

財經事務及庫務局



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4 November 2015

Ms Sharon Chung  
Chief Council Secretary (1)2  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Ms Chung,

**Follow up to Public Works Sub-committee meeting held on 24 June 2015  
Joint-user Government Office Building in Cheung Sha Wan**

During the discussion of the item '121KA - Joint-user Government Office Building in Cheung Sha Wan ("Treasury Building")' at the Public Works Sub-committee ("PWSC") meeting held on 24 June 2015, Members requested the Government to provide supplementary information on various subjects. Our reply is set out below.

**(1) Site utilisation**

A note prepared by the Planning Department is at Annex I. It sets out the considerations for setting the reference plot ratio ("PR") for the Treasury Building

(paragraphs 1-4), and the locations of commercial sites in the West Kowloon region with PR of 15 or above (paragraph 5).

In gist, the Planning Department considers the Treasury Building akin to a commercial building and has accordingly set a reference PR of 8, taking into account traffic, air ventilation and other planning considerations. We consider that the reference PR of 8 has optimised the utilisation of the subject site. It is equivalent to the maximum PR in "Commercial" zone within the same planning area of South West Kowloon.

## **(2) Government offices in leased premises in West Kowloon region**

The total internal floor area of government offices in leased premises in West Kowloon (i.e. Sham Shui Po and Yau Tsim Mong districts) is about 50 000 m<sup>2</sup> at present. We plan to relocate about half of them to government-owned buildings, including the newly commissioned Trade and Industry Tower in Kai Tak, the West Kowloon Government Offices now under construction and the proposed Treasury Building. There is currently no plan for reprovisioning the remaining floor area as most of the offices in the leased premises in question provide public services with specific location-bound and operational requirements, for example, Social Security Field Units of the Social Welfare Department and post offices.

According to the 2014 Annual Review of Government Office Accommodation, we estimate that for the next five years, the additional office accommodation requirement in West Kowloon is about 1 200 m<sup>2</sup>. They include 900 m<sup>2</sup> for identity card replacement exercise of the Immigration Department to be conducted between 2018 to 2022; and 300 m<sup>2</sup> for the expansion of Immigration Department's Marriage Registry in Tsim Sha Tsui. We do not make forecasts on future office accommodation requirements beyond the next five years.

## **(3) Provision of medical facilities and services in Sham Shui Po district**

A note prepared by the Food and Health Bureau on general out-patient clinic services in Sham Shui Po district and the government policy on dental care is at Annex II.

**(4) Provision of social welfare facilities and services in Sham Shui Po district**

A note prepared by the Social Welfare Department on the provision of child care services, elderly services and rehabilitation services for persons with disabilities in Sham Shui Po district is at Annex III.

After further assessing the service needs of local residents in Sham Shui Po district, the Social Welfare Department has proposed to put in the Treasury Building two additional welfare facilities, namely a 100-place child care centre and a 40-place day care centre for the elderly. We are now conducting a technical feasibility assessment and reviewing the building design, with a view to incorporating these two facilities into the project if feasible.

**(5) Provision of parking spaces in the Treasury Building**

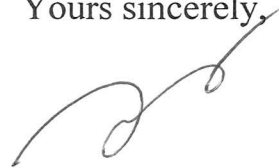
The Hong Kong Planning Standards and Guidelines (“HKPSG”) stipulate the general guidelines for determining the scale, location and site requirements of various land uses, community facilities and infrastructures according to the population and other factors. They aim to serve as general reference to ensure that during the planning stage, the Government will reserve adequate land for social and economic development and provide appropriate public facilities to meet the needs of the public. The HKPSG however do not stipulate parking standards and guidelines for government office buildings.

The number of parking spaces to be provided by the parking facilities in a government office building site is subject to the unique environment of the site concerned and the ancillary transport facilities in the vicinity. In general, employees working in government office buildings will be provided with parking spaces only for meeting operational needs. Visitors commuting to government office buildings are expected to use public transportation or public car parks.

Our initial plan was to provide 45 parking spaces in the basement car park of the Treasury Building mainly for use by the government departments accommodated in the building and the general out-patient clinic. We will further review the proposed provision and consider providing an appropriate number of additional parking spaces with due regard to the latest design, operational needs of departments concerned and possible impacts of vehicular traffic generated by the Treasury

Building on local traffic conditions. The exact number will be determined at the design stage.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Frankie Lui', with a stylized flourish at the end.

