

MEMO

<i>From</i>	Government Property Administrator	<i>To</i>	Director-General of Civil Aviation
<i>Ref.</i>	(46) in MS/SPB/6870/5/6 Pt.2	<i>(Attn.:</i>	Miss Priscilla LAM
<i>Tel. No.</i>	2594 7665	<i>Your ref.</i>	WKS/146
<i>Fax No.</i>	2877 7607	<i>Fax No.</i>	2326 3654
<i>Email</i>	Wilson Y CHAN/GPA/HKSARG	<i>Dated</i>	6.9.2007
<i>Date</i>	3 October 2007		

**Schedule of Accommodation (SoA)
3075KA New Civil Aviation Department Headquarters**

Civil Aviation Department (CAD)

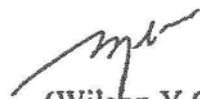
This Agency has finished vetting the proposed SoA submitted by you in April 2007.

2. The vetted space requirement for all operational divisions to be relocated is 22 774.4m² (Say 22 775m²) Net Operational Floor Area (NOFA). Detailed information can be found in attached Annex A.

3. For the vetted space requirement, we would like point out the following issues -

- (a). We understand that the operation of the existing Control Tower and its supporting facilities will not be affected by CAD's relocation exercise for all divisions. All other facilities at the Control Tower will be moved to the new CAD Headquarters. You advised that about 4 240m² area in the existing Air Traffic Control Complex (ATCX) and Backup ATCX would be vacated on commissioning of the new CAD HQs Building. Notwithstanding, you advised in our meeting on 21 September 2007 that the ATCX and Backup ATCX are located in the restricted zone of the airport and therefore have practical difficulties in identifying suitable use of the area. We are of the view that CAD should endeavour to put the vacated area to gainful use as far as possible when planning the new CAD Building. You have confirmed in the meeting that CAD would review and liaise with other potential users to see if they can make use of the spaces vacated at the time of commissioning of the new building. We would be grateful if you would keep this Agency posted on your action in identifying suitable users;
- (b). We understand that you have requested for additional staff in the 2007 RAE and CAD is now in close liaison with the centre regarding the approval. While we have no objection to include requirements for these staff in the project at this stage, we must emphasize that the provision of the space concerned is subject to the successful creation of the new posts;

- (c). CAD should make sure that control system will be installed so that air-conditioning could be suspended when facilities are not in operation (those not 24-hour operation) or not in active use (those reserved for testing and expansion requirements) in order to contain the recurrent costs;
- (d). Provision of cellular offices for staff has been indicated in the column "Cellular Office" in the SoA table. Please follow this in designing the building. Actual layout will be subject to the advice of project architect;
- (e). We note from the Transport and Housing Bureau (THB)'s memo of 21.9.2007 that it supports CAD's proposal to reserve sufficient space for future expansion to meet the demand of the aviation industry. Moreover, THB also advised that members of the LegCo Panel on Economic Services generally supported the project and urged that sufficient space be provided to cater for future expansion. We therefore have no objection to include in the SoA the expansion requirements based on CAD's operational plan for this project. Notwithstanding, please be reminded that you have the responsibility to put these spaces in optimal use by your department in accordance with your actual requirements. Any space that is not in active use should be made available to other users (e.g. other departments) with a view to maximizing the utilization of available spaces. We would be appreciated if you would review the situation regularly and keep relevant party informed for necessary action; and
- (f). Please note that we support the provision of an auditorium and conference rooms in the captioned project based on your cost-benefit analysis at Annex B on the understanding that this would result in recurrent savings in renting venue for conferences and meetings/seminars and set up costs, etc. By copy of this memo, SFST is requested to note the potential savings after the commissioning of the new CAD Headquarters.
4. In respect of site utilization of the new CAD HQs Building site, comments from Site Utilization Division (SUD) of this Agency will be issued once available.
5. If you have any question, please let me know.



(Wilson Y CHAN)

For Government Property Administrator

c.c.

External

Chairman, PVC (Attn.: Mr. Lawrence LAI
SFST (Attn.: Mr. Leo YIM
S for Transport and Housing (Attn. Mr. Francis CHENG
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Internal

Mr. C M LAM, S(AD)O&SD

Proposed Schedule of Accommodation for :
3075KA New Civil Aviation Department Headquarters

Date: 2 Oct., 2007

Item No.	Description	Area Supported (m2)	No. of Rooms	Remarks / Special Requirements	GPA's Remark (as at 2.10.2007)
	<u>Summary</u>			As the Headquarters building represents the leading centre of aviation in Hong Kong, the building must be designed and constructed to high quality standards with hi-tech and efficient building components. The design must also blend in with the airport environment and neighbor buildings. It is expected that the design, use of material and construction workmanship should match with the Dragonair / CNAC (Group) Building or the Airport World Trade Centre.	(i) We will not comment on the design, materials used and the fitting-out works for the building. They are subject to project architect's professional advice;
1.	Air Traffic Management Division (ATMD)	860.3	41		(ii) F&E requirements will not be vetted at this stage. Please note that prior approval should be obtained before procuring the required F&E;
2.	Air Traffic Control Centre and Associated Facilities (ATCC)	5,352.4	31	(i) Sound insulation from external shall be provided to the whole complex to mitigate the aircraft and vehicle noise.	(iii) Security level and security system installations for the building are subject to the advice/approval of project architect and other relevant authorities (e.g. Security Bureau).
3.	ATMD Ancillary Facilities	1,481.5	28	(ii) Public address system shall be provided throughout the operational areas.	
4.	Engineering and System Division (E&SD)	4,001.9	46	(iii) Security system shall be provided throughout the whole complex, higher security will be required for the ATCC and associated facilities.	
5.	Air Traffic Control Equipment Rooms	4,700.0	31	(iv) 150mm raised floor shall be provided to all offices, operational areas and equipment rooms except otherwise indicated.	
6.	E&SD Ancillary Facilities	577.5	15	(v) areas specified with 24-hr air-conditioning provision require full loading redundant back-up provision for the essential power supply and the air-conditioning system	
7.	Airport Standards Division (APSD)	547.7	26	(vi) This schedule covers only net operational floor area required and excludes the following areas, which will be determined by the project architect to satisfy the design requirements:-	
8.	Flight Standards and Airworthiness Division (FSAD)	1,267.2	65	(a) internal circulation areas, including passenger & goods lifts, escalators, circulation and fire escape staircases, corridors, lift lobbies, circulation areas for cellular offices, etc.	
9.	Air Services Division (ASD)	462.5	22	(b) the circulation linking the auditorium, lecture rooms, training rooms, tour presentation room, visitor lounge, the large conference room, canteen, simulators and the ATCC viewing gallery will be used for educational for convention or tour presentation. These areas must have the capacity to handle the tour or convention group movements.	
10.	Administration Division (AD)	406.1	17		
11.	Finance Division (FD)	666.1	19		
12.	Shared Ancillary Facilities	1,750.7	36	(c) building services plant rooms and accommodations, such as switch rooms, meter rooms, air-conditioning plant room, AHU rooms, FM200 rooms, store room for building maintenance equipment / mobile platforms, D.G. stores etc.	
13.	Aircraft Accident Investigation Facilities	700.5	20	(d) toilets and pantries on each floor, building wings or in separate security zone on the same floor	
				(e) duct and cable space for ATC equipment, vertical trunking and cable distribution space for IT system	
	Grand Total Net Operational Floor Area Required	22,774.4	397	(f) general loading/unloading bays and special loading/unloading & equipment delivery access for ATC systems	
		Sav (22,775)		(g) If the area requirement stated in this schedule does not fulfill the requirements of the statutory regulations for the proposed capacity of the intended use, the requirements of the statutory regulations shall take precedent.	
	Total car, van, & maintenance vehicle parking spaces	178			

