



中華人民共和國香港特別行政區政府總部食物及衛生局  
Food and Health Bureau, Government Secretariat  
The Government of the Hong Kong Special Administrative Region  
The People's Republic of China

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*Our Ref* : FHB/H(P)/34/84 Pt.5

*Tel* : 3509 8973

*Your Ref* :

*Fax* : 2521 0132

18 May 2015

Ms Sharon Chung  
Clerk to Public Works Subcommittee  
Public Works Subcommittee  
Legislative Council Complex  
1 Legislative Council Road  
Central  
(Fax: 2978 7569)

Dear Ms Chung,

**PWSC(2015-16)1 –  
67MM – Expansion of the Hong Kong Red Cross  
Blood Transfusion Service Headquarters**

In considering PWSC (2015-16)1 on the Expansion of the Hong Kong Red Cross (HKRC) Blood Transfusion Service (BTS) Headquarters at the Public Works Subcommittee (PWSC) meeting on 8 April 2015, Members requested the Government to provide supplementary information detailed below. The Government provides the requested information accordingly in the ensuing paragraphs.

***Item (a) : The justifications for providing \$215.5 million and \$35.4 million for "provision for price adjustment" and "contingencies" respectively, given that the total funding for these two items would represent more than 25% of the estimated cost of the proposed project.***

2. The project estimate is required to include the provision for price adjustment to cater for the fluctuations of the labour wages and material prices during the project period. The price adjustment is derived from the Government Economist's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output as reported to PWSC on half-yearly basis together with the anticipated cash flow of the project. Due to the relatively long span of cash flow requirement of the project (from 2015 to 2024) and an anticipated inflationary environment, the price adjustment has constituted a noticeable proportion in the project estimate.

3. On the other hand, it is a normal practice to provide for "contingencies" in the project estimate to cater for the additional costs caused by unforeseen circumstances such as adverse ground conditions, additional works to meet local concerns, during the implementation of the project.

***Item (b) : With respect to the concern on whether some items covered by "additional energy conservation, green and recycled measures" overlap with those under "soft landscaping works" or "building services works", a detailed breakdown on the items and expenditures under "building services works" (\$240.5 million), "external works and soft landscaping works" (\$13.7 million) and "additional energy conservation, green and recycled measures" (\$7.5 million).***

4. There is no overlapping among the items "additional energy conservation, green and recycled measures", "external works and soft landscaping works", and "building services works".

5. A detailed breakdown of the items and expenditures under "building services works", "external works and soft landscaping works" and "additional energy conservation, green and recycled measures" is tabulated as follows for reference:

(i) Building services works -

Items	Amount (\$ million)
Fire service system installation within building	24.1
Mechanical ventilation and air-conditioning system installation within building	123.2
Electrical system installation within building	78.9
Medical gas system installation within building	6.8
Town gas system installation within building	1.2
Lift / vertical transportation system installation	6.3
<b>Total:</b>	<b>240.5</b>

(ii) External works and soft landscaping works:

Items	Amount (\$ million)
Soft landscaping	4.9
Pedestrian paving and vehicle roadwork	1.6
Ancillary buildings (e.g. guard house, plant rooms outside building)	1.0
Building services for external work outside building	3.4
Underground utilities outside building	2.8
<b>Total:</b>	<b>13.7</b>

(iii) Additional energy conservation, green and recycled measures:

Items	Amount (\$ million)
Automatic demand control of chilled water circulation system	0.87
Automatic demand control of supply air	0.89
Demand control of fresh air supply with carbon dioxide sensors	0.14
High efficiency air-cooled chiller with heat recovery function	0.38
Heat pump for space heating or dehumidification	0.36

Items	Amount (\$ million)
Other energy efficient features	0.16
Green roof and vertical greening on the appropriate facades of the building <sup>1</sup>	2.82
Rainwater recycling system for irrigation purpose	0.78
Indoor air quality measures	0.35
Measure related to building environmental assessment	0.75
<b>Total:</b>	<b>7.50</b>

*Item (c) : A breakdown on the “remuneration of resident site staff” by job types; and the reasons for engaging these staff for the proposed project.*

6. The breakdown of “remuneration of resident site staff” (\$23.3 million) is as follows:

Resident Site Staff	No.	Estimated Amount (\$ million)
Clerk of Works	1	5.9
Assistant Clerk of Works	2	6.0
Building Services Inspector	1	5.9
Assistant Building Services Inspector	1	3.0
Works Supervisor	1	2.5

7. Suitably qualified resident site staff are generally required to be engaged for all major capital works projects to ensure that the quantity and quality of works carried out by the contractors are as specified in the contract and in line with

<sup>1</sup> There is no overlapping between the item “Green roof and vertical greening on the appropriate facades of the building” and the item “soft landscaping” included in the table titled “External works and soft landscaping works”. Green roof and vertical greening on the appropriate facades of the building are provided within the building line purposely for better environmental performance of the building, whereas the other “soft landscaping” works (including plants and planter) are placed between building line and the site boundary.

appropriate practices for construction site safety. Routine job duties of these resident site staff include supervision of works execution; monitoring of works progress and labour deployment; quality and safety surveillance; sampling of materials for testing; liaison with relevant government departments and utilities companies; witnessing the testing and commissioning of building services installations; as well as defects identification of completed works; etc.

*Item (d) : Regarding the indicative list of furniture and equipment items set out in Enclosure 11 to the Administration's paper, details about the "Card Access Control System" (including its purpose), the difference between the "Card Access Control System" and the "Security System".*

8. Being the only public institution in Hong Kong responsible for supplying safe blood and blood products to help patients in need of blood transfusion or blood products for treatment of their diseases and conditions, access control and security surveillance are of utmost importance at the BTS Headquarters. Details of the quoted security devices are described below:

(i) Card Access Control System

- This system is used to restrict access to exclusive or restricted areas of BTS based on person's identity to prevent unauthorized access to critical areas. The components of the system are smart card access control station, smart card reader and writer, smart card control and monitoring system, etc. Associated installation works include video door phones with suitable intercom / ring bell at rear entrance and at main entrance, with connection to the security room to enable opening of the door using the remote release button for remote access control by the security staff.

(ii) Security / Closed Circuit Television (CCTV) System

- This system provides for security surveillance of the BTS properties to ensure safety of staff, visitors and donors through continuous live monitoring and recording in the security room. It comprises colour cameras to be installed at strategic locations, digital video recorders and monitors, computer server, control panel, and associated uninterrupted power supply, etc. In addition, door locks with push bar and alarm are included for exit control to external areas.

*Item (e) : Whether there are plans to bring under one roof the administrative units/departments of Hong Kong Red Cross ("HKRC") currently scattered across different locations over the territory; if yes, the details, and whether these units will be accommodated at the proposed HKRC Blood Transfusion Service ("BTS") Headquarters Site ("the project site"), the new HKRC Headquarters to be provided at Hoi Ting Road of the West Kowloon Reclamation area, or other sites; if no, the reasons.*

9. The HKRC follows the fundamental principles of the International Red Cross and Red Crescent Movement and endeavours to prevent and alleviate human suffering wherever it may be found. Services of the HKRC include blood transfusion and haematopoietic stem cell service; first aid and health care; disaster relief and preparedness; special education and rehabilitation; and volunteer and youth development.

10. In December 1992, the management and control of HKRC's blood transfusion service of collecting and processing blood and blood components, together with its related properties, facilities and operation, were transferred and assigned to the Hospital Authority (HA) as per the Deed of Agreement signed between the two parties.

11. As explained in paragraph 9 above, HKRC provides multi-fold services. Apart from blood transfusion services, HKRC also runs its own three special schools, one hostel for handicapped children and youth, and 18 hospital schools for children in sick. It manages a force of over 2 000 volunteers to provide volunteer service for needy people. With such a diverse and extensive scope of services, it is not practical nor appropriate for all administrative units and departments of HKRC to be accommodated at the BTS Headquarters site.

12. For further development of humanitarian work, HKRC is currently redeveloping its headquarters building which will be relocated from Harcourt Road to West Kowloon in the latter half of 2015. The new HKRC headquarters building will accommodate its various service units, including a first aid and health training centre, a Red Cross Youth uniformed group regional centre, a volunteer development and activities centre, a humanitarian education centre, handling centres for overseas and local disaster relief material, as well as a resource centre for the future Health Emergency Response Unit, etc.

