

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

### **HEAD 703 – BUILDINGS**

#### **Recreation, Culture and Amenities – Cultural facilities**

#### **66RE – Expansion and Renovation of the Hong Kong Museum of Art**

Members are invited to recommend to the Finance Committee the upgrading of **66RE** to Category A at an estimated cost of \$934.4 million in money-of-the-day prices.

### **PROBLEM**

We need to expand the Hong Kong Museum of Art (HKMA) and upgrade its facilities and equipment to address the shortage of art exhibition space and to enhance the service of the HKMA.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs (SHA), proposes to upgrade **66RE** to Category A at an estimated cost of \$934.4 million in money-of-the-day (MOD) prices for the expansion and renovation of the HKMA.

## PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 8 880 square metres (m<sup>2</sup>) (including both building boundary and associated external works area) along the waterfront of Tsim Sha Tsui (TST). The proposed scope of works under the project includes —

### Exhibition Galleries

- (a) provision of two new galleries, one on the rooftop (900 m<sup>2</sup>), and one in a new annex block with double-ceiling height (1 400 m<sup>2</sup>);
- (b) conversion of the existing reception lobby on the first floor into a multi-function hall (700 m<sup>2</sup>) for holding thematic exhibitions and cultural events;
- (c) refurbishment and refitting of four existing galleries on the second, third and fourth floors to upgrade the exhibition facilities;

### Ancillary Facilities

- (d) relocation of the reception lobby from the first to ground floor which will centrally house the box office, enquiry counter and other customer services facilities such as the audio guide counter and cloak room with a canopy entrance to enhance the visibility and accessibility of the museum;
- (e) relocation and upgrading of the museum restaurant and bookshop to provide food and beverage as well as merchandizing services to be more commensurate with the image and positioning of the HKMA;
- (f) refurbishment of the curatorial office and other supporting facilities, e.g. loading bay, building management office, security room;
- (g) conversion of the existing gallery on the first floor into a collection store;

External Facilities and Open Space

- (h) re-designing the museum façades with a greater portion of glazed area and new layer of cladding to distinguish the image and character of the HKMA;
- (i) provision of four entrances, including barrier free access, to enable visitors to access the museum from different directions;
- (j) provision of a new staircase from the ground floor to the new entrance on the first floor facing the waterfront to capture the intensive flow of pedestrians between the Avenue of Stars and the Hong Kong Cultural Centre (HKCC) Piazza;
- (k) re-designing the open space in front of the museum into an “Art Corridor” to provide an active outdoor space for art display and other cultural activities and to enable greater interaction between the indoor and outdoor spaces; and
- (l) development of a new signage system with a unique visual identity and branding.

4. A site plan, floor plans, a sectional plan, artist’s impressions, site photos of existing views of the museum and a barrier-free access plan for the project are at Enclosures 1 to 11. Subject to funding approval of the Finance Committee (FC) within this legislative session, we plan to commence construction in the first quarter of 2016 for completion in the first quarter of 2019.

**JUSTIFICATION**

5. The HKMA at TST was opened in 1991. No major renovation has been carried out since its opening and most of the facilities are aging and fall short of the modern-day requirements. The availability of new and refurbished gallery space will strengthen the HKMA’s capacity to stage more blockbuster art exhibitions and to promote Hong Kong art.

Expansion and Upgrading of Museum Facilities

6. At present, the HKMA provides a total of 7 080 m<sup>2</sup> gallery space to feature its own collections and present thematic exhibitions. Due to insufficient space in the museum, permanent galleries have been converted temporarily to feature thematic blockbuster exhibitions, thus affecting the permanent display of the works of local artists. To create more exhibition space, it is proposed to add a new annex block and a rooftop gallery to the museum building, and to convert the reception lobby on the first floor into a multi-function hall for holding exhibitions and other functions, thereby increasing the exhibition space by 42%, from 7 080 m<sup>2</sup> to 10 073 m<sup>2</sup>. Consideration will be given to making use of a section of the new rooftop gallery for organising exhibition-related art education programmes for children and the youth.

7. To enhance the visibility, accessibility, customer-oriented spirit and branding of the HKMA, we propose to facelift the museum architecturally and aesthetically by adopting a new façade cladding compatible with the new features, additions and internal function of the renovated HKMA. This new cladding is a light weight, prefabricated, three-dimensional modular material which could reduce the heavy solid outlook of the existing museum visually by increasing recessed surface area for shadow casting. This not only transforms the museum with a fresh and distinguishing outlook enriching its image along the harbourfront, but also enhances its environmental performance by reducing heat gain of the building.

8. With transparency as the prime design principle, the renovated museum building will reinforce openness, visibility and modernity. Key features include the addition of a glass corridor at the new reception lobby, as well as the adoption of glass facades in the annex block building, the main entrance and the new rooftop gallery. The glass façade at the southern side will open up the public lobbies on the second, third and fourth floor of the main building, offering an unobstructed view of the harbour on these floors. These features, together with the artistic cladding on the museum façades, will enable the renovated HKMA to stand out on the waterfront, thereby creating a unique identity when viewed from the Salisbury Road.

9. The existing café and bookshop, located on the first floor of the HKMA, are not easily accessible by the public and are underutilised. We will improve the accessibility of the dining facilities by creating a museum restaurant on the first floor with a new and separate entrance directly linked with the promenade. Customers will be able to enjoy the fabulous view of the harbour through its glazed façade. This together with the alfresco dining facilities of the café on the ground floor will also enhance the vibrancy of the waterfront, while the bookshop, which will be relocated to the ground floor, will provide museum related merchandise and souvenirs befitting the image of the HKMA.

#### Sharpening the Museum's Focus on Hong Kong Art

10. One of the prime purposes of the expansion project is to provide space and facilities required for the HKMA to promote Hong Kong art, and to enhance its capacity in supporting local art and artists. The Hong Kong Art Gallery, which was used in the late 1990s for staging thematic exhibitions, will be re-instated for staging exhibitions on Hong Kong art. A new Hong Kong Contemporary Art Gallery will be provided to feature contemporary Hong Kong art exhibitions in collaboration with guest curators, artists, art groups and organisations using fresh curatorial perspectives, dynamic interactions and inspirations. A double ceiling height gallery will be provided on the ground floor of the new annex block building for staging contemporary art exhibitions featuring large-size works of Hong Kong artists with an experimental orientation. Monumental contemporary artworks that require double ceiling height space can be accommodated in this gallery, which is going to be very different from the traditional white-cube gallery space.