Date: 2 Oct., 2007

Proposed Schedule of Accommodation for :
3075KA New Civil Aviation Department Headquarters

Item No.	Description (New post/requirement on Day 1 marked with '(*)' (Future expansion marked with '#')	No of Persons/Items	Area Supported (m2)	No. of Rooms	Cellular Office	A/C required	GPA's Remark (as at 2.10.2007)	Remarks / Special Requirements / Justifications
1. Air Traffic Management Division								
1.1	ADG(ATM)	1	45.0	1	Yes	Yes	Space entitlement = 20.2m ² Situation Room = 15m ² Specialized equipment for displaying air traffic control information = 9.8m ²	
1.2	CATCO	3	60.6	3	Yes	Yes		
1.2a	CATCO*	1	20.2	1	Yes	Yes		Approved in 2006 RAE
1.2b	CATCO#							deleted
1.3	ATCO I	12	120.0	12	Yes	Yes		
1.3a	ATCO I *	4	40.0	4	Yes	Yes		Approved in 2006 RAE
1.3b	ATCO I #							deleted
1.4a	SOO*	2	20.0	2	Yes	Yes		Submitted in 2007 RAE
1.5	SOO (NCSC)	1	10.0	1	Yes	Yes	CAD has confirmed that there is continuous requirement after commissioning of the CAD new HQs Building	This will be retained until being converted into civil service post
1.6	SEE	1	10.0	1	Yes	Yes		
1.7	ATCO II	12	92.4	2	No	Yes		
1.7a	ATCO II *	6	46.2	1	No	Yes		Approved in 2006 RAE
1.7b	ATCO II #							deleted
1.8a	OO*	8	61.6	2	No	Yes		Submitted in 2007 RAE
1.9	OO (NCSC)	3	23.1	1	No	Yes	CAD has confirmed that there is continuous requirement after commissioning of the CAD new HQs Building	These will be retained until being converted into civil service posts
1.10	EE (NCSC)	1	7.7					This will be retained until being converted into civil service post
1.11	SATFSO	10	58.0	3	No	Yes		
	TU							
1.12	Instructor Room	10	77.0	1	No	Yes		
	TELS							
1.13	CACS	1	8.9	1	No	Yes		
1.14	SACS	3	24.3		No	Yes		
1.15	ACS	5	29.0		No	Yes		
	GR							
1.18	EO I	1	7.0	1	No	Yes		
1.19	CO	1	5.6					
1.20	ACO	2	11.2					
1.21	CA	4	21.2					
1.22	OA	6	12.0					
1.23	PS II	3	21.3	3	Shared cellular	Yes		
1.23b	PSII#							deleted
1.24	PS I (including Confidential Registry)	1	28.0	1	Shared cellular	Yes		

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Sub-total for Item 1		102	860.3	41				
2. Air Traffic Control Centre and Associated Facilities (ATCC)								
2.1	Air Traffic Control Centre (ATCC)	62+	545.0	1		24-hr Yes	As confirmed by CAD, 40 (40 x 19.2m2 = 768m2) control positions and 7 supervisor technical support positions (7 x 19.2m2=134.4m2) have to be set up on commissioning of the new CAD HQs Building. At the same time, additional 13 positions (13 x 19.2m2 = 249.6m2) has to be set up for the purpose of system upgrade evaluation and replacement for next generation ATC systems. They are required for such purpose throughout the period and therefore cannot be re-deployed for other purposes until replacement is completed;	
2.1a	Air Traffic Control Centre (ATCC) new requirement *	92+	175.0			24-hr Yes	As for PRD project, 15 consoles are required (15 x 19.2m2 = 288m2) for evaluation and establishment of a "Regional Flow Management Centre" which would serve as a centralised flow regulator to the air traffic among the five airports within PRD and also foster better communications with adjacent ATCC's. In order to implement this new initiative, "live" As such, these 15 consoles have to be set aside solely for the PRD project which involves agreements at Civil Aviation Authority level and cannot make use of other consoles (e.g. those 40 consoles plus 13 additional consoles) for the purpose.	
2.1b	Air Traffic Control Centre (ATCC) expansion #	98+	720.0	1		24-hr Yes		
Training Unit								
2.2	Lecture rooms		120.0	2		Yes		
2.2a	Lecture rooms new requirement *		60.0	1		Yes		
2.2b	Lecture rooms expansion #		60.0	1		Yes		
2.3	Tower simulator (including Pilot Room & Debriefing Room)		120.0	3		Yes	120m2 is the existing centre. As advised by CAD, this is far from ideal due to the fact the distance between the working positions and the projection screen is far too short to be considered as a comfortable viewing distance and does not provide the required realism. The new tower simulator will adopt the back projection technology and therefore, projection distance will be increased. According to CAD's requirement for this facility, 234m2 is provided	
2.3a	Tower simulator (including Pilot Room & Debriefing Room) new requirement *		60.0			Yes		
2.3b	Tower simulator (including Pilot Room & Debriefing Room) expansion #		54.0			Yes		
2.4	Instructor and computer based training rooms new requirement *	1	120.0	1		Yes		