***Item (f) : Details with plans/drawings on the piece of land within the project site which was originally allocated to the Leisure and Cultural Services Department for other purposes and currently temporarily "on loan" to HKRC.***

13. The concerned site (referred to as 'Area' below) is part of KIL 11164 (the lot) as shown coloured Pink Hatched Black and Pink Hatched Black Stippled Black on the grant plan of the lot attached at Enclosure 1. The Area was originally part of the King's Park Rest Garden. With the consent of Director of Leisure and Cultural Services, the Area was included in the land grant subject to the condition that HKRC shall, upon demand by the Government by a written notice of not less than six months, surrender and deliver up vacant possession of the whole Area or part free of any buildings and structures to the Government.

***Item (g) : As a cross reference to the funding arrangement under the proposal, i.e. of the total estimated cost for the project (\$913.1 million), HKRC would contribute a small proportion of it (\$20 million) whereas the Administration will fund the project's remaining commitment (\$893.1 million), details (with examples) on the funding approaches adopted by the governments of other cities/countries for projects related to the provision of BTS centres/facilities.***

14. The funding model for blood transfusion service varies in different countries. In the United Kingdom and Australia, such a service is fully funded by the government. In the United States, it is funded on a cost-recovery basis and through donations. In Japan, the primary source of funding comes from the proceeds generated from the supply of blood products for transfusion and plasma derivatives to medical institutions.

**Item (h) : The estimated construction unit cost for the project in money-of-the-day prices.**

15. The estimated construction unit cost for the project in MOD prices is calculated as follows -

	Estimated construction unit cost in Sept 2014 prices (\$/square metres (m <sup>2</sup> ) of CFA)	Estimated construction unit cost in MOD prices (\$/m <sup>2</sup> of CFA)
New Annex Block	33,220	40,629
Renovation to Existing Building	23,125	32,468

**Item (i) : The ownership of the land occupied by the BTS Headquarters and ownership of the Headquarters building (the existing building and the proposed new annex block).**

16. The BTS Headquarters is located on Kowloon Inland Lot No. 11164 which was granted to HKRC at nominal premium of \$1,000. As such, any buildings in existence or to be erected on this parcel of land also come or will come under the ownership of HKRC.

**Item (j) : The current regulatory regime over the operation of HKRC BTS; the respective powers/responsibilities of HKRC and the Hospital Authority ("HA") with respect to the control, management, operation and administration of the BTS.**

17. In December 1992, HKRC transferred and assigned to HA all its rights and powers of management and control of the blood transfusion service of collecting and processing blood and blood components, together with its related properties, facilities and operation as per the Deed of Agreement (the Deed) signed between the two parties. In pursuance of the terms of Deed, a Governing Committee (GC) was appointed for BTS, with members nominated by HA and HKRC. GC forms part of the management structure of HA and is responsible for implementing the objectives of HA in accordance with the broad policies and guidelines as laid down from time to time by HA and notified to GC. GC is also required to comply with HA's directions as to the scope and standard of services to be provided




**Item (k) :** *To facilitate members' understanding of the interface between the new annex block and the existing building on each floor, drawings (including floor plans, sectional drawings and a perspective view (artist's impression)) for each floor of the BTS Headquarters (including the proposed new annex block and the existing building) that have not yet been provided in the enclosures to the Administration's paper.*

18. Please refer to the attached set of drawings at Enclosures 2 - 14.

**Item (l) :** *Whether and how the existing building of the BTS Headquarters given its age, height and design has imposed any constraints on the planning and design of the new annex block in respect of optimizing the land use of the project site.*

19. Notwithstanding the age, height and design of the existing building of the BTS Headquarters, it does not pose any undue constraints on the planning and design of the new annex block in respect of the land use of the project site. Under the lease condition of the lot on which the existing block is erected, the total gross floor area (GFA) of any building or buildings erected or to be erected on the lot shall not exceed 16 616 m<sup>2</sup>. The proposed project has already achieved a total GFA of 16 166 m<sup>2</sup>.

Yours sincerely,



(Miss Angel Tong)  
for Secretary for Food and Health

c.c. Chief Executive, Hospital Authority  
(Attn. : Ms Emily Chan, Manager (Boards & Support))

F: 2895 0937

Secretary for Development

(Attn. : Mr. Gary Yip, AS(PM)2)

F: 3167 2581

Secretary for Financial Services and the Treasury

(Attn. : Ms. Jasmine Choi, PAS(Tsy)(W))

F: 2523 5722

Director of Architectural Services

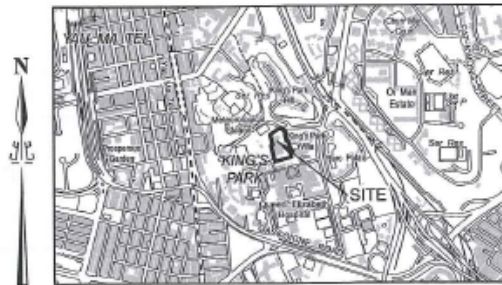
(Attn. : Mr. Daniel Chan, SBSE/SP)

F: 21872264

Lands Department

(Attn. : Mr. K K Ho, Sr Estate Surveyor/Kowloon Central (Atg.)) F: 2782 5061

LOCATION



SCALE 1:20000

SIDE	DISTANCE IN METRES	BEARING	PI.	CORNER MARKED BY
Chord X Y	18.850	102 12 50		
Y A	7.902	176 24 40		
A B	1.238	91 28 50		
B C	2.666	75 49 10		
C D	15.928	165 31 00		
D E	3.261	256 12 30		
E F	25.971	165 20 20		
F G	6.616	75 34 20		
G H	27.525	166 13 10		
H J	24.476	169 43 10		
J K	4.339	205 17 03		
K L	9.669	165 31 52		
L M	65.677	255 15 58		
M N	64.817	345 22 13		
N P	7.312	75 29 51		
P Q	42.615	345 17 28		
Q X	44.065	53 53 41		

