

**For Discussion
on 3 November 2014**

LEGISLATIVE COUNCIL PANEL ON FINANCIAL AFFAIRS

**Consultancy Services for
the Proposed Joint-user Government Office Building
in Cheung Sha Wan**

PURPOSE

This paper seeks Members' views on the proposal to carry out pre-construction consultancy services for a new joint-user government office building (to be named the Treasury Building) at the junction of Tung Chau Street and Tonkin Street West in Cheung Sha Wan.

PROPOSAL

2. It is the Government's policy to accommodate its offices in government-owned properties as circumstances permit and relocate non-location-bound government offices out of high value areas, including the Central Business Districts ("CBDs"). In accordance with this policy and to help alleviate the shortage of government-owned office space, we propose to construct the Treasury Building (site area of around 5 121 m²) at the junction of Tung Chau Street and Tonkin Street West in Cheung Sha Wan to facilitate the relocation of some government offices accommodated in the three government office buildings at the Wan Chai waterfront as well as leased premises. The site plan is at **Enclosure**.

3. Subject to the detailed design, the Treasury Building will consist of around 20 storeys, providing an estimated total net operational floor area (“NOFA”)¹ of around 23 600 m².

PROJECT SCOPE

4. The proposed pre-construction consultancy services comprise –

(a) the design of the works for the following uses –

(i) reprovisioning the offices of five bureaux / departments² accommodated in the three government office buildings at the Wan Chai waterfront, and three departments³ accommodated in leased private premises in Wan Chai, Mong Kok, Cheung Sha Wan and Kowloon Bay;

(ii) setting up a general out-patient clinic;

(iii) providing property management facilities, a public art display area, and other ancillary facilities, including around 45 parking spaces as well as loading and unloading facilities; and

¹ NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for toilets, bathrooms and shower rooms, lift lobbies, stair halls, public / shared corridors, stairwells, escalators and lift shafts, pipe / services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, parking spaces, loading and unloading areas and mechanical plant rooms, etc.

² These include the Torture Claims Appeal Board under the Security Bureau, the Treasury, the Office of the Government Chief Information Officer, the Office of the Communications Authority and the Labour Department.

³ These include the Labour Department, the Registration and Electoral Office and Hongkong Post’s Cheung Sha Wan Delivery Office.

- (iv) future allocation for additional space requirements and contingency uses;
- (b) site investigations and minor studies for the design work described in paragraph 4(a) above; and
- (c) preparation of tender documents (including tender drawings) and assessment of tenders for the design work described in paragraph 4(a) above.

JUSTIFICATION

5. Relocation of the three government office buildings at the Wan Chai waterfront is a large-scale exercise. It involves 29 departments, 175 000 m² of office space and more than 10 000 staff. We will implement the exercise in phases as it takes time to reprovise all the departments involved. We will start with relocating offices of some departments to the West Kowloon Government Offices (“WKGO”). We earlier consulted this Panel on the project on 7 February 2014. Subject to funding approval by the Finance Committee in mid-2015, the construction works will commence immediately thereafter for completion in 2018-19. We have also earmarked sites at other locations, including the Kai Tak Development Area and Tseung Kwan O, for the construction of other government office buildings for reprovise.

6. The proposed Treasury Building will facilitate the implementation of the phased relocation exercise mentioned above, as well as the relocation of some government offices currently accommodated in leased premises. This will help increase the overall supply of commercial office space, in particular grade A office space, in CBDs and also other districts. The relocation of government offices out of leased premises will also achieve an estimated annual saving in rental expenditure of up to about \$26 million.

7. Some of the government offices to be relocated to the Treasury Building will provide convenient front-line services to the public. For example, the proposed recruitment centres for the catering and retail industries of the Labour Department will provide job vacancy information and organise

job fairs and serve as a platform for linking employers with job seekers in those two industries.

8. In addition, the general out-patient clinic to be operated by the Hospital Authority in the Treasury Building will provide primary care services to meet the service needs of target groups in the area, including the elderly, low income groups and chronically ill patients. Services will include medical consultation for patients with episodic illnesses and chronic diseases and multi-disciplinary services to control disease progression.

FINANCIAL IMPLICATIONS

9. We estimate the cost of the proposed pre-construction consultancy services to be \$103.2 million in money-of-the-day (“MOD”) prices. The proposed pre-construction works will not give rise to any recurrent consequences.