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Item No.	Description (New post/requirement on Day 1 marked with '10') (Future expansion marked with '#')	No of Persons/Items	Area Supported (m2)	No. of Rooms	Cellular Office	A/C required	GPA's Remark (as at 2.10.2007)	Remarks / Special Requirements / Justifications
2.5	Technical Library (for operational documents) *		20.0	1		Extended hour Yes		
2.6	Recruitment assessment centre and computer examination room *		306.4	1		Yes	Interview rooms = 13m2 Group exercise room = 100m2 Helper room = 5.6m2 x 4 = 22.4m2 Store room = 15m2 Server room = 10m2 waiting area = 20m2 Individual exercise room - 10m2 x 4 = 40m2 Cuputer exercise language laboratory = 86m2	
2.7	Language laboratory *		60.0	1		Yes		
2.8	Simulators (Radar Simulator & Off-the-shelf-Simulator)		200.0	3		Extended hour Yes	According to CAD, existing centre is 260m2. The layout of the Radar Sim is quite similar to ATCC and noise is one of the major consideration in acquiring space requirements. CAD advised that the no. of consoles will be increased from 6 (at present) to 18 (maximum) and therefore no. of students and instructors will be increased drastically. Based on CAD's designed requirement, the total space provided is 350m2.	
2.8a	Simulators (Radar Simulator & Off-the-shelf-Simulator) new requirement *		150.0			Extended hour Yes		
2.8b	Simulators (Radar Simulator & Off-the-shelf-Simulator) expansion #		350.0			Extended hour Yes		
2.9	Rescue Coordination Centre (RCC)		200.0	1		Extended hour Yes	Taking into account the need to carry out in-situ replacement of the system and allow the space for pilots, crews and other observers of the SAR exercise. 235m2 is provided for SAR operations and 165m2 is provided for use as briefing area for pilots, crews and observers. This area will also used for future in-situ system	
2.9a	Rescue Coordination Centre (RCC) new requirement *		100.0			Extended hour Yes		
2.9b	Rescue Coordination Centre (RCC) expansion #		100.0			Extended hour Yes		
2.10	Briefing Room (adjacent to ATCC)		40.0	1		Extended hour Yes		
2.11	Investigation Room (including meeting room)		20.0	4		Yes		
2.11a	Investigation Room (including meeting room) new requirement *		10.0			Yes		
2.11b	Investigation Room (including meeting room) expansion #		10.0			Yes		
2.12	Operational Evaluation and Human Machine Interface Development		100.0	2		Yes	This facility will be divided into several functional area, namely Fast Time Simulator and Procedure Evaluation, Automatic Inter-Facility Direct Communication Simulator, Human Machine Interface and Research and Development Centre and the Virtual Tower. Space is provided as follows: - FTS 180m2 - AIDC 90m2 - R&D 180m2 - Virtual Tower 300m2 Total = 750m2	
2.12a	Operational Evaluation and Human Machine Interface Development new requirement *		250.0			Yes		
2.12b	Operational Evaluation and Human Machine Interface Development #		400.0			Yes		
2.13	Statistics Office		25.0	1		Yes		

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2.13a	Statistics Office new requirement*		15.0			Yes		
2.14	Traffic Record Room		20.0	1		Yes		
						No		
2.14a	Traffic Record Room new requirement *		30.0			Yes		
						No		
2.15	Communication System Simulator		40.0	1		Yes		
2.15a	Communication System Simulator new requirement *		77.0			Yes		
2.16	Lecture Room		35.0	1		Yes		
2.16a	Lecture Room new requirement *		35.0			Yes		
2.19	Aeronautical Network Centre (ANC) (formerly Aerofixed Centre)		115.0	1		24-hr Yes	Existing provision	
2.19a	Aeronautical Network Centre (ANC) new requirement *		85.0			24-hr Yes	To cater for the increased in operating position from existing 9 to 16.	
2.19b	Aeronautical Network Centre (ANC) expansion #		160.0			24-hr Yes	Space required for catering for new ICAO initiatives like Network Security, ATS Message Coordination Centre, Directory Services, etc. which will be implemented in the coming years.	
2.20	Aeronautical Information Centre (AIC)		315.0	1		24-hr Yes	Existing area is 260m ² . Taking into account of about 20% expansion requirement, 315m ² is	
2.21a	Strategic Flow Control Office*		50.0	1		24-hr Yes		
	Sub-total for Item 2		5352.4	31				
3. ATMD Ancillary Facilities								
3.1	Common / reading Rooms (adjacent to ATCC & ANC)		50.0	1		Extended hour Yes	Relocation of the existing reading room to this new CAD HQs Building. In view that the no. of control stations on ATCC will be increase from the existing 19 nos. The users (from ATCC, ANC and other supporting sections) for this facility will also be increase, some	
3.1a	Common / reading Rooms expansion *		30.0			Extended hour Yes		
3.2	Night Rest Rooms		140.0	7		Extended hour Yes	It is planned that 52 control stations will be installed which will require 33 additional ATCOs ((52/19) x 12=33). As advised by CAD, the total no. of staff on each overnight shift will be 50. In time of emergency, about additional 1.3 of the overnight shift manpower will be required to standby at the centre. Therefore, a total of 65 staff should be provided with night rest space of 227.5m ² (3.5m ² x 65).	The number of cubicles in the Night Rest Room, excluding all common sanitary facility will be: ATCO: 33 ATFSO: 8 ACO: 9 Contingency: 15 (to account for 1/3 of a shift's normal manpower as minimum requirement) Total = 65 The area required for 65 cubicles @3.5sq.m. = 65 x 3.5m = 227.5 sq.m. Sanitary facilities to be designed by architect.
3.2a	Night Rest Rooms new requirement *		87.5				Shower facilities are to be advised by project architect.	
3.2b	Night Rest Rooms expansion #		0.0					