11. Besides the internal exhibition facilities as listed in paragraph 3 (a) to (c), the existing Piazza in front of the HKMA will be enhanced as an external exhibition space for museum displays, which will form part of an open Art Corridor leading from the Art Square in Salisbury Garden to the HKCC Piazza, where artists' works will be displayed on a rotational basis.

#### Enhancing the Museum's Accessibility and Visibility

12. Upon completion of the project, the HKMA will have four entrances for the public to access the museum from different directions, thereby enhancing the accessibility of HKMA. As mentioned in paragraph 8 above, a transparent building design will be adopted to enable the renovated HKMA to stand out on the waterfront, to allow visitors to have the splendid view of the harbour from within the museum and to increase its visibility when viewed from Salisbury Road.

13. The Art Corridor, together with the Art Square in Salisbury Garden, will provide an active open space for arts and cultural events and enhance the vibrancy of the waterfront.

14. The museum restaurant with unobstructed harbour view, the alfresco dining facilities of the café, books & souvenir shop together with the enhanced exhibitions and cultural activities, will enliven the atmosphere of the TST waterfront and provide vibrancy to public enjoyment.

15. The HKMA expansion and renovation project will form part of the Leisure and Cultural Services Department (LCSD)'s longer term plan to revitalise its cultural and leisure facilities on the TST waterfront. The envisaged holistic revitalisation of the TST waterfront would also cover the eastern part of the Salisbury Garden and the Avenue of Stars, and the renovation of the HKCC and its piazzas in the longer run. Collaboration with other stakeholders such as the private sector and non-government organisations may be necessary in order to re-shape the TST waterfront into a vibrant cultural destination in Hong Kong.

16. The enhanced programming of the HKMA with more blockbuster exhibitions and displays of local art talents' works will not only attract the people of Hong Kong but also visitors from around the world. Coupled with its new outlook and the renovated open spaces in its surrounding, the HKMA will become a cultural attraction and provide new and inspiring experience for visitors.

#### Museum Programmes during Closure

17. To ensure that the expansion and renovation works can be completed within the shortest possible period, the HKMA will be closed for about three years during which its collections and staff will be relocated off-site. During the construction period, the museum will continue with its business and activities in other venues and through online and offline forums to maintain its presence and connection with the public.

18. To continue with the effort to promote Hong Kong art and artists during the closure, the HKMA has reserved the Exhibition Gallery of the Heritage Discovery Centre in Kowloon Park for staging exhibitions, talks and discussions on Hong Kong art. It will use other exhibition venues managed by the LCSD, such as those at the Hong Kong City Hall and Hong Kong Central Library, to showcase the HKMA's collections on Hong Kong art. The HKMA will be able to maintain its presence at the TST waterfront by displaying artworks of local artists at the Art Square in the Salisbury Garden.

19. The opportunity will also be taken by the HKMA staff to reach out to the community more systematically and frequently, and to strengthen its audience building efforts. Specifically, the HKMA will organise more art appreciation and art learning programmes in schools and the community during its closure. It will present innovative educational programmes by engaging docents and art educators to give art talks and workshops in schools. The museum's website will be used to launch online interactive or animated art appreciation programmes in collaboration with educational institutions.

20. The HKMA plans to set up a Hong Kong Art Research Portal in collaboration with local tertiary and research institutions to take stock of existing researches on Hong Kong art and to join up the relevant databases through a common archival index to facilitate public access. The HKMA will also conduct a series of researches on the Hong Kong art history and share the results with the public and researchers through forums, publications, online databases, etc. The research output will also provide a solid foundation for formulating the programming and collection directions on Hong Kong art.

#### Interface with M+

21. The positioning of the expanded HKMA would not duplicate or compete with M+, the museum being developed in the West Kowloon Cultural District (WKCD). Taking into consideration the views expressed by the Art Museum Advisory Panel (AMAP)<sup>1</sup> and the stakeholders in the art community, the key differences in the positioning of the HKMA and M+ are as follows:

- (a) M+ focuses on 20<sup>th</sup> and 21<sup>st</sup> century visual culture, encompassing visual art, architecture, design and moving image, while the HKMA covers a much longer time period in art history, ranging from the classical to the contemporary period. In terms of genres, the HKMA showcases traditional paintings and calligraphies, historical pictures and antiquities. For instance, the HKMA has permanent galleries dedicated to rotating exhibitions on its collection of Chinese antiquities, traditional Chinese paintings and calligraphy, historical pictures as well as its Xubaizhai collection, a rich body of ancient Chinese paintings from the Ming and Qing Dynasties. Through collaboration with private collectors and overseas museums, the HKMA presents thematic exhibitions on classical works and masterpieces of the antiquarian to modern period from

/ around .....

---

<sup>1</sup> The AMAP, set up in October 2010 with members appointed by the SHA, comprises academics, museum experts, artists, art promoters, marketing/ public relations experts and community leaders.

around the world, like ancient Egyptian art, Impressionism, cultural relics from the Mainland and around the world, many of which are dated before 20th and 21st century;

- (b) M+ collects and presents Hong Kong art with a target to document the past, inform the present and contribute to the future of visual culture within an interconnected global landscape, while the HKMA targets at presenting the historical development of Hong Kong art in its own right and in the context of Hong Kong's art development; and
- (c) M+ positions itself as a world class museum that develops content from a Hong Kong perspective, with a global vision, extending out towards the rest of the Mainland, Asia and beyond, while the HKMA positions itself as an important regional museum with a Hong Kong focus complemented by international artistic trends and dialogues.

22. Representatives from both the Home Affairs Bureau and the LCSD sit on the Museum Committee of the WKCD Authority, which is responsible for overseeing the development, management and operation of M+. In addition, the M+ team and the management of the LCSD museums have been maintaining close dialogue to coordinate on the loaning of collections between the museums and to avoid unnecessary repetition in collecting or competition for acquiring the same artworks through exchanging information on their respective collections and acquisition proposals. The teams will continue to coordinate on the theme, period and activities of future museum exhibitions and further explore cooperation initiatives with a view to fostering the development of visual culture in Hong Kong.

23. Subject to FC's approval, we aim to commence construction of the project in the first quarter of 2016 for completion in the first quarter of 2019, while the target completion date of M+ is 2018 tentatively. The question of whether the renovation of the HKMA can be deferred until the opening of the M+ has been carefully deliberated by the Government and during the stakeholder consultation. It is noted that both the AMAP and the local art community are firmly of the view that there is a great urgency for the HKMA to upgrade and expand its facilities to enable it to fulfill its mission of promoting and supporting Hong Kong art and a three to four year delay is considered not acceptable. The LCSD will continue to maintain close liaison with the WKCD Authority to ensure that the positioning and programming of the HKMA and M+ are complementary.