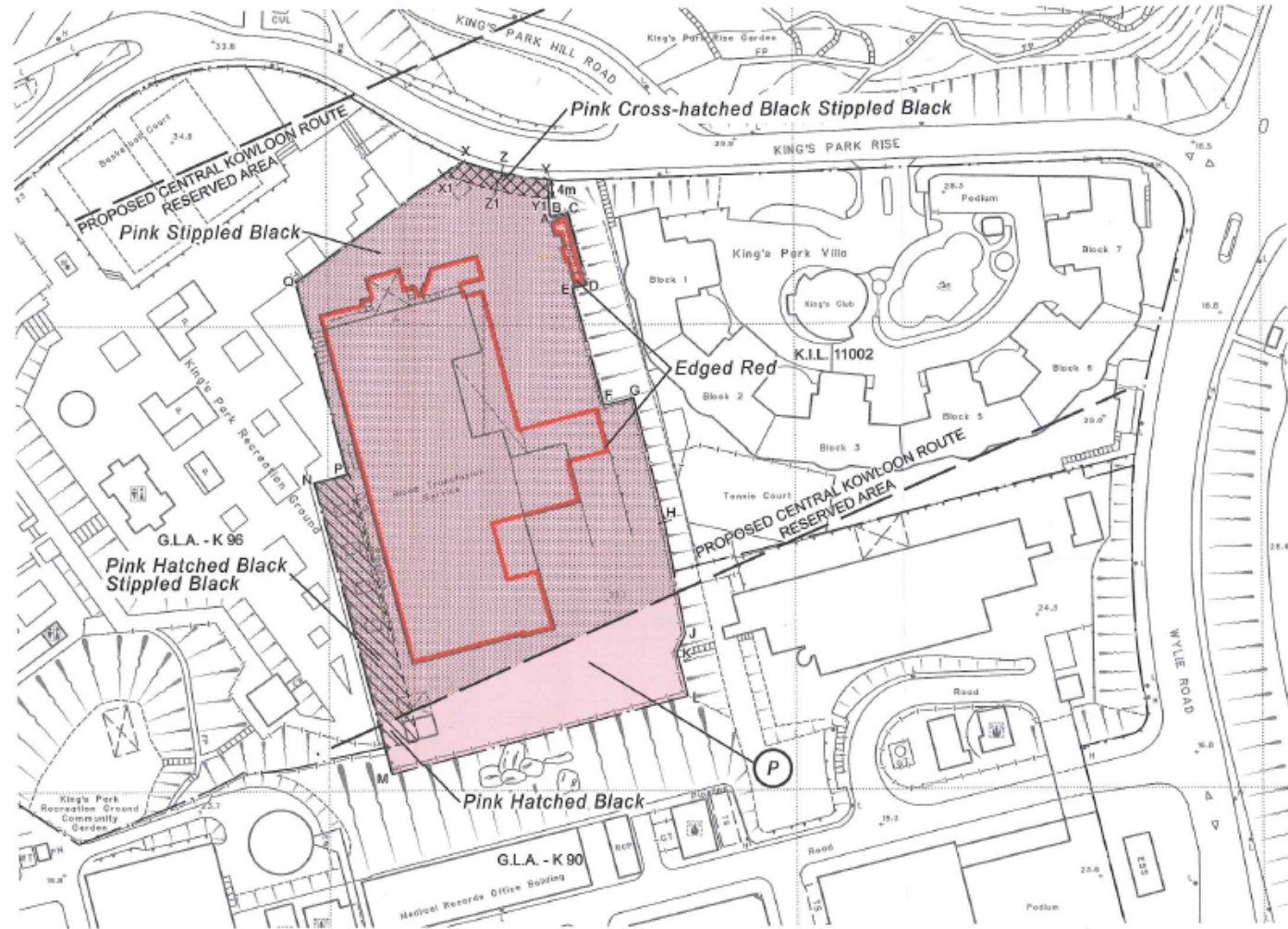
CURVE DATA

Arc XY = 18.905m Radius = 71.222m Δ = 15° 12' 31"

X, Y, Z  
X1, Y1, Z1

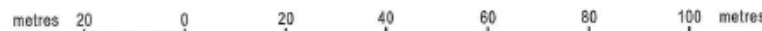
- Pink Hatched Black
- Pink Stippled Black
- Pink Hatched Black Stippled Black
- Pink Cross-hatched Black Stippled Black
- Edged Red

SPECIAL CONDITIONS REFER



COLOURED PINK, PINK HATCHED BLACK, PINK STIPPLED BLACK, PINK HATCHED BLACK STIPPLED BLACK AND PINK CROSS-HATCHED BLACK STIPPLED BLACK AREA 7 474 SQUARE METRES (ABOUT)

SCALE 1:1 000



Survey approved by

Signed

( KIU PUI WA )  
District Land Surveyor  
29 / 10 / 2010

District Survey Office, Kowloon  
Lands Department

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KOWLOON INLAND LOT No. 11164

File No. DSO/K 121/2002, 180/KPT/KW(P)

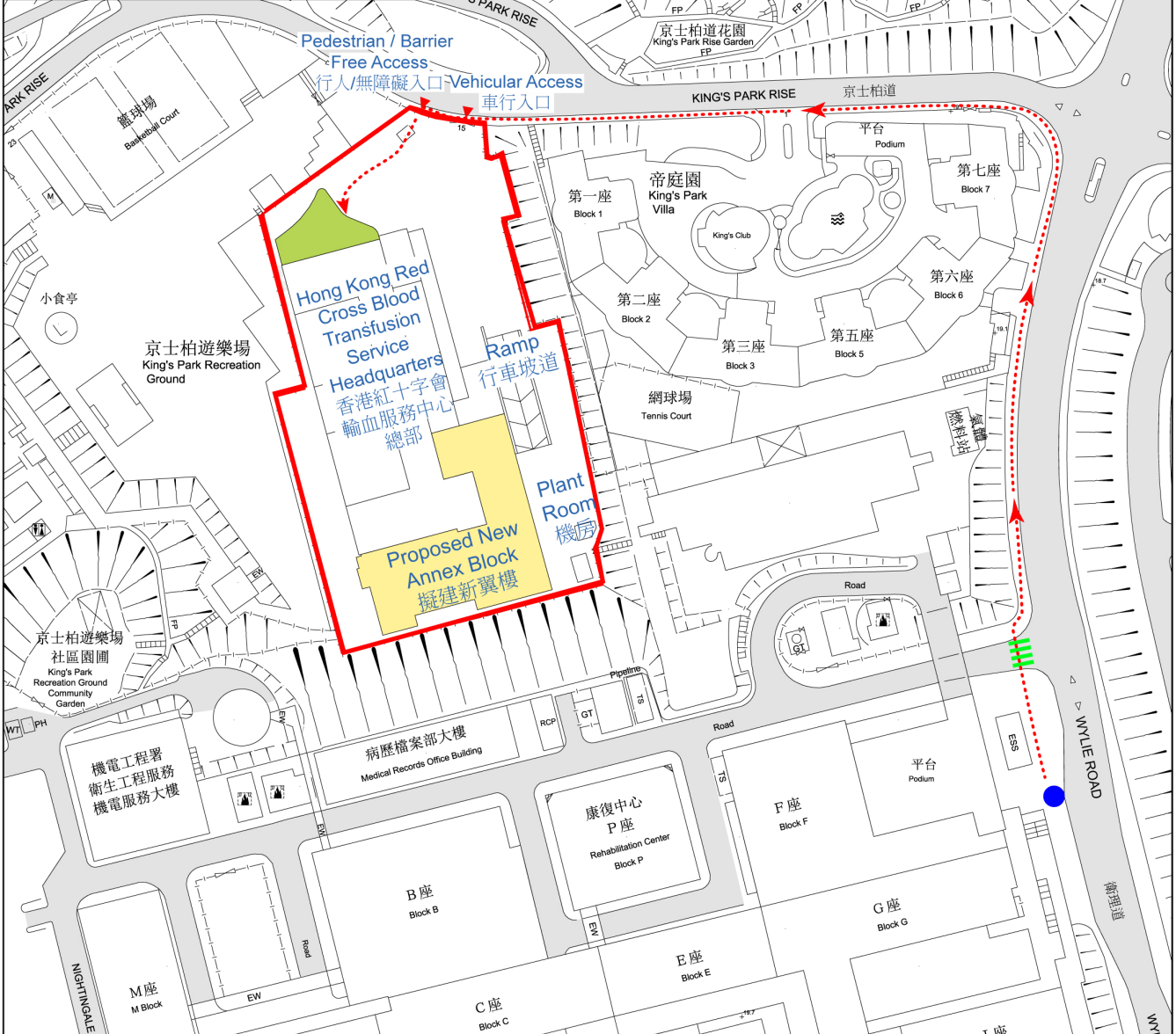
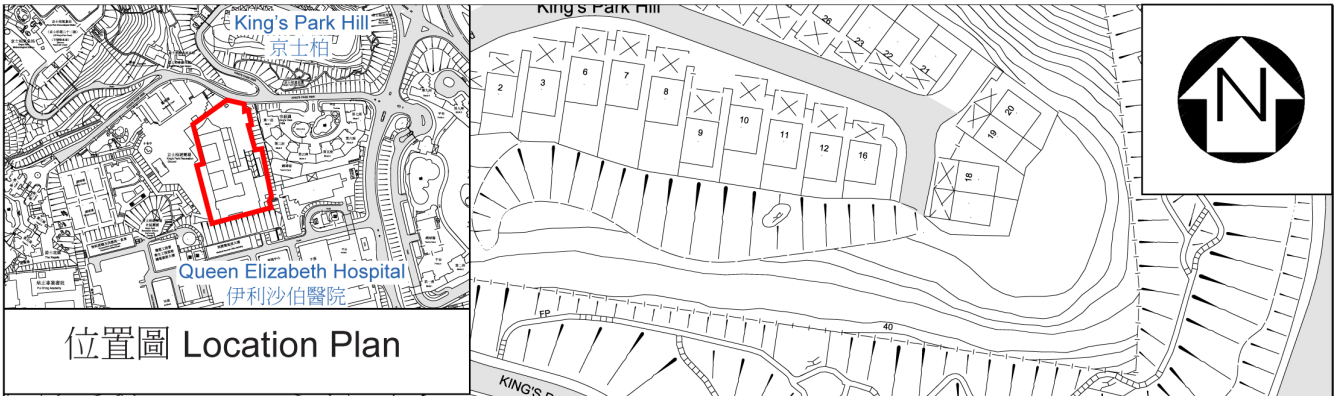
Survey Sheet No. 11-NW-24B, 25A

Layout Plan No.