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3.3	Locker Area		scattered	4		Extended hour		
3.3a	Locker Area new requirement *		157.0			No	462 staff x 0.34m ² /st = 157m ²	
3.3b	Locker Area expansion #		0.0					
	Supporting facilities							
3.4	Interview Rooms		26.0	4		Yes		
3.5	Store Room (File & General Storage) - ATC		23.0	1		No		
3.5a	Store Room (File & General Storage) - ATC new requirement *		261.0					
3.5b	Store Room (File & General Storage) - Expansion #		30.0					
3.6	Store Room (File & General Storage) - TELS		25.0	1		No		
3.6a	Store Room (File & General Storage) - TELS new requirement *		65.0					
3.7	Store Room (Furniture & Equipment)		130.0	1		No		
3.9	Share PC Rooms *		69.0	2		Yes	Staff working in ATCC have no designated office space. The shared PC facilities are for staff carrying out office administrative work like email, e-leave, circulars and information	
3.11	ATC Tour Presentation Room *		200.0	1		Yes	The presentation room will be divided into 3 different area each accommodating up to 25 viewers. The 3 areas would each have a different theme namely: the history of Hong Kong aviation, the aircraft used in Hong Kong and the development of Air Traffic Control Centre and Tower. Large wall-hung screens and audio visual equipment will be installed in each area. This will form part of the Education Path for the Hong Kong Aviation	
3.12	Reception Area*		18.0	1		Yes	ATMD area is an enhanced security zone, this area is for storage of cameras, video recorders and unauthorized equipment of visitors. It would also be used for processing visitors access cards and as a security post during enhanced security situation. Lockers for storage up to 30 bags and sufficient waiting area for pick up and processing would be	
3.13	Visitor Lounge *		150.0	1		Yes	A replica of portion of the Kai Tak ATC control tower is planned to be built. Mock-ups of ATC control consoles with recorded display of radar images will also be displayed here. This is also part of the Education Path for the Hong Kong	
3.14	Printing Room		20.0	4		No		
	Sub-total for Item 3	0	1481.5	28				

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4. Engineering and Systems Division								
<u>E&SD</u>								
4.1	ADG(E&S)	1	20.2	1	Yes	YES		
4.2	CEE	2	40.4	2	Yes	YES		
4.3	SEE	4	43.2	4	Yes	YES		
4.3a	SEE*							deleted
4.4	ATCO I	1	10.0	1	Yes	YES		
4.5	EE	16	139.2	3	No	YES		
4.5a	EE*(NCSC)							deleted
4.6	EE (NCSC)	2	17.4				CAD has confirmed that there is continuous requirement after commissioning of the CAD new HQs Building	These will be retained until being converted into civil service posts
4.7	Technical Officers*							deleted
4.8	PS I	1	7.1	1	Shared cellular	YES		
4.9	PS II	2	14.2	2	Shared cellular	YES		
4.10	CO	1	5.6	1	No	YES		
4.11	ACO	2	11.2					
4.12	CA	1	5.3					
4.13	Computer System Managers (NCSC)	1	7.7	1	No	YES	CAD has confirmed that there is continuous requirement after commissioning of the CAD new HQs Building. Equivalent to System	This will be retained until being converted into civil service post
4.13a	Computer System Managers*(NCSC)							deleted
4.14a	IT Officers*(NCSC)							deleted
4.15	Asst IT Officers (Software support) (NCSC)	1	5.8				CAD has confirmed that there is continuous requirement after commissioning of the CAD new HQs Building. Equivalent to AP II.	This will be retained until being converted into civil service post
4.15a	Asst IT Officers (Software support)*(NCSC)							deleted
4.16	Asst IT Officers (Network support) (NCSC)	2						deleted

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4.17	Outsourced IT Staff(NCSC)	3	13.2				CAD has confirmed that there is a permanent need for this outsourced service. Equivalent to computer operator II	There is a permanent need to maintain the outsourced service
4.45a	Analysis Programmer*							deleted
	EMSD office							
4.18	Senior E&M Engineer	1	10.8	1	Yes	YES		
	PCCW office							
4.19	Civil Aviation Engineering Manager	1	20.2	1	Yes	YES	This is equivalent to Chief Engineer.	
4.20	Senior Engineer	7	75.6	7	Yes	YES		
	EMSD office							
4.21	Engineer	2	17.4	1	No	YES		
4.22	Inspector	1	4.1					
4.23	Assistant Inspector	4	16.4					
	PCCW office							
4.24	Engineer	22	191.4	3	No	YES		
4.25	Assistant Engineer	27	164.7					
4.26	Administrative Officer	3	13.2	1	No	YES	Equivalent to CO	
4.27	Assistant Administrative Officer	4	17.6				Equivalent to ACO	
	Workshops, storage area and ancillary							
4.28	CAD IT spares / store room *		35.0	1		YES No		
	EMSD							
4.29	Machine workshop*		250.0	1		YES	Based on the requirement as conformed by CAD, 250m2 is provided.	
4.30	Electronics workshop*		85.0	1		YES	Based on the requirement as conformed by CAD, 85m2 is provided.	
4.31	Electronics store room*		60.0	1		24-hrs Yes		
4.32	Machine/heavy duty store room*		0	1		No	Building maintenance facilities. To be advised by project architect	
4.33	Chemical storage room*		0	1		No		

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4.34	Chemical waste storage room*		0	1		No		
4.35	Diesel oil storage area *		0	1		No		
4.36	Compressed gas storage area *		0	1		No		
	PCCW							
4.38	Machine workshop *	18	500.0	1		YES	Based on the requirement as conformed by CAD, 500m2 is provided.	
4.39	Radar workshop *	8	300.0	1		Extended hrs Yes	Based on the requirement as conformed by CAD, 300m2 is provided.	
4.40	Radio workshop *	10	300.0	1		Extended hrs Yes	Based on the requirement as conformed by CAD, 300m2 is provided.	
4.41	System workshop *	8	300.0	1		Extended hrs Yes	Based on the requirement as conformed by CAD, 300m2 is provided.	
4.42	Navids workshop *	6	200.0	1		Extended hrs Yes	Based on the requirement as conformed by CAD, 200m2 is provided.	
4.43	Electronics store room *		800.0	1		24-hrs Yes	Currently there is 510m2 storage area for electronic items. Because larger scale system will be installed. More spare parts for operation consoles, training systems and other supporting systems have to be stored.	
4.44	Mechanical/heavy duty store room *		300.0	1		No	These store rooms are currently at outstations but will need to re-locate them to the CAD HQ in future. Items to be stored are very bulky and cannot be stacked up for storage.	
Sub-total for Item 4		162	4,001.9	46				
5. Air Traffic Control Equipment Rooms								
<u>ATC Equipment Rooms</u>								
5.1	RDPDS/FDPS equipment room new requirement		600.0	2			Calculation for total space required: no. of racks in existing ATCX=280 Projected no. of racks when occupation reduced	
5.1b	RDPDS/FDPS equipment room expansion #							
5.2	UPS equipment room new requirement *		500.0	8				

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3075KA New Civil Aviation Department Headquarters**

