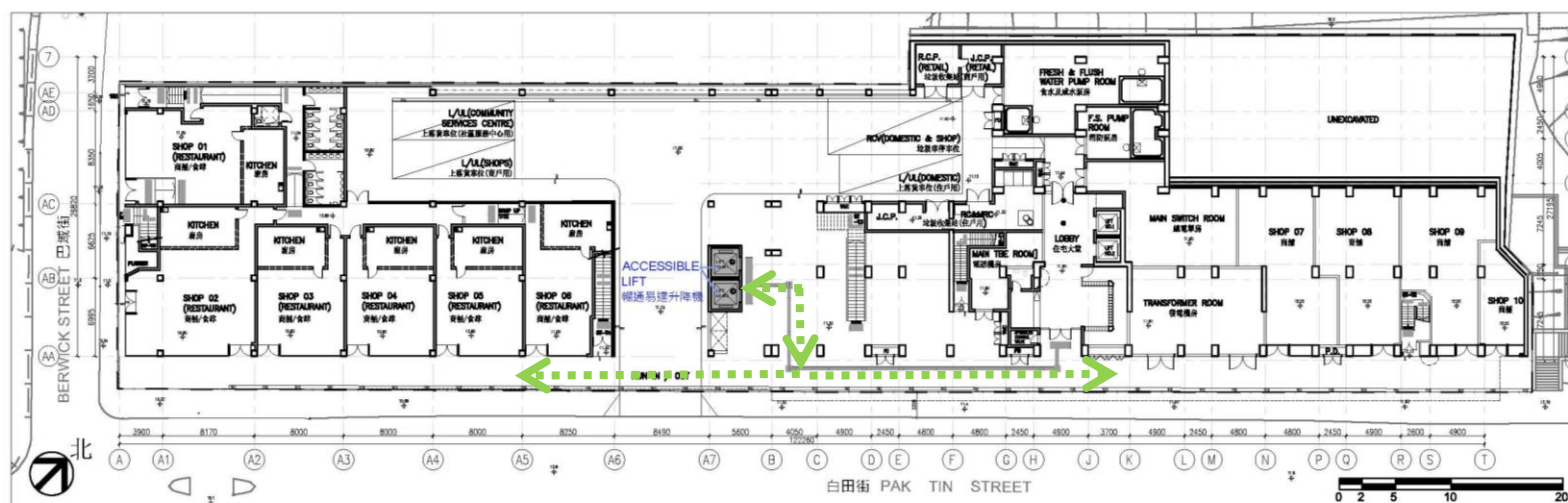
Artist's Impression – Shek Kip Mei Community Services Centre
(Social Services Portion)
外觀構思圖－石硤尾社區服務中心（社區服務部分）



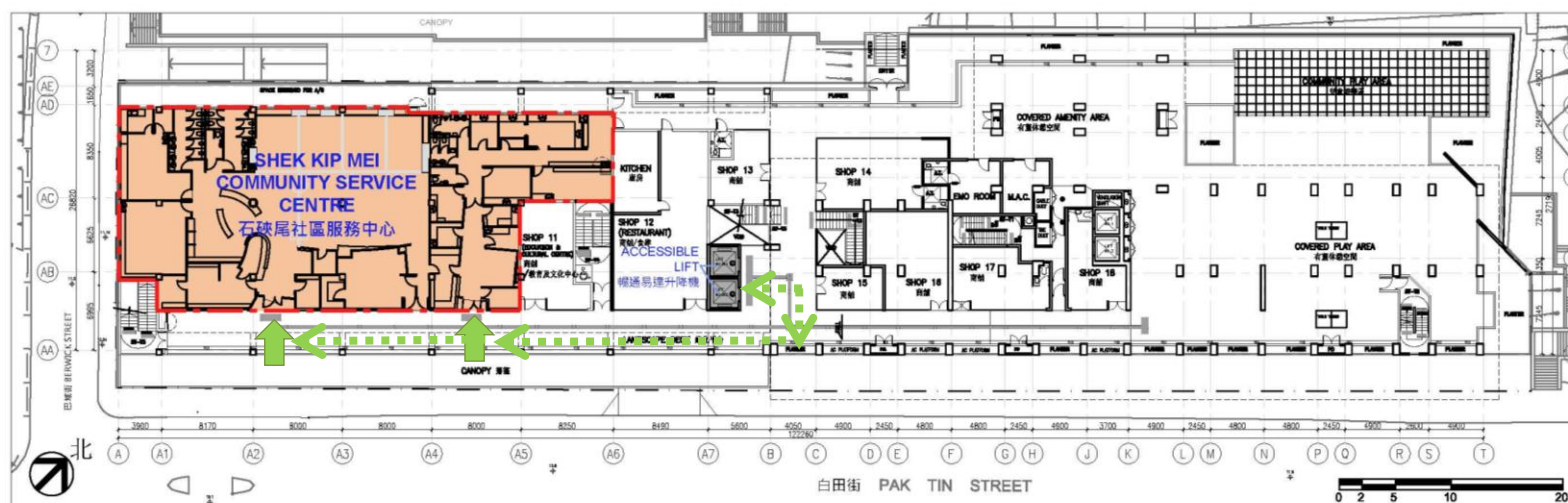
200SC
Shek Kip Mei Community Services Centre
石硤尾社區服務中心