Reference Plan. No. HMW6461TH-SK0229(HyD)

PLAN No. KL5422-D

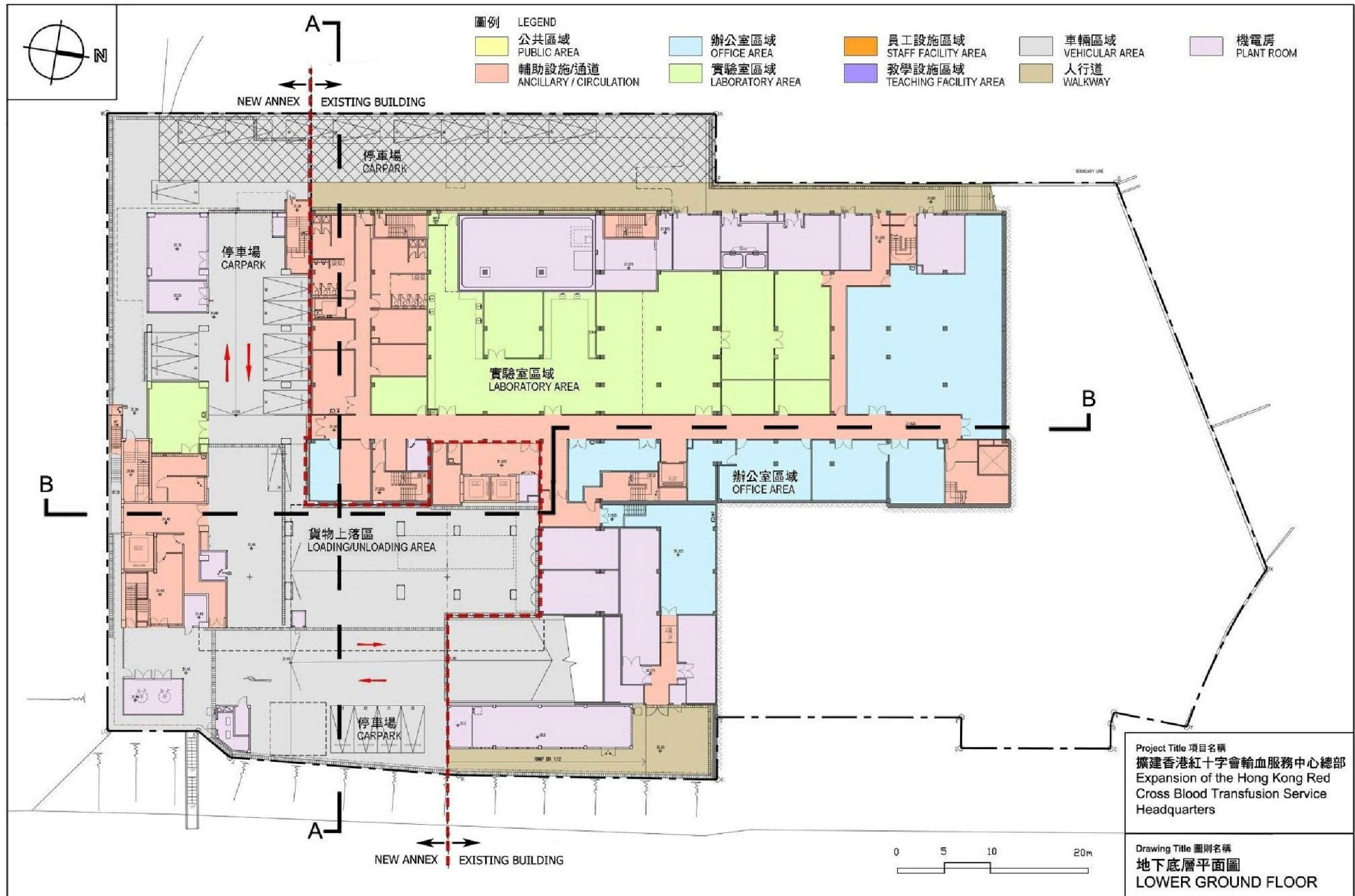
Date : 29/10/2010

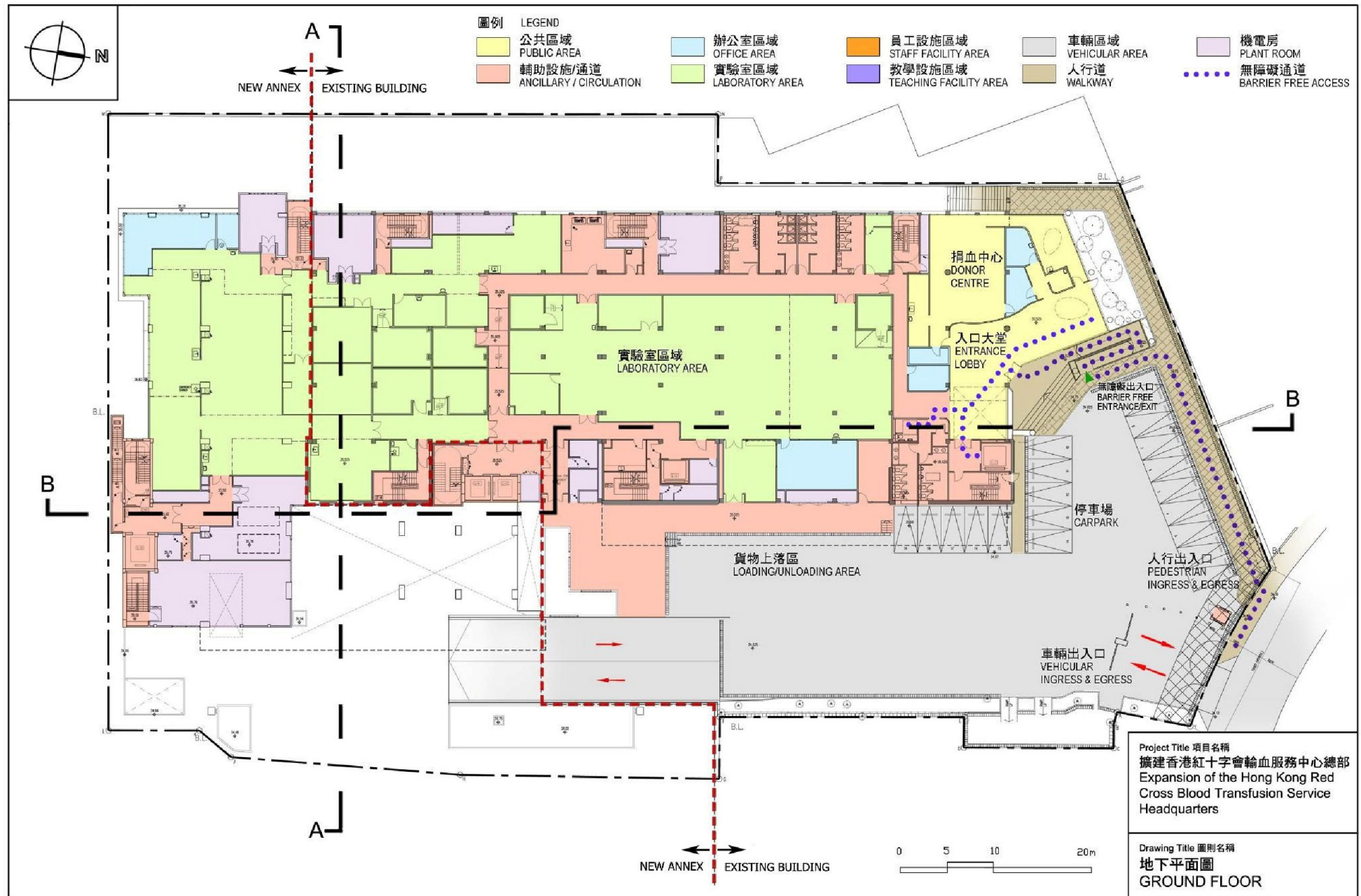


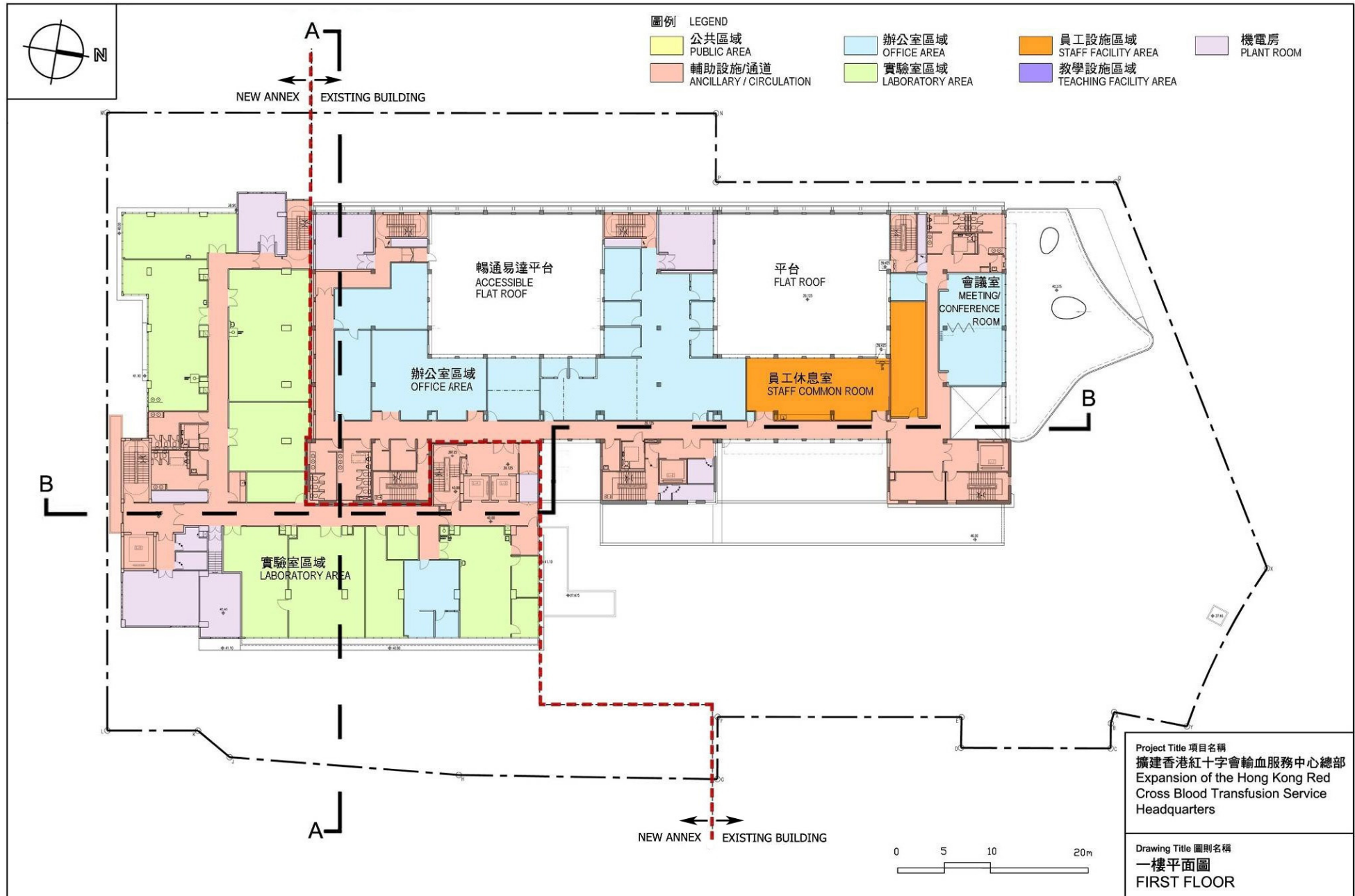
<b>Legends 圖例:</b>	Hong Kong Red Cross Blood Transfusion Service Headquarters Site Boundary 香港紅十字會輸血服務中心總部範圍	Proposed