Date: 2 Oct., 2007

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Item No.	Description (New post/requirement on Day 1 marked with '*' (Future expansion marked with '#')	No of Persons/ Items	Area Supported (m2)	No. of Rooms	Cellular Office	A/C required	GPA's Remarks (as at 2.10.2007)	Remarks / Special Requirements / Justifications
5.2b	UPS equipment room expansion #						<p>from 100%(existing situation) to 50% (common industry practice) = 280 x 1.6=448 Projected no. of racks with new requirement and system evolution = 448 x 1.1=492 Projected no. of racks for expansion requirement =492 x 1.1 = 541 Plus on site system replacement (50% of total area) = 541 x 150% = 811 Based on actual layout, per rack space requirement is 3.75m2. Thus total area for racks is 811 x 3.75m2 = 3041m2 (found to 3100m2 to allow better circulation) Other special equipment/operation rooms are: Additional CNS/ATM equipment room (item 5.7) = 400m2; ✓ Additional trial equipment room (item 5.10) = 200m2 ✓ IT network and server rooms (items 5.4-5.6) = 300m2 Antenna farm (item 5.12)=200m2 UPS rooms = 500m2 The total space = 3100+400+200+300+200+500 = 4700m2</p>	
5.3	SPE/AMHS equipment room new requirement *		600.0	2		Yes		
5.3b	SPE/AMHS equipment room expansion #							
5.4	Network Control Centre new requirement *		40.0	1				
5.5	Confidential data server room new requirement *		60.0	2				
5.6	Network & server room new requirement *		140.0	2				
5.6b	Network & server room expansion #		60.0					
5.7	CNS/ATM systems room new requirement *		400.0	4				
5.7b	CNS/ATM systems room scheduled expansion #		400.0					
5.8	PABX/PAX equipment room new requirement *		260.0	2				
5.8b	PABX/PAX equipment room expansion #		140.0					
5.9	Radio link equipment room new requirement *		300.0	2				
5.9b	Radio link equipment room expansion #							
5.10	Trial equipment room new requirement *		200.0	2				
5.10b	Trial equipment room expansion #		200.0					
5.11	CFRC equipment room new requirement *		600.0	3				
5.11b	CFRC equipment room expansion #							
5.12	Antenna Farm Equipment room *		200.0	1				
Sub-total for Item 5			4,700.0	31				
6. Engineering and Systems Division Ancillary Facilities								
E&SD								
6.1	File and general storage *		89.3	1		No		
6.2	File storage (old records)		25.0	1		No		
6.3	Technical library (for operational documents) *		21.6	1		YES		
6.5	General Office F&E (58 staff)		20.3	1		YES		
6.6	Departmental R&D counter *		10.0	1		YES		
EMSD								
6.7	File and general storage *		39.6	1		No		
6.8	File storage (old records) *		16.5	1		No		

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6.9	Technical library (for operational documents) new requirement *		11.0	1		YES		
6.12	Locker room (for 16 staff) *		5.4	1		No		
6.13	Changing room (for 16 staff) *		1.3	1		No		
6.15	General Office F&E (6-25 staff)		7.0			YES		
6.16	Receive and dispatch counter (EMSD)		5.6			Yes		
	<u>PCCW</u>							
6.17	File and general storage *		105.6	1		YES No		
6.18	Technical library (for operational documents) new requirement *		28.0	1		YES		
6.22	Locker room *		28.2	1		No		
6.23	Changing room *		4.0	1		No		
6.24	Training room		90.0	1		YES	Based on the setup and tools/items to be used, 140m2 is sufficient for the purpose.	
6.24a	Training room *		50.0			YES		
6.25	General Office F&E (64 staff)		13.5			YES		
6.26	Receive and dispatch counter (PCCW)		5.6			Yes		
	Sub-total for item 6		577.5	15				

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7. Airport Standards Division								
Airport and Safety Regulation Section and Security Section								
7.1	ADG(APS)	1	20.2	1	Yes	Yes		
7.2	COO	2	40.4	2	Yes	Yes		
7.3	SOO	7	70.0	7	Yes	Yes		
7.3b	SOO#							deleted
7.4	PSI	1	7.1	1	Shared cellular	Yes		
7.5	PSII	2	14.2	2	Shared cellular	Yes		
7.6	OO	14	107.8	2	No	Yes		deleted
7.6b	OO#							
7.7	AOO	1	5.8					submitted in 2007 RAE
7.7a	AOO*	2	11.6					
7.8	CO	1	5.6	1	No	Yes		
7.9	ACO	1	5.6					
7.10	CA	1	5.3					
7.11	OA	1	2.0					
Ancillary Facilities								
7.13	Investigation room – combined use for Dangerous Goods and Security incidents*							deleted
7.14	Exhibits storage area *		8.8	1		24-hr Yes	Existing provision	
7.15	Storage and viewing room for charts/drawings/large photos connected with control of airport height restriction, aviation security and airport development projects*		21.1	1		Yes	2 Horizontal plan chests = 6m2 3 vertical plan chests = 3.3m2 AHR computer w/ printer unit = 1.8m2 Plotter = 4m2 light box for 3 users = 6m2	

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7.16	Crew Member Certificate and Permit Vetting (CMC and PV) Office *		22.2	1		Yes	CMC Production System = 4.1m ² File racks x 10 = 8m ² 1 shared use computer = 1.8m ² 1 fax machine = 1m ² 1 cabinet for CMC = 0.8m ² 1 reception counter = 6.5m ²	
7.16b	Crew Member Certificate and Permit Vetting (CMC and PV) Office #		6.5	1		Yes	Space for accommodating 2 persons, a desk and a workstation with scanner for collection of biometric data. However, a separate room is considered no necessary.	
7.17	File storage room *		66.3	1		No		
7.18	Technical Library (for operational documents) *		19.8	1		Extended hour Yes		
7.19	Equipment room*		20.0	1		Yes		
7.20	RAR Examination room*		63.0	1		Yes	40 candidates x 1.5m ² (eg) + 3m ² for examiner	
7.21	Locker/changing room for 23 staff *		14.4	1		No	23 locker space provided. Space = 23 x 0.34m ² = 7.82m ² 10 concurrent user for changing provided. Space = 6.6m ² Shower facilities are to be advised by architect Total space is 14.4m ²	Shower facilities to be designed by architect
7.22	Divisional R&D counter		10.0	1		Yes		
	Sub-total for 7	34	547.7	26				

