

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Social Welfare and Community Buildings – Community centres and halls

201SC – Signature Project Scheme (Yuen Long District) – Construction of a Yuen Long District Community Services Building

Recreation, Culture and Amenities – Open spaces

465RO – Signature Project Scheme (Tuen Mun District) – Revitalisation of Tuen Mun River and Surrounding Areas

Recreation, Culture and Amenities – Mixed amenity packages

66RG – Signature Project Scheme (Tuen Mun District) – Promotion of Youth Development in Tuen Mun

Recreation, Culture and Amenities – Cultural facilities

67RE – Signature Project Scheme (Yau Tsim Mong District) – Yau Tsim Mong Multicultural Activity Centre

Recreation, Culture and Amenities – Open spaces

460RO – Signature Project Scheme (Kwun Tong District) – Construction of Lift Tower at Shung Yan Street in Kwun Tong

Recreation, Culture and Amenities – Open spaces

463RO – Signature Project Scheme (Eastern District) – Eastern District Cultural Square

Recreation, Culture and Amenities – Open spaces

462RO – Signature Project Scheme (Kowloon City District) – Revitalisation of the Rear Portion of the Cattle Depot

Recreation, Culture and Amenities – Cultural facilities

69RE – Signature Project Scheme (Tai Po District) – Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School

Members are invited to recommend to the Finance Committee the upgrading of **201SC**, **465RO**, **66RG**, **67RE**, **460RO**, **463RO**, **462RO** and **69RE** to Category A at estimated costs of \$118.0 million, \$62.5 million, \$3.7 million, \$53.6 million, \$40.7 million, \$90.6 million, \$90.1 million and \$53.1 million in money-of-the-day prices respectively.

PROBLEM

We need to implement eight projects under the Signature Project Scheme (SPS) in seven districts, namely Yuen Long, Tuen Mun, Yau Tsim Mong, Kwun Tong, Eastern, Kowloon City and Tai Po.

PROPOSAL

2. The Director of Home Affairs, with the support of the Secretary for Home Affairs, proposes to upgrade the following projects to Category A –

- (a) the construction of a community services building as Yuen Long District's SPS project at an estimated cost of \$118.0 million in money-of-the-day (MOD) prices¹ (viz. **201SC**);
- (b) the revitalisation of Tuen Mun River and surrounding areas as one of the two SPS projects of the Tuen Mun District at an estimated cost of \$62.5 million in MOD prices (viz. **465RO**);
- (c) the setting up of a youth activity centre for promotion of youth development in Tuen Mun as one of the two SPS projects of the Tuen Mun District at an estimated cost of \$3.7 million in MOD prices (viz. **66RG**);

/ (d)

¹ Of the \$118 million, \$94 million will be met by government commitment and the remaining \$24 million by donation.

- (d) the construction of a multicultural activity centre as Yau Tsim Mong District's SPS project at an estimated cost of \$53.6 million in MOD prices (viz. **67RE**);
- (e) the construction of a lift tower at Shung Yan Street in Kwun Tong as one of the two SPS projects of the Kwun Tong District at an estimated cost of \$40.7 million in MOD prices (viz. **460RO**);
- (f) the construction of a Eastern District Cultural Square as Eastern District's SPS project at an estimated cost of \$90.6 million in MOD prices (viz. **463RO**);
- (g) the revitalisation of the rear portion of the Cattle Depot as Kowloon City District's SPS project at an estimated cost of \$90.1 million in MOD prices (viz. **462RO**); and
- (h) the establishment of an arts centre by retrofitting the former Tai Po Government Secondary School as one of the two SPS projects of the Tai Po District at an estimated cost of \$53.1 million in MOD prices² (viz. **69RE**).

3. On 29 February and 16 March 2016, we invited Members to recommend to the Finance Committee the upgrading of, amongst others, the above eight projects to Category A vide PWSC(2015-16)58. The Public Works Subcommittee is yet to vote on the paper. This paper, together with PWSC(2016-17)4, supersedes PWSC(2015-16)58. Details of the above eight projects with updates, where appropriate, to the programmes as well as breakdown and phasing of expenditure are provided at Enclosures 1 to 8 to this paper.

Home Affairs Bureau
April 2016

² Of the \$53.1 million, \$46.1 million will be met by government commitment and the remaining \$7 million by donation.

Signature Project Scheme (Yuen Long District)
– Construction of a Yuen Long District Community Services Building

PROJECT SCOPE AND NATURE

The proposed scope of works under the “Construction of a Yuen Long (YL) District Community Services Building” involves the construction of an eight-storey building (the Building) with a construction floor area (CFA) of approximately 3 900 square metres (m²) next to the existing building of the YL Town Hall Management Committee (YLTHMC) on YL Town Lot No. 281. The Building will provide the following facilities –

- (a) a total of 23 rooms including an audio-visual room, a dancing room, a band room and 20 activity rooms;
- (b) a general office and an office for ethnic minority (EM) services;
- (c) linkages to connect the Building with the existing Yuen Long Town Hall (YLTH) at 1/F to 5/F¹;
- (d) a visitors’ car park with ten parking spaces for private cars; and
- (e) ancillary facilities including waiting and reception areas, interview rooms, storerooms, pantries, toilets and plant rooms.

———— The site plan, floor plans, section plans and artist’s impressions showing the proposed works are at Annexes 1 to 4 to Enclosure 1 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion in late 2018.

/ JUSTIFICATION

¹ The Building will be connected to the existing YLTH at 1/F by two bridges and at 2/F to 5/F by a bridge tower. YLTHMC will construct the terrace at 1/F at their own cost and hence not included in the proposed project scope.

JUSTIFICATION

3. YL District has the third largest population of 601 100 among the 18 districts², with a high percentage of young people, EMs and new-arrival (NA) families³. The population of the district is expected to rise to 689 800 by 2021, making the district the second most populated one⁴. There is a dire demand for additional premises for delivering community services to meet the needs of the increasing population in the district, as well as the local aspirations for more activity venues.

4. In the light of the above, the YL District Council (YLDC) has decided to take forward the construction of a YL District Community Services Building under the Signature Project Scheme (SPS). Easily accessible from YL town, Tin Shui Wai and the rural areas, the location of the Building will serve the new population pockets which concentrate along the periphery of YL Town. The Building will be operated by a selected partner organisation which will provide relevant community services on a non-profit making and self-financing basis.

5. After an open and fair selection process⁵, YLDC selected YLTHMC⁶ as its partner organisation to construct and operate the Building and provide community services targeting mainly the youth, EMs and NAs. The service proposal encompasses the provision of a youth corner equipped with a sound-proof band room, audio-visual room and dancing room, as well as reserving a space for youngsters to operate a social enterprise. The partner organisation

/ will

² According to the "Population and Household Statistics Analysed by District Council District 2014" published by the Census and Statistics Department, YL District had the third largest and youngest population across the territory.

³ According to the 2011 Hong Kong Population Census, YL District had the second largest EM community of over 8 200, comprising mainly Nepalese and Pakistanis, as well as some Indians and Thais. There were about 13 500 NAs (7.9% of the NA population in Hong Kong) in YL District.

⁴ Information extracted from the Projections of Population Distribution 2013-2021 compiled by the Planning Department.

⁵ Acting on behalf of YLDC, the YL District Office has invited proposals from over 60 non-profit-making organisations in the district as well as placed advertisements in local Chinese and English newspapers and YLDC's website. Subsequently, two proposals were received by the deadline in February 2014.

⁶ Founded in 1975, YLTHMC has developed into one of the leading charitable organisations in YL District with a net asset value of about \$30.0 million as at 31 March 2014. With almost 125 staff members, YLTHMC is providing a wide range of social and community services in YL District through more than seven services units, benefiting over 500 000 person-times a year.

will organise a wide array of new programmes encapsulating cultural understanding, language training, employment counselling, volunteering and community network building for EMs and NAs in response to the objectives stated by YLDC. In addition, YLTHMC will also provide enhanced parents' education and elderly care services. The services will be more intensive in terms of individual case support and number of service recipients compared with the existing services offered by YLTHMC. The multi-purpose rooms in the Building will be made available to other non-profit-making organisations and members of the public for community involvement activities⁷.

6. During the selection process, YLDC has critically examined the proposals received with particular emphasis on the location of the building vis-à-vis the users, as well as the bidders' track record, financial capacity and commitment etc. The selection criteria were pre-determined by YLDC members and publicly announced when proposals were invited. YLTHMC will devise an operational plan according to the target users prescribed by YLDC, as well as formulate a detailed monitoring mechanism involving YLDC and the Government during project implementation and operation of the Building.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$118.0 million in money-of-the-day (MOD) prices (please see paragraph 12 below), broken down as follows –

	\$ million
(a) Site works	1.0
(b) Foundation and piling	10.0
(c) Building	59.4
(d) Building services	20.2
(e) Drainage and sewerage	1.0
(f) Energy conservation, green and recycled features	0.6

/ (g)

⁷ The allocation of multi-purpose rooms will be considered on a first-come-first-served basis.

		\$ million	
(g)	Consultants' fees for –	2.3	
	(i) architectural consultancy services	1.4	
	(ii) quantity surveying services	0.7	
	(iii) management of resident site staff (RSS)	0.2	
(h)	Remuneration of RSS	0.8	
(i)	Contingencies	9.2	
	Sub-total	104.5	(in September 2015 prices)
(j)	Provision for price adjustment	13.5	
	Total	118.0	(in MOD prices)

8. The estimated construction unit cost of this project, represented by the building and building services costs, is \$20,410 per m² of CFA in September 2015 prices. We consider the estimated unit cost of this project reasonable.

9. To inculcate a sense of community ownership and enhance the scope of the works, YLTHMC has pledged to donate \$24.0 million in MOD prices to help finance the capital cost of the Building. After netting off the donation, the actual government commitment is \$94.0 million in MOD prices for the project, calculated as follows –

		\$ million	
(a)	Total capital cost	118.0	
(b)	Commitment from YLTHMC	– 24.0	
(c)	Actual commitment from the Government	94.0	(in MOD prices)

10. Due to inadequate in-house resources, YLTHMC needs to engage consultants to undertake the contract administration, detailed design, quantity surveying and site supervision services of the project, as well as a contractor to carry out site investigation. The total estimated cost of these services and works is \$9.1 million. YLTHMC has engaged architectural and quantity surveying consultants to prepare detailed design and tender documents⁸ and a contractor for site investigation with a view to expediting project implementation. YLTHMC will fund \$6.0 million for these services and works at their own cost. Detailed design and site investigation have been completed and the tender documents are being finalised.

11. The remaining \$3.1 million (viz. \$9.1 million – \$6.0 million) will be met from the commitment from YLTHMC (viz. \$24 million mentioned in paragraph 9(b) above). A breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 5 to Enclosure 1.

12. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	11.2	1.05775	11.8
2017 – 18	73.0	1.12122	81.8
2018 – 19	17.0	1.18849	20.2
2019 – 20	2.5	1.25980	3.1
2020 – 21	0.8	1.33539	1.1
	<u>104.5</u>		<u>118.0</u>

13. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2021. YLTHMC will deliver the construction works through a lump-sum contract because the scope of the works can be clearly defined in advance. The contract will provide for price adjustments.

/ 14.

⁸ The consultancy services were engaged under the supervision of YLDC and in accordance with the procedures of the Architectural and Associated Consultants Selection Board.

14. There will be no recurrent expenditure to be borne by the Government arising from the project. YLTHMC will use all revenue and service fees as well as other sources of revenue received for sustaining the operation and maintenance of the Building. YLTHMC has also pledged to bear all recurrent costs arising from the project.

PUBLIC CONSULTATION

15. YLDC conducted a comprehensive and extensive consultation in the district before deciding on the project. YLDC members proposed a total of nine general types of proposals under SPS. Two workshops were organised for YLDC members to discuss thoroughly the feasibility, suitability and potential benefits of the proposals as well as prioritising them. Two public forums were later held in April and May 2013 in YL Town and Tin Shui Wai for local residents and organisations to voice their views to YLDC members. In May 2013, YLDC endorsed the proposed project with an overwhelming majority.

16. We consulted the Legislative Council Panel on Home Affairs on the project on 11 May 2015. Members supported the submission of the project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

18. During construction, YLTHMC will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

19. At the planning and design stages, YLTHMC has considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, YLTHMC will require the contractors to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁹. YLTHMC will also encourage the contractors to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

20. At the construction stage, YLTHMC will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. YLTHMC will ensure that the day-to-day operations on site comply with the approved plan. It will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. It will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

21. It is estimated that the project will generate in total 3 220 tonnes of construction waste. Of these, YLTHMC will reuse 2 250 tonnes (69.9%) of the inert construction waste on site and deliver 950 tonnes (29.5%) of the waste to public fill reception facilities for reuse. It will dispose of the remaining 20 tonnes (0.6%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$28,200 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

/ **HERITAGE**

⁹ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

HERITAGE IMPLICATIONS

22. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

23. This project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

24. This project has adopted energy efficient features and renewable energy technologies including a building-integrated photovoltaic system.

25. For greening features, landscaping will be provided on different floors of the Building including the roof floor for environmental and amenity benefits.

26. The total estimated additional cost for adoption of the above features is around \$0.6 million (including \$0.4 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve about 5% energy savings in the annual energy consumption with a payback period of about 7.5 years.

BACKGROUND INFORMATION

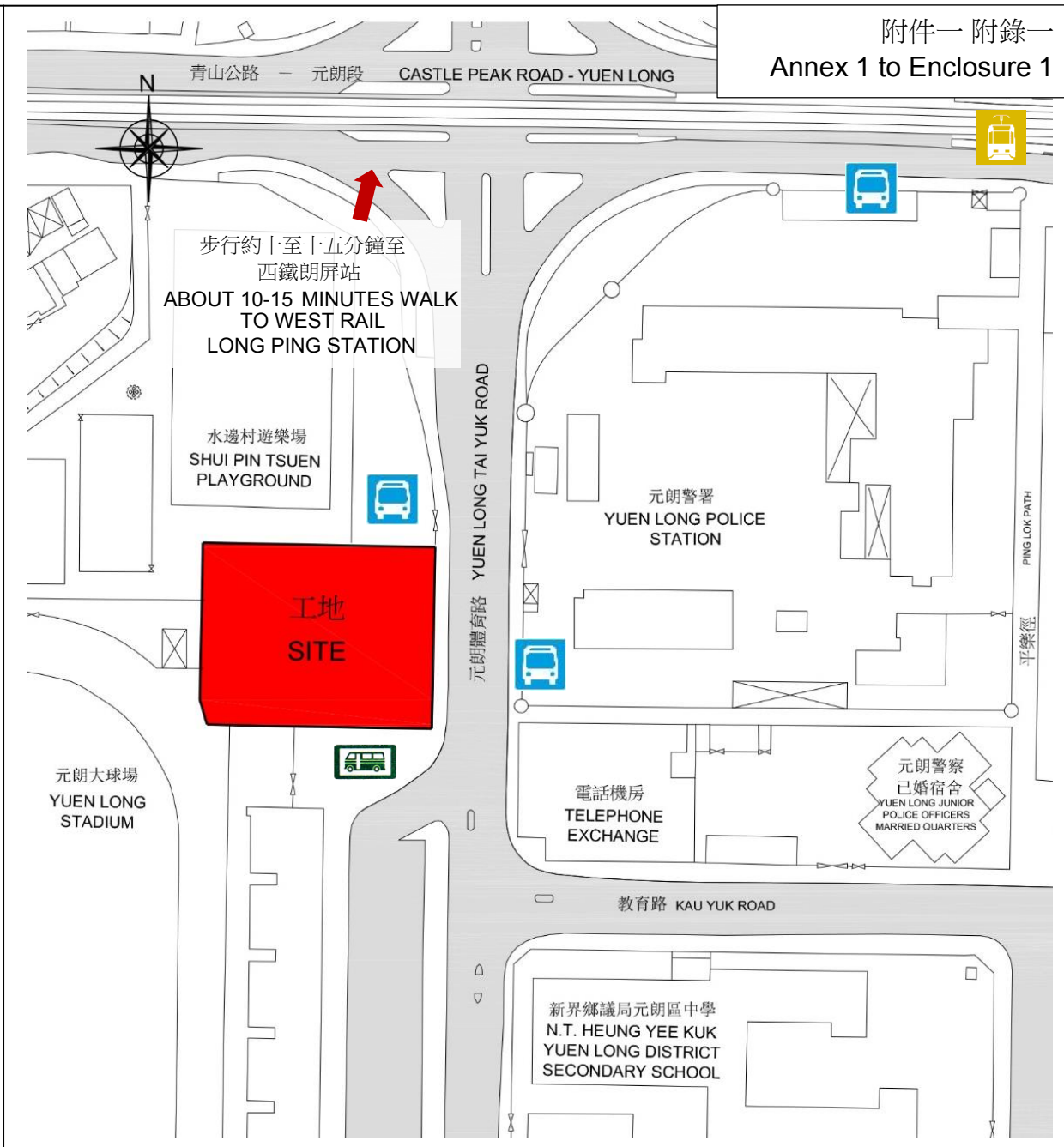
27. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under SPS. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community.

28. In addition to the proposed allocation of \$118.0 million for the works, YLDC proposed to spend \$1.5 million and \$4.5 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under YL District Office to oversee the project implementation.

29. After obtaining the funding approval of the FC for the construction of the Building, we will create a non-recurrent commitment of \$6.0 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of estimated cost of the project is at Annex 6 to Enclosure 1.

30. The proposed works will not involve any tree removal or planting proposal.

31. We estimate that the proposed works will create about 55 jobs (49 for labourers and another six for professional/technical staff), providing a total employment of 950 man-months.