(Frankie LUI)  
for Secretary for Financial Services  
and the Treasury

c.c. Secretary for Development  
Secretary for Food and Health  
Director of Architectural Services  
Government Property Administrator  
Commissioner for Transport  
Director of Health  
Director of Planning  
Director of Social Welfare

## **Site utilisation**

### **Plot ratio of the Treasury Building**

In setting the reference plot ratio (“PR”) for 'Government, Institution or Community' (“G/IC”) sites, the Planning Department carries out an independent assessment having regard to various factors, including the surrounding planning context, prevailing planning parameters, site characteristics, development restrictions and constraints and the nature of the proposed GIC facilities.

2. The site of the Treasury Building project falls within the approved South West Kowloon Outline Zoning Plan (“OZP”) No. S/K20/30. While no PR restriction is stipulated on the OZP for the G/IC zone, according to the Explanatory Statement to the OZP, the overall level of commercial development in the planning area is constrained by the capacity of the transport network and a maximum total PR of 8.0 is therefore imposed to restrict traffic growth. A comprehensive planning study including traffic modeling has been undertaken to test the proposed road network and its capacity to support the level of the development proposed for the South West Kowloon OZP. It was found that the road network capacity would constrain the gross floor area for commercial purposes. For this reason, while commercial sites in other outline zoning plans, e.g. Cheung Sha Wan OZP, may have a maximum PR of 12, commercial sites within the South West Kowloon OZP have a maximum PR of only 8.

3. Furthermore, the project site is fronting Tonkin Street West on the west. Tonkin Street West is one of the major air paths for sea breeze to penetrate into the inland area of the Sham Shui Po district, as identified in the Expert Evaluation on Air Ventilation Assessment of Cheung Sha Wan Area. Building setbacks along the site boundary of the proposed development abutting Tonkin Street West would need to be provided to enhance air ventilation. The air ventilation consideration thus also constrains the development of the project site to some extent.

4. As the project site is intended to be developed as a government office building which is akin to a commercial building, we consider a reference PR

of 8 (which is equivalent to the maximum PR in "C" zone) has optimised the utilisation of the site, taking into account traffic, air ventilation and other planning considerations as explained above.

**Commercial sites in the West Kowloon Region with PR of 15 or above**

5. According to our records, there are some commercial sites with a PR of 15 or above (e.g. 473 Nathan Road and 580A-580F Nathan Road) in West Kowloon, which includes the planning areas of Sham Shui Po, Tsim Sha Tsui, Yau Ma Tei, Mong Kok and South West Kowloon. There are also commercial sites at various locations in these areas with a PR of 12 or above but below 15 (e.g. 23-25 Nathan Road and 555 Nathan Road). However, since 1993, the PR of commercial zones in these planning areas has been restricted to 12 under the OZPs. While the International Commerce Centre is a 108-storey-high skyscraper, the building is part of a comprehensive development above the Kowloon Station which also has an overall PR of about 8.

**Planning Department  
October 2015**

## **Provision of medical facilities and services in Sham Shui Po district**

### **Medical facilities and services in Sham Shui Po district**

The service of the Hospital Authority's general out-patient clinics ("GOPCs") is primarily targeted at the elders, low-income individuals, and patients with chronic diseases. As the existing five GOPCs in Sham Shui Po district could not meet the enormous service demand, new facilities for primary care services are required. In addition, it is estimated that the population of Sham Shui Po district will increase from 388 700 in 2013 to 476 200 in 2023, with around 21% being the elderly. We therefore envisage that the healthcare needs of local residents (especially the elderly population) in Sham Shui Po district and their dependency on publicly-funded primary care services will continue to increase in the years to come.

2. To date, the planning of the redevelopment of the Shek Kip Mei Community Health Centre ("SKMCHC") is in progress to help relieve the service load in the Shek Kip Mei area. As there are many public housing estates nearby, the SKMCHC and a new GOPC in the Treasury Building in Cheung Sha Wan are required to meet the increase in service demand and cater for the long-term medical needs of the district.