/ FINANCIAL .....



**FINANCIAL IMPLICATIONS**

24. We estimate the capital cost of the project to be \$934.4 million in MOD prices (please see paragraph 26 below), broken down as follows –

|  | <b>\$ million</b> |                               |
|--|-------------------|-------------------------------|
| (a) Site works   | 11.7              |                               |
| (b) Foundation   | 9.1               |                               |
| (c) Building <sup>2</sup>  | 358.5             |                               |
| (d) Building services  | 149.8             |                               |
| (e) Drainage   | 7.0               |                               |
| (f) External works   | 36.0              |                               |
| (g) Additional energy conservation,<br>green and recycled features | 13.5              |                               |
| (h) Furniture and equipment <sup>3</sup>                           | 56.0              |                               |
| (i) Consultants' fees for  | 8.9               |                               |
| (i) quantity surveying services                                    | 3.9               |                               |
| (ii) façade, lighting and<br>acoustic specialist<br>consultants    | 5.0               |                               |
| (j) Decanting works by LCSD <sup>4</sup>                           | 38.8              |                               |
| (k) Contingencies  | 68.9              |                               |
| Sub-total  | 758.2             | (in September<br>2014 prices) |
| (l) Provision for price adjustment                                 | 176.2             |                               |
| Total  | 934.4             | (in MOD prices)               |

/ 25. ....

<sup>2</sup> The estimated cost includes costs of demolition, alteration and addition works to the superstructure of the HKMA. The facelifting of the existing solid façade for the gallery floors with modular cladding system costs around \$25 million.

<sup>3</sup> The estimated cost is based on an indicative list of furniture and equipment required.

<sup>4</sup> The cost is required for the decanting exercise of the museum which includes packing/unpacking, crating/de-crating, transportation, professional conservation treatment and all related expenses incurred in the off-site premises.

25. We propose to engage consultants to undertake contract administration for the design and construction of the façade, special façade lighting, acoustic design and quantity surveying services. A detailed breakdown of the estimate for consultants' fees is at Enclosure 12. The construction floor area (CFA) of **66RE** is about 15 700 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$32,376 per m<sup>2</sup> of CFA in September 2014 prices. We consider, taking into account the complexity level, the unit cost is reasonable as compared with similar projects built by the Government.

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

| <b>Year</b> | <b>\$ million<br/>(Sept 2014)</b> | <b>Price<br/>adjustment<br/>factor</b> | <b>\$ million<br/>(MOD)</b> |
|-------------|-----------------------------------|--|-----------------------------|
| 2015 – 16   | 6.0                               | 1.05725                                | 6.3                         |
| 2016 – 17   | 140.0                             | 1.12069                                | 156.9                       |
| 2017 – 18   | 230.0                             | 1.18793                                | 273.2                       |
| 2018 – 19   | 233.0                             | 1.25920                                | 293.4                       |
| 2019 – 20   | 90.0                              | 1.33475                                | 120.1                       |
| 2020 – 21   | 40.0                              | 1.40483                                | 56.2                        |
| 2021 – 22   | 19.2                              | 1.47507                                | 28.3                        |
|             | 758.2                             |  | 934.4                       |

27. 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 2022. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

28. We estimate the additional annual recurrent expenditure arising from this project to be \$45.2 million. In general, the capital and recurrent costs arising from projects would be taken into consideration when determining the affected fees and charges as appropriate in future.

**PUBLIC CONSULTATION**

29. The project had undergone rounds of consultations with stakeholders from 2011 to 2014. As mentioned in paragraph 23 above, the stakeholders unanimously supported the project and urged for its early implementation, rather than delaying it until after the opening of M+.

30. We consulted the District Facilities Management Committee of the Yau Tsim Mong District Council on the project scope and conceptual design in March 2013. Members supported the project.

31. We consulted AMAP in March 2011, February 2013 and February 2014. AMAP Members have expressed their strong support for the project and urged for its early implementation.

32. We consulted the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (the Task Force) on 16 May 2013 on the preliminary renovation plan for the HKMA. Taking their comments into consideration, we consulted the Task Force again on 12 February 2014 on the detailed design and implementation details. Members in general appreciated the Administration's efforts in revising the renovation plan with reference to Harbour Planning Principles.

33. We submitted an application on the minor relaxation of building height restriction for the project to the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (Cap. 131) on 9 July 2013. The TPB granted approval on 27 September 2013 subject to the conditions that its comments be incorporated into the development proposal (e.g. landscape and fire service proposals). We will seek the relevant departments' approval for our landscaping and fire service proposals before commencement of construction.

34. In early 2014, a series of consultation meetings were conducted to gauge the views of the art community and professional stakeholders on the latest architectural design and the closure programme plan for the HKMA. Besides, the Museum Expert Advisers and representatives of art organisations, academic institutions and art institutions were also consulted. All the stakeholders gave their support for the project and the proposed building design.

35. We consulted the Legislative Council Panel on Home Affairs on 12 May 2014. Members generally supported the submission of the funding proposal to the Public Works Subcommittee. We have provided further information as requested by Members on 15 July 2014 and suitably incorporated it in this paper.

## **ENVIRONMENTAL IMPLICATIONS**

36. 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.

37. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. 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.

38. At the planning and design stages, we have 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, 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 facilities<sup>5</sup>. We will encourage the contractor 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.

/ 39. ....

---

<sup>5</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.

39. 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 means 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.

40. We estimate that the project will generate in total 8 625 tonnes of construction waste. Of these, we will reuse 184 tonnes (2.1%) of inert construction waste on site and deliver 6 180 tonnes (71.7%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 2 261 tonnes (26.2%) 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 \$449,000 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**

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

## **LAND ACQUISITION**

42. The project does not require any land acquisition.

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

43. This project has adopted various forms of energy efficient features, in particular –

- (a) high efficiency air-cooled chillers with variable speed drive;

/ (b) .....

- (b) automatic demand control of chilled water circulation system;
- (c) automatic demand control of supply air;
- (d) demand control of fresh air supply with carbon dioxide sensors; and
- (e) LED type light fittings.

44. For greening features, we will provide landscape on part of the roof terraces and ground level for environmental and amenity benefits. Vertical greening will also be provided to the new feature wall facing promenade.

45. The total estimated additional cost for adoption of the above features is around \$13.5 million (including \$2.5 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 7.6% energy savings in the annual energy consumption with a payback period of about 4.9 years.