位置圖 LOCATION PLAN

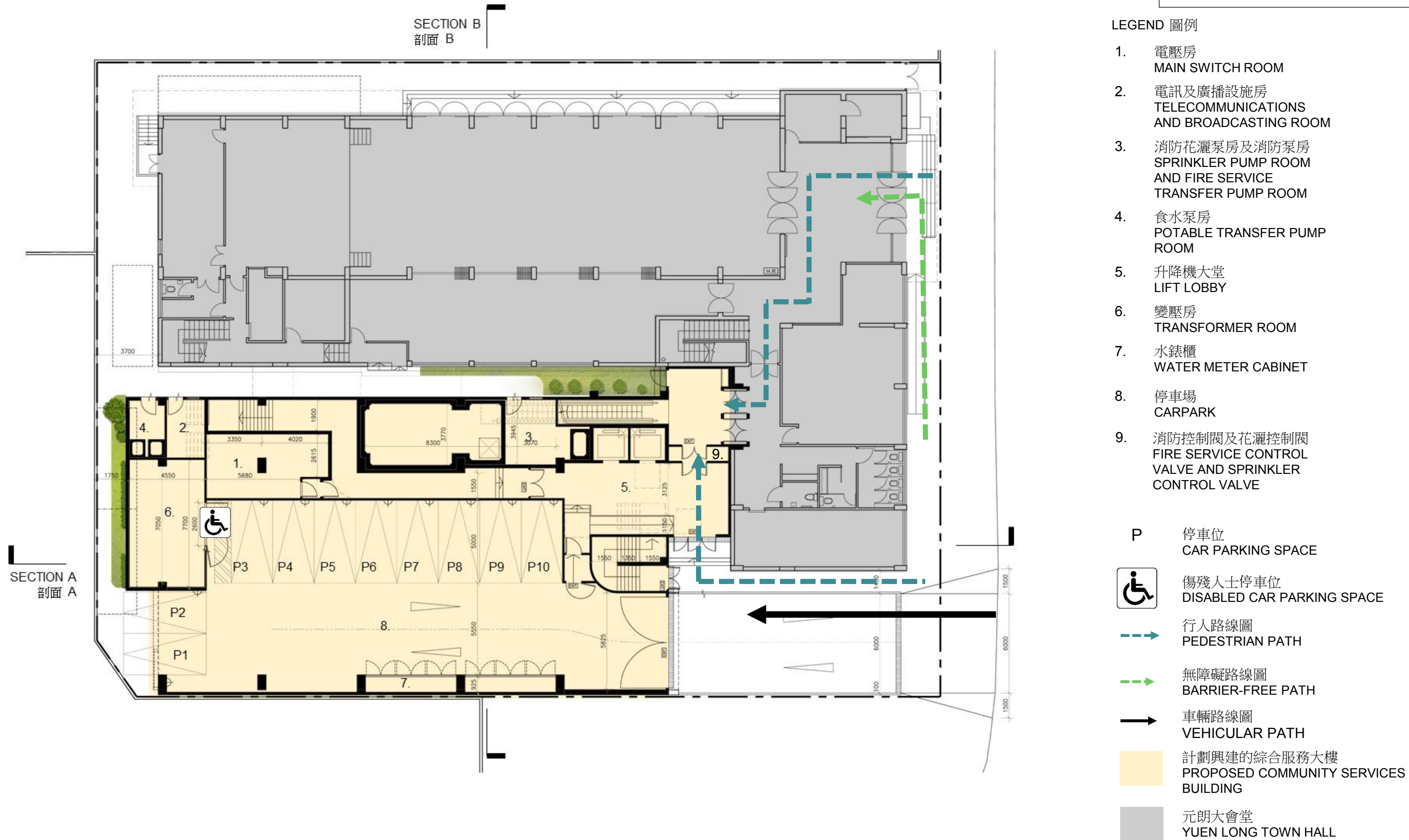
圖例 LEGEND

- | | | |
|---------------------------------|-------------------------------|---|
| ↑ 行人出入口
PEDESTRIAN ACCESS | → 無障礙路線圖
BARRIER-FREE PATH | 小巴站
MINIBUS STOP |
| ↑ 無障礙出入口
BARRIER-FREE ACCESS | → 車輛路線圖
VEHICULAR PATH | 巴士站
BUS STOP |
| ↑ 車輛出入口
VEHICULAR ACCESS | → 行人路線圖
PEDESTRIAN PATH | 輕鐵豐年路站
LIGHT RAIL
FUNG NIN ROAD
STOP |

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
SITE PLAN 工地平面圖

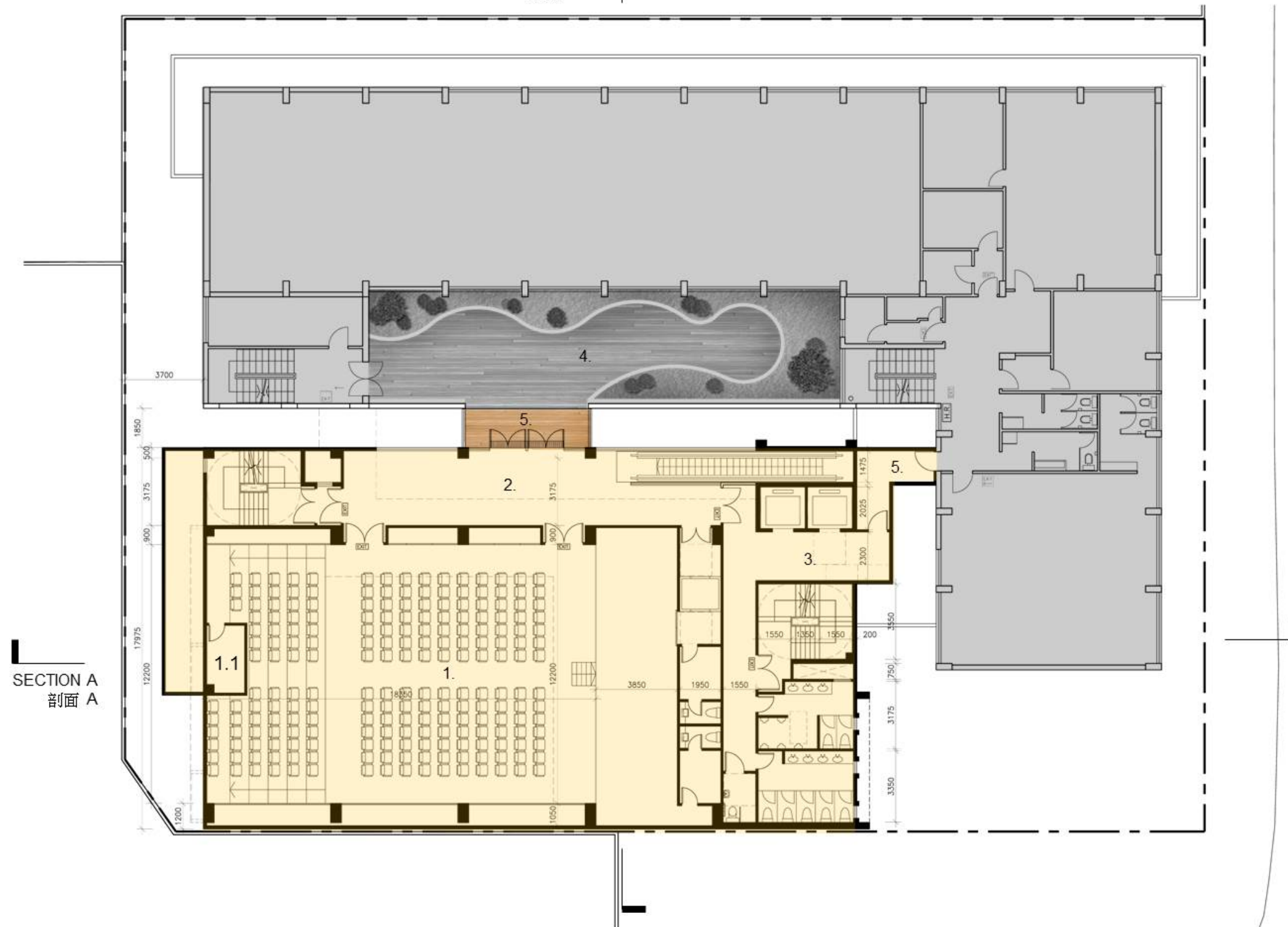


201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
GROUND FLOOR PLAN 地面平面圖

SECTION B
剖面 B



LEGEND 圖例

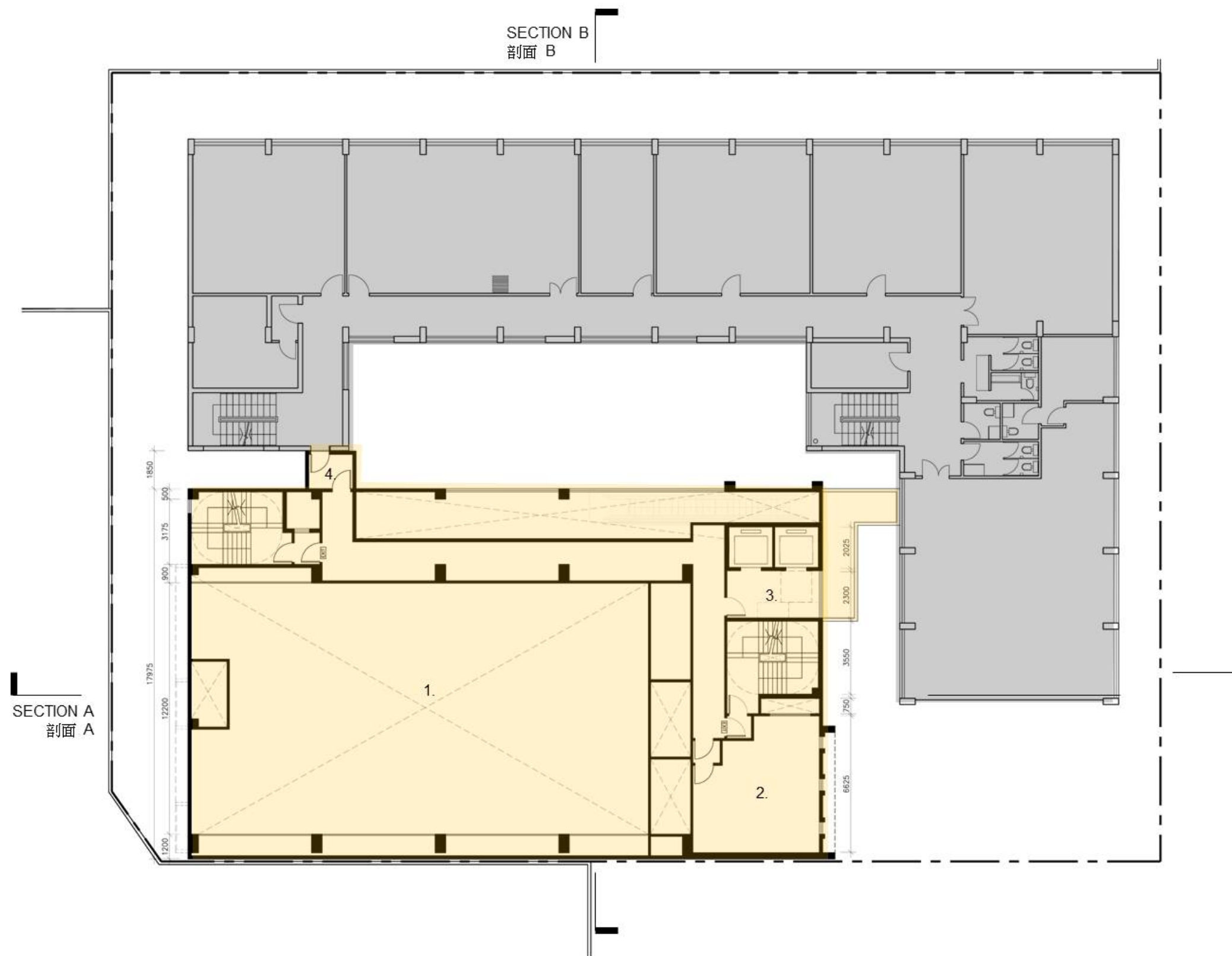
1. 大型活動室
(大型活動及展覽用)
LARGE ACTIVITY ROOM (FOR MASS PROGRAMMES AND EXHIBITIONS)
- 1.1 控制室
CONTROL ROOM
2. 前廳
FOYER
3. 升降機大堂
LIFT LOBBY
4. 平台
TERRACE
5. 連接元朗大會堂
LINKAGE WITH YUEN LONG TOWN HALL

- 計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES BUILDING
- 元朗大會堂
YUEN LONG TOWN HALL

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
FIRST FLOOR PLAN 一樓平面圖



LEGEND 圖例

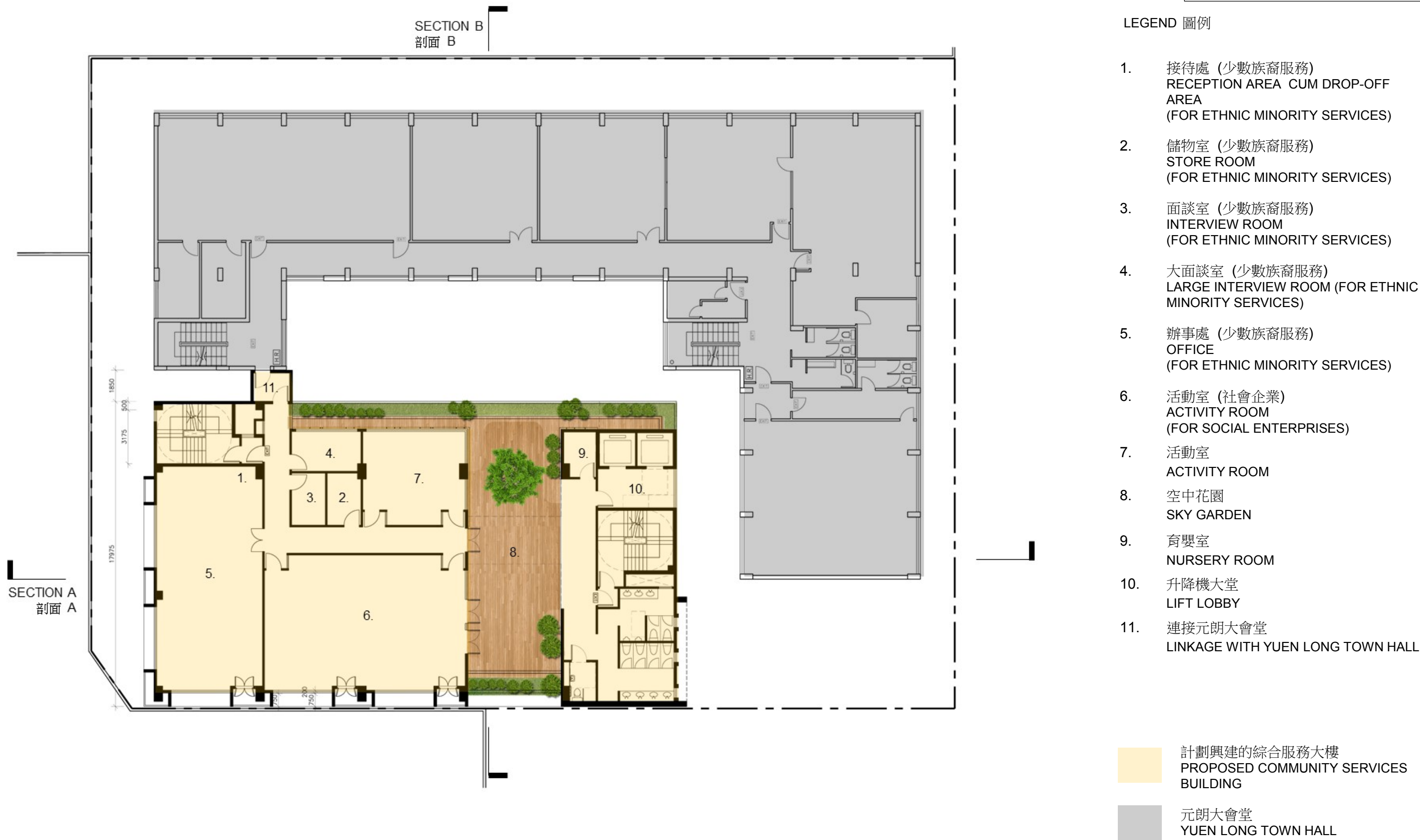
1. 大型活動室中空
VOID TO LARGE ACTIVITY ROOM BELOW
2. 視聽室
AUDIO VISUAL ROOM
3. 升降機大堂
LIFT LOBBY
4. 連接元朗大會堂
LINKAGE WITH YUEN LONG TOWN HALL

-  計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES BUILDING
-  元朗大會堂
YUEN LONG TOWN HALL

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
SECOND FLOOR PLAN 二樓平面圖



201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
THIRD FLOOR PLAN 三樓平面圖

SECTION B
剖面 B

LEGEND 圖例

1. 樂隊練習室
BAND ROOM
2. 接待處 (長者中心)
RECEPTION AREA
(FOR NEIGHBORHOOD ELDERLY CENTRE)
3. 活動室
ACTIVITY ROOMS
4. 活動室 (長者中心)
ACTIVITY ROOM
(FOR NEIGHBORHOOD ELDERLY CENTRE)
5. 育嬰室
NURSERY ROOM
6. 升降機大堂
LIFT LOBBY
7. 連接元朗大會堂
LINKAGE WITH YUEN LONG TOWN HALL

SECTION A
剖面 A

1850
500
3925
17975
12350
1200

VOID TO SKY
GARDEN BELOW
下層空中花園
的中空

VOID TO SKY
GARDEN BELOW
下層空中花園
的中空

- 計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES BUILDING
- 元朗大會堂
YUEN LONG TOWN HALL

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
FOURTH FLOOR PLAN 四樓平面圖

SECTION B
剖面 B

LEGEND 圖例

1. 中央儲物室
GENERAL STOREROOM
2. 茶水間
PANTRY
3. 儲物室 (辦事處)
STORE ROOM
(FOR GENERAL OFFICE)
4. 辦事處
GENERAL OFFICE
5. 空中花園
SKY GARDEN
6. 活動室
ACTIVITY ROOMS
7. 活動室 (會議及講座)
ACTIVITY ROOM
(FOR MEETINGS AND SEMINARS)
8. 升降機大堂
LIFT LOBBY
9. 連接元朗大會堂
LINKAGE WITH YUEN LONG TOWN HALL

SECTION A
剖面 A

- 計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES
BUILDING
- 元朗大會堂
YUEN LONG TOWN HALL

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING

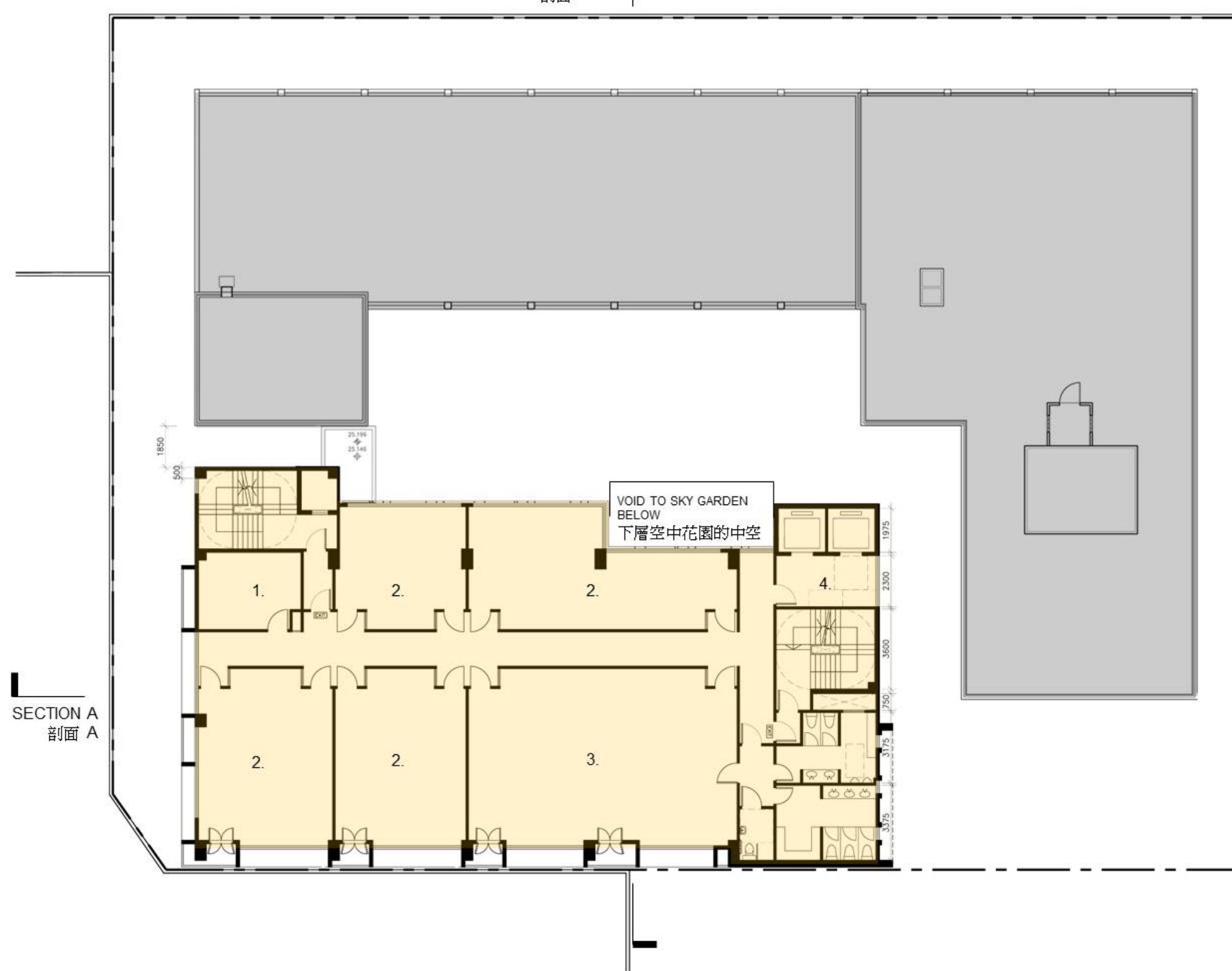


TITLE 標題:
FIFTH FLOOR PLAN 五樓平面圖

SECTION B
剖面 B

LEGEND 圖例

- 1 儲物室 (耕作園)
STORE ROOM
(FOR FARMING)
2. 活動室
ACTIVITY ROOMS
3. 舞蹈室
DANCING ROOM
4. 升降機大堂
LIFT LOBBY



