

**Public Works Subcommittee Meeting on 16 June 2015  
List of issues requiring follow-up actions by the Administration  
before the relevant meeting of the Finance Committee**

**Item PWSC(2015-16)30  
7763CL – Integrated Basement for West Kowloon Cultural District**

**Issue**

At the request of Hon Michael TIEN, the Administration will provide information on the impact of the delay in the return of the work sites in Zones 2A, 2B and 2C currently occupied by the MTR Corporation Limited (“MTRCL”) for the construction of the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (“XRL”) on the development of the West Kowloon Cultural District (“WKCD”), including an estimate of the additional cost for the WKCD development project incurred each year by the delay in the XRL project.

**Response**

Most of the WKCD integrated basement within Zones 2A, 2B and 2C are occupied by MTRCL as general works area for the XRL project. To reduce the impact of delay in handing over the works area to the West Kowloon Cultural District Authority (WKCDA) for development, the Government and WKCDA have adopted a pragmatic approach by implementing the arts and cultural facilities in batches with current focus on the development of Xiqu Centre, M+, Artist Square Development Area and the Park. We do not anticipate the programme of XRL project would have significant impact on the Xiqu Centre, M+ and the Park. Regarding the site area occupied by XRL’s barging facilities in Zone 3B of the integrated basement, WKCDA has managed to maintain the target completion date of the Lyric Theatre Complex by around 2020, by incorporating the concerned foundation works in the main works contract to tie in with the scheduled handing over of the site area in question.

Based on the progress of the XRL project reported to the Subcommittee on Matters Relating to Railways of the Legislative Council Panel on Transport in May 2015, the Highways Department (HyD) was doubtful whether MTRCL could achieve the target Programme to Complete (“PTC”) (viz. commissioning of the XRL by end of 2017) and considered that there might be further delay. MTRCL recently completed and submitted a revised estimate of PTC to the Government on 30 June 2015. The revised PTC currently estimated by MTRCL is to complete the XRL in the third quarter of 2018, which includes a 6-month contingency period. In this connection, the Government will take some time to review the submission. Upon completion of the review, it is expected that a more updated position on the handing over of the works areas in Zones 2A, 2B and 2C of the integrated basement would be available.

Subject to the Finance Committee’s funding approval of the current funding application, the Civil Engineering and Development Department will engage consultants to carry out the design and supervise the site investigation of essential basement structures and associated works for Zones 2A, 2B and 2C of the integrated basement. When the designs and implementation programmes as well as the project costs of the integrated basement and topside developments are available, we can provide an estimate of the additional cost involved in the WKCD development arising from the delay in the return of the work sites in Zones 2A, 2B and 2C.

Nonetheless, we acknowledge that the construction costs of the WKCD development would be subject to variations in labour and material costs in the coming years, given the various construction demands and macro-economic factors worldwide and in the region and we will work closely with MTRCL and HyD to ensure early return of their works area.

Home Affairs Bureau  
July 2015