ENVIRONMENTAL IMPLICATIONS

10. This project is not a designated project under the Environmental Impact Assessment (“EIA”) Ordinance (Chapter 499). It will not cause any long-term adverse environmental impacts. The proposed pre-construction works are also not a designated project under the EIA Ordinance. We shall implement suitable mitigation measures to control any short-term environmental impacts arising from site investigations.

11. The site investigations will only generate an insignificant quantity of construction waste. In the future construction stage, we will require the consultants to fully consider suitable measures to be implemented to minimize the generation of construction waste and reuse or recycle construction waste as far as possible.

HERITAGE IMPLICATIONS

12. The proposed consultancy and site investigations will not affect any heritage sites, which include all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

13. The proposed consultancy and site investigations do not require any land acquisition.

IMPLEMENTATION

14. We plan to submit the proposal to the Public Works Sub-Committee and the Finance Committee for funding approval in early 2015 for the pre-construction consultancy services. Subject to funding approval, we plan to engage consultants to commence the design and site investigations in June 2015 for completion in 2017. Funding for the construction and other associated works of the project will be sought thereafter.

EMPLOYMENT OPPORTUNITIES

15. We estimate that the proposed consultancy and site investigations of the Treasury Building will create about 35 jobs (comprising positions for professional / technical staff and labourers).

PUBLIC CONSULTATION

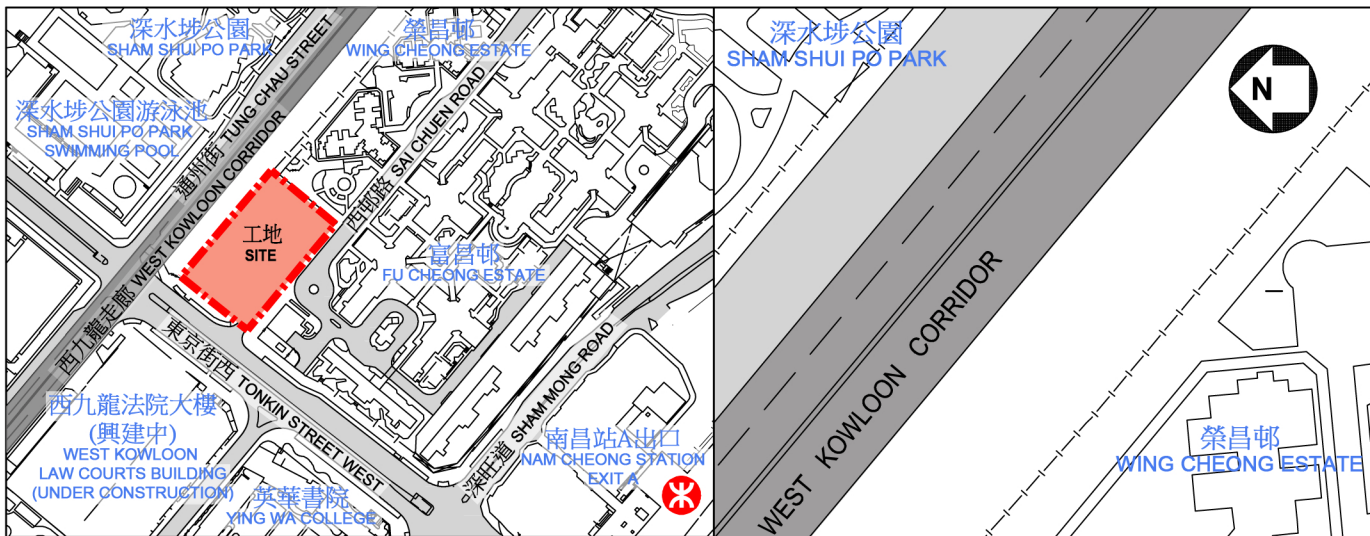
16. We have consulted the Sham Shui Po District Council (“SSPDC”) and a number of local stakeholders (including the Mutual Aids Committees of Fu Cheong Estate and Wing Cheong Estate and the schools in the vicinity) on this project. At its meeting on 24 June 2014, SSPDC discussed and

unanimously supported the construction of the Treasury Building. SSPDC and the local stakeholders in particular welcome the provision of the general out-patient clinic and the recruitment centres of the Labour Department which will directly benefit the local community.