Artist's Impression – Shek Kip Mei Community Services Centre
(Medical Services Portion)
外觀構思圖－石硤尾社區服務中心（醫療服務部分）





石硤尾邨第三期地下平面圖 SKM 3 - GROUND FLOOR PLAN



石硤尾邨第三期平台平面圖 SKM 3 - PODIUM FLOOR PLAN

LEGEND

圖例

Boundary of the
proposed Centre
擬建中心範圍

Barrier free access
route to the Centre
無障礙通道

Accessible lift
暢通易達升降機

Entrance/ Exit
出入口

200SC**Shek Kip Mei Community Services Centre**

石硤尾社區服務中心

Barrier Free Access Plan – Shek Kip Mei Community Services Centre

石硤尾社區服務中心—無障礙通道示意圖

**Overview of the Estimated Cost
of the Sham Shui Po Signature Project Scheme Projects**

Items	Estimated Cost (\$'000)
A. Shek Kip Mei Community Services Centre	
Works and Related Items	51,100
Publicity and Public Engagement Activities	805
Non-Civil Service Contract Staff	2,600
One-off subsidy to non-profit-making partner organisation	2,555
Total	57,060
B. Mei Foo Neighbourhood Activity Centre¹	
Total	35,000
Total Cost of the Two Signature Project Scheme Projects	92,060

¹ The estimated cost of the project is only a rough indication. A realistic estimate will be provided when the detailed design has been completed.

**Signature Project Scheme (Wong Tai Sin District)
– Expansion and Improvement of Wong Tai Sin Square**

PROJECT SCOPE AND NATURE

The proposed scope of works under the Expansion and Improvement of Wong Tai Sin (WTS) Square project comprises –

- (a) expansion of the WTS Square by about 15 metres to its north;
- (b) construction of a permanent and covered performance stage¹ at the WTS Square with sound system;
- (c) construction of a tensile fabric cover over the spectator area;
- (d) reprovisioning and widening of the ramp leading to Shatin Pass Road;
- (e) provisioning of soft landscaping works and relocation of existing facilities at the WTS Square, including planters, flag poles, lamps and benches, etc. having regard to the expansion works; and
- (f) enhancement of drainage system.

———— The location plan, site plan and artist's impressions showing the proposed works are at Annexes 1, 2 and 3 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in mid-2015 for completion in mid-2016.

/ JUSTIFICATION

¹ Dressing rooms (with disabled toilets), an electrical switch room, a store room and a fire service pump room will also be provided under the construction of performance stage.

JUSTIFICATION

3. The project is proposed by WTS District Council (WTSDC) following an extensive consultation within the district. WTSDC is satisfied that the project will address local needs and have a visible and lasting impact on the community which meets the objectives of the SPS.