## **BACKGROUND INFORMATION**

46. We upgraded the project to Category B in September 2012. We engaged consultants to carry out topographical survey and underground utility mapping and a term contractor to carry out geotechnical investigation for feasibility study; a planning consultant to carry out technical assessment and town planning submission under Section 16 of Town Planning Ordinance to TPB as mentioned in paragraph 33 above; a façade consultant to carry out detailed design of the new façade system; a computational surveying consultant to carry out the building and building services survey of the museum and a quantity surveying consultant to prepare tender documents. The total cost of the consultancy services and works is about \$6.5 million. The services and works by the consultants are funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. We have completed the detailed design with in-house resources. The quantity surveying consultant is finalising the tender documents.

47. Of the six trees within the project boundary, all of them would have to be transplanted to facilitate the construction of the new Annex Building. Two trees will be transplanted next to HKCC and four will be replanted within the project site. All trees to be transplanted are not important trees<sup>6</sup>. We will incorporate the planting proposals as part of the project, including the planting of one specimen tree, 4 800 shrubs, 4 800 groundcovers and 480 m<sup>2</sup> of lawn area.

48. We estimate that the proposed works will create about 275 jobs (252 for labourers and another 23 for professional/technical staff) providing a total employment of 5 950 man-months.

-----

Home Affairs Bureau  
April 2015

---

<sup>6</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



**圖例 LEGEND**

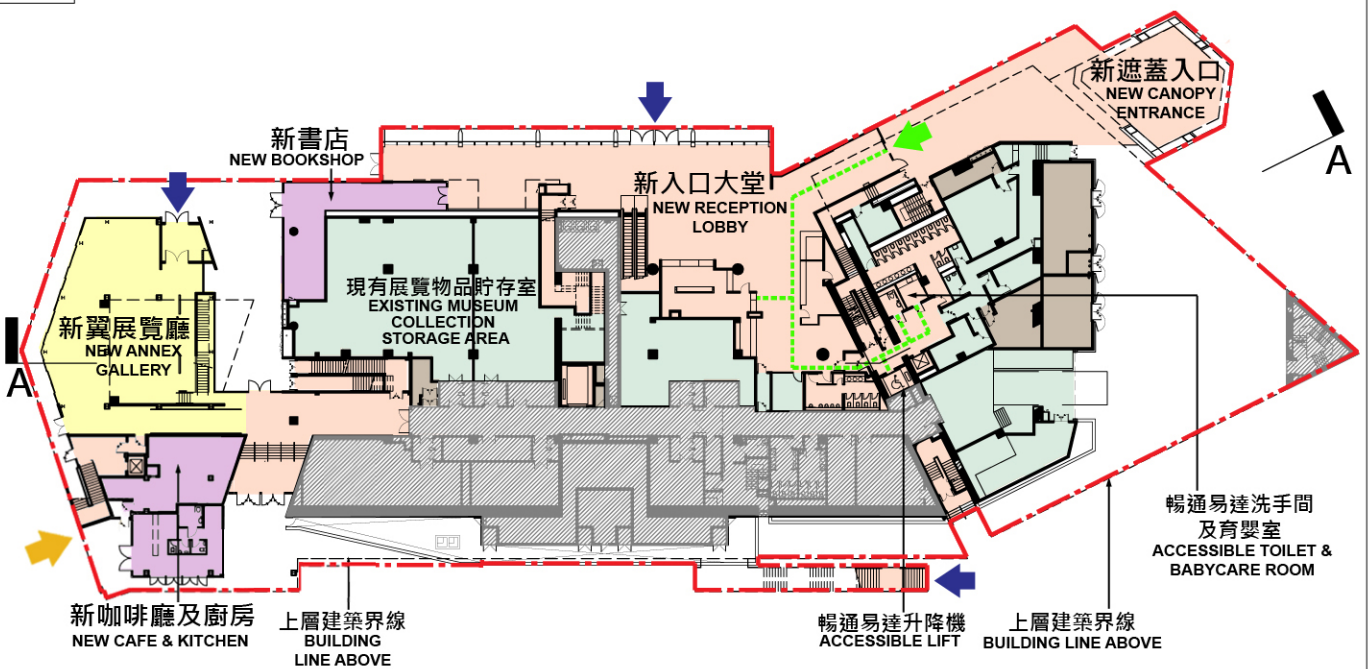
- - - 工地界線 SITE BOUNDARY
- ← 藝術館 行人出入口 MUSEUM PEDESTRIAN ENTRANCE/EXIT
- ← 藝術館 無障礙出入口 MUSEUM BARRIER-FREE ENTRANCE/EXIT
- ← 車輛出入口 VEHICULAR INGRESS/EGRESS
- ← 咖啡廳/餐廳出入口 CAFE/RESTAURANT ENTRANCE/EXIT
- 綠化天面 GREEN ROOF
- 綠化平台 LANDSCAPED DECK
- 天窗 / 玻璃簷篷 SKYLIGHT/GLASS CANOPY
- 行人過路處 PEDESTRIAN CROSSING
- ✖ 尖沙咀 / 尖東港鐵站出口 TSIM SHA TSUI/ EAST TSIM SHA TSUI MTR STATION EXIT