### **Provision of public dental services**

#### *Government policy on dental care*

3. It is not the prevailing government policy to provide public dental service through the setting up of dental clinics. The government policy on dental care seeks to raise public awareness of oral hygiene and encourage proper oral health habits through promotion and education. General dental care services (such as scaling and polishing and fillings) are provided mainly by the private sector and non-governmental

organisations (“NGOs”) in Hong Kong (Note 1). NGOs providing community dental services to the public in Sham Shui Po district are as follows –

- (a) Project Concern Hong Kong – Pak Tin Clinic;
- (b) Project Concern Hong Kong – Lei Cheng Uk Clinic; and
- (c) Yan Chai Hospital Dental Clinic (Sham Shui Po).

4. Under the Comprehensive Social Security Assistance Scheme (“CSSA”), recipients aged 60 or above, disabled or medically certified to be in ill health are eligible for a dental grant to cover the actual expenses or the ceiling amount of the dental treatment items (including dentures, crowns, bridges, scaling, fillings, root canal treatment and tooth extraction), whichever is the less.

***Support for those with special needs***

5. In recent years, the Government has launched a series of initiatives to strengthen support for persons with special needs in the community to receive dental care services –

- (a) in 2011, the Government launched a pilot project to provide basic dental care services for about 66 000 elders residing in residential care homes or receiving services in day care centres through outreach dental teams set up by NGOs with government subsidies. The pilot project was converted into a regular programme in October 2014 with the expanded scope of treatment to cover fillings, extractions, dentures and other services;

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Note 1 The Prince Philip Dental Hospital is a teaching hospital providing clinical facilities for the training of dentists and other dental ancillary personnel. It also runs courses for dental ancillary personnel at diploma and certificate level. Generally, it accepts patients with teaching value as teaching patients and does not provide public dental service.



- (b) the Community Care Fund (“CCF”) launched the Elderly Dental Assistance Programme in September 2012 to provide free dentures and related dental services for elders on low income who are users of the home care service or home help service schemes subvented by the Social Welfare Department. To benefit more elders who have financial difficulties and do not receive CSSA, the programme was expanded in September 2015 to cover elders who are Old Age Living Allowance recipients by phases, starting with those aged 80 or above in the first phase (involving some 130 000 elders). The CCF has earmarked around \$800 million to meet the expenditure of the expanded programme in the first three years, and will consider extending it to other age groups progressively having regard to the progress of implementation and the overall situation; and
- (c) in 2009, the Government launched the Elderly Health Care Voucher Pilot Scheme to subsidise local residents aged 70 or above to use private primary care services including dental care services. In January 2014, the Government converted the scheme into a recurrent programme, and doubled the annual voucher amount to \$2,000 per eligible elder starting from June 2014.

***Government dental clinics***

6. The 39 government dental clinics under the Department of Health are funded by the Civil Service Bureau to fulfill its contractual obligations for provision of dental benefits to civil servants, pensioners and their dependents. The primary service targets are therefore civil servants, pensioners and their dependents. Nonetheless, the Department of Health provides free emergency dental services to the public at 11 government dental clinics through designated sessions (i.e. general public sessions), which cover treatment of acute dental diseases, prescription of pain relief, treatment of oral abscess and teeth extraction. The dentists will also give professional advice with regard to the individual needs of patients. Given the current full utilisation rate and the manpower shortage of dentists (including government dentists) in Hong Kong, there

is no spare capacity for the government dental clinics to be further opened up for public use.

**Food and Health Bureau  
October 2015**

**Provision of social welfare facilities and services  
in Sham Shui Po district**

**Child care services**

In Sham Shui Po district, day child care centre service for children aged under 3 is provided by standalone child care centres (“CCCs”) and kindergarten-cum-child care centres (“KG-cum-CCCs”). Some of these centres also provide occasional child care service and extended hours service (“EHS”) to children aged below 6 to support parents who are unable to take care of their children due to sudden engagements or long working hours. In addition, there are mutual help child care centres providing day child care service for children aged under 6 and the Neighbourhood Support Child Care Project serving children up to the age under 9.

2. As the utilisation rate of the existing child care centre places in the aided standalone CCCs in Sham Shui Po district has reached 100% and the population of children aged 0 to 6 in the district is anticipated to remain at a similar level (i.e. 22 000) in the coming years, the Social Welfare Department (“SWD”) plans to set up an aided standalone CCC in the district subject to the availability of suitable premises and resources to meet the service demand.