- 計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES
BUILDING
- 元朗大會堂
YUEN LONG TOWN HALL

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
SIXTH FLOOR PLAN 六樓平面圖

SECTION B
剖面 B

LEGEND 圖例

1. 活動室
ACTIVITY ROOMS
2. 平台花園
FLAT ROOF GARDEN
3. 升降機大堂
LIFT LOBBY

SECTION A
剖面 A

計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES
BUILDING

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
SEVENTH FLOOR PLAN 七樓平面圖

SECTION B
剖面 B

LEGEND 圖例

1. 天台耕作園
UPPER FLAT ROOF
FARMING AREA
2. 食水及沖廁水泵房及水缸房
POTABLE AND FLUSHING
PUMP AND TANK ROOM
3. 消防泵房及水缸房
FIRE SERVICE PUMP AND
TANK ROOM
4. 升降機大堂
LIFT LOBBY

SECTION A
剖面 A

計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES
BUILDING

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
ROOF FLOOR PLAN 天面平面圖

SECTION B
剖面 B

SECTION A
剖面 A

LEGEND 圖例

1. 升降機機房
LIFT MACHINE ROOM
2. 電機房
EMERGENCY GENERATOR ROOM
3. 高層天台中央空調系統
UPPER FLAT ROOF
OUTDOOR VRV UNITS
4. 高層天台太陽能光伏板
UPPER FLAT ROOF
PHOTOVOLTAIC PANELS

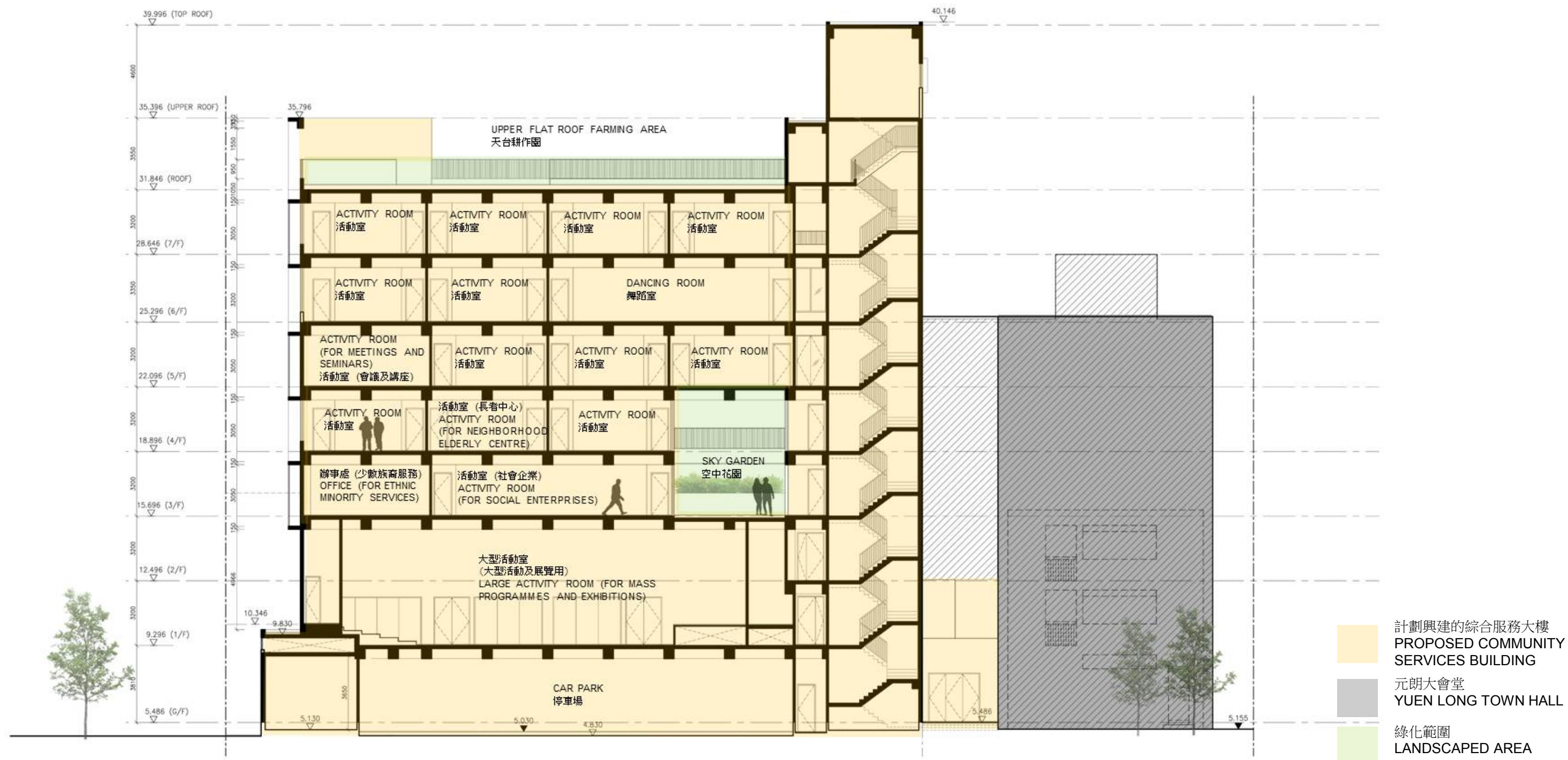
計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES BUILDING

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:

UPPER ROOF FLOOR PLAN
高層天面平面圖



201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
SECTION A 剖面 A



201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
SECTION B 剖面 B



VIEW FROM YUEN LONG TAI YUK ROAD 從元朗體育路望向大樓

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
ARTIST'S IMPRESSION 構思圖



VIEW FROM TOP 從頂望向大樓

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
ARTIST'S IMPRESSION 構思圖



CONNECTION FROM YUEN LONG TOWN HALL TO THE BUILDING 元朗大會堂至大樓的連接處

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
ARTIST'S IMPRESSION 構思圖



LIFT LOBBY 電梯大堂

201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



TITLE 標題:
ARTIST'S IMPRESSION 構思圖

Annex 5 to Enclosure 1

201SC – Construction of a Yuen Long District Community Services Building

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2015 prices)

			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Consultants' fees ^(Note 2) for –					
	(i)	architectural	Professional	–	–	0.9
		consultancy	Technical	–	–	0.5
	(ii)	quantity surveying	Professional	–	–	0.5
		services	Technical	–	–	0.2
					Sub-total	2.1
(b)	Resident site staff (RSS) costs ^(Note 3)		24	14	1.6	1.0
					Sub-total	1.0
	Comprising –					
	(i)	Consultants' fees for management of RSS				0.2
	(ii)	Remuneration of RSS				0.8
					Total	3.1

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$25,505 per month).
2. The consultants' fees are calculated in accordance with the existing consultancy agreement for the design and construction of **201SC**. The construction phase of the assignment will only be executed subject to the Finance Committee's approval to upgrade **201SC** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

Annex 6 to Enclosure 1

Overview of the Estimated Cost of the Signature Project of the Yuen Long District

Items	Estimated Cost (\$'000)
Works and Related Items	118,000
Community Involvement and Publicity Activities	1,500
Non-Civil Service Contract Staff	4,500
Total Estimated Cost¹	124,000

¹ In addition to the one-off allocation of \$100 million under SPS, a donation of \$24 million has been made by YLTHMC.

Signature Project Scheme (Tuen Mun District)
– Revitalisation of Tuen Mun River and Surrounding Areas

PROJECT SCOPE AND NATURE

The proposed scope of works under the “Revitalisation of Tuen Mun River and Surrounding Areas” (the TM River Project) comprises—

- (a) the reconstruction of a site near Choi Yee Bridge to provide a leisure area¹ for public’s enjoyment (the Choi Yee Bridge site);
- (b) the replacement of the existing railing at the riverside area near the Tuen Mun Swimming Pool and reinstatement of the existing paving areas (the TM Swimming Pool site);
- (c) the beautification works at selected area of the Tuen Mun Riverside Park (the Riverside Park site)²;
- (d) the installation of decorative lighting on some of the streets in the town centre which are the spine of Tuen Mun (TM); and
- (e) the design, production and installation of artwork by local artists at specific locations in TM District.

———— The location maps, layout plan, artist’s impressions and reference photos of the proposed works and sample photos of artworks are at Annexes 1 and 2 to Enclosure 2.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion in early 2019.

/ JUSTIFICATION

¹ It involves construction of raised platforms, a riverside promenade, a resting area and an interactive leisure space.

² It involves laying of featured pavement, replacing or renovation of benches, installation of featured signage, railings, lampposts and shelters.

JUSTIFICATION

3. The TM River runs north-south, bisecting TM District and the community thrived around the river since early settlements. The Government has been carrying out a series of beautification works in the surrounding areas of TM River³. As a further effort to rejuvenate the local community and provide additional leisure facilities in TM District, TM District Council (TMDC) proposes to implement the TM River Project as one of TM District's projects under the Signature Project Scheme (SPS).

FINANCIAL IMPLICATIONS

4. We estimate the capital cost of the project to be \$62.5 million in money-of-the-day (MOD) prices (please see paragraph 6 below), broken down as follows –

		\$ million	
(a)	Site works	3.4	
(b)	External works	30.4	
(c)	Electrical and mechanical works	8.0	
(d)	Drainage	1.0	
(e)	Soft landscaping works and relocation of facilities	2.8	
(f)	Consultants' fee for –	1.6	
	(i) contract administration	1.5	
	(ii) management of resident site staff (RSS)	0.1	
(g)	Remuneration of RSS	1.9	
(h)	Contingencies	4.9	
	Sub-total	54.0	(in September 2015 prices)
(i)	Provision for price adjustment	8.5	
	Total	62.5	(in MOD prices)

/ 5.

³ Recently completed projects include the beautification of Tin Hau Temple Plaza, construction of the iconic footbridge across the TM River and enhancement of park facilities along the riverside.

5. We propose to engage consultants to undertake contract administration and site supervision of the proposed works at the Choi Yee Bridge site (viz. paragraph 1(a)). A breakdown of the estimates for consultants' fees and RSS costs by man-months is at Annex 3 to Enclosure 2. For the proposed works at the TM Swimming Pool site and the Riverside Park site (viz. paragraphs 1(b) and 1(c)), the design and contract administration of the project will be undertaken by in-house resources of the Home Affairs Department. Moreover, the Highways Department (HyD) will undertake the design and contract administration of the installation of decorative lighting in TM town centre (viz. paragraph 1(d)).

6. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	4.0	1.05775	4.2
2017 – 18	24.2	1.12122	27.1
2018 – 19	19.8	1.18849	23.5
2019 – 20	4.0	1.25980	5.0
2020 – 21	2.0	1.33539	2.7
	<u>54.0</u>		<u>62.5</u>

7. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2021. We will deliver the construction works under lump-sum contracts because we can clearly define the scope of works in advance, except for the installation of decorative lighting, which will be delivered under a re-measurement contract managed by HyD because the quantity of works involved may vary subject to actual site conditions. The contracts will provide for price adjustments.

8. We estimate the additional government recurrent expenditure arising from this project to be about \$1 million per annum.

/ PUBLIC

PUBLIC CONSULTATION

9. The TM District Office (TMDO) arranged a roving exhibition on the project theme at TM Town Hall and four community centres or halls in TM District to gauge public views during May to June 2013. In May 2013, TMDO also consulted the five area committees in TM District on the SPS to collect their views. Based on the views received during the consultation period, the local residents are, in general, supportive of the TM River Project. Having regard to the views collected and the discussions in the Working Group on Development and Planning of TM District under TMDC on 19 August 2013, TMDC agreed to undertake the TM River Project as one of TM District's SPS projects at its meeting on 3 September 2013. The design concept for the project was endorsed on 19 January 2015.

10. We consulted the Legislative Council Panel on Home Affairs on the project on 11 May 2015. Members supported the submission of the project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

11. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures, including frequent watering of the site, covering of materials, control of construction runoff, use of silenced construction plant and noise enclosure, etc., to control short-term environmental impacts.

12. At the planning and design stages, we have considered the design and construction sequence of the proposed works to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁴. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

/ 13.

⁴ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

13. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

14. We estimate that the project will generate in total 1 143 tonnes of construction waste. Of these, we will reuse 490 tonnes (42.9%) of inert construction waste on site and deliver 596 tonnes (52.1%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of the remaining 57 tonnes (5%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$23,200 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills) as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

15. This project will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

16. The project does not require any land acquisition.

BACKGROUND INFORMATION

17. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under SPS. The project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

18. We engaged an architectural consultant to undertake the detailed design and site investigation, and a quantity surveying consultant to prepare cost estimate and tender documents for the proposed works at the Choi Yee Bridge site. The total cost of the above consultancy services and site investigation works is about \$3.9 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Detailed design and site investigation have been completed and the tender documents are being finalised.

19. In addition to the proposed allocation of \$62.5 million for the works, TMDC proposed to spend \$0.5 million and \$4.0 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under TMDO to oversee the project implementation.

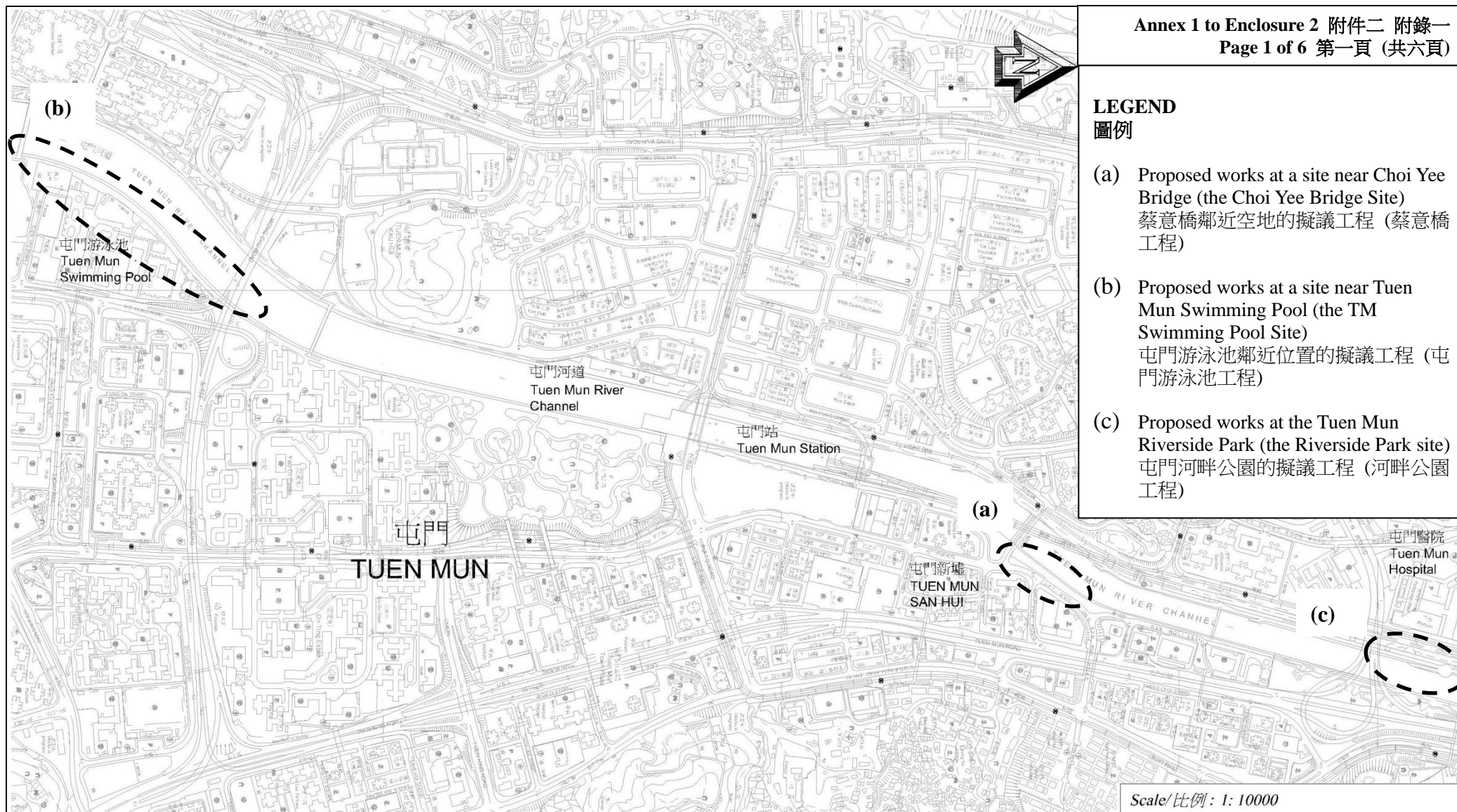
20. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$4.5 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the TM River Project is at Part A of Annex 4 to Enclosure 2.

21. Of the 81 trees within the project boundary, 41 of them will be preserved and the remaining 40 trees will be felled. All trees to be felled are not important trees⁵. We will incorporate planting proposals as part of the proposed works, including 40 trees and around 1 000 square metres of landscaped area.

22. We estimate that the proposed works will create about 24 jobs (21 for labourers and another three for professional/technical staff), providing a total employment of 520 man-months.