工地平面圖  
SITE PLAN

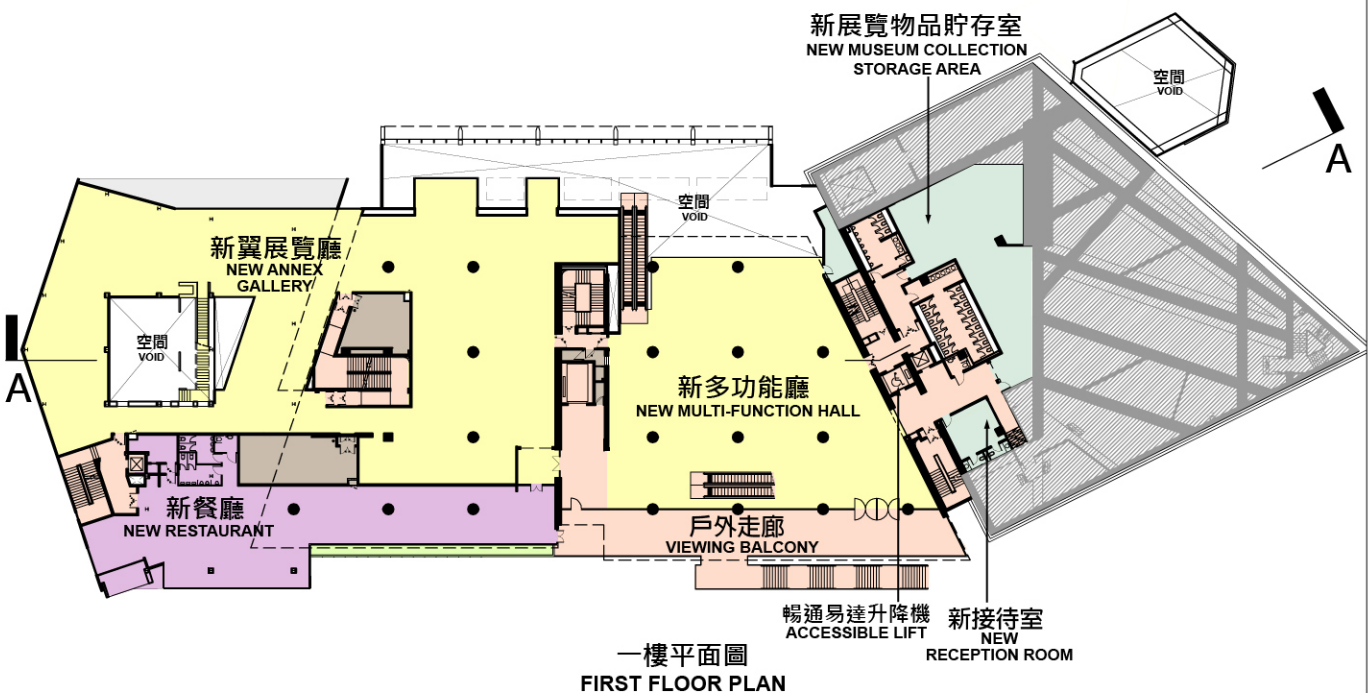
66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART

**ARCHITECTURAL SERVICES DEPARTMENT 建築署**





地下平面圖  
GROUND FLOOR PLAN



一樓平面圖  
FIRST FLOOR PLAN

圖例 LEGEND

- |  |   |   |  |
|--|---|---|--|
| 展覽廳 / 多功能廳<br>GALLERY / MULTI-FUNCTION HALL                          | 職員專用範圍 / 貯存室<br>AREA FOR STAFF / STORE ROOM | 藝術館 行人出入口<br>MUSEUM PEDESTRIAN<br>ENTRANCE/ EXIT    | 咖啡廳/餐廳出入口<br>CAFE/RESTAURANT<br>ENTRANCE/ EXIT |
| 公共空間 (通道 / 大堂 / 廁所)<br>PUBLIC AREA (CIRCULATION /<br>LOBBY / TOILET) | 機房<br>PLANT ROOM                            | 藝術館 無障礙出入口<br>MUSEUM BARRIER-FREE<br>ENTRANCE/ EXIT | 工地界線<br>SITE BOUNDARY                          |
| 餐廳 / 書店<br>RESTAURANT / BOOKSHOP                                     | 非改建範圍<br>NON-RENOVATED AREA                 | 無障礙通道<br>BARRIER-FREE ACCESS                        |  |