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8. Flight Standards and Airworthiness Division								
8.1	ADG(FS)	1	20.2	1	Yes	Yes		
8.2	COO	2	40.4	2	Yes	Yes		
8.2b	COO#							deleted
8.3	CATCO	1	20.2	1	Yes	Yes		
8.4	ATCO I	1	10.0	1	Yes	Yes		
8.4b	ATCO I#							deleted
8.5	SOO	24	240.0	24	Yes	Yes		4 FOI (SOO grade) are NCSC posts and will be retained until further notice.
8.5a	SOO *	5	50.0	5	Yes	Yes		Approved in 2006 RAE
8.5b	SOO#							deleted
8.6	Medical Assessor (SMO) *	2	20.0	2	Yes	Yes	It is the current practice that the medical staff come to CAD office to carry out the assessment work. On the understanding the rank of the staff is SMO and the office is required to carry out medical assessment for the examinees, two separate cellular offices are provided.	
8.7	PS I	1	7.1	1	Shared cellular	Yes		
8.8	PS II	4	28.4	4	Shared cellular	Yes		
8.8b	PSII#							deleted
8.9	SCO	2	14.0	1	No	Yes		
8.9b	SCO#							deleted
8.10	ATCO II	1	7.7	1	No	Yes		
8.10b	ATCO II#							deleted
8.11	OO	10	77.0	3	No	Yes		
8.11a	OO *	4	30.8					3 OO approved in 2006 RAE. 1 OO submitted in 2007 RAE
8.11b	OO#							deleted
8.12	CO	1	5.6	1	No	Yes		
8.13	ACO	3	16.8					
8.13a	ACO*	1	5.6					submitted in 2007 RAE

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8.14	CA	4	21.2				Equivalent to API/II	There is a permanent need to maintain the outsourced service.
8.15	Outsourced Analyst Programmer	1	7.0					
8.16	Furniture and equipment		124.8	6		Yes		
8.17	Storage of Confidential Personnel Files*		96.0	1		Yes No		
8.17b	Storage of Confidential Personnel Files#		100.0	1		Yes No		
8.18	FSAD Technical Library (for operational documents)		21.6	1		Extended hour Yes		
8.18b	FSAD Technical Library (for operational documents)#		16.0	1		Extended hour Yes		
8.19	Store room		23.2	1		Yes No		
8.19b	Storeroom #		32.8	1		Yes No		
8.24	Divisional R&D counter		10.0	1		Yes		
Examination Facilities (for Personnel)								
8.26	Examination Rooms - accommodate 30 candidates each for FCL, AML and ATC *		132.0	2		Extended hour Yes	Each booth is provided with 2.2m2 to accommodate computer terminal and large scale maps and other reference materials for	
8.28	Reception of Personnel Licensing Office		18.0	1		Extended hour Yes		
8.29	Computerized Examination Administration / Monitoring Rooms*		70.8	2		Extended hour Yes		
Sub-total for 8		68	1267.2	65				

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9. Air Services Division								
9.1	ADG(AS)	1	20.2	1	Yes	Yes		
9.2	COO	2	40.4	2	Yes	Yes		
9.3	SOO	5	50.0	5	Yes	Yes		
9.3a	SOO *	1	10.0	1	Yes	Yes		Submitted in 2007 RAE
9.4	PSI	1	7.1	1	Shared cellular	Yes		
9.5	PSII	2	14.2	2	Shared cellular	Yes		
9.6	OO	9	69.3	2	No	Yes		
9.6a	OO*	3	23.1					3 OO Submitted in 2007 RAE (1x 7.7m deleted)
9.7	AOO	1	5.8					
9.8	TO(A)	1	7.2	1	No	Yes		
9.9	SO I	1	7.0					
9.10a	SO II *							deleted
9.10b	SO II #							deleted
9.11	ACO	1	5.6					
9.12	CA	1	5.3					
9.12a	CA *	1	5.3		No	Yes		submitted in 2007 RAE
9.20a	EO II *	2	14.0		No	Yes		submitted in 2007 RAE
9.20b	EO II #							deleted
9.21a	Analyst Programmer *	1	7.0		No	Yes		submitted in 2007 RAE
Ancillary Area								
9.13	File and General Storage *		51.4	1		No		
9.14	General Office furniture and equipment *		8.0	1		No		
9.15	Computer Room and shared printers		12.0	1		Yes		
9.15a	Computer Room and shared printers new requirement *		16.6			Yes		
9.16	Aircraft noise and flight track monitoring system equipment room		10.0	1		24-hr Yes	Existing provision	

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						24-hr Yes		
9.16a	Aircraft noise and flight track monitoring system equipment room *		16.0			Yes	Additional aircraft noise monitoring terminals = 1.5m2 Complaint management system = 6m2 Helicopter flight information system = 3m2 Data recording and transmission device = 2.5m2 Air pollution data processing system = 3m2	
9.17	Aircraft noise and flight track monitoring system operator and display station		22.0	1		Yes	Existing provision	
9.17a	Aircraft noise and flight track monitoring system operator and display station *		18.0	1		Yes		
9.18	Divisional R&D counter		10.0	1		Yes		
9.19a	Schedule Control Office		7.0	1		Yes		
Sub-Total for 9		33	462.5	22				

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10. Administration Division (HQ), AAU & ATCX								
10.1	DGCA	1	51.0	1	Yes	Extended hour Yes	Officer space entitlement = 18.2m ² Specialized equipment for displaying air traffic control information = 9.8m ² Display cabinet for airplane models = 3m ²	
10.2	DDGCA	1	26.8	1	Yes	Extended hour Yes	Officer space entitlement = 24.2m ² Display cabinet for airplane models = 2.6m ²	
10.3	CEO	1	10.0	1	Yes	Yes		
10.4	SEO	2	15.4	2	No	Yes		
10.5	PSI	2	15.8	2	Shared cellular	Yes		
10.6	PSII	1	7.1	1	Shared cellular	Yes		
10.8	Official Language Officer *							deleted
10.9	EOI	3	21.0	3	No	Yes		
10.12	SIO	1	7.7	1	No	Yes		
10.13a	AIO*	1	5.1					submitted in 2007 RAE
10.10	EOII	1	14.0	2	No	Yes		Incorporated item 10.11
10.10b	EOII #							deleted
10.11	EO-II (NGSC)							This is a permanent post and will be filled by civil service staff by end of 2007. Item incorporated into item 10.10
10.15	SCO	2	14.0					
10.16	CO	2	11.2					
10.16b	CO#							deleted
10.17	ACO	7	39.2					
10.17b	ACO#							deleted
10.18	CA	8	42.4					
10.18b	CA#							deleted
10.19	OA	3	6.0					
	<u>Ancillary Area</u>							
10.20	Shared use computer + Printer unit	2	3.6			Yes		
10.21	File and General Storage *		83.2	1		No		