4. Despite being a conveniently-located and highly-utilised public open space in the district occupying an area of 3 300 m², the WTS Square does not have any permanent and covered performance stage. Event organisers have to set up stages for one-off uses. The existing covered walkway connecting the Mass Transit Railway WTS Station and Shatin Pass Road occupies about 330 m² (i.e. 10%) of the WTS Square that could otherwise be used for organisation of activities. The proposed works would increase the area of the WTS Square and facilitate event organisers to better utilise the WTS Square for hosting community events.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$31.1 million in MOD prices (please see paragraph 7 below), broken down as follows –

	\$ million
(a) Building	10.3
(b) Specialist works – tensile structure	6.5
(c) Soft landscaping works and relocation of facilities	0.6
(d) Building services	3.5
(e) Drainage	1.9
(f) Furniture and equipment ²	0.8

/ (g)

² The estimated cost of furniture and equipment is based on an indicative list of items including stage equipment, fire-fighting equipment, security control equipment, waste handling equipment and miscellaneous items, etc.

		\$ million	
(g)	Consultants' fee for –	1.7	
	(i) contract administration	1.6	
	(ii) management of resident site staff (RSS)	0.1	
(h)	Remuneration of RSS	0.8	
(i)	Contingencies	2.6	
	Sub-total	28.7	(in September 2014 prices)
(j)	Provision for price adjustment	2.4	
	Total	31.1	(in MOD prices)

6. Due to inadequate in-house resources, we propose to engage consultants to undertake contract administration and site supervision of the project. A breakdown of the estimates for consultants' fees and resident site staff costs by man-months is at Annex 4.

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

Year	\$ million (Sept 2014)	Price adjustment factor	\$ million (MOD)
2015 – 16	18.0	1.06000	19.1
2016 – 17	10.1	1.12360	11.3
2017 – 18	0.5	1.19102	0.6
2018 – 19	0.1	1.26248	0.1
	28.7		31.1

8. 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 2015 to 2019. Subject to funding approval, we will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance.

9. We estimate that the additional government recurrent expenditure arising from the project is about \$0.5 million per annum.

PUBLIC CONSULTATION

10. The WTSDC reached consensus on implementing the project and another project, namely Enhancement of Leisure Facilities of Morse Park in January 2013 as WTS District's SPS projects. Consultation with the four Area Committees (ACs) in WTS was conducted in March 2013. All four ACs indicated support for the two projects which were endorsed by the WTSDC in March 2013.

11. The Legislative Council Panel on Home Affairs (HA Panel) on 23 July 2014 supported the project be submitted to the Public Works Subcommittee (PWSC) and FC for consideration.

ENVIRONMENTAL IMPLICATIONS

12. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed the Preliminary Environmental Review (PER) for the project in June 2014, with findings agreeable to the Director of Environmental Protection. The PER concluded that the project would not have any long-term environmental impacts with implementation of mitigation measures. We will implement the mitigation measures recommended in the PER including specifying the maximum allowable sound power level of the sound amplification system of the performance stage in the tender to avoid any adverse noise impact to the nearby sensitive receivers.

13. We will incorporate into the works contract the pollution control measures recommended in the PER to control the short-term environmental impacts arising from the construction works to within established standards and guidelines. These measures include frequent watering of the site, covering of materials, control of construction runoff, use of silenced construction plant and noise enclosures, etc.

14. At the planning and design stages, we have considered the design and construction sequence of the proposed improvement works to reduce the generation of construction waste where possible. In addition, we will require the contractor 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 facilities³. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

15. At the construction stage, we will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We 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.

/ 16.

³ 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.

16. We estimate that the project will generate in total about 3 460 tonnes of construction waste. Of these, we will reuse about 1 300 tonnes (37.6%) of the inert construction waste on site and deliver 1 800 tonnes (52.0%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 360 tonnes (10.4%) 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 \$0.1 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

17. Event organisers will be required to ensure that the noise level of their functions will be kept at a reasonably low level so as to avoid causing any unnecessary disturbance to residents in the neighbourhood. Noise from the events should not be audible at nearby noise sensitive receivers during night time, i.e. from 11 pm to 7 am on the next day.

HERITAGE IMPLICATIONS

18. This 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. This project does not require any land acquisition.

BACKGROUND INFORMATION

20. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under the SPS. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community.

21. We engaged an architectural consultant to undertake the detailed design and site investigation, and a quantity surveying consultant to prepare cost estimate and tender documents. The total cost of the above consultancy services and site investigation works is about \$3.9 million (in MOD prices). We have charged this amount to block allocation **Subhead 7017CX** "Signature Project Scheme". Detailed design and site investigation have been completed and the tender documents are being finalised.