New Annex 擬建新翼樓	Pedestrian / Barrier Free Route 行人 / 無障礙道路
	Proposed Expanded Area 擬擴建範圍	Existing Bus Stop 現有巴士站	
	Existing Pedestrian Crossing 現有行人過路處		

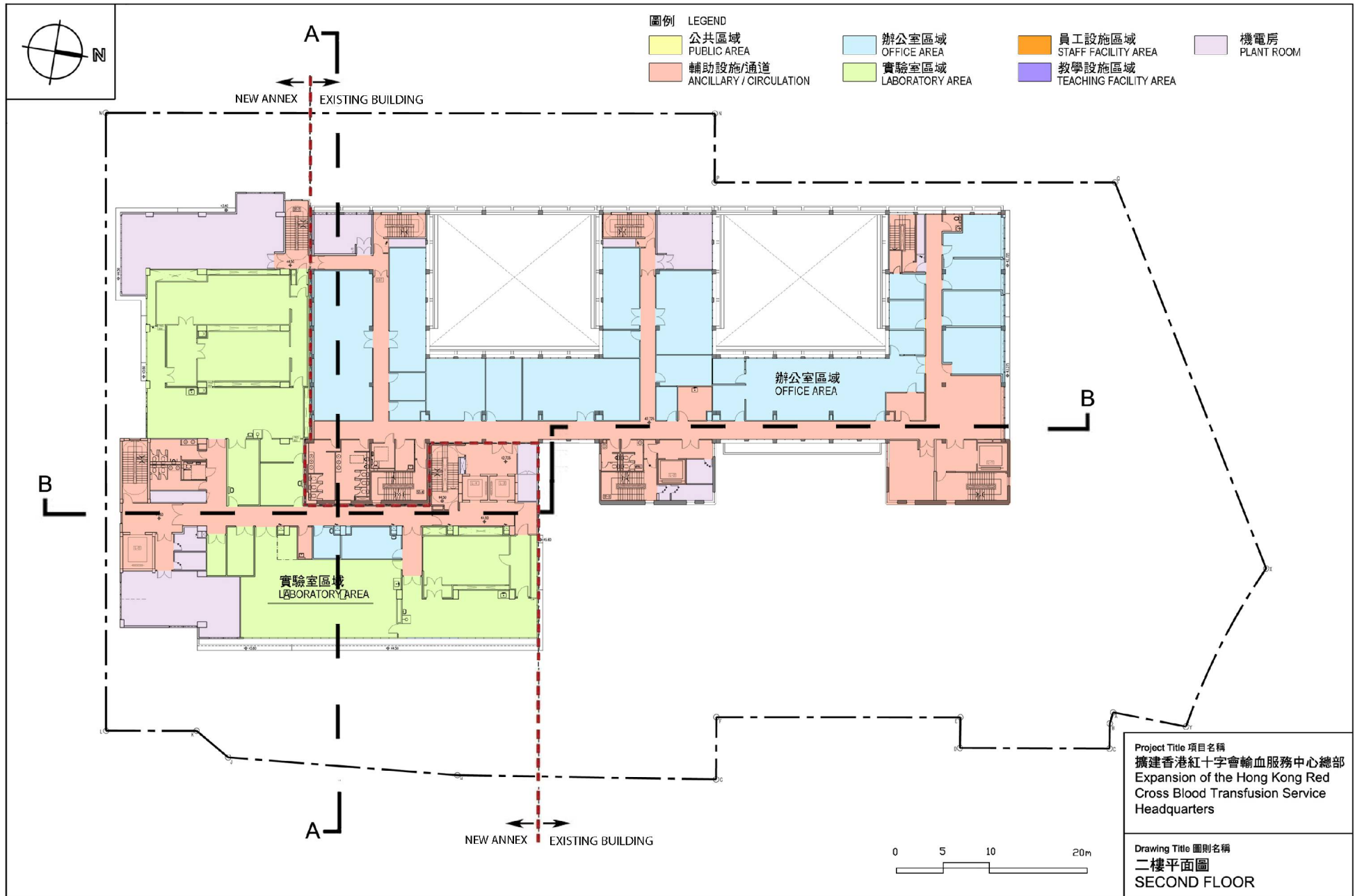
Project Title 項目名稱  
67MM - Expansion of the Hong Kong Red Cross Blood Transfusion Service Headquarters  
擴建香港紅十字會輸血服務中心總部