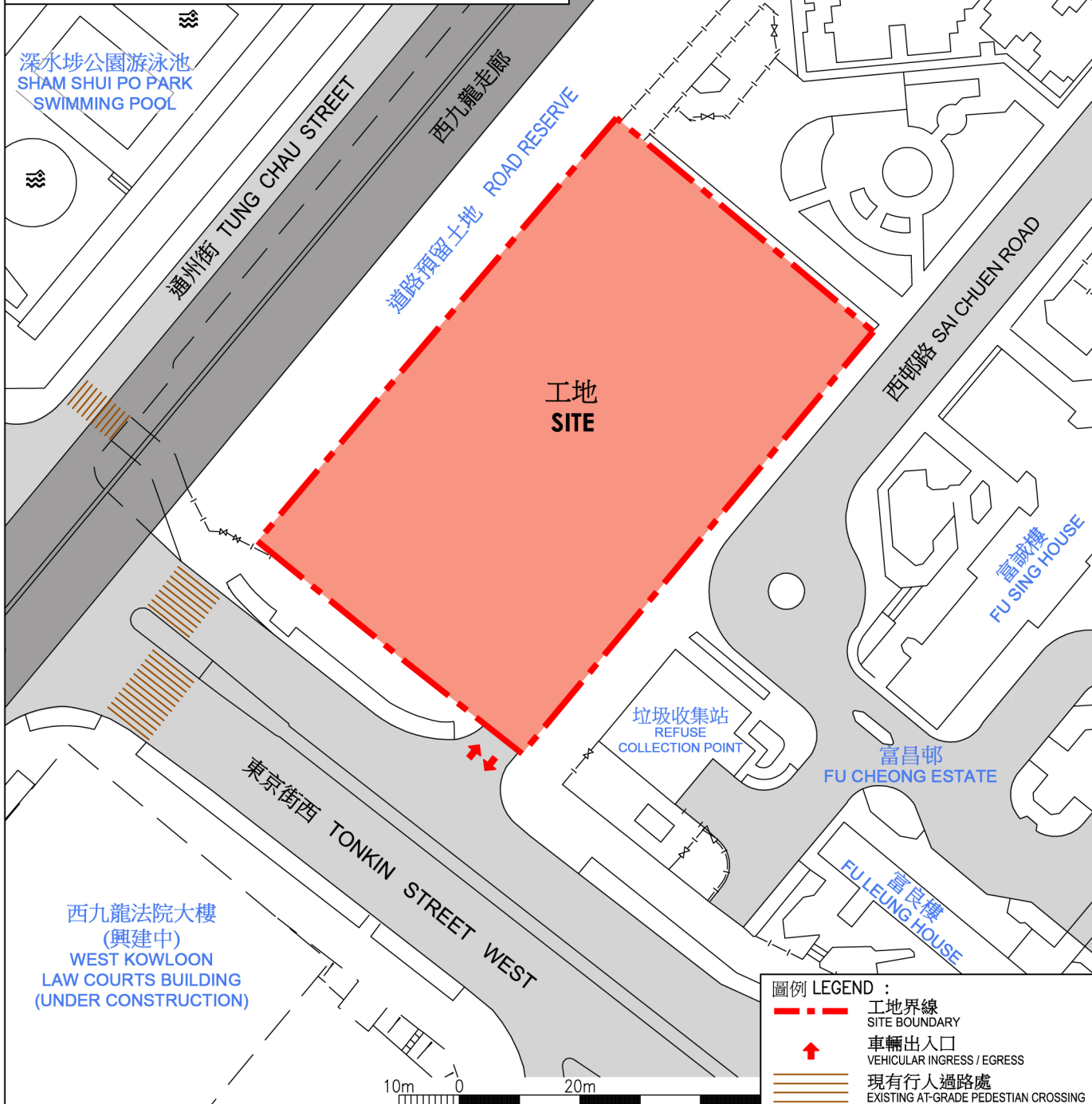
ADVICE SOUGHT

17. Members are invited to support the Administration's proposal to submit the funding applications to the Public Works Sub-Committee and the Finance Committee for the pre-construction consultancy services for the proposed Treasury Building project.

**Financial Services and the Treasury Bureau
October 2014**



位置圖
LOCATION PLAN



工地平面圖
SITE PLAN

121KA
長沙灣庫務大樓
TREASURY BUILDING IN CHEUNG SHA WAN

- 圖例 LEGEND :
-  工地界線
SITE BOUNDARY
 -  車輛出入口
VEHICULAR INGRESS / EGRESS
 -  現有行人過路處
EXISTING AT-GRADE PEDESTIAN CROSSING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署