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10.22	File and General Storage #		0.0					deleted
10.23	General Office furniture and equipment *		11.0	1		Yes		
10.24	Area for receiving VIP visitors for DGCA and ADGCA *		18.0	1		Yes		
10.25	3 Shared-use printers *		3.6			Yes		
	Other Divisions' supportive staff							
10.29	Asst CO #							deleted
10.30	CA #							deleted
	Sub-Total for 10	38	406.1	17				

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11. Finance Division									
Financial Accounting and Management Accounting Sections									
11.1	CTA	1	20.2	1	Yes	Yes			
11.2	STA	1	10.0	1	Yes	Yes			
11.3	SAO	1	8.7	1	Yes	Yes			
11.4	TA	1	7.7	1	No	Yes			
11.5	AOI	1	7.0		No	Yes			
11.6	AOII	1	7.0		No	Yes			
11.8	PSII	1	7.1	1	Shared cellular	Yes			
11.9	SCO	1	7.0	1	No	Yes			
11.10	CO	1	5.6						
11.11	ACO	2	11.2						
Ancillary Facilities									
11.13	Filing Room		43.0	1		Yes No			
11.14	Storage Room		60.0	1		No			
11.15	Equipment Room		13.0	1		Yes			
Revenue Section									
11.16	AOI	1	8.0	1	Yes	Yes	The AOI is responsible for the safe		

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11.17	SCO	1	10.6	1	No	Yes	It is the current practice that the SCO is using two sets of ACBS (1.8m2(a)) plus one set of PC on his/her desktop for daily operation.	
11.18	CO	1	5.6					
11.19	ACO	5	28.0					
11.19b	ACO #							deleted
11.20	CA	2	10.6					
Ancillary Facilities								
11.22	Departmental Accounting Records Room (Revenue)		40.0	1		Yes No		
11.23	Shroff Counter (Revenue)		6.0	1		Yes		
11.24	File & General Storage (Revenue)		40.0	1		Yes No		
11.25	General Office F&E (Revenue)		7.0	1		Yes		
Supplies Section								
11.26	SSO	1	8.7	1	Yes	Yes	There will be a safe installed in this office.	
11.27	ASO	1	7.0	1	Yes No	Yes		
11.29	SSI	1	6.8		No	Yes		
11.30	SSII	3	18.0					
11.32	SA	1	5.3					
Ancillary Facilities								
11.33	Storeroom for Supplies Section		220.0	1		Yes No		
11.34	Filing Room		20.0	1		Yes No		
11.35	Equipment Area		7.0			Yes		
11.36	Divisional R&D counter		10.0			Yes		
Sub-total for 11		28	666.1	19				

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12. Shared Facilities							
12.1	Auditorium for 200 persons*	200	600.0	1	Yes	This facility is mainly used for hosting large scale international aviation conferences and running large scale training/seminars for which CAD at present has to rent/borrow venues from other organizations (e.g. HKCEC, Asia Expo and IFC, etc.). The total no. of participants is 200. Therefore, 200 seats (with tables for documents, etc.) and space for podium should be provided. Total space of 600m2 is supported (2.5m2 x 200 + podium of 100m2)	
12.2	Secretariat Room*	6	15.0	1	Yes	To accommodate a large writing table, 3 shared computer, 1 photocopier and fax machine	
12.3	Internet Room*	8-10	17.0	1	Extended hour Yes	To accommodate ten computers and three shared printers and 3 telephone booths	
Conference Rooms							
12.4	Type A Conference Room *	40-50	125.0	1	Extended hour Yes	Apart from holding divisional meetings, these conference rooms will also be used to conduct smaller scale ICAO meetings. Space for simultaneous interpreters is also provided. Provision of 2.5m2 per attendant is adopted. CAD confirmed that the expected average utilization will be over 75%.	
12.5	Type B Conference Room *	25 x 4 = 100	250.0	4	Extended hour Yes		
12.6	Type C Conference Room *	36	54.0	3	Extended hour Yes		
12.7	Workshop *	90	135.0	3	Extended hour Yes	This is for Civil Aviation Training Centre courses.	

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12.8	Library		80.0	1	Extended hour Yes	Book cases (45x0.8)=36 Umbrella stand (1x0.7)=0.3 Table + 4 seats (3x6.5)=19.5 Photocopying machine(1x2)=2 Fax machine(1x1)=1 Water dispenser(1x1)=1 Filing cabinets(5x0.8)=4 Plan chest, horizontal, steel(2x3)=3 stacked up Plan chest, vertical, steel (2x1)=2.2 Shared-use computer+printer (2x1.8)=3.6	
12.8a	Library with resource center *		120.0		Extended hour Yes	Reception counter (1x5)=5 Working area for librarian (1x7)=6.3 according to standard (5.1 + 1.2) Display for aircraft models (5x2)=110 Display for airport model (1x3)=3 Display for CAD HQs model (1x3)=3 Total= 199.9 m2 say 200m2.	
12.9	Canteen	200	As designed	1	Extended hour Yes	As appropriate (to cater for 200 persons & to meet licensing requirement)	
12.9a	Canteen for 200 people *				Extended hour Yes		
12.10	Rest Room for drivers *	8	6.0	1	Yes		
12.11	ICT Hub Rooms			2 per flr	24-hr Yes		to be decided by architect
12.12	Confidential Registry		46.3	1	Yes		
12.12a	Confidential Registry *		88.7	1	Yes		
12.13	Reception for Departmental Headquarters		37.6	1	Yes	Reception counter = 18m2 R&D store = 19.6m2	
12.14	Building Management Office *			1	24-hr Yes		to be decided by architect
12.15	Security Control Room *		16.0	1	24-hr Yes		

Proposed Schedule of Accommodation for :
3075KA New Civil Aviation Department Headquarters

Item No.	Description (New post/requirement on Day 1 marked with '*') (Future expansion marked with '#')	No of Persons/ Items	Area Supported (m2)	No. of Rooms	A/C required	GPA's Remarks (as at 2.10.2007)	Remarks / Special Requirements / Justifications
12.16	Locker and changing Rooms for guards / gardeners / cleaners *		19.5	2	Extended hour No		
12.17	Gardener store *			1	No		to be decided by architect
12.18	Building maintenance material store *			1	No		to be decided by architect
12.19	Cleaner's store *			as require	No		to be decided by architect
12.20	Recreation Room *		77.6	1	Yes	There is an existing recreation room. The size has taken into account the no. of staff in the	
12.21a	Simultaneous Interpretation Booths*		36.0	6	Yes	Calculated at 6m ² /a	
12.22a	Technician Control Booth*		7.0	1	Yes		
12.23	Interview Room		20.0	2	Yes	The interview rooms will also serve as small meeting rooms. As such, 10m ² /a is provided.	
12.24	ATC Duct Riser Rooms			2 per flr	No		to be decided by architect
	Sub-Total for 12		1,750.7	36			
12.25	Car parking spaces	178				As advised by Traffic Impact Assessment (TIA) consultant, no additional traffic impact will be caused by the provision of parking spaces and that the provision of car parks can meet the recommendations for parking provision shown in HKPSG. The breakdown of the car parking spaces are: Government vehicles = 18 Contractors' vehicles = 15 Essential users = 33 Non-essential users (for shift duties staff who have to work in irregular hours) = 92 Visitors vehicles = 20	
	Total car parking spaces	178					