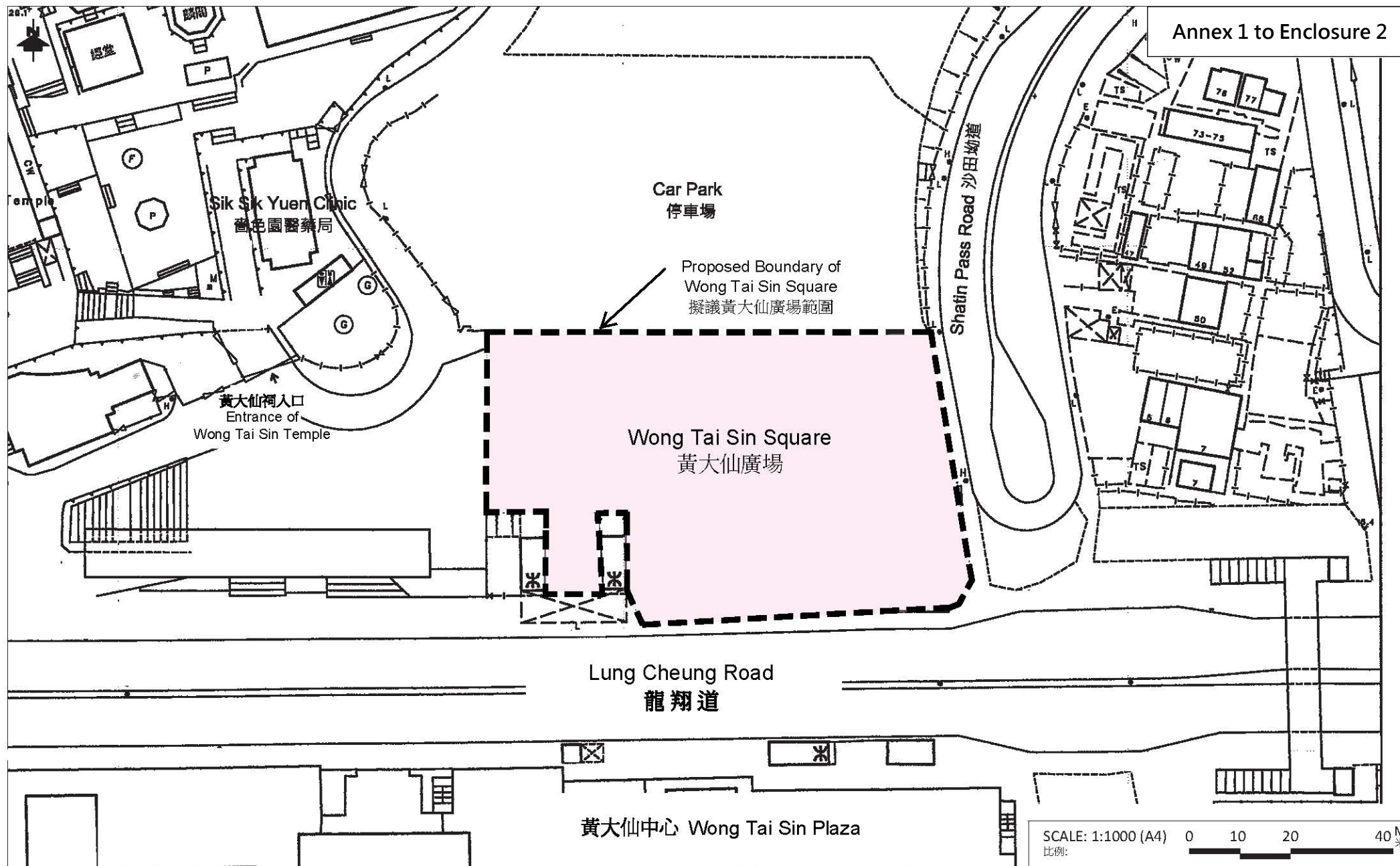
22. The WTSDC agreed to spend \$0.3 million and \$0.9 million respectively for publicity and community involvement activities, and engaging non-civil service contract staff under the WTS District Office to oversee the project implementation in addition to the proposed allocation of \$31.1 million for the works.