⁵ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



465RO

REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境




HOME AFFAIRS DEPARTMENT
民政事務總署


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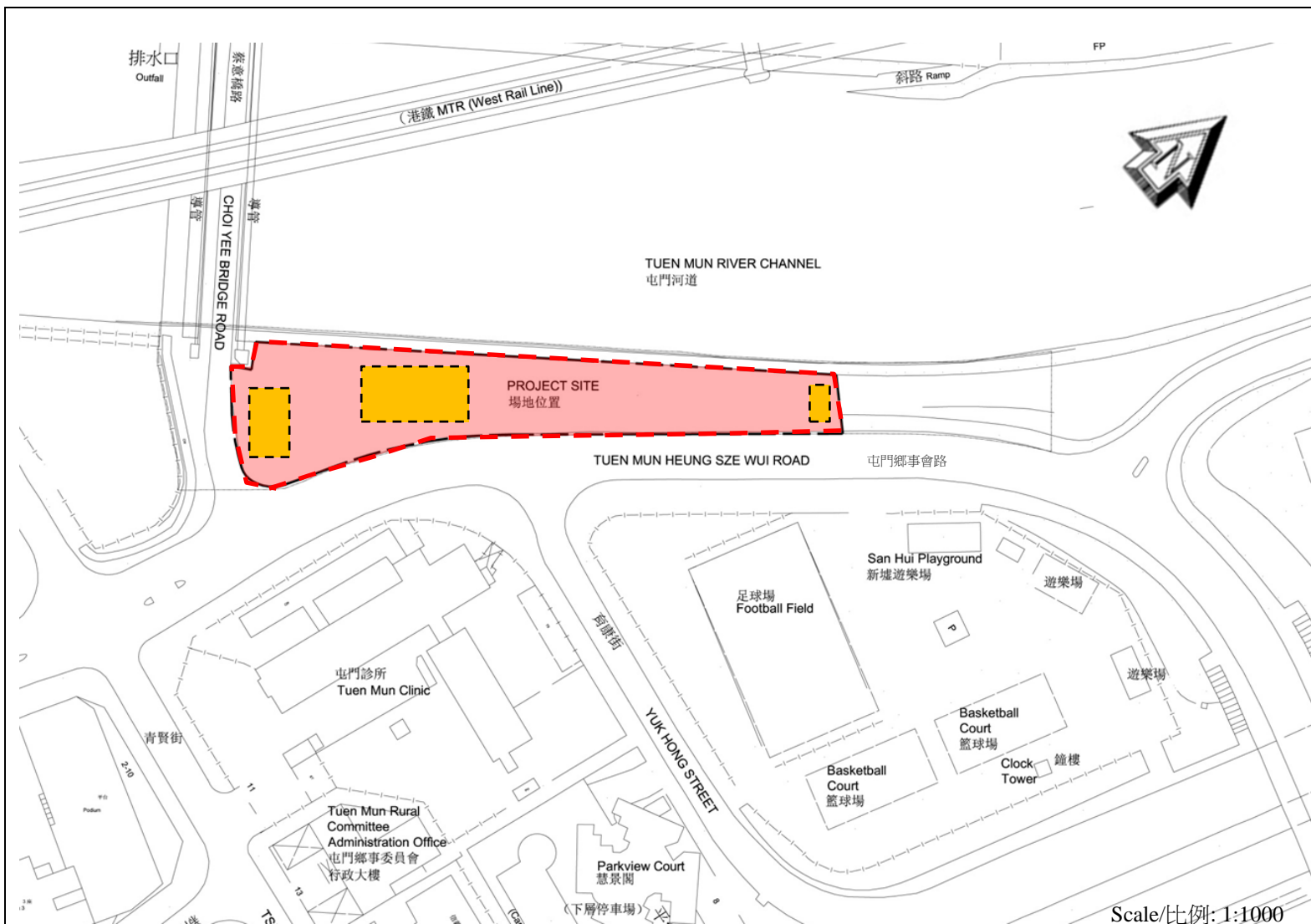
TITLE: LOCATION MAP OF THE PROJECT
標題: 項目工程的位置圖

LEGEND

圖例

 Site boundary of proposed works at a site near Choi Yee Bridge
蔡意橋鄰近空地的擬議工程範圍

 Location of installation of artworks by local artists
安裝藝術作品的位置



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REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境




HOME AFFAIRS DEPARTMENT
民政事務總署

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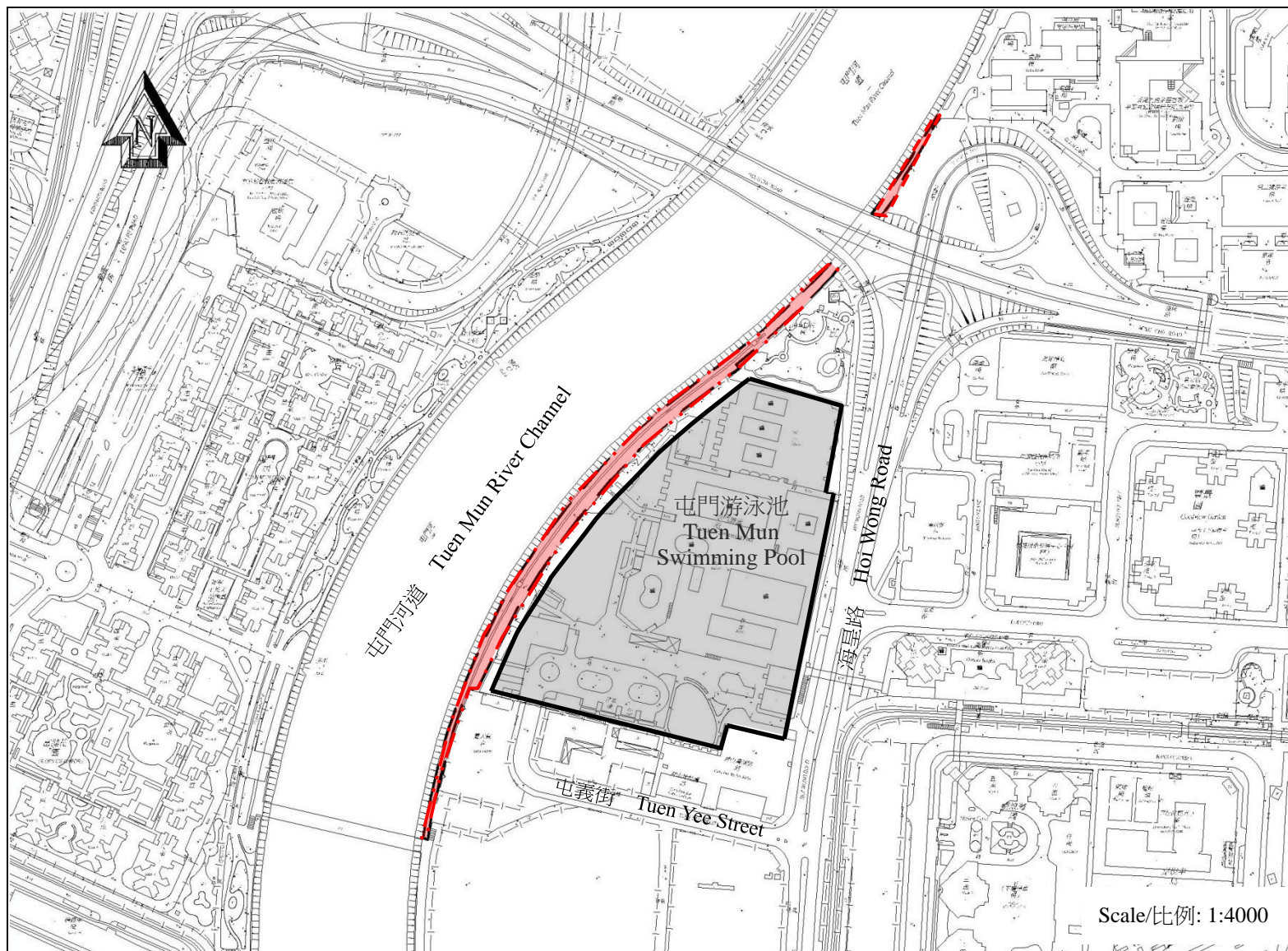
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標題: (a) 及 (e): 蔡意橋工程及安裝藝術家設計及製作的藝術作品的位置圖

LEGEND

圖例

 Site boundary of proposed works at a site near Tuen Mun Swimming Pool
屯門游泳池鄰近位置的擬議工程範圍

 Tuen Mun Swimming Pool
屯門游泳池



Scale/比例: 1:4000

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REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境



HOME AFFAIRS DEPARTMENT
民政事務總署

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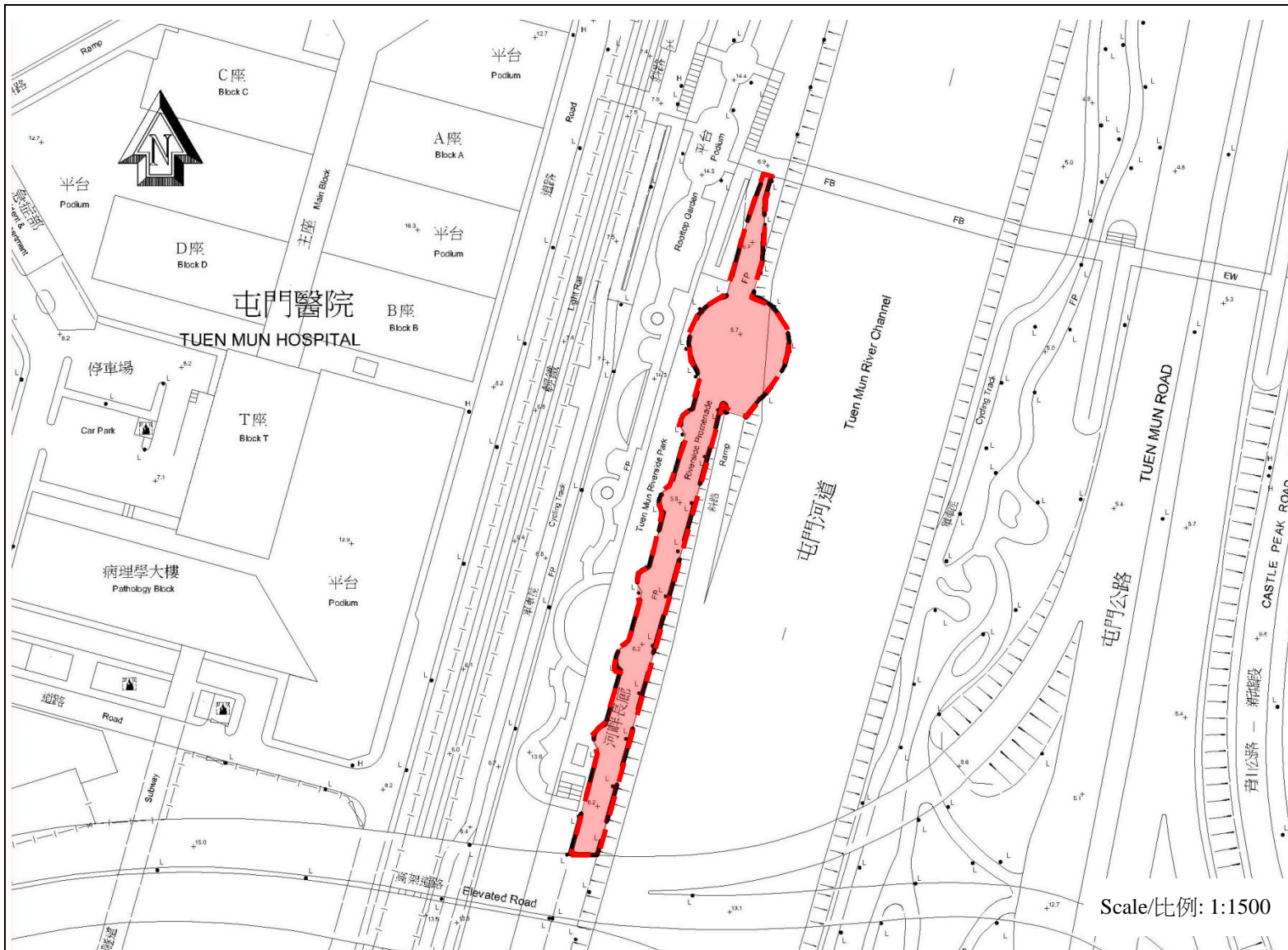
TITLE: (b): LOCATION MAP OF THE TUEN MUN SWIMMING POOL SITE
標題: (b): 屯門游泳池工程的位置圖

LEGEND

圖例



Site boundary for
proposed works at the
Tuen Mun Riverside Park
屯門河畔公園的擬議工
程範圍



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REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境



HOME AFFAIRS DEPARTMENT
民政事務總署

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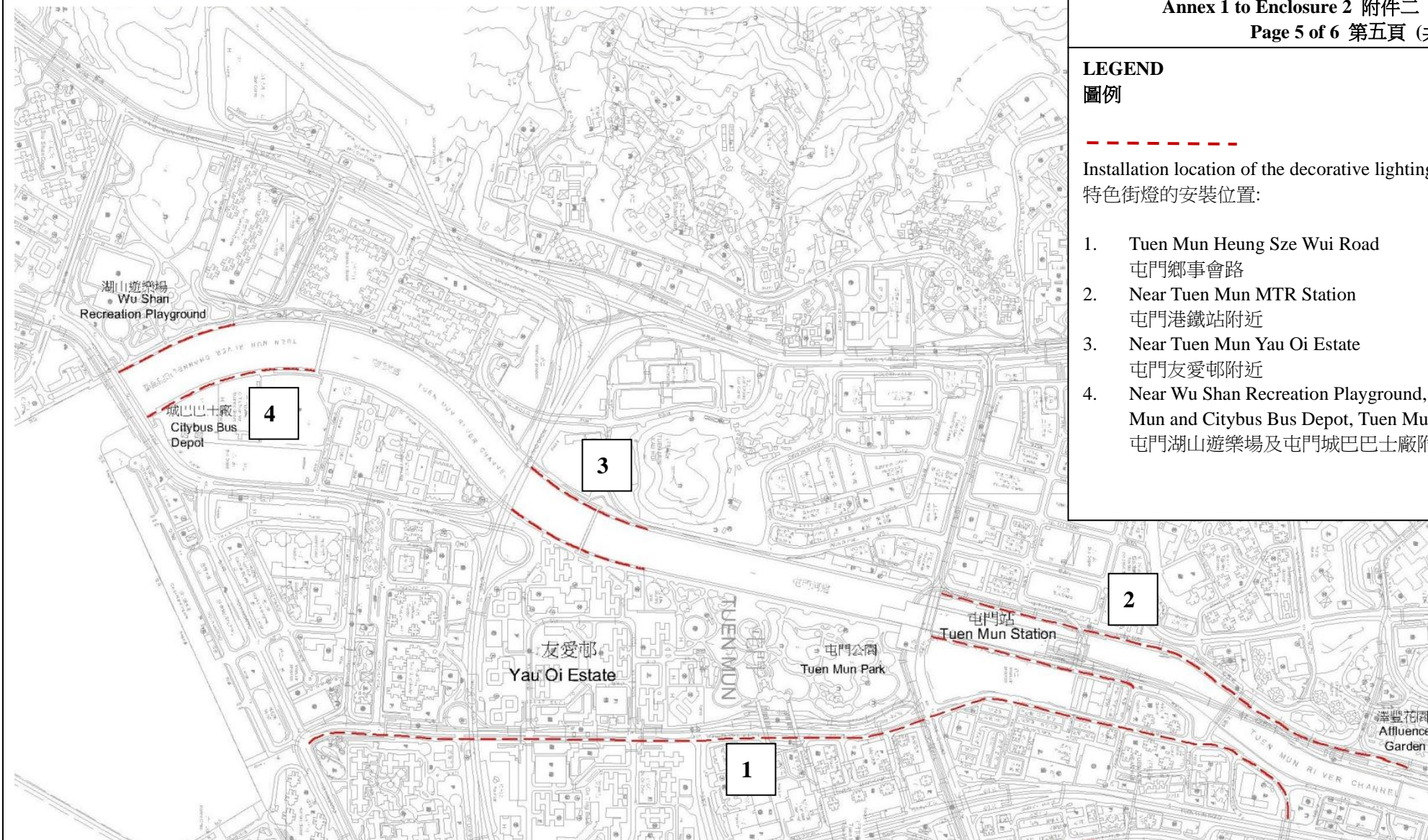
TITLE: (c): LOCATION MAP OF THE RIVERSIDE
PARK SITE
標題: (c): 河畔公園工程的位置圖

LEGEND

圖例

Installation location of the decorative lighting:
特色街燈的安裝位置:

1. Tuen Mun Heung Sze Wui Road
屯門鄉事會路
2. Near Tuen Mun MTR Station
屯門港鐵站附近
3. Near Tuen Mun Yau Oi Estate
屯門友愛邨附近
4. Near Wu Shan Recreation Playground, Tuen Mun and Citybus Bus Depot, Tuen Mun
屯門湖山遊樂場及屯門城巴巴士廠附近



465RO

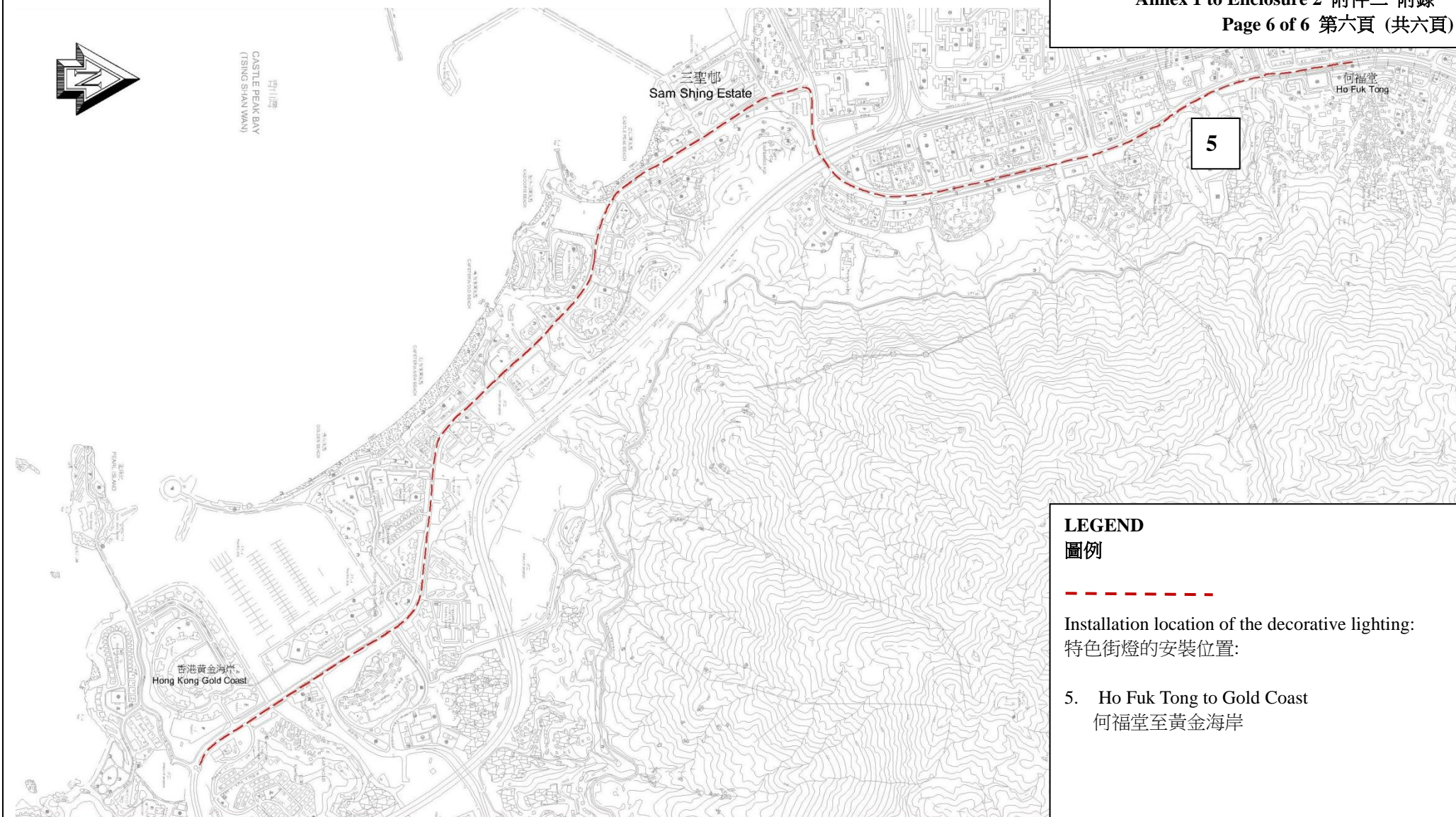
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR005
圖則編號:

TITLE: (d): PROPOSED INSTALLATION LOCATION
標題: OF THE DECORATION LIGHTING
(d): 安裝特色街燈的擬議位置



LEGEND

圖例



Installation location of the decorative lighting:
特色街燈的安裝位置:

5. Ho Fuk Tong to Gold Coast
何福堂至黃金海岸

465RO

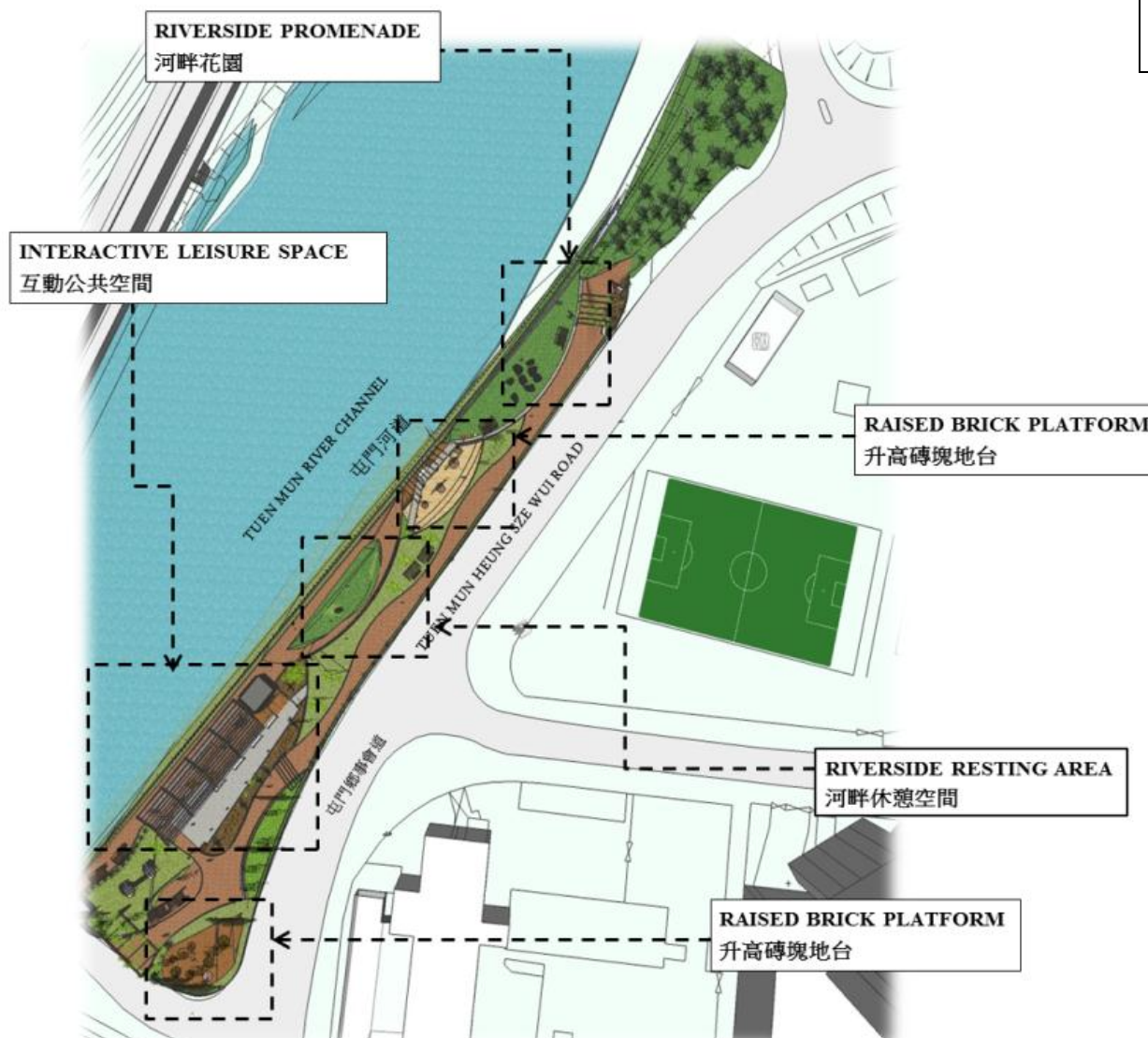
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR006
圖則編號:

TITLE: (d): PROPOSED INSTALLATION LOCATION
OF THE DECORATION LIGHTING (CON'T)
標題: (d): 安裝特色街燈的擬議位置 (繼頁)



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REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR007
圖則編號:

TITLE: (a): LAYOUT PLAN OF THE CHOI YEE
標題: BRIDGE SITE
(a): 蔡意橋工程的平面圖



465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR008
圖則編號:

TITLE: (a): ARTIST'S IMPRESSION OF THE CHOI YEE BRIDGE SITE – SOUTH WEST VIEW (CONCEPTUAL DESIGN)
標題: (a): 從西南望向蔡意橋工程的外觀構思圖 (概念圖)



465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR009
圖則編號:

TITLE: (a): ARTIST'S IMPRESSION OF THE CHOI YEE BRIDGE - NORTH EAST VIEW (CONCEPTUAL DESIGN)
標題: (a): 從東北望向蔡意橋工程的外觀構思圖 (概念圖)



465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR010
圖則編號:

TITLE: (a): ARTIST'S IMPRESSION OF THE CHOI YEE BRIDGE – INTERACTIVE LEISURE SPACE (CONCEPTUAL DESIGN)
標題: (a): 蔡意橋工程的外觀構思圖 – 互動公共空間 (概念圖)



465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR011
圖則編號:

TITLE: (b): ARTIST'S IMPRESSION OF THE TM
標題: SWIMMING POOL SITE
(CONCEPTUAL DESIGN)
(b): 屯門游泳池工程的外觀構思圖 (概念圖)



465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR012
圖則編號:
TITLE: (c): ARTIST'S IMPRESSION OF THE RIVERSIDE PARK SITE (CONCEPTUAL DESIGN)
標題: (c): 河畔公園工程的外觀構思圖 (概念圖)



465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR013
圖則編號:

TITLE: (d): REFERENCE PHOTO OF THE PROPOSED
標題: DECORATIVE LIGHTING TO BE INSTALLED
IN TUEN MUN TOWN CENTRE
(d): 擬議於屯門市中心安裝特色街燈的參考款式



Quarry Bay Park / 鰂魚涌公園



Cornwall Street Park / 歌和老街公園



Po Hong Park / 寶康公園



Po Hong Park / 寶康公園

465RO

REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS

活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR014
圖則編號:

(e) : REFERENCE PHOTOS OF THE
TITLE: INSTALLATION OF ARTWORKS BY LOCAL
標題: ARTISTS
(e) : 本地設計的藝術品的參考相片

Annex 3 to Enclosure 2

465RO – Revitalisation of Tuen Mun River and Surrounding Areas

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2015 prices)

			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Consultants' fee for contract administration (Note 2)	Professional	–	–	–	0.9
		Technical	–	–	–	0.6
					Sub-total	1.5
(b)	Resident site staff (RSS) costs (Note 3)	Technical	48	14	1.6	2.0
					Sub-total	2.0
	Comprising -					
(i)	Consultants' fees for management of RSS				0.1	
(ii)	Remuneration of RSS				1.9	
					Total	3.5

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultant (as at now, MPS salary point 14 = \$25,505 per month).
2. The consultants' fee for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **465RO**. The construction phase of the assignment will only be executed subject to the Finance Committee's approval to upgrade **465RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Signature Projects of the Tuen Mun District**

Items	Estimated Cost (\$'000)
A. Revitalisation of Tuen Mun River and Surrounding Areas	
Works and Related Items	62,500
Community Involvement and Publicity Activities	500
Non-Civil Service Contract Staff	4,000
Total	67,000
B. Promotion of Youth Development in Tuen Mun	
Services provided by Yan Oi Tong	30,000
(i) <i>Programmes and workshops, etc.</i>	26,300
(ii) <i>Works and Related Items</i>	3,700
Non-Civil Service Contract Staff	2,000
Total	32,000
Total Estimated Cost of the Two Signature Project Scheme Projects	99,000

Signature Project Scheme (Tuen Mun District)
– Promotion of Youth Development in Tuen Mun

PROJECT SCOPE AND NATURE

Under the “Promotion of Youth Development in Tuen Mun” (the Youth Development Project), a youth activity centre (to be named as the “Youth Space”) is proposed to be set up as a platform for the implantation of a series of youth development activities. The proposed scope of works comprises renovation of an existing premises of approximately 180 square metres (m²) at 4/F, Tseng Choi Street Government Services Complex (the Complex) into the Youth Space, providing the following facilities –

- (a) a training room;
- (b) a common area for working groups and a resting place;
- (c) a leisure area; and
- (d) ancillary facilities including an interview room and an office.

_____ The site location plan, floor plan and artist’s impression of the renovation works are attached at Annex 1 to Enclosure 3.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion in early 2017.

JUSTIFICATION

3. As one of the youngest districts in Hong Kong, the Tuen Mun District Council (TMDC) proposes to undertake the Youth Development Project as one of the Tuen Mun (TM) District’s SPS projects by providing targeted enhancements in both hardware and software in the district. This also echoes with the local community’s demand for the provision of more youth activities and training opportunities through diversified means, with a view to promoting all-round development of the younger generation in the district.

4. The premises at the Complex, originally occupied by the Civil Aid Services (CAS) for administration and training purposes, was left vacant since late 2012. TMDC considered the premises suitable for the Youth Development Project. The premises is about 223 m² in area. Together with the existing facilities on the same floor currently run by TM District Office (TMDO) (including an activity room, a conference room and a store room) with a total area of about 127 m² that may also be used upon application, the potential total floor area of 350 m² may be available for the Youth Development Project¹.

5. On behalf of TMDC, TMDO invited non-profit-making organisations to submit proposals to be the partner organisation of the Youth Development Project, including renovation of the project venue and provision of youth services. After an open and fair selection process², TMDC selected Yan Oi Tong (YOT)³ as its partner organisation for the Youth Development Project. Under YOT's proposal, a youth activity centre, i.e. Youth Space will be set up to provide the following services –

- (a) providing resources, training opportunities, as well as targeted trainings or workshops for youths in areas of capacity building, entrepreneurship, social innovation and sustainable development;
- (b) setting up coaching and mentorship schemes for youths and developing a social network with district organisations and schools to better support local youth development; and
- (c) organising social creativity programmes to address social issues such as an ageing society and relevant workshops and classes such as cultural studies to capture district opportunities.

/ 6.

¹ Of the 223 m² ex-CAS premises, 70 m² does not require renovation. Of the 127 m² premises occupied by TMDO, only 27 m² requires renovation. Hence, the total construction floor area that requires renovation is about 180 m² (viz. 223 m² - 70 m² + 27 m²).

² Invitation for non-profit-making organisations to submit proposals was posted in local Chinese and English newspapers in June 2014. Four proposals were received by the deadline in August 2014. The proposals were assessed by a Vetting Committee comprising members of TMDC and representatives from relevant government departments according to the agreed assessment criteria.

³ YOT was established in 1930s as a local organisation helping the needy in TM District. In line with social development, YOT was registered as a non-profit organisation in 1977 with the vision of providing social welfare, medical and education services for those in need in the community.

6. TMDC proposes to spend \$32.0 million on the Youth Development Project, comprising –

- (a) \$30.0 million to engage the service of YOT, including –
 - (i) \$3.7 million for engaging its own consultants to design, conduct and manage the renovation works for setting up of the Youth Space;
 - (ii) \$26.3 million for the operation of the Youth Space and delivering the services in paragraph 5 for six years; and
- (b) \$2.0 million for employment of non-civil service contract (NCSC) staff under TMDO to oversee project implementation.

7. The current application for \$3.7 million concerns only the works element of the Youth Development Project, i.e. renovation of the existing premises at the Complex for setting up of the Youth Space. Subject to the support of the proposed works by the Public Works Subcommittee (PWSC), we shall seek the FC's funding approval for both the works and non-works components of the project. In the long run, YOT plans to operate the Youth Space and provide youth services on a self-financing basis, making use of its own resources with the support from the youth participants subject to the agreement of TMDC. We will review YOT's performance through regular reports and the mid-term and final evaluations to be conducted at the end of the third and sixth years.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$3.7 million in money-of-the-day (MOD) prices (please see paragraph 10 below), broken down as follows –

	\$ million
(a) Renovation works	1.3
(b) Building services	0.9
(c) Furniture and equipment (F&E) ⁴	1.0

/ (d)

⁴ The estimated cost of F&E is based on an indicative list of items.

		\$ million	
(d)	Contingencies	0.3	
	Sub-total	3.5	(in September 2015 prices)
(e)	Provision for price adjustment	0.2	
	Total	3.7	(in MOD prices)

9. YOT will engage its own consultants to design, conduct and manage the renovation works at a cost of \$3.7 million. We consider that the estimated project cost reasonable.

10. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	3.2	1.05775	3.4
2017 – 18	0.3	1.12122	0.3
	<u>3.5</u>		<u>3.7</u>

11. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2018.

12. There will be no recurrent expenditure to be borne by the Government. YOT will be required to pay a nominal rent for using the Youth Space and operate the Youth Space and deliver the services in paragraph 5 for six years with the provision of \$26.3 million.

/ **PUBLIC**

PUBLIC CONSULTATION

13. The TMDO arranged a roving exhibition on the project theme at TM Town Hall and four community centres or halls in TM District to gauge public views during May to June 2013. In May 2013, TMDO also consulted the five area committees in TM District on the SPS to collect their views. Based on the views received during the consultation period, the local residents are, in general, supportive of the Youth Development Project. Having regard to the views collected and the discussions in the Working Group on Development and Planning of TM District under TMDC on 19 August 2013, TMDC agreed to undertake the Youth Development Project as one of TM District's SPS projects at its meeting on 3 September 2013.

14. We consulted the Legislative Council Panel on Home Affairs on the project on 11 May 2015. Members supported the submission of the project to the PWSC for consideration.

ENVIRONMENTAL IMPLICATIONS

15. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control possible short term environmental impacts.

16. The proposed works will generate a negligible amount of construction and demolition materials. Nevertheless, we will require YOT's contractor(s) to consider measures to minimise the generation of such materials and to reuse and recycle as much as possible in the implementation of the project.

HERITAGE IMPLICATIONS

17. The proposed works will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

/ **LAND**

LAND ACQUISITION

18. The project does not require any land acquisition.

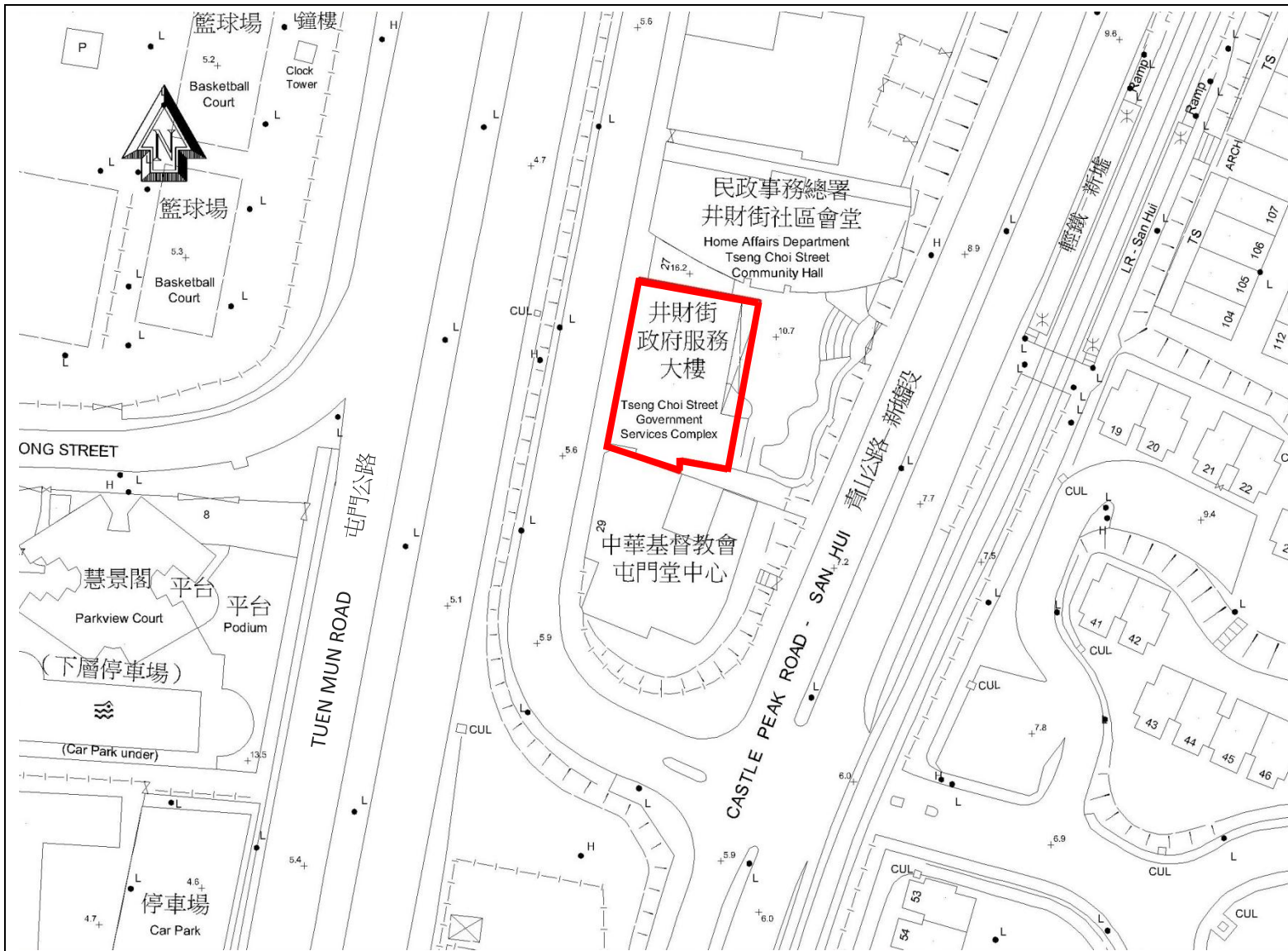
BACKGROUND INFORMATION

19. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under SPS. The project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

20. TMDC proposed to spend \$30.0 million to engage the service of YOT. Of the \$30.0 million, \$3.7 million is earmarked for the renovation works and \$26.3 million is earmarked for delivering the services detailed in paragraph 5 for six years. In addition, TMDC proposed to spend \$2.0 million on employment of NCSC staff under TMDO to oversee the project implementation. An overview of estimated cost of the Youth Development Project is at Part B of Annex 2 to Enclosure 3.