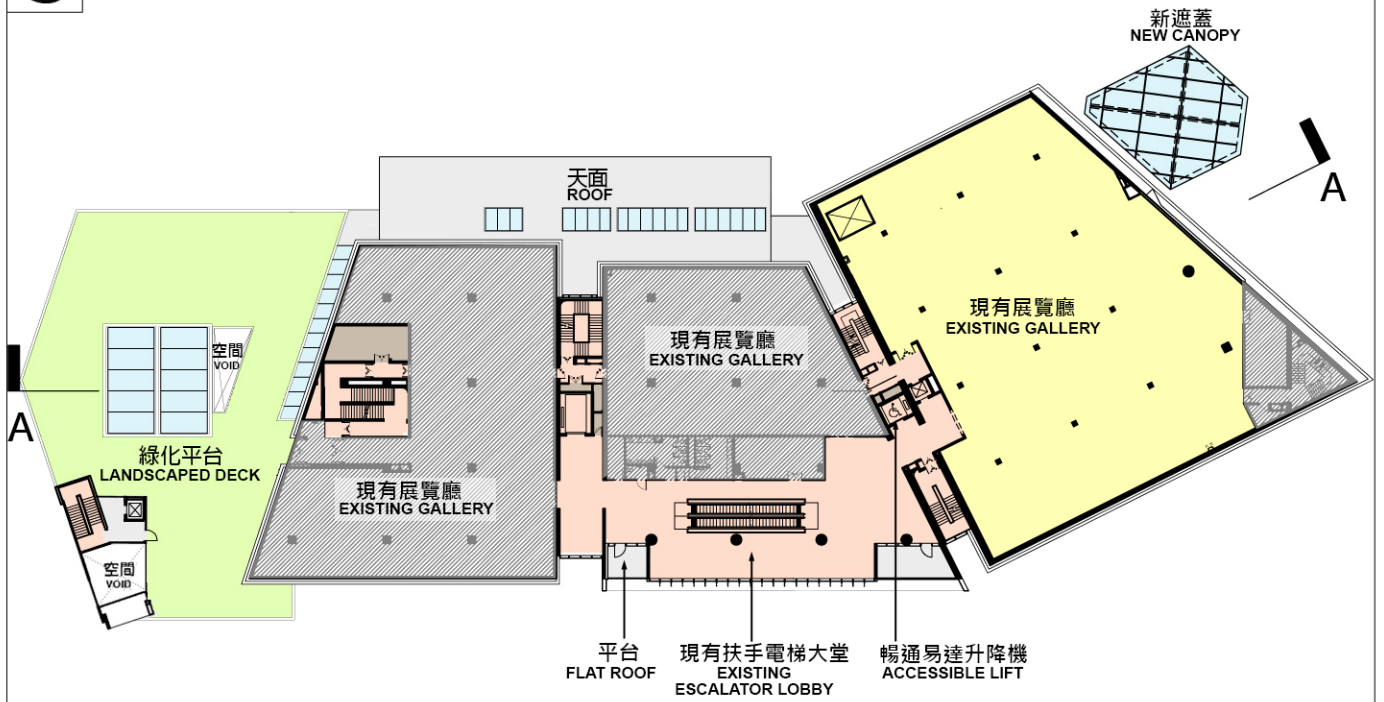
8m 0 16m

地下及一樓平面圖  
GROUND FLOOR  
PLAN & FIRST  
FLOOR PLAN

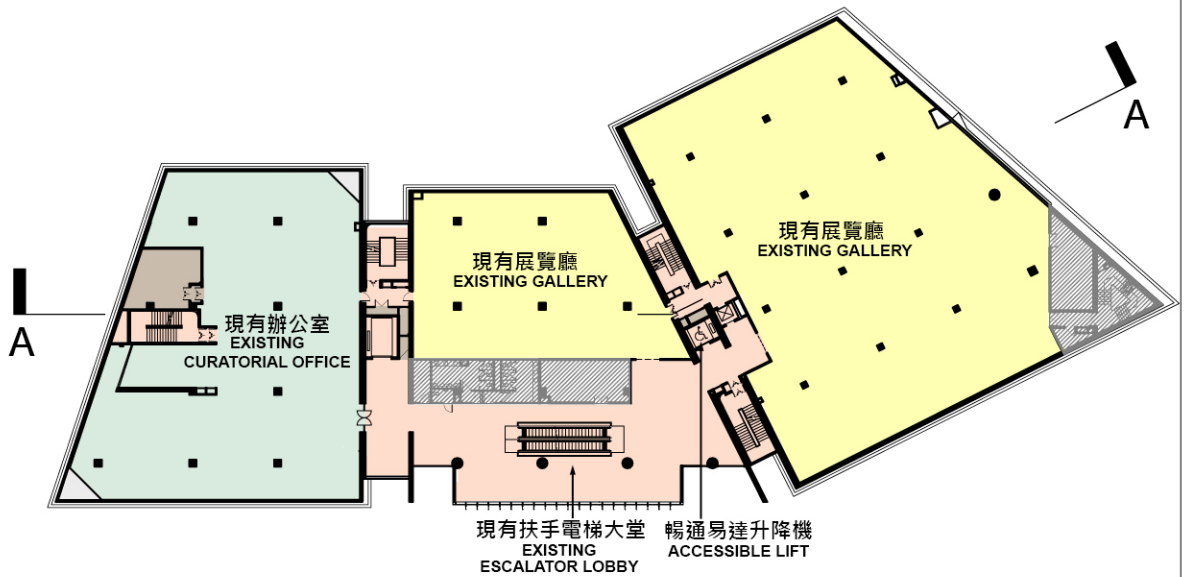
66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



二樓平面圖  
SECOND FLOOR PLAN



三樓平面圖  
THIRD FLOOR PLAN

圖例 LEGEND

- |   |                                      |
|---|--------------------------------------|
| 展覽廳<br>GALLERY  | 機房<br>PLANT ROOM                     |
| 公共空間 (通道 / 大堂 / 廁所)<br>PUBLIC AREA (CIRCULATION / LOBBY / TOILET) | 天窗 / 玻璃簷篷<br>SKYLIGHT / GLASS CANOPY |
| 職員專用範圍 / 貯存室<br>AREA FOR STAFF / STORE ROOM                       | 綠化平台<br>LANDSCAPED DECK              |
| 非改建範圍<br>NON-RENOVATED AREA                                       |                                      |