3. From 2015-16 onwards, SWD will increase the provision of places of EHS at aided CCCs and KG-cum-CCCs by phases in districts with high demand (including Sham Shui Po district), with a view to increasing the total provision of EHS places from about 1 200 to about 6 200 places. In addition, the Government will commission a consultancy study in 2015-16 to advise on the long-term development of child care services with a view to providing services that meet the needs of the families in Hong Kong.

**Elderly services**

4. The number of elderly centres in a district should be determined taking into account not only the size of the elderly population, but also the

demographic characteristics, geographical factor, service demand and other considerations.

5. The Government will continue to adopt a multi-pronged approach to increase the provision of residential care places to meet the community demand for elderly services –

- (a) in the short term, we will sustain our efforts in purchasing places from self-financing residential care homes for the elderly (“RCHEs”) through the Nursing Home Place Purchase Scheme and making better use of space in existing subvented and contract homes for provision of more residential care places for the elderly;
- (b) in the medium term, we will build new contract RCHEs to increase the number of subsidised places, particularly places providing a higher nursing care level; and
- (c) in the long term, we will continue identifying suitable sites for new homes.

6. We will also explore the feasibility of incorporating residential care facilities for the elderly in redevelopment projects, and convert vacant government buildings or premises into RCHEs. We are also working in collaboration with non-governmental organisations (“NGOs”) to make better use of the land owned by the latter to provide, among others, more RCHE places and day care places under the Special Scheme on Privately Owned Sites for Welfare Uses.

7. There will be six contract RCHEs and RCHEs with day care units for the elderly (“DCUs”) targeted for service commencement from 2015-16 to 2017-18, two of which are located in Sham Shui Po district. One is located at Cheung Sha Wan Estate, providing 150 subsidised and non-subsidised places, and the other at Pratas Street, providing 100 subsidised and non-subsidised places.

8. For provision of more day care places, SWD has earmarked sites for the construction of new day care centres for the elderly and DCUs attached to contract RCHEs. Apart from the planned projects in different

districts, SWD will make use of cross-district arrangement to flexibly increase day care places in some districts with longer waiting time.

9. SWD will continue with its efforts to earmark suitable sites or premises, including those in Sham Shui Po district in consultation with departments concerned where appropriate, for the construction of contract RCHEs and contract RCHEs with DCUs. For example, the Urban Renewal Authority development site at Un Chau Street / Hing Wah Street / Fuk Wing Street is earmarked for constructing a RCHE.

### **Rehabilitation services for persons with disabilities**

10. The Government will also continue to adopt a multi-pronged approach to identify suitable sites or premises to increase provision to meet the community demand for rehabilitation services. In this connection, the Government has been continuously increasing the provision of subsidised residential care places. Since July 2012, we have identified sites to provide 2 713 residential care places for persons with disabilities (“RCHD”) and 2 016 day training and vocational rehabilitation service places, while a total of 1 471 additional places of pre-school rehabilitation services will be provided through new service projects and in-situ expansion. We are also working in collaboration with NGOs to make better use of the land owned by the latter to provide, among others, more RCHD places under the Special Scheme on Privately Owned Sites for Welfare Uses.

11. We have identified sites to set up the following rehabilitation service facilities in Sham Shui Po district from 2015-16 to 2017-18 -

<b>Location</b>	<b>Types of rehabilitation services</b>
Public housing development at ex-Cheung Sha Wan Police Quarters, Cheung Sha Wan	Hostel for severely mentally handicapped persons
	Day activity centre
	Supported hostel
So Uk Estate Redevelopment Phase 1, Block 10, Sham Shui Po	Special CCC
	Early education and training centre

	Care and attention home for severely disabled persons
So Uk Estate Redevelopment Phase 2, Block 14, Sham Shui Po	Hostel for severely mentally handicapped persons
	Day activity centre
	Integrated vocational rehabilitation services centre
	Hostel for moderately mentally handicapped persons

12. SWD will continue with its efforts to earmark suitable sites or premises, including those in Sham Shui Po district in consultation with the departments concerned where appropriate, for rehabilitation services.

**Social Welfare Department  
October 2015**