Site Location Plan (Not to Scale)  
工地平面圖 (不按比例)

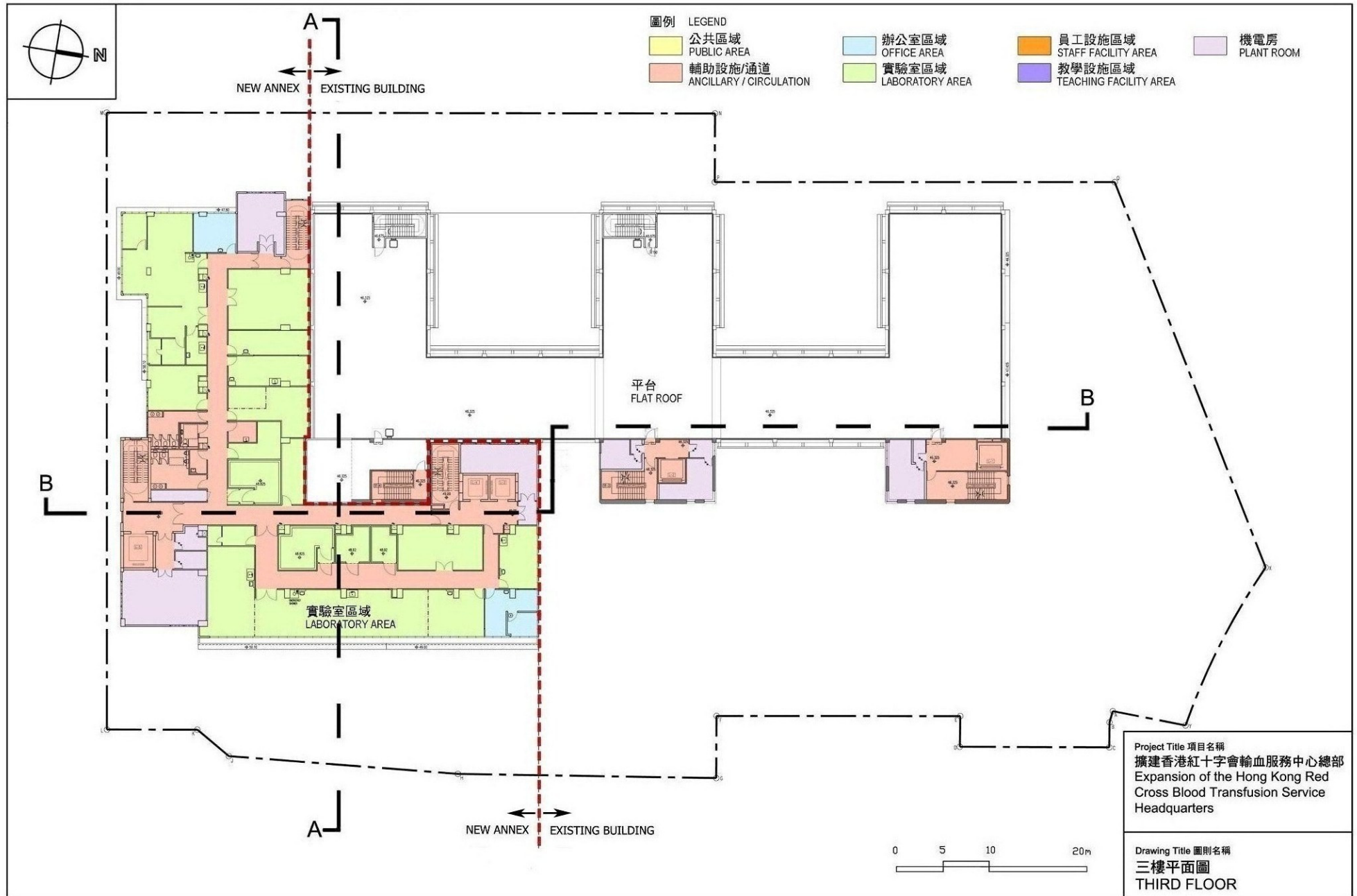


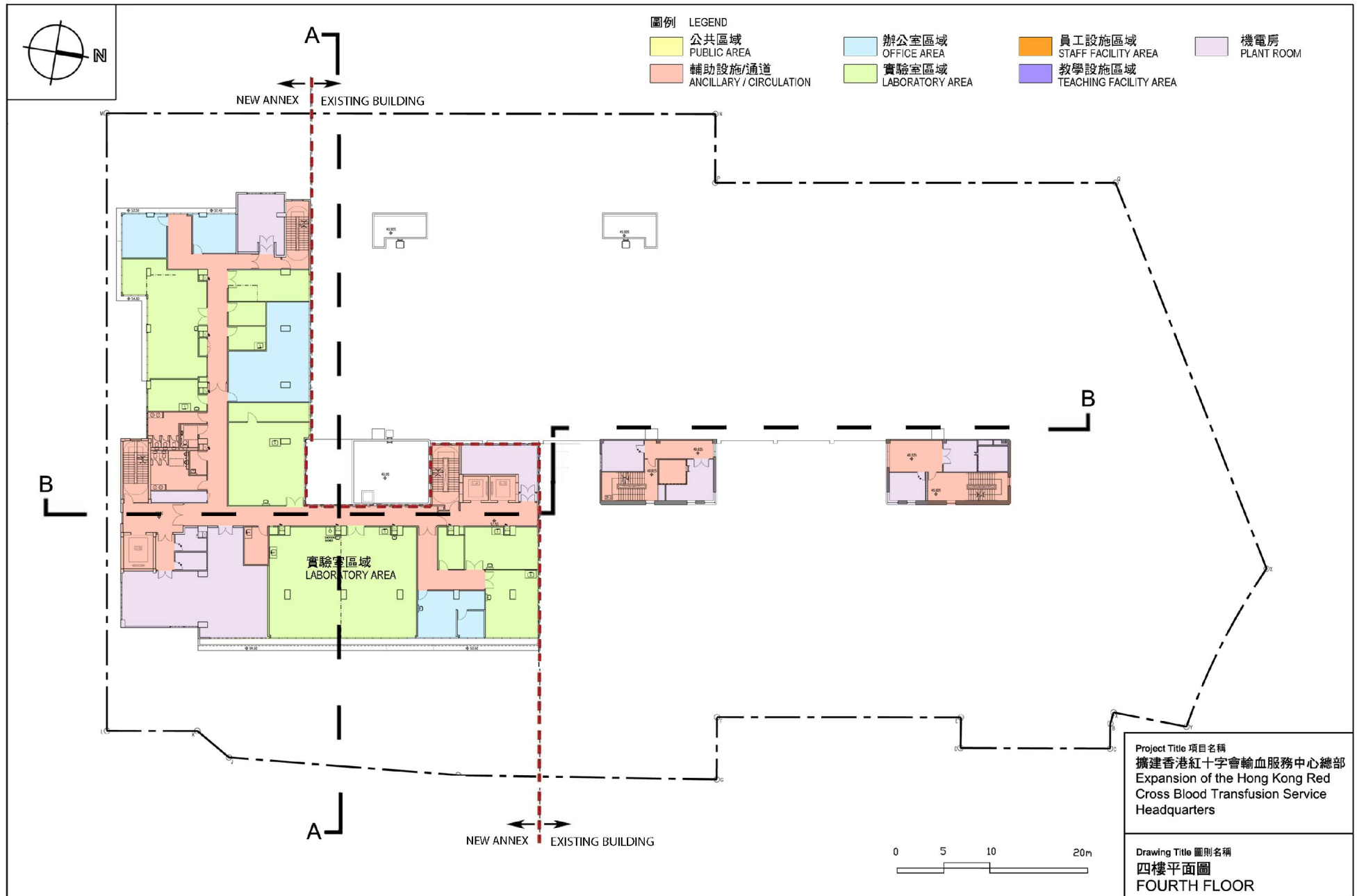


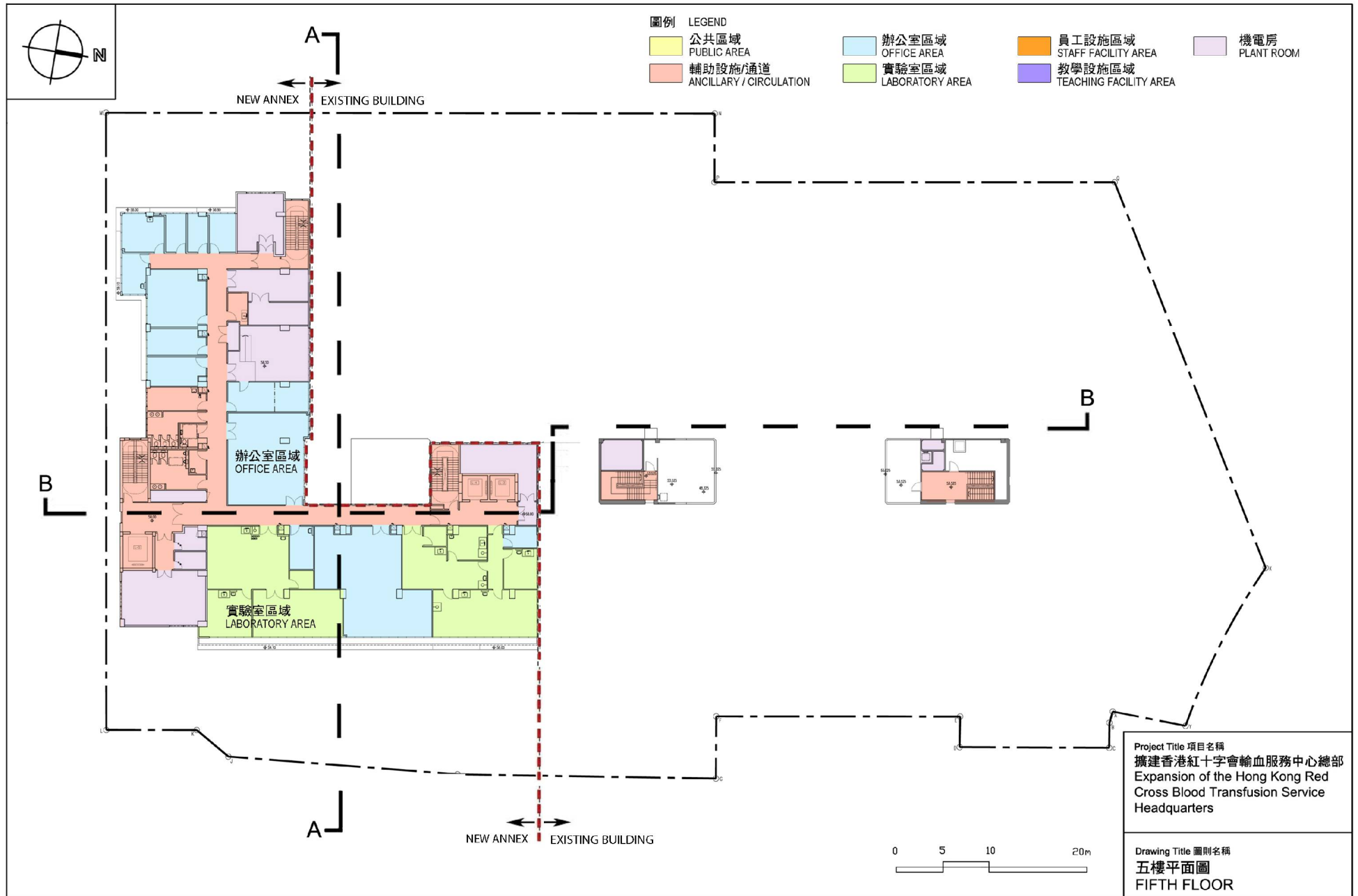


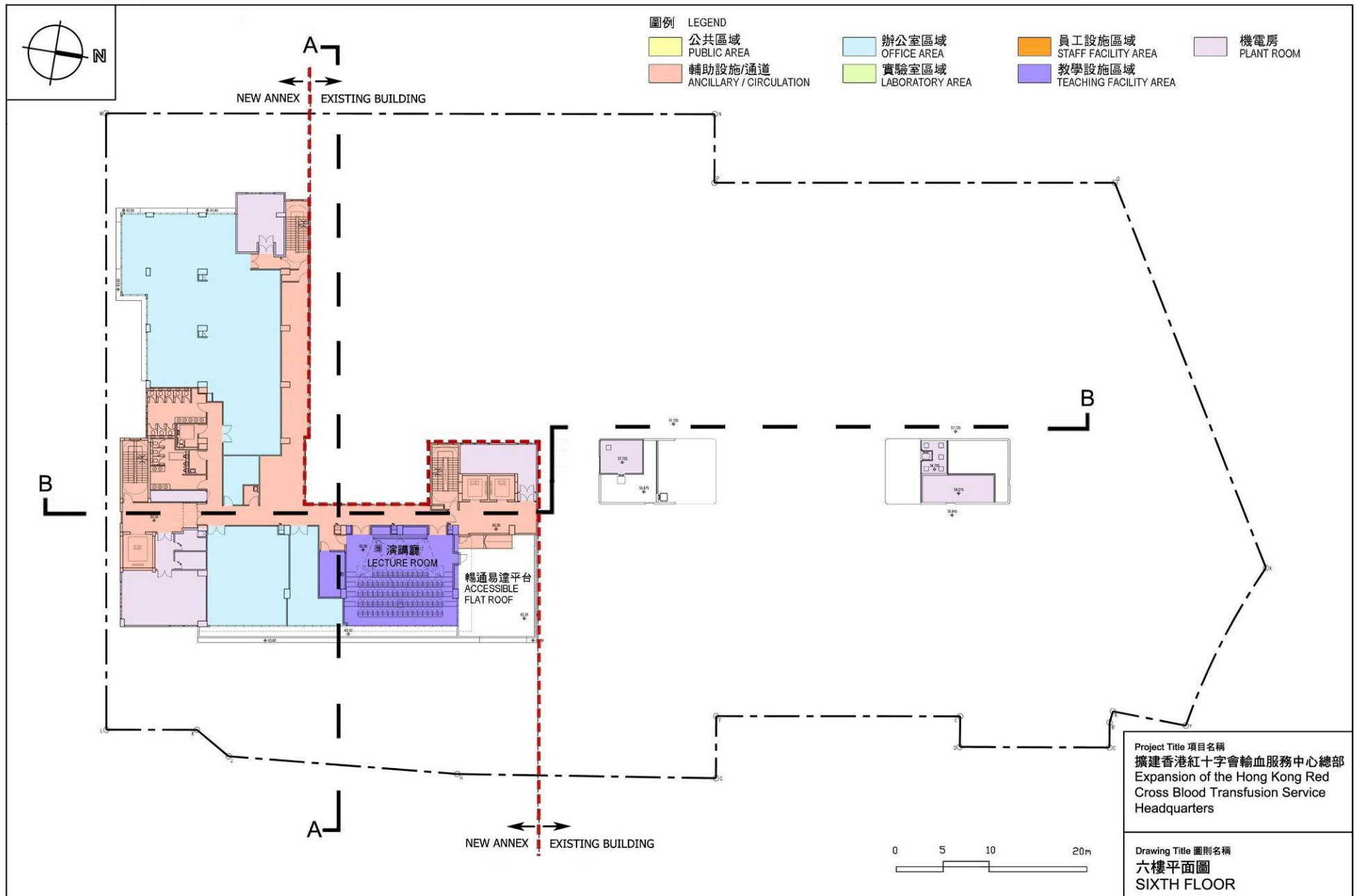


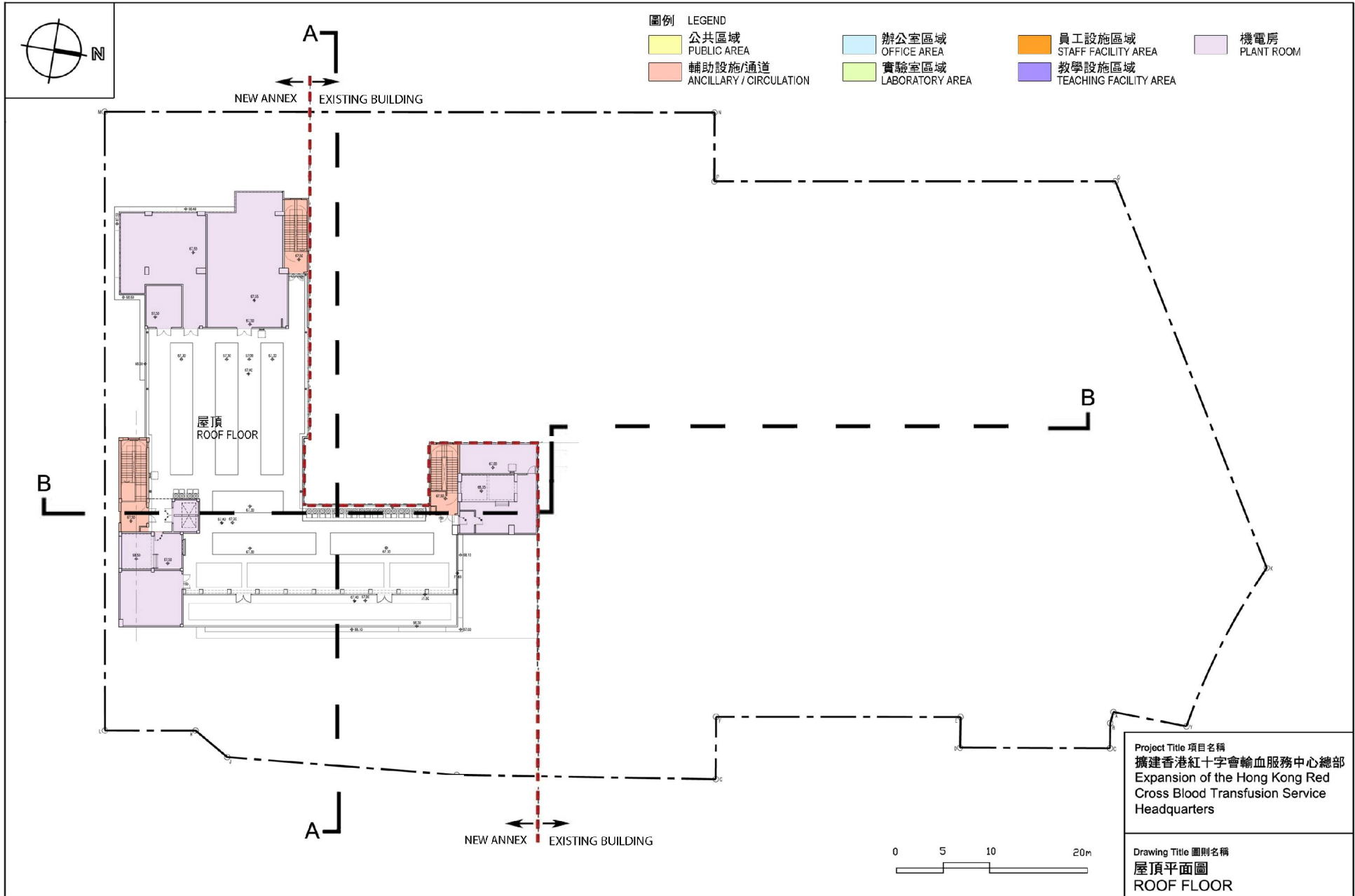










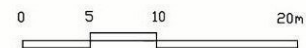