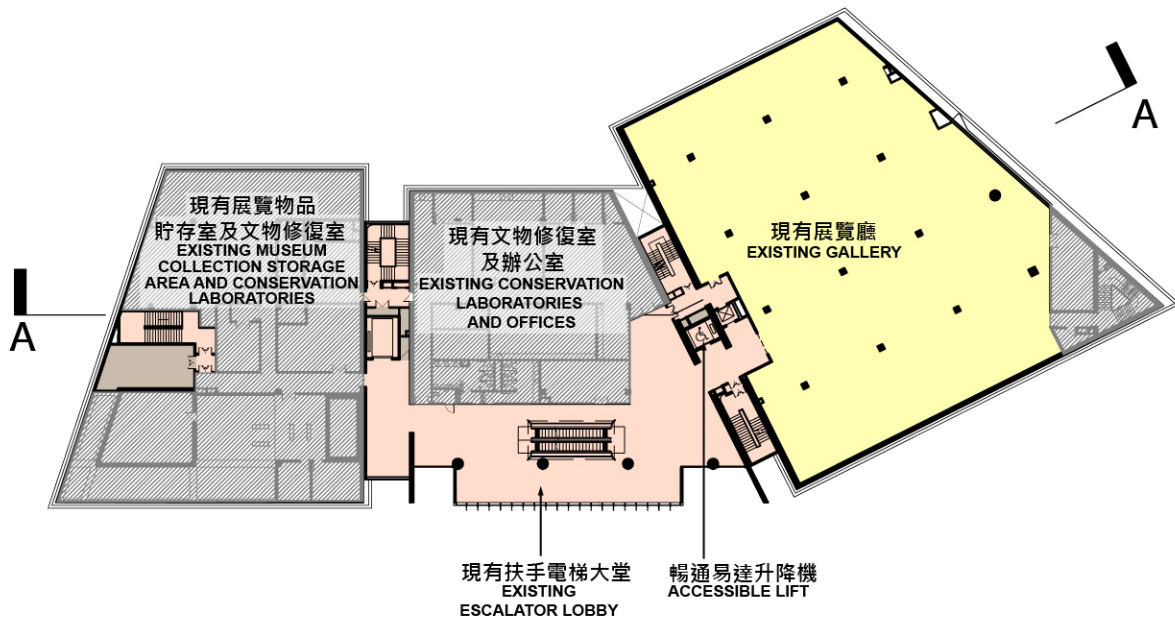
8m 0 16m

二樓及三樓平面圖  
SECOND FLOOR  
PLAN & THIRD  
FLOOR PLAN

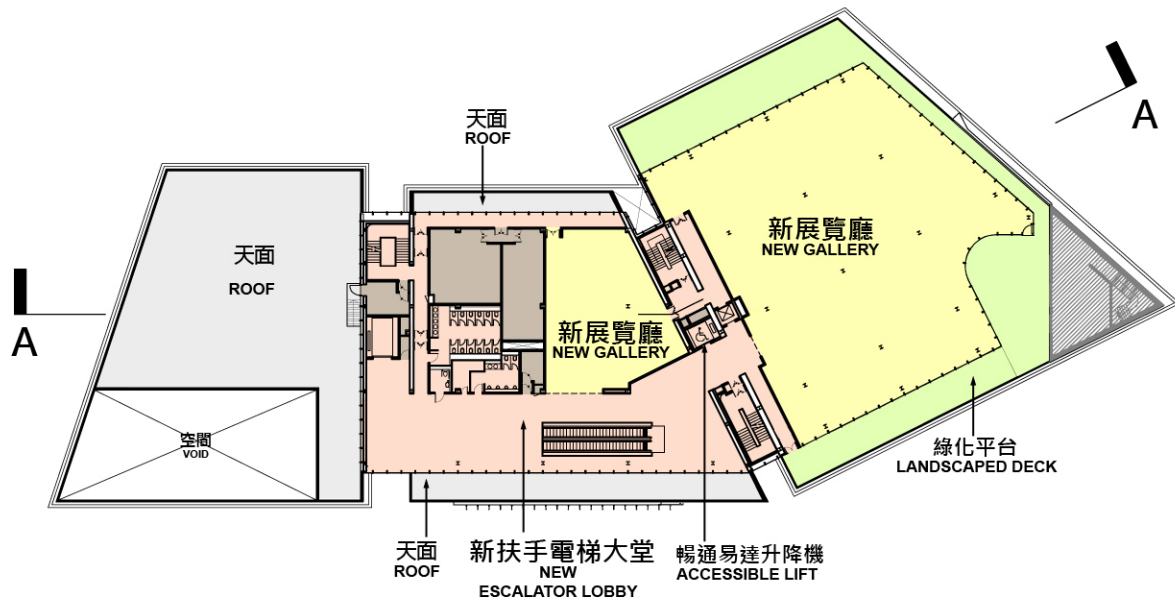
66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



四樓平面圖  
FOURTH FLOOR PLAN



五樓平面圖  
FIFTH FLOOR PLAN

圖例 LEGEND

- |  |                             |
|--|-----------------------------|
| 展覽廳<br>GALLERY   | 綠化平台<br>LANDSCAPED DECK     |
| 公共空間 (通道 / 大堂 / 廁所)<br>PUBLIC AREA (CIRCULATION /<br>LOBBY / TOILET) | 非改建範圍<br>NON-RENOVATED AREA |
| 機房<br>PLANT ROOM   |                             |

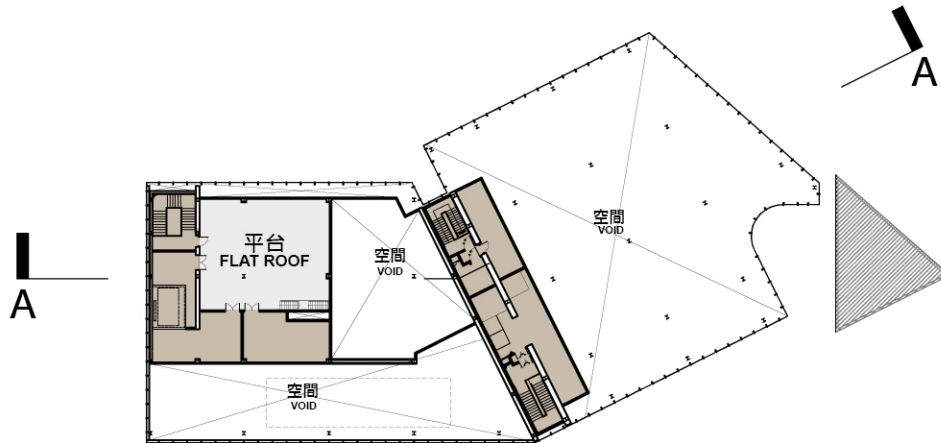
8m 0 16m

四樓及五樓平面圖  
FOURTH FLOOR  
PLAN & FIFTH  
FLOOR PLAN

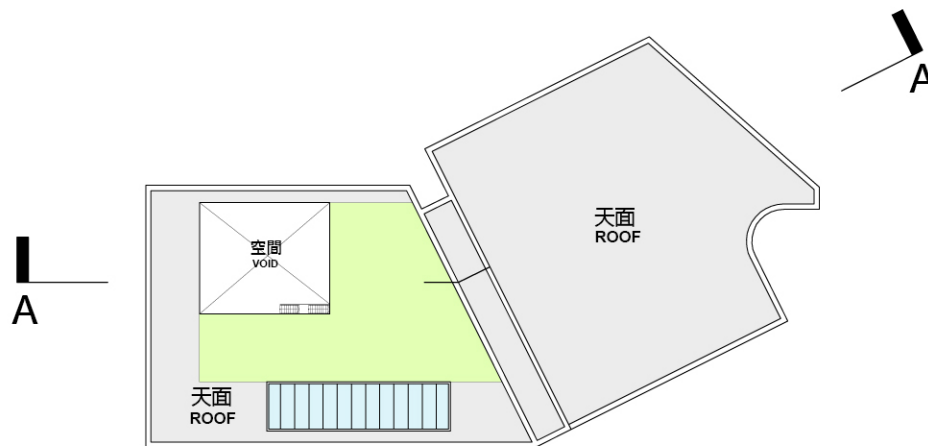
66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



五樓閣樓平面圖  
FIFTH MEZZANINE FLOOR PLAN



天台平面圖  
ROOF FLOOR PLAN

圖例 LEGEND

- |  |   |
|--|---|
|  機房<br>PLANT ROOM   |  非改建範圍<br>NON-RENOVATED AREA |
|  綠化天面<br>GREEN ROOF |   |
|  天窗<br>SKYLIGHT     |   |