21. The proposed works will not involve any tree removal or planting proposal.

22. We estimate that the proposed works will create about four jobs (two for labourers and another two for professional/technical staff), providing a total employment of 20 man-months.



LEGEND

圖例

Boundary of the Site Location
工地位置界線

Scale/比例: 1:1000

66RG

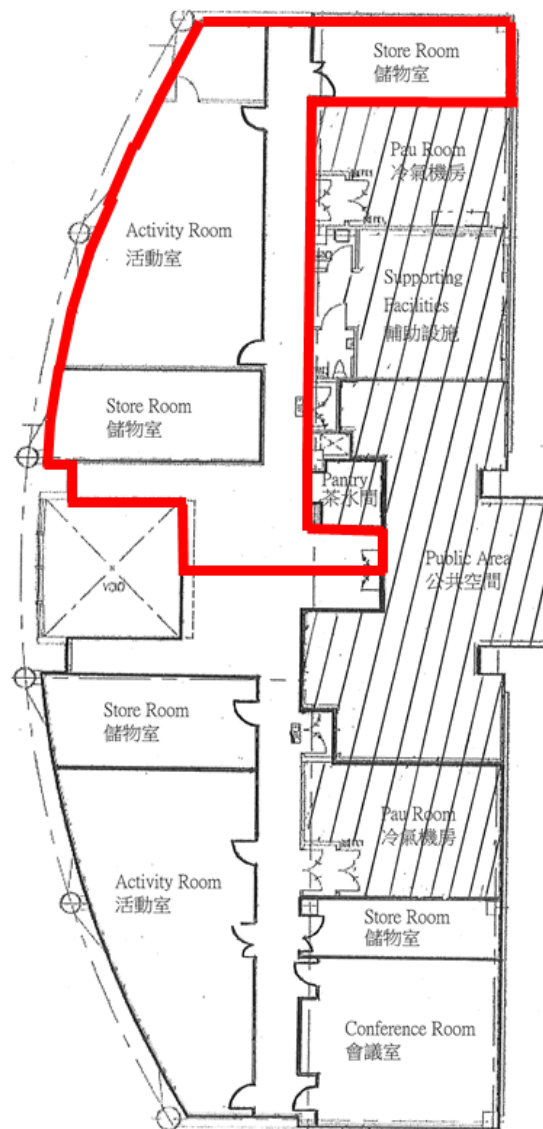
PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN

推動屯門青少年發展



DRAWING NO.: TM-SPS002-YD001
圖則編號:

TITLE: TSENG CHOI STREET GOVERNMENT SERVICES COMPLEX – SITE LOCATION
標題: MAP
井財街政府服務大樓 - 工地位置圖



LEGEND
圖例

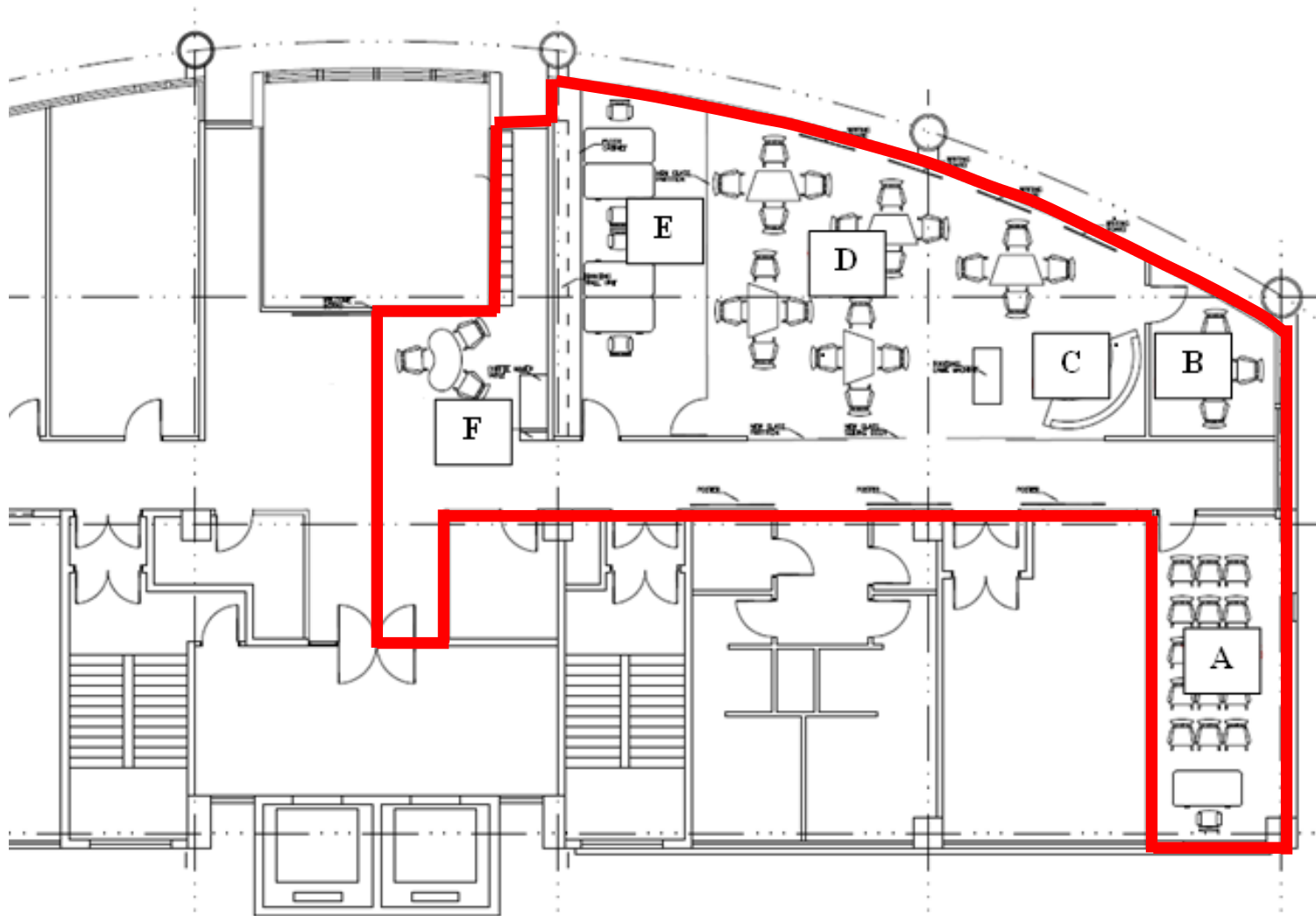
Proposed renovation area
(about 180 m²)
擬議裝修工程範圍
(約 180 平方米)

66RG
PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN
推動屯門青少年發展



DRAWING NO.: TM-SPS002-YD002
圖則編號:

TITLE: PROPOSED RENOVATION AREA
標題: 擬議裝修工程範圍



LEGEND

圖例

Proposed renovation area
(about 180 m²)
擬議裝修工程範圍
(約 180 平方米)

- A. Training Room
訓練房
- B. Interview Room
會見室
- C. Resting Place
休息空間
- D. Common Area for Working Groups
公共空間供小組工作之用
- E. Office
辦公室
- F. Leisure Area
休閒區域

66RG

PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN

推動屯門青少年發展



DRAWING NO.: TM-SPS002-YD003
圖則編號:

TITLE: 4/F OF TSENG CHOI STREET
標題: GOVERNMENT SERVICES COMPLEX -
井財街政府服務大樓 4 樓 - 擬議裝修工程



66RG
PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN
推動屯門青少年發展



DRAWING NO.: TM-SPS002-YD004
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE COMMON
標題: AREA FOR WORKING GROUPS OF THE
YOUTH SPACE
青年夢工場的構思圖 (公共空間)



66RG
PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN
推動屯門青少年發展



DRAWING NO.: TM-SPS002-YD005
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE LEISURE
標題: AREA OF THE YOUTH SPACE
青年夢工場的構思圖 (休閒區域)

**Overview of the Estimated Cost
of the Signature Projects of the Tuen Mun District**

Items	Estimated Cost (\$'000)
A. Revitalisation of Tuen Mun River and Surrounding Areas	
Works and Related Items	62,500
Community Involvement and Publicity Activities	500
Non-Civil Service Contract Staff	4,000
Total	67,000
B. Promotion of Youth Development in Tuen Mun	
Services provided by Yan Oi Tong	30,000
(i) <i>Programmes and workshops, etc.</i>	26,300
(ii) <i>Works and Related Items</i>	3,700
Non-Civil Service Contract Staff	2,000
Total	32,000
Total Estimated Cost of the Two Signature Project Scheme Projects	99,000

**Signature Project Scheme (Yau Tsim Mong District)
– Yau Tsim Mong Multicultural Activity Centre**

PROJECT SCOPE AND NATURE

The proposed scope of works under the “Yau Tsim Mong Multicultural Activity Centre” (the Centre) involves the construction of a one-storey building with a construction floor area (CFA) of approximately 1 096 square metres (m²). The key facilities in the Centre include –

- (a) a multi-purpose hall with a viewing platform that can be divided into several multi-purpose activity rooms by movable partition walls;
- (b) a roof garden with hard and soft landscape;
- (c) six shops operated by ethnic minorities (EMs);
- (d) a mini market; and
- (e) ancillary supporting facilities such as a mini café, toilets, store rooms, lobby, reception counter, water tanks for fire services and plant rooms.

_____ The location plan, floor plan, section plans and artist’s perspective of the proposed works are at Annexes 1 to 4 to Enclosure 4 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in second half of 2016 for completion in second half of 2018.

JUSTIFICATION

3. Yau Tsim Mong (YTM) District is well known for its cultural vibrancy and ethnic diversity. According to the 2011 Population Census, the percentage of non-Chinese residents in the district was 12.3% as compared with the territory-wide’s 6.4%. The district also has the largest Indian, Pakistani, Nepalese and Thai populations among the 18 districts. The concentration of EMs and cultural organisations in the district creates a keen demand for venues for organising activities such as festive celebrations, seminars and interest classes to cater for the needs of the EMs, promote different cultures and enhance social integration.

/ 4.

4. In view of such demand and the acute land shortage in the district, the Yau Tsim Mong District Council (YTMDC) proposes to convert the existing sitting-out area at Battery Street, Jordan for construction of the Centre and invite a partner organisation to operate the Centre by providing activities and services under the theme of “Promoting Multiculturalism and Advancing Social Cohesion” (the Theme) to highlight the characteristic of the district.

5. On top of providing a multi-purpose venue for the use of local organisations and residents, the Centre will also provide services that are in line with the Theme, such as training courses, afterschool care support services, translation services and cultural exchange exhibitions. Upon completion of works, the Centre will be operated by a partner organisation. Based on the selection criteria endorsed by the District Facilities Management Committee (DFMC) of YTMDC, YTM District Office (YTMDO) invited non-profit making organisations (NPOs) to submit proposals on the operation of the Centre and the provision of services that are in line with the project theme¹. After an open and fair selection process, the DFMC selected New Home Association (NHA)² as its partner organisation. NHA will be responsible for managing, operating and providing routine maintenance to the Centre on a self-financing basis.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$53.6 million in money-of-the-day (MOD) prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Site works	0.6
(b) Foundation	7.2
(c) Building	17.7
(d) Building services	8.0
/ (e)	

¹ Invitation for NPOs to submit proposals was posted in local Chinese and English newspapers and YTMDC’s website in July 2013. YTMDO also sent invitation letters to NPOs serving EMs to submit proposals in August 2013. Two proposals were received by the deadline in September 2013.

² Founded in 2010, NHA is a charitable organisation dedicated to providing one-stop professional social services for new arrivals from the Mainland, EMs and the disadvantaged in Hong Kong. The NHA provides services in Hong Kong and the Mainland and is committed to promoting community participation and social inclusion, and building an equal and caring society. At present, the NHA has about 100 000 registered members and has provided services to more than 420 000 person-times since its establishment.

		\$ million	
(e)	Drainage	1.7	
(f)	External works	2.9	
(g)	Furniture and equipment (F&E) ³	0.9	
(h)	Consultants' fee for –	2.3	
	(i) contract administration	1.8	
	(ii) management of resident site staff (RSS)	0.5	
(i)	Remuneration of RSS	2.7	
(j)	Contingencies	4.3	
	Subtotal	48.3	(in September 2015 prices)
(k)	Provision for price adjustment	5.3	
	Total	53.6	(in MOD prices)

7. We propose to engage consultants to undertake contract administration and site supervision of the project. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at Annex 5 to Enclosure 4. The estimated construction unit cost of this project, represented by the building and building services costs, is \$23,449 per m² of CFA in September 2015 price level. We consider this comparable to that of similar projects built by the Government.

/ 8.

³ The estimated cost of F&E is based on an indicative list of items.

8. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	14.9	1.05775	15.8
2017 – 18	30.3	1.12122	34.0
2018 – 19	1.7	1.18849	2.0
2019 – 20	0.7	1.25980	0.9
2020 – 21	0.7	1.33539	0.9
	<hr/> 48.3 <hr/>		<hr/> 53.6 <hr/>

9. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2021. We will deliver the construction works through a lump-sum contract because the scope of the works can be clearly defined in advance. The contract will provide for price adjustments.

10. There will be no recurrent expenditure to be borne by the Government arising from this project save for the one-off subsidy of not more than \$2.5 million as detailed in paragraph 22. NHA will only be required to pay a nominal rent for using the Centre. All service fees and revenue received will be used for sustaining the operation of the Centre.

PUBLIC CONSULTATION

11. YTMDC endorsed the Theme of this project in April 2013. YTMDC organised two consultation fora for EMs and local residents in June and November 2013 and received positive comments from the participants, which include YTMDC members, representatives of the area committees of YTM District, members of YTMDC Working Group on Ethnic Affairs, and other members from the EM community. During the consultation period, local residents and organisations expressed their clear wish for the provision of expanded and extended community services suitable for various social groups in the YTM District. The scope of services of this project was supported unanimously at the YTMDC meeting in February 2015 after extensive and in-depth discussions at the DFMC meetings from July 2013 to January 2015.

12. We consulted the Legislative Council Panel on Home Affairs on the project on 11 May 2015. Members supported the submission of the project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

13. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

14. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

15. At the planning and design stages, we have considered the design and construction sequence of the proposed works of the concerned project to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁴. We will encourage the contractor to maximise the use of recycled and recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

/ 16.

⁴ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

16. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

17. We estimate that the project will generate 2 387 tonnes of construction waste. Of these, we will reuse 1 550 tonnes (65%) of the inert construction waste on site and deliver 527 tonnes (22%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 310 tonnes (13%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$53,000 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

18. The proposed project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

19. This project does not require any land acquisition.

BACKGROUND INFORMATION

20. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under SPS. The project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

21. We engaged consultants and contractors to undertake various consultancy services and pre-construction works including planning application, site investigation and preparation of tender documents at a total cost of about \$5.0 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Except for the preparation of tender documents which is in progress, the other services and works have been completed.

22. In addition to the proposed allocation of \$53.6 million for the works, YTMDC proposed to spend \$2.3 million and \$5.1 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under YTMDO to oversee the project implementation. Besides, a one-off subsidy to the NHA of not more than \$2.5 million has been set aside to subsidise the costs of start-up, operation, management and maintenance of the project for up to a maximum of two years after the Centre’s commissioning.

23. After obtaining the funding approval of the FC for the construction of the project, we will create non-recurrent commitment of \$9.9 million for the non-works items of this project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the project is at Annex 6 to Enclosure 4.

24. Of the seven trees within the project boundary, all of them will be transplanted elsewhere. All trees to be transplanted are not important trees⁵. We will incorporate planting proposals as part of the project, including about 455 shrubs.

25. We estimate that the proposed works will create about 38 jobs (34 for labourers and another four for professional/technical staff), providing a total employment of 430 man-months.

⁵ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25m.