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13	Aircraft Accident Investigation							
13.1	Reception Area for Accident Investigation Unit*		10.0	1		24-hr Yes	This area is for receiving personnel from various organisations (e.g. CAD, police, fire services, medical staff and overseas investigators) when setting up the investigation. This will also be used for media briefing in accident	
13.2	Laboratory and workshop - facility for reading and analyzing flight recorders (CVR, DFDR and QAR)*		50.0	1		24-hr Yes	Flight simulator = 15m ² CVR/DFDR Analysis equipment and space for compiling aircraft accident report compilation = 35m ²	
13.3	Command centre - a control centre where CAD management and officers may effect coordination*		200.0	1		24-hr Yes	As advised by CAD, communication systems and display systems will be installed in this centre to have close contact with all other parties participating in the investigation. Based on the requirement as confirmed by CAD, 200m ² is	
13.4	Syndicate / interview room (combinable) - standard government provision (6.5 m ² per room)*		32.5	5		24-hr Yes	This is used to carry out interview with flight crew, fire fighting personnel, passengers, medical personnel, air traffic controllers and all other witnesses. These rooms will also be used by CAD divisions to meet daily operational	
13.5	Secure storage room (including library) - impound records, recording, documents, manuals and publication*		200.0	1		24-hr Yes	For storage of large pieces of wreckage of the aircrafts collected to facilitate the investigation. The size can be as large as 20m x 5m. According to CAD, space for two pieces are	
13.6	Offices for investigators (for 6 inspectors at a time)*	6	60.0	6	Yes	24-hr Yes	Space required for personnel for 6 major areas of investigation namely the operations, engineering, survivability, systems, human factor and the interviewing of witnesses.	

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13.7	Rest area for investigators		123.0	1		24-hr Yes	<p>According to CAD, when there is an aircraft accident, investigators will have to congregate at the CAD building. During the first 24-48 hours after the accident, investigators will not be able to return home or hotel to take rest because the collection of evidence for such investigation is time critical and sensitive. As advised by CAD, the no. of people involved in the investigation is about 40-50 and about half of them will take rest in turn.</p> <p>The space calculation is as follows - Individual rest area = $3.5m^2 \times 22 = 77m^2$ Pantry area = $6m^2$ Coffee corner = 4 round tables each with 6 seats plus 2 vending machines (e.g. coffee machines) $(9m^2 \times 4 + 2m^2 \times 2 = 40m^2)$ Total area = $123m^2$</p> <p>CAD has confirmed that when no investigation is in progress, the area will be used for other functions such as trainings.</p>	
13.8	Dis-infection room*		As appro.	3		24-hr No	<p>On the understanding that dis-infection process is required to handle the contaminated documents and items from the accident site, I have no objection to the proposed 3-stage dis-infection process. The actual design is subject to the advice of project architect.</p>	
13.9	Equipment and Rescue Kit storage*		25.0	1		No	<p>No objection on the understanding that there is existing facility in the ATMD office and Backup ATCX.</p>	
13.11	Accident Investigation Mini Room		0.0					deleted
13.12	Confidential Room for Aircraft Accident Report Compilation		0.0					deleted
	Sub-total for 13	6	700.5	20				

Cost-benefit analysis between a purpose-built auditorium and a rental venue for CAD conferences/trainings/seminars

Items		unit cost / number	\$M
a.	Estimated cost of an auditorium ^(note 1)		24.00
b.	Estimated maintenance cost from 2012 to 2025	0.06 per year	0.84
c.	Estimated set-up cost per conference at a purpose built auditorium	0.04	
d.	Estimated number of conference from 2012 to 2025	= 6 per year x 14 years	84
e.	Estimated cost for conferences	e = c x d	3.36
f.	Estimated set-up cost per training/seminar	0.002	
g.	Estimated number of training/seminar from 2012 to 2025	= 18 per year x 14 years	252
h.	Estimated cost for trainings/seminars	h = f x g	0.50
i.	Estimated total cost for activities in a purpose-built auditorium from 2012 to 2025		28.7
j.	Estimated initial cost for rental		0.00
k.	Estimated maintenance cost from 2012 to 2025		0.00
l.	Estimated rental cost per conference ^(note 2)	0.40	
m.	Estimated set-up cost per conference for a rental venue	0.15	
n.	Estimated number of conference from 2012 to 2025	= 6 per year x 14 years	84
o.	Estimated cost for conferences (assuming rental venue)	o = (l + m) x n	46.20
p.	Estimated rental cost per training/seminar	0.06	
q.	Estimated set-up cost per training/seminar for a rental venue	0.02	
r.	Estimated number of training/seminar from 2012 to 2025	= 18 per year x 14 years	252
s.	Estimated cost for trainings/seminars (assuming 50% rental and 50% borrowed venue)	s = (p + q) x r x 50% + q x r x 50%	12.60
t.	Estimated total cost for activities in a rental venue from 2012 to 2025^(note 3)		58.8

From the above comparison, it can be seen that a purpose-built auditorium at the CAD HQs would provide good cost benefit to the Government in less than 14 years assuming that just a modest number of conferences and events will take place.

Notes:

1. Estimate cost of an auditorium is calculated based on the approximate building construction cost of a community hall (closest available data for a hall) \$40M x 50% (estimated portion of cost for the hall) + \$4M (estimated cost for fitting out such a hall into an auditorium) = \$24M
2. Estimate rental cost is calculated based on an estimated modest rental rate of (i) \$100,000. per day for similar size commercial facilities for conference for 4 days; and (ii) \$20,000. per day for similar size educational or NGO facilities for training for 3 days.
3. Estimate cost is based on a period from 2012 to 2025 for the sake of consistency with the servicable life of the ATC system. The design building life would be at least 50 years. The longer the period and the more the conferences are carried out, the greater the cost benefit for a purpose-built auditorium.