23. After obtaining funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$1.2 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the project is at Annex 5.

24. Apart from the project, the WTSDC has proposed taking forward the Enhancement of Leisure Facilities of Morse Park as the other SPS Project of the WTS District. It aims at improving facilities of the amphitheatre at Morse Park No. 4. We intend to consult the HA Panel on the project in the first half of 2015 before submission of the proposal to the PWSC and the FC.

25. The proposed works will not involve any tree removal or planting proposal.

26. We estimate that the proposed works will create about 27 jobs (23 for labourers and another 4 for professional/technical staff) providing a total employment of 304 man-months.



7455RO

黃大仙廣場擴闊及改善工程

EXPANSION AND IMPROVEMENT OF WONG TAI SIN SQUARE

DRAWING NO.:

圖則編號:

WTSSPS001-SK001-20140611

TITLE:

標題:

LOCATION PLAN

位置圖



LOCATION PLAN

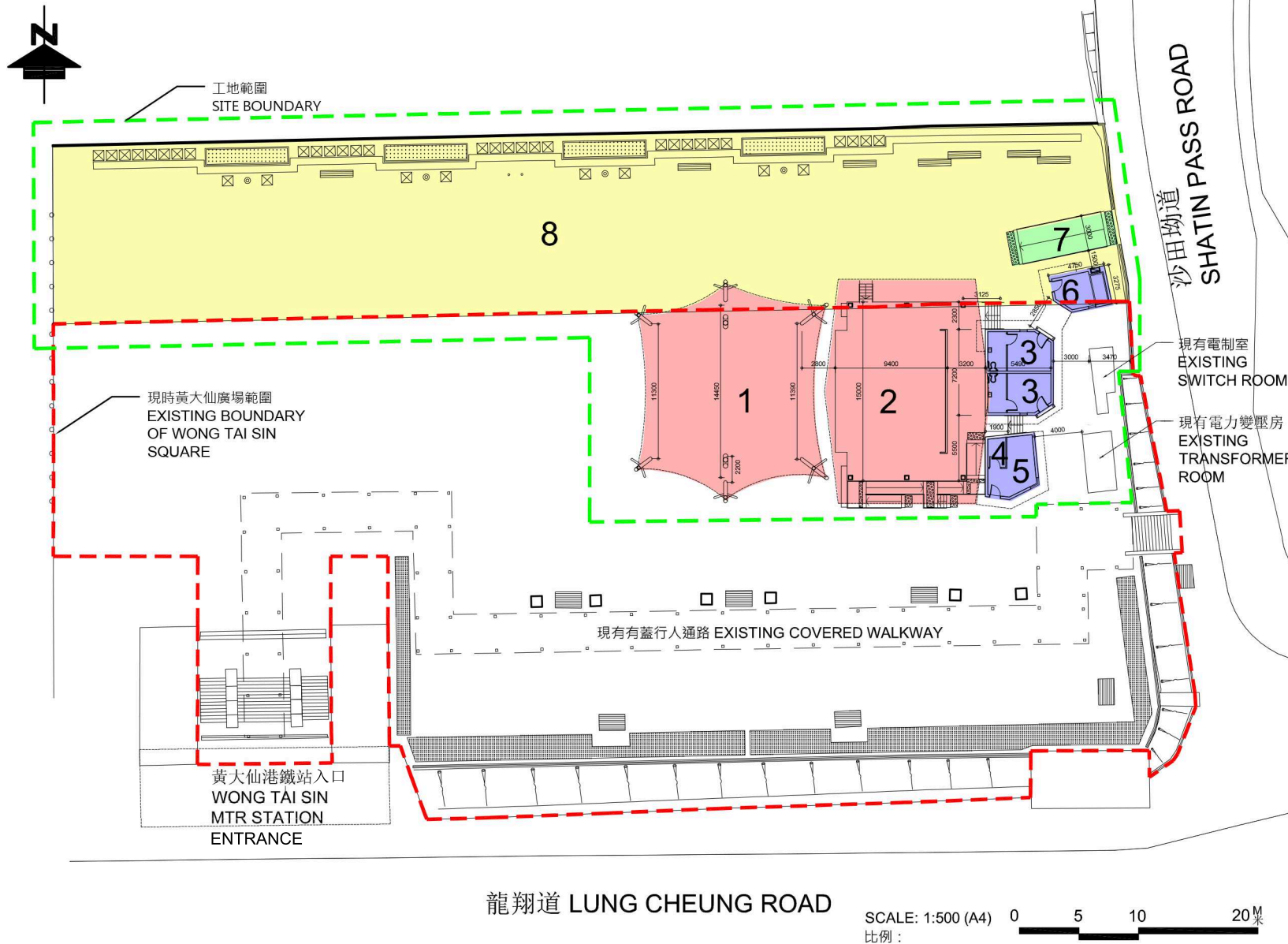
SCALE: 1:5000

位置圖

比例:

圖例 LEGEND

- 1 拉力纖維布上蓋
TENSILE FABRIC COVER
- 2 有蓋舞台 COVERED
PERFORMANCE
STAGE
- 3 更衣室 DRESSING
ROOM WITH TOILETS
- 4 電制室 ELECTRICAL
SWITCH ROOM
- 5 儲物室 STORE ROOM
- 6 消防泵房 FS PUMP
ROOM
- 7 斜道 RAMP
- 8 擴建15米連地台瓦面及重置
現有的花槽、旗杆及長椅
15M EXTENSION WITH
NEW PAVING AND
RELOCATED PLANTERS,
FLAG POLES AND
BENCHES



7455RO

黃大仙廣場擴闊及改善工程

EXPANSION AND IMPROVEMENT OF WONG TAI SIN SQUARE

DRAWING NO.:

圖則編號:

WTSSPS001-SK002-20140611

TITLE:

標題:

LAYOUT PLAN

平面圖



7455RO

黃大仙廣場擴闊及改善工程

EXPANSION AND IMPROVEMENT OF WONG TAI SIN SQUARE

DRAWING NO.:

圖則編號:

WTSSPS001-SK003-20140611

TITLE: ARTIST'S IMPRESSION (FACING NORTHEAST)
標題: 外觀構思圖(面向東北方)



7455RO

黃大仙廣場擴闊及改善工程

EXPANSION AND IMPROVEMENT OF WONG TAI SIN SQUARE