Annex 1 to Enclosure 4

附件四 附錄一

LEGEND

圖例

 SITE BOUNDARY
地界

67RE

油尖旺多元文化活動中心

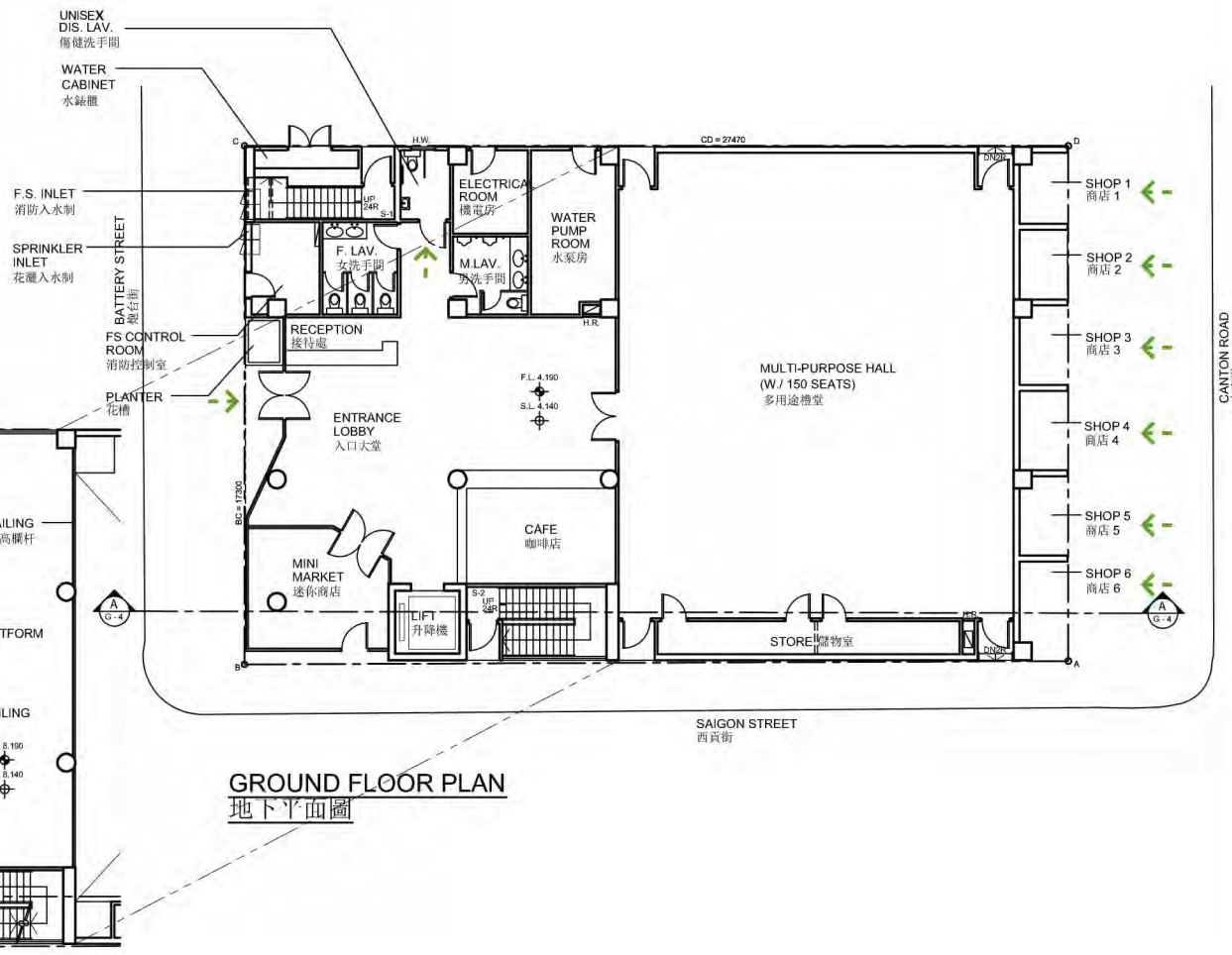
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



HOME AFFAIRS DEPARTMENT
民政事務總署

TITLE:
標題:

LOCATION PLAN
位置圖



GROUND FLOOR PLAN
地下平面圖

VIEWING PLATFORM FLOOR PLAN
看台平面圖

SCALE: 1:250 (A4) 0 2.5 5 10 M
比例:

67RE
油尖旺多元文化活動中心
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE

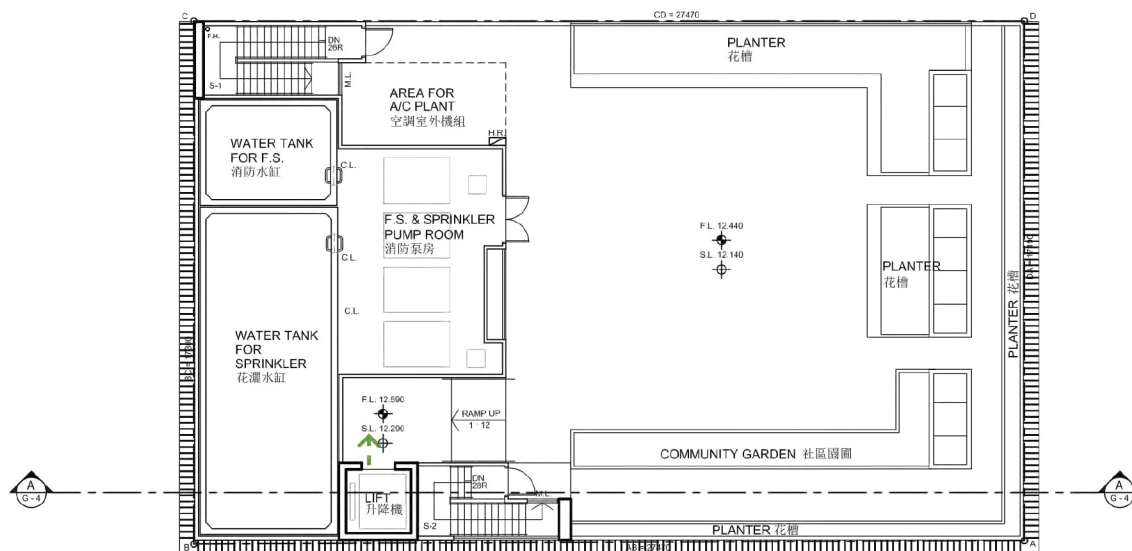


Annex 2 to Enclosure 4
附件四 附錄二
Page1 of 2
第一頁 (共二頁)

LEGEND
圖例

← BARRIER FREE ACCESS
ROUTE
無障礙通道

TITLE:
標題:
GROUND FLOOR PLAN WITH
VIEWING PLATFORM
地下平面圖連看台



ROOF PLAN
天台平面圖

SCALE: 1:250 (A4) 0 2.5 5 10 M
比例:

67RE
油尖旺多元文化活動中心
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



Annex 2 to Enclosure 4

附件四 附錄二
Page 2 of 2
第二頁 (共二頁)

LEGEND

圖例

← BARRIER FREE ACCESS
ROUTE
無障礙通道

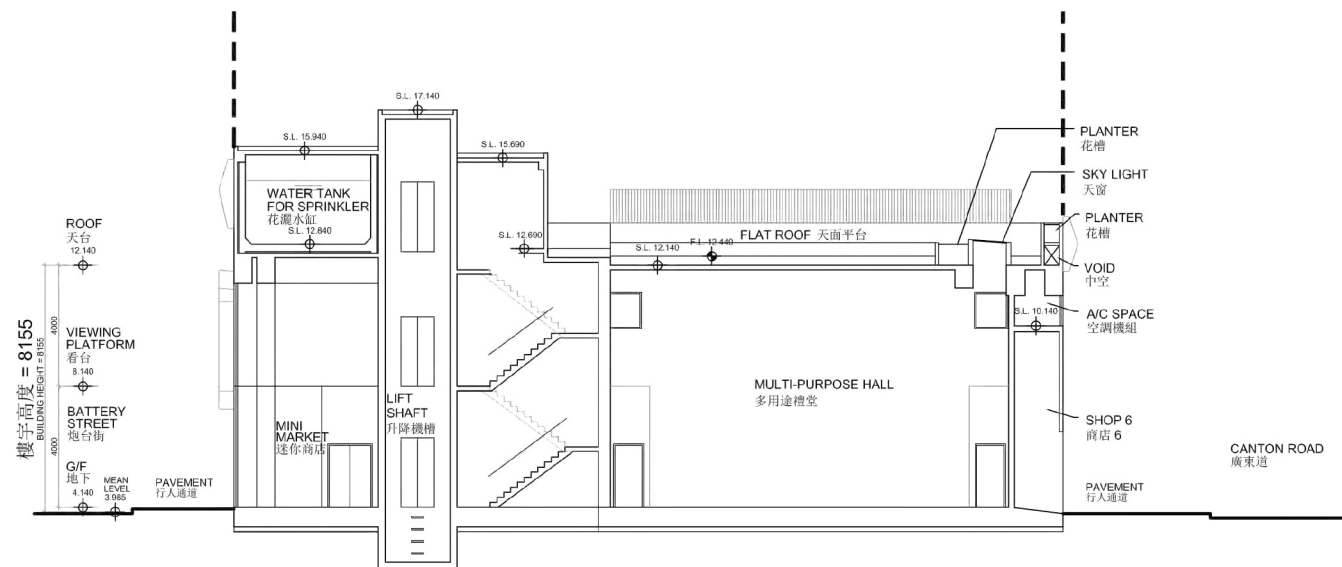
TITLE:
標題:

ROOF FLOOR PLAN
天台平面圖

LEGEND

圖例

--- SITE BOUNDARY
地界



SECTION A - A
剖面圖 A - A

SCALE: 1:250 (A4) 0 2.5 5 10 M
比例:

67RE

油尖旺多元文化活動中心

YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



HOME AFFAIRS DEPARTMENT
民政事務總署

TITLE:
標題:

SECTION A - A
剖面圖 A - A



67RE

油尖旺多元文化活動中心

YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



HOME AFFAIRS DEPARTMENT
民政事務總署

TITLE:
標題:

ARTIST'S PERSPECTIVE
設計構想圖

Annex 5 to Enclosure 4

67RE – Yau Tsim Mong Multicultural Activity Centre

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2015 prices)

			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Consultants' fee for contract administration (Note 2)	Professional	—	—	—	1.2
		Technical	—	—	—	0.6
					Sub-total	1.8
(b)	Resident site staff (RSS) costs (Note 3)	Technical	78	14	1.6	3.2
					Sub-total	3.2
	Comprising -					
(i)	Consultants' fees for management of RSS				0.5	
(ii)	Remuneration of RSS				2.7	
					Total	5.0

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultant (as at now, MPS salary point 14 = \$25,505 per month).
2. The consultants' fee for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **67RE**. The construction phase of the assignment will only be executed subject to the Finance Committee's approval to upgrade **67RE** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Signature Project of the Yau Tsim Mong District**

Items	Estimated Cost (\$'000)
Works and Related Items	53,600
Community Involvement and Publicity Activities	2,300
Non-Civil Service Contract Staff	5,100
One-off Subsidy to Non-profit-making Partner Organisation	2,500
Total Estimated Cost	63,500

Signature Project Scheme (Kwun Tong District)
– Construction of Lift Tower at Shung Yan Street in Kwun Tong

PROJECT SCOPE AND NATURE

The project site of the “Construction of Lift Tower at Shung Yan Street in Kwun Tong” (the Lift Tower Project) occupies an area of around 1 580 square metres (m²) within Hong Ning Road Recreation Ground (HNRRG) in Kwun Tong (KT). The proposed scope of works comprises –

- (a) the construction of a lift tower with two passenger lifts;
- (b) the construction of a link bridge connecting the lift tower and HNRRG;
- (c) upgrading works for the adjacent barrier-free access provisions to allow adequate wheelchair turning space¹;
- (d) the refurbishment of the leisure facilities² within HNRRG affected by the construction works; and
- (e) slope reinstatement works for the associated slope.

———— A location and site plan, an artist’s impression and a barrier-free access plan for the proposed works are at Annexes 1 to 3 to Enclosure 5 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion in 2018.

/ JUSTIFICATION

¹ The upgrading works include rearrangement of the existing ramps, relocation and refurbishment of three sets of existing staircases. Locations of the ramps and staircases are indicated at Annex 1 to Enclosure 5.

² It includes provision of new arbours and installation of new fencing and finishing on the existing planters and sunken garden area.

JUSTIFICATION

3. Situated at a prominent location in the KT central area, the HNRRG is very popular in the local community not only as a leisure ground but also a key pedestrian access to other places within KT such as Shui Wo Street Market and KT MTR Station. Pedestrians passing by HNRRG are predominately senior citizens residing at the nearby public rental housing estates and old tenement buildings. Given the lack of commercial and community facilities in the vicinity, many of these elderly need to travel to markets, clinics, bus and MTR stations, banks and other facilities through the HNRRG on a daily basis.

4. The HNRRG is located above a slope and its main access connecting Shung Yan Street is a concrete staircase built many years ago. The existing conditions of the staircase are shown at Annex 4 to Enclosure 5.

5. As the areas surrounding HNRRG are densely populated and there are also schools nearby, keen demand for lifts is raised by users other than the elderly such as the disabled and parents with baby carriages.

6. The HNRRG was opened almost 40 years ago. Some of the facilities therein are in need of refurbishment. We suggest upgrading and modernising those facilities as part of the Lift Tower Project.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$40.7 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

	\$ million
(a) Site works	3.7
(b) Link bridge	5.2
(c) Lifts ³	9.9
(d) Building services	0.1
(e) Drainage	1.6

/ (f)

³ It comprises costs of foundation (\$4.2 million), building (\$2.9 million) and building services (\$2.8 million).

		\$ million	
(f)	External works	7.6	
(g)	Slope works	2.1	
(h)	Furniture and equipment (F&E) ⁴	0.1	
(i)	Consultants' fees for –	0.9	
	(i) quantity surveying services ⁵	0.2	
	(ii) geotechnical works	0.7	
(j)	Remuneration of resident site staff (RSS)	0.5	
(k)	Contingencies	3.2	
	Sub-total	34.9	(in September 2015 prices)
(l)	Provision for price adjustment	5.8	
	Total	40.7	(in MOD prices)

8. The design and contract administration of the project will be undertaken by in-house resources of the Architectural Services Department (ArchSD). We propose to engage consultants to undertake quantity surveying, management of RSS and geotechnical works of the project. A breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 5 to Enclosure 5. We consider the estimated project cost reasonable.

9. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	3.0	1.05775	3.2
2017 – 18	17.0	1.12122	19.1
2018 – 19	8.0	1.18849	9.5
2019 – 20	5.0	1.25980	6.3
2020 – 21	1.0	1.33539	1.3
2021 – 22	0.9	1.40549	1.3
	34.9		40.7

/ 10.

⁴ The estimated cost is based on an indicative list of F&E items.

⁵ It includes the cost for management of RSS of \$19,500.

10. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2022. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

11. We estimate the additional government recurrent expenditure arising from this project to be \$0.7 million per annum.

PUBLIC CONSULTATION

12. The Kwun Tong District Council (KTDC) was briefed on the Signature Project Scheme (SPS) framework and decided to collect public views on the SPS at its meeting held in March 2013. Subsequently, KTDC members proposed various options for SPS and established a working group to look into these options. KTDC also consulted the six area committees (ACs) on the possible options and all six ACs were generally supportive of the Lift Tower Project, which was endorsed by KTDC in November 2013.

13. We consulted the Legislative Council Panel on Home Affairs on the project on 11 May 2015. Members supported the submission of the project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

16. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁶. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

17. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate in total 834 tonnes of construction waste. Of these, we will reuse 380 tonnes (45.6%) of inert construction waste on site and deliver 379 tonnes (45.4%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 75 tonnes (9%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$19,600 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

19. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

/ **LAND**

⁶ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt energy efficient features, in particular the lift power regeneration.

22. For greening features, there will be vertical greening proposed for the façade of the lift tower.

23. The total estimated additional cost for adoption of the above features is around \$11,000 (including \$3,500 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.9% energy savings in the annual energy consumption with a payback period of about 6.1 years.

BACKGROUND INFORMATION

24. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under the SPS. The project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

25. We engaged consultants and contractors to undertake various consultancy services and pre-construction works including topographical survey, utility mapping, ground investigation, geotechnical assessment, model making and quantity surveying services at a total cost of about \$1.0 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Except for the quantity surveying services which are in progress for the preparation of tender, all these works and services have been completed.

26. In addition to the proposed allocation of \$40.7 million for the works, KTDC proposed to spend \$1.5 million and \$4.3 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under ArchSD and KT District Office to oversee the project implementation.

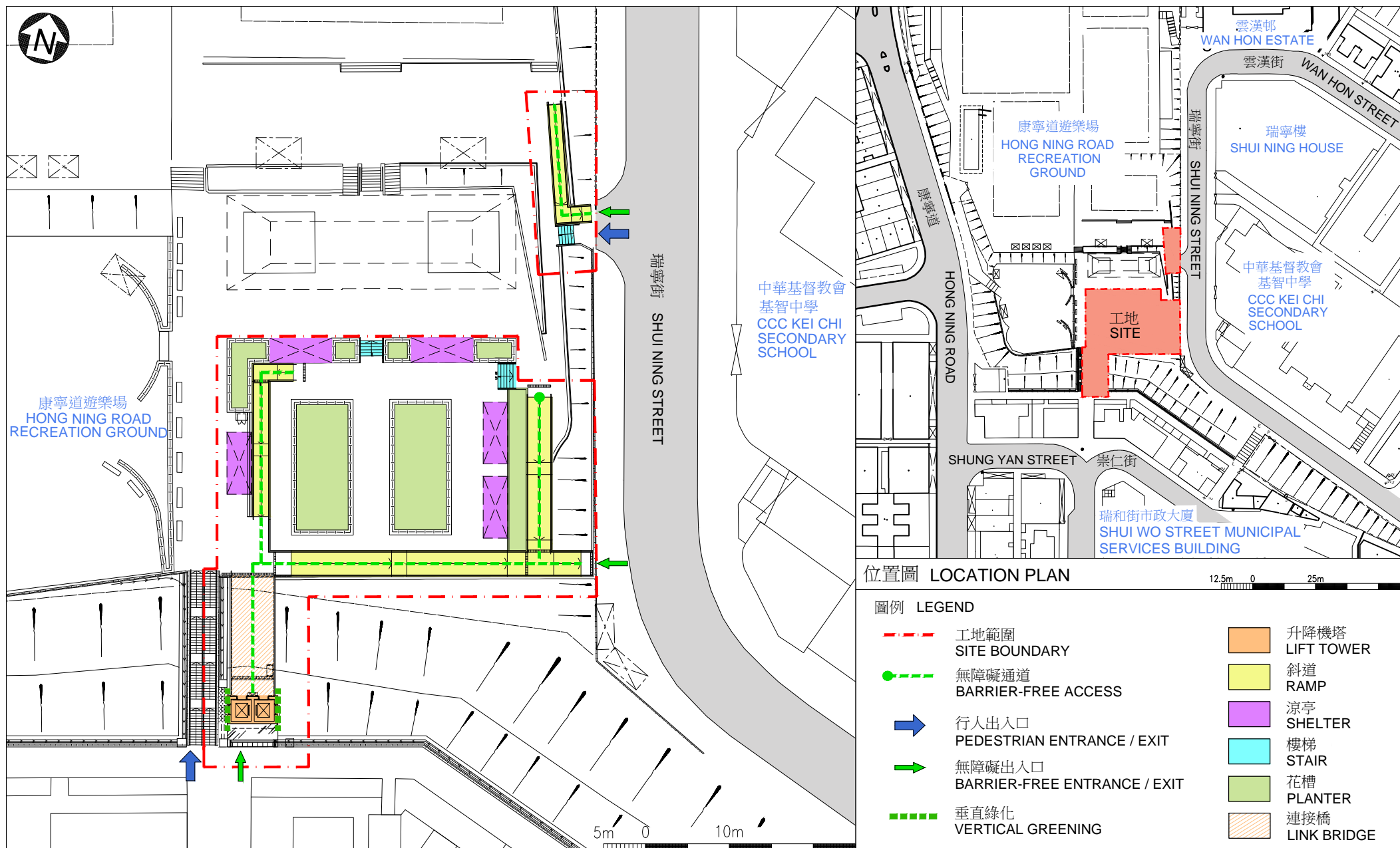
27. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$5.8 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the Lift Tower Project is at Part A of Annex 6 to Enclosure 5.