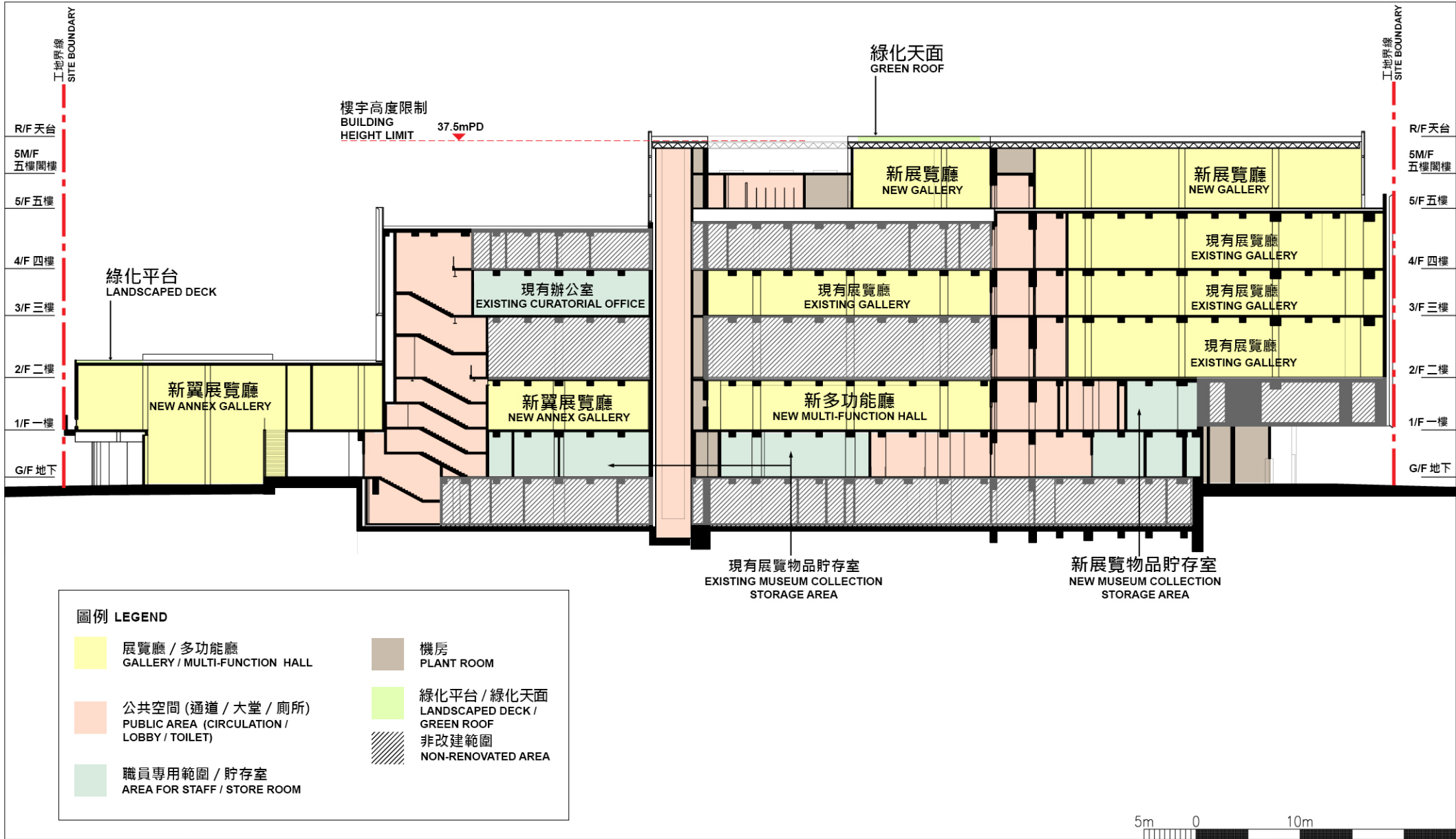
8m 0 16m

五樓閣樓及天台平面圖  
FIFTH MEZZANINE  
FLOOR PLAN &  
ROOF FLOOR PLAN

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



剖面圖 A-A  
SECTION A-A

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF THE HONG KONG MUSEUM OF ART



從東南面望向藝術館擴建後的構思圖  
VIEW FROM SOUTH EASTERN DIRECTION AFTER RENOVATION (ARTIST'S IMPRESSION)



從東南面望向藝術館的現貌照片  
VIEW FROM SOUTH EASTERN DIRECTION (SITE PHOTO OF EXISTING VIEW)

構思圖 / 藝術館  
現貌照片  
ARTIST'S IMPRESSION/  
SITE PHOTO OF EXISTING  
VIEW OF MUSEUM

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



從西南面望向藝術館擴建後的構思圖

VIEW FROM SOUTH WESTERN DIRECTION AFTER RENOVATION (ARTIST'S IMPRESSION)



從西南面望向藝術館的現貌照片

VIEW FROM SOUTH WESTERN DIRECTION (SITE PHOTO OF EXISTING VIEW)

構思圖 / 藝術館  
現貌照片  
ARTIST'S IMPRESSION/  
SITE PHOTO OF EXISTING  
VIEW OF MUSEUM

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



從南面望向藝術館擴建後的構思圖

VIEW FROM SOUTHERN DIRECTION AFTER RENOVATION (ARTIST'S IMPRESSION)

構思圖  
ARTIST'S  
IMPRESSION

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF THE HONG KONG MUSEUM OF ART

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從南面望向藝術館的現貌照片  
VIEW FROM SOUTHERN DIRECTION (SITE PHOTO OF EXISTING VIEW)

藝術館現貌照片  
SITE PHOTO OF  
EXISTING VIEW  
OF MUSEUM

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF THE HONG KONG MUSEUM OF ART

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- 現有巴士站  
EXISTING BUS STOP
  - 現有小巴士站  
EXISTING MINIBUS STOP
  - ||||| 現有行人過路處  
EXISTING PEDESTRIAN CROSSING
  - ✱ 尖沙咀 / 尖東地鐵站出口  
TSM SHA TSUI / EAST TSM  
SHA TSUI MTR STATION EXIT
- 現有行人隧道  
EXISTING PEDESTRIAN SUBWAY
  - ↑ 暢通易達升降機  
ACCESSIBLE LIFT
  - 無障礙通道  
BARRIER-FREE ACCESS
  - 工地界線  
SITE BOUNDARY
  - ➔ 無障礙出入口  
BARRIER-FREE  
ENTRANCE/ EXIT

30m 0 60m

無障礙通道平面圖  
PLAN OF  
BARRIER-FREE  
ACCESS

66RE  
香港藝術館擴建及修繕工程  
EXPANSION AND RENOVATION OF  
THE HONG KONG MUSEUM OF ART



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**66RE – Expansion and Renovation of Hong Kong Museum of Art**

**Breakdown of the estimates for consultants' fees (in September 2014 prices)**

|   |              | Estimated<br>man-<br>months | Average<br>MPS <sup>*</sup><br>salary<br>point | Multiplier<br>(Note 1) | Estimated<br>fee<br>(\$ million) |
|---|--------------|-----------------------------|--|------------------------|----------------------------------|
| (a) Specialist Consultancy Services for contract administration of façade construction, special lighting and acoustic design for museum <sup>(Note 1)</sup> | Professional | -                           | -  | -                      | 5.0                              |
| (b) Quantity Surveying Services <sup>(Note 1)</sup>   | Professional | -                           | -  | -                      | 2.0                              |
|   | Technical    | -                           | -  | -                      | 1.9                              |
| <b>Total</b>  |              |                             |  |                        | <b>8.9</b>                       |

**Notes**

- The consultants' fees for contract administration of façade construction, special lighting and acoustic design as well as quantity surveying service are calculated in accordance with the existing consultancy agreement of **66RE**. The assignment will only be executed subject to FC's funding approval to upgrade **66RE** to Category A.