DRAWING NO.:

圖則編號: WTSSPS001-SK004-20140611

TITLE: ARTIST'S IMPRESSION (FACING SOUTHEAST)
標題: 外觀構思圖(面向東南方)



7455RO

黃大仙廣場擴闊及改善工程

EXPANSION AND IMPROVEMENT OF WONG TAI SIN SQUARE

DRAWING NO.:

圖則編號: WTSSPS001-SK005-20140611

TITLE: ARTIST'S IMPRESSION (BIRD'S EYE VIEW)

標題: 外觀構思圖(鳥瞰圖)

455RO – Expansion and Improvement of Wong Tai Sin Square**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2014 prices)**

			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
a)	Consultants' fees for contract administration (Note 2)	Professional	-	-	-	1.0
		Technical	-	-	-	0.6
					Sub-total	1.6
(b)	Resident Site Staff (RSS) costs (Note 3)	Professional	-	-	-	-
		Technical	24	14	1.6	0.9
					Sub-total	0.9
	Comprising -					
	(i) Consultants' fees for management of RSS				0.1	
	(ii) Remuneration of RSS				0.8	
					Total	2.5

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of resident site staff supplied by the consultants. (MPS salary point 14 = \$24,380 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **455RO**. The construction phase of the assignment will only be executed subject to Finance Committee's approval to upgrade **455RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Wong Tai Sin Signature Project Scheme Projects**

Items	Estimated Cost (\$'000)
A. Expansion and Improvement of Wong Tai Sin Square	
Works and Related Items	31,100
Publicity and Public Engagement Activities	250
Non-Civil Service Contract Staff	911
Total	32,261
B. Enhancement of Leisure Facilities of Morse Park ¹	
Total	67,739
Total Cost of the Two Signature Project Scheme Projects	100,000

¹ The estimated cost of the project is only a rough indication. A realistic estimate will be provided when the detailed design has been completed.