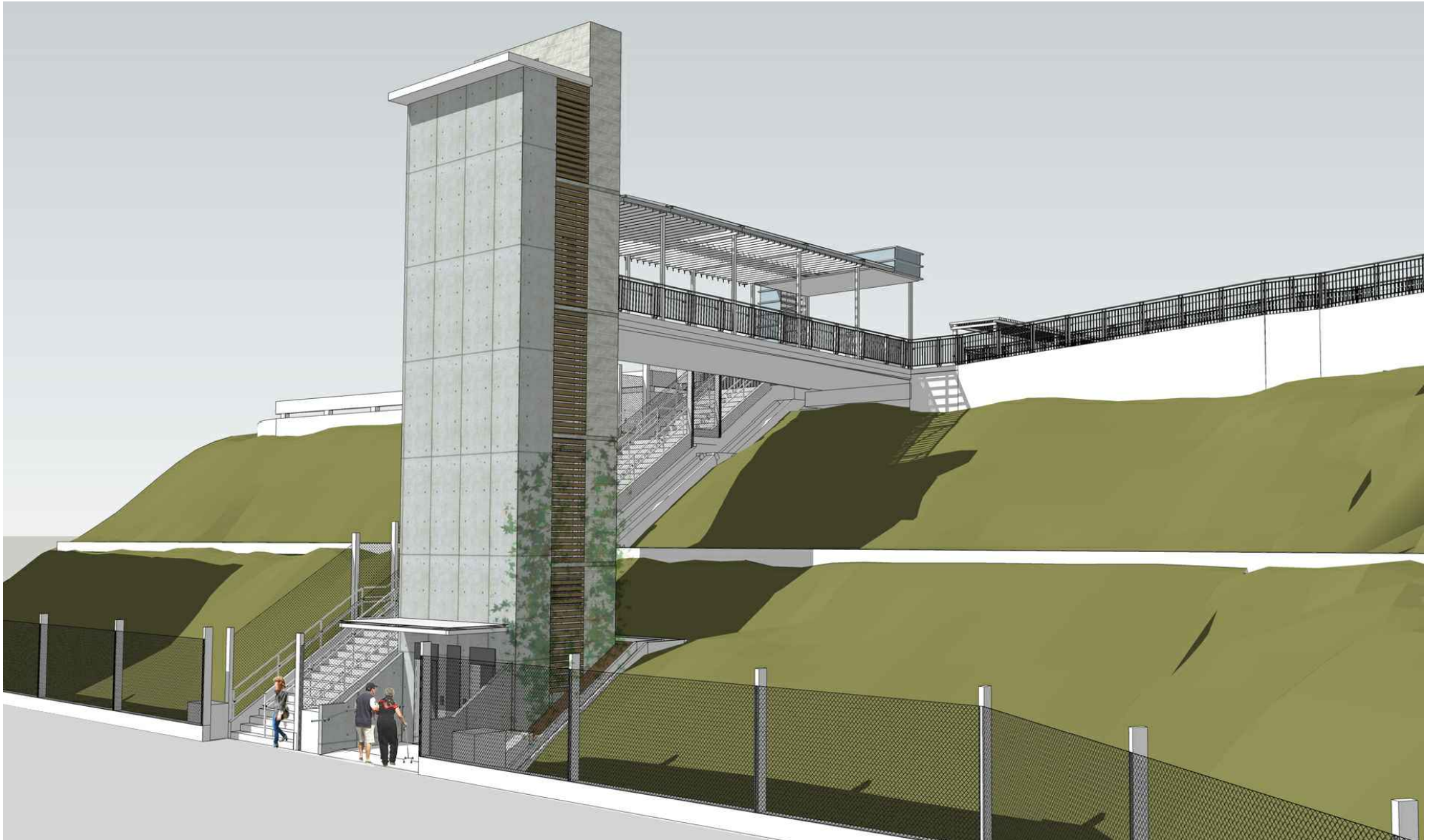
28. Of the 57 trees within the project boundary, 45 trees will be preserved. The proposed works will involve the removal of 12 trees, including eight trees to be felled and four trees to be transplanted within the project site. All trees to be removed are not important trees⁷. We will incorporate planting proposals as part of the project, including the planting of about eight trees and 920 shrubs.

29. We estimate that the proposed works will create about 23 jobs (21 for labourers and another two for professional/technical staff), providing a total employment of 320 man-months.

⁷ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

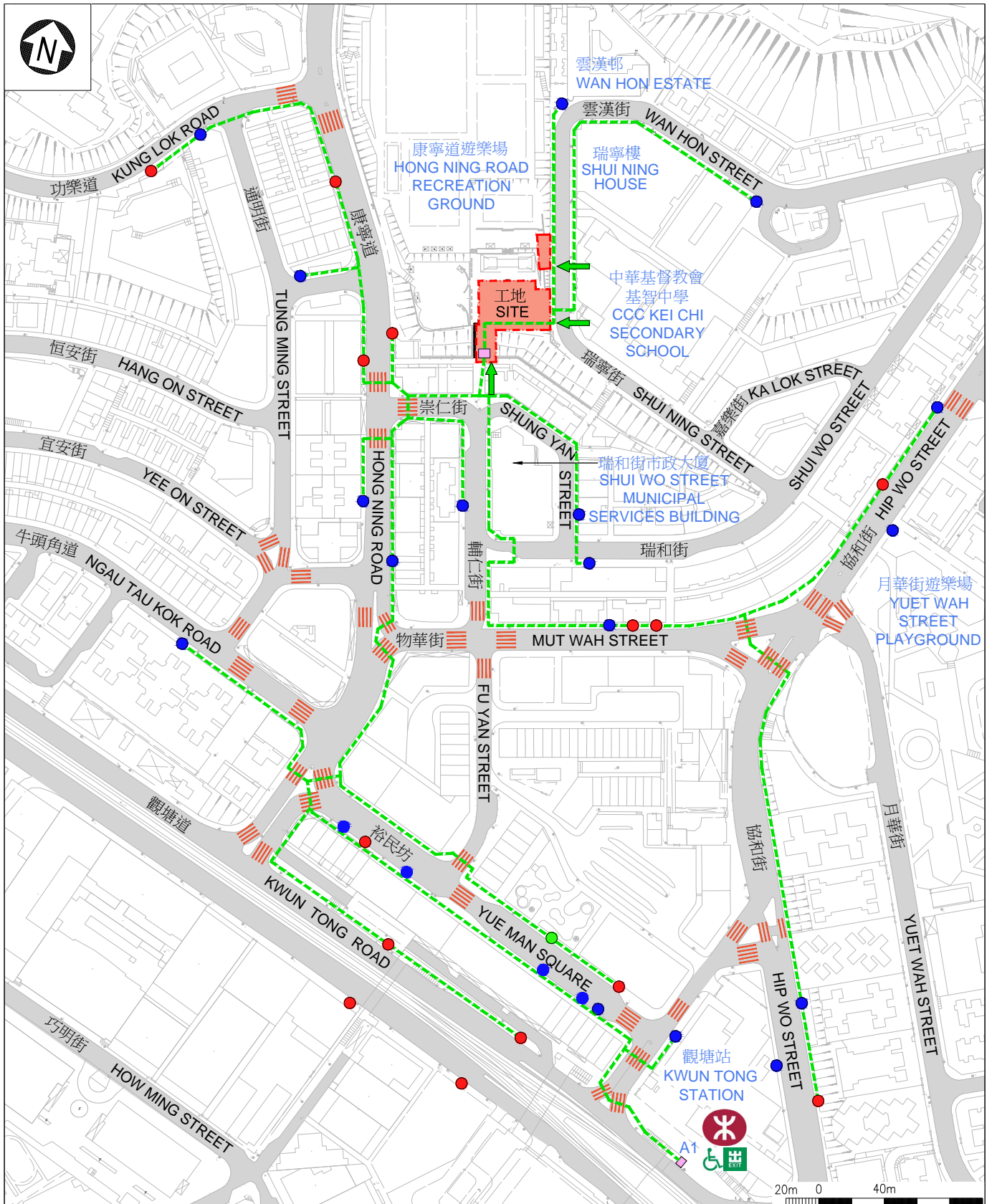
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.





從東面望向升降機塔的構思圖
PERSPECTIVE VIEW OF LIFT TOWER
FROM EASTERN DIRECTION
(ARTIST'S IMPRESSION)

460RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF LIFT TOWER AT SHUNG YAN STREET IN KWUN TONG
社區重點項目計劃 (觀塘區) - 觀塘崇仁街升降機塔



圖例 LEGEND

--- 工地範圍
SITE BOUNDARY

--- 無障礙通道
BARRIER-FREE ACCESS

|||| 行人過路處
AT-GRADE PEDESTRIAN
CROSSING

➡ 無障礙出入口
BARRIER-FREE ENTRANCE/ EXIT

□ 暢通易達升降機
ACCESSIBLE LIFT

♿ 觀塘站 - 無障礙出入口
KWUN TONG STATION -
BARRIER-FREE ENTRANCE/EXIT

● 巴士站
BUS STOP

● 小巴站
MINIBUS STOP

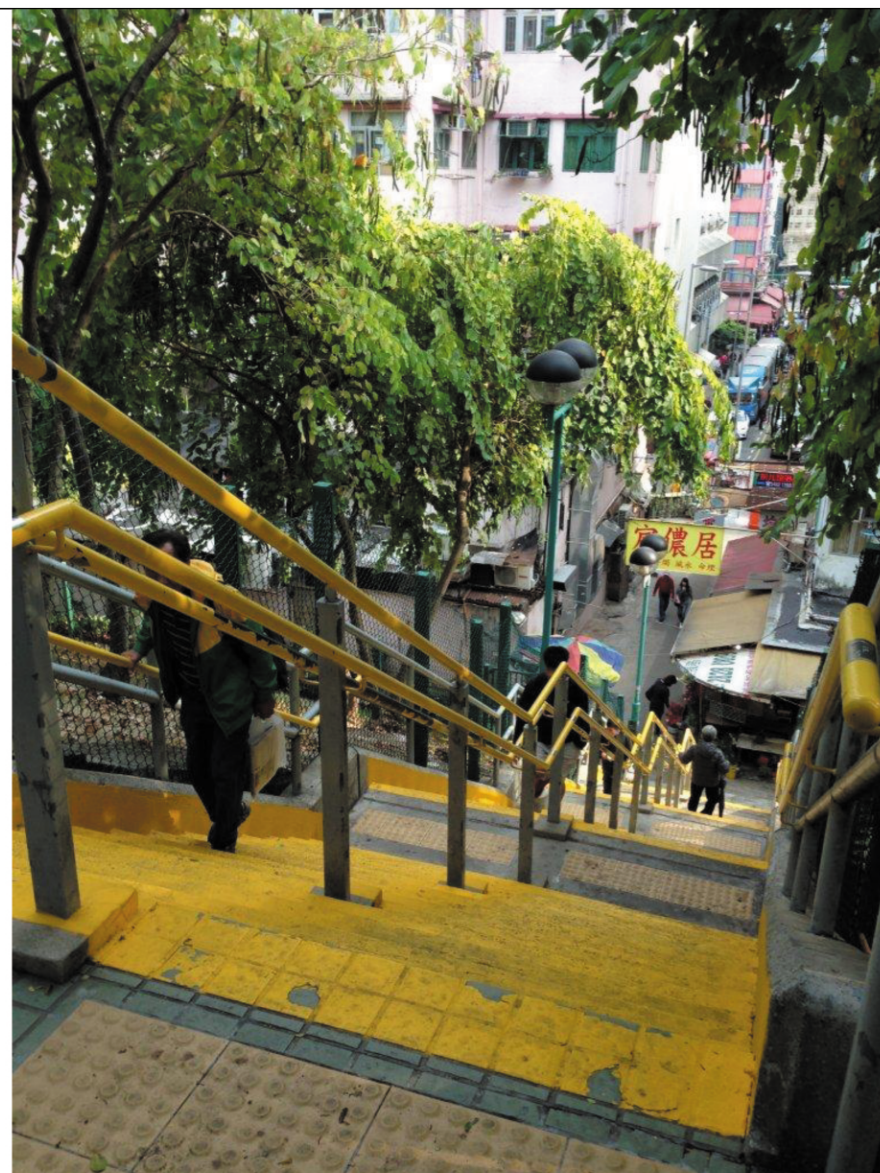
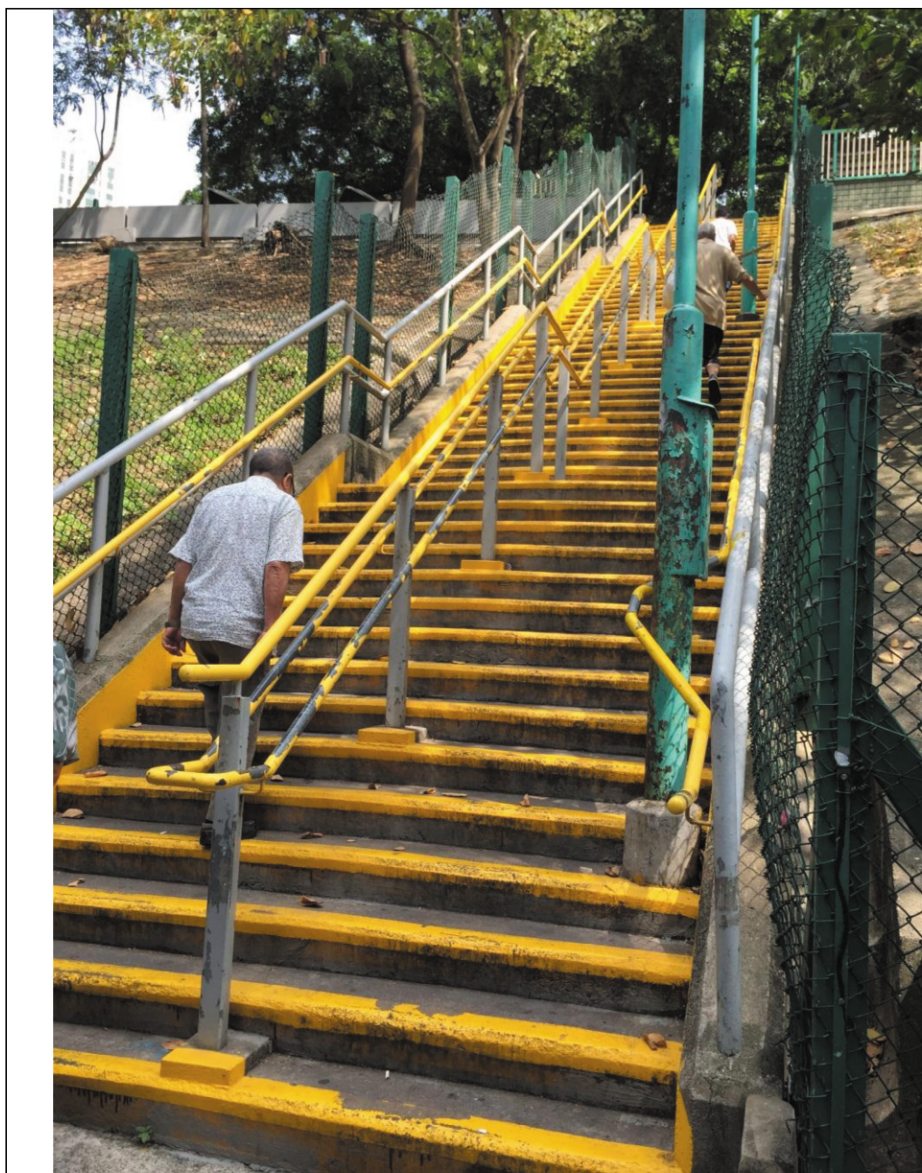
● 的士站
TAXI STAND

無障礙通道平面圖
PLAN OF BARRIER-FREE
ACCESS

460RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF LIFT TOWER AT SHUNG YAN STREET
IN KWUN TONG
社區重點項目計劃(觀塘區)-觀塘崇仁街升降機塔



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



現場環境圖
SITE PHOTOS

460 RO
社區重點項目計劃(觀塘區) - 觀塘崇仁街升降機塔
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF LIFT TOWER AT SHUNG YAN STREET IN KWUN TONG



民政事務總署
HOME AFFAIRS DEPARTMENT

Annex 5 to Enclosure 5

460RO – Construction of Lift Tower at Shung Yan Street in Kwun Tong

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2015 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for –					
(i) quantity surveying services (Note 2)	Professional	–	–	–	0.1
	Technical	–	–	–	0.1
(ii) geotechnical works	Professional	–	–	–	0.7
				Sub-total	0.9
(b) Resident site staff (RSS) costs (Note 3)	Technical	13	14	1.6	0.5
				Sub-total	0.5
				Total	1.4

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$25,505 per month).
2. The consultant's fee for quantity surveying services is calculated in accordance with the consultancy agreement for **460RO** which includes the cost for management of RSS of \$19,500. The construction phase of the assignment will only be executed subject to the Finance Committee's funding approval to upgrade **460RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Signature Projects of the Kwun Tong District**

Items	Estimated Cost (\$'000)
A. Construction of Lift Tower at Shung Yan Street in Kwun Tong	
Works and Related Items	40,700
Community Involvement and Publicity Activities	1,500
Non-Civil Service Contract Staff	4,300
Total	46,500
B. Construction of Music Fountains at Kwun Tong Promenade	
Works and Related Items	48,600
Community Involvement and Publicity Activities	1,400
Non-Civil Service Contract Staff	3,500
Total	53,500
Total Estimated Cost of the Two Signature Project Scheme Projects	100,000

Signature Project Scheme (Eastern District)
– Eastern District Cultural Square

PROJECT SCOPE AND NATURE

The project site of the “Eastern District Cultural Square” (the Cultural Square Project) occupies an area of approximately 4 750 square metres (m²). The proposed scope of works includes the construction of a public open space, comprising the following facilities –

- (a) an outdoor performance stage with enclosure and supporting facilities, such as dressing rooms and plant rooms;
- (b) an open plaza that can be used as spectator area;
- (c) an open area for public exhibition or activities;
- (d) sitting-out areas with benches and canopies;
- (e) a waterfront promenade connecting the Aldrich Bay Promenade (ABP) adjacent to the project site; and
- (f) ancillary facilities such as landscaping and re-provisioning of a transit nursery.

———— A location and site plan, a layout plan, artist’s impressions and a barrier-free access plan of the proposed works are at Annexes 1 to 4 to Enclosure 6 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion by end 2018.

/ JUSTIFICATION

JUSTIFICATION

3. The waterfront area in Aldrich Bay, Shau Kei Wan comprising the ABP and the Tam Kung Temple is popular among residents of the Eastern District. The Eastern District Council (EDC) has been advocating for a proper open space in the district for holding cultural activities such as Cantonese operas, and the annual Tam Kung Festival. Capitalising on the introduction of the Signature Project Scheme (SPS), EDC proposed to take forward the Cultural Square Project under the SPS in a bid to revitalise the waterfront and its surroundings. Through enhancing the accessibility to the area and opening up entrances along Oi Lai Street and Tam Kung Temple Road, more local residents and tourists will be attracted there to enjoy the beautiful views of the promenade and participate in various cultural activities to be held at the proposed cultural square.

FINANCIAL IMPLICATIONS

4. We estimate the capital cost of the project to be \$90.6 million in money-of-the-day (MOD) prices (please see paragraph 6 below), broken down as follows –

	\$ million
(a) Site works	1.9
(b) Building	4.8
(c) Building services	6.1
(d) Drainage	5.5
(e) External works	47.0
(f) Energy conservation , green and recycled features	0.5
(g) Furniture and equipment ¹	2.0
(h) Consultants' fees for –	1.7
(i) quantity surveying services	0.7
(ii) building information modelling (BIM) consultancy services	0.5

/ (iii)

¹ The estimated cost is based on an indicative list of furniture and equipment required.

		\$ million	
(iii)	preliminary environmental reviews (PER) (construction stage)	0.4	
(iv)	management of resident site staff (RSS)	0.1	
(i)	Remuneration of RSS	0.4	
(j)	Contingencies	6.9	
	Sub-total	76.8	(in September 2015 prices)
(k)	Provision for price adjustment	13.8	
	Total	90.6	(in MOD prices)

5. The design and contract administration of the project will be undertaken by in-house resources of the Architectural Services Department (ArchSD). We propose to engage consultants to undertake quantity surveying services, BIM consultancy services, PER (construction stage) and management of RSS for the project. A breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 5 to Enclosure 6.