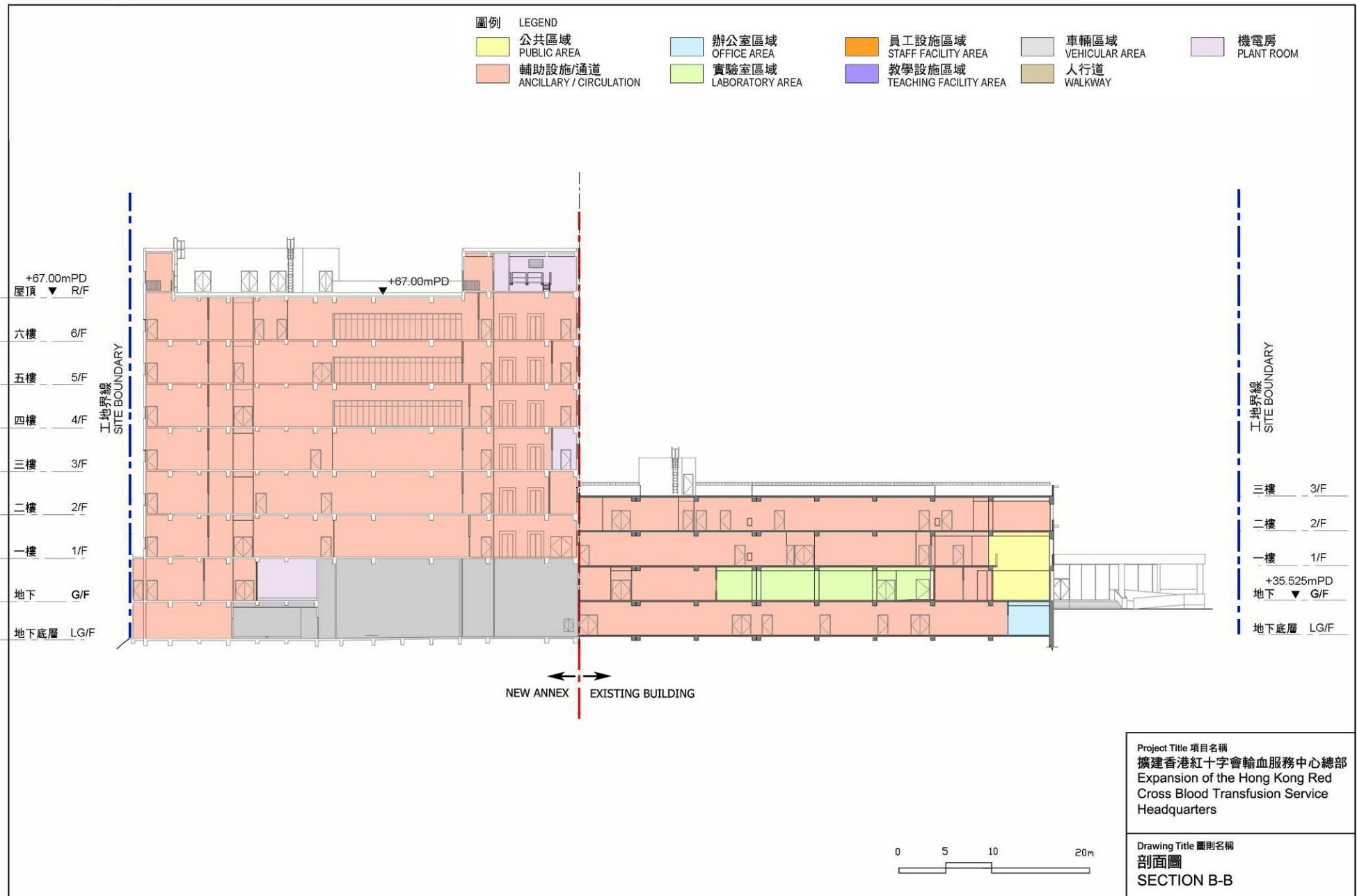
圖例		LEGEND	
	公共區域 PUBLIC AREA		辦公室區域 OFFICE AREA
	輔助設施/通道 ANCILLARY / CIRCULATION		實驗室區域 LABORATORY AREA
			員工設施區域 STAFF FACILITY AREA
			教學設施區域 TEACHING FACILITY AREA
			車輛區域 VEHICULAR AREA
			人行道 WALKWAY
			機電房 PLANT ROOM



Project Title 項目名稱  
 擴建香港紅十字會輸血服務中心總部  
 Expansion of the Hong Kong Red  
 Cross Blood Transfusion Service  
 Headquarters

Drawing Title 圖則名稱  
 剖面圖  
 SECTION A-A







67MM - Expansion of the Hong Kong Red Cross Blood Transfusion Service Headquarters 擴建香港紅十字會輸血服務中心總部  
Perspective view from King's Park Rise (Artist's Impression) 面向京士柏道擴建後的香港紅十字會輸血服務中心總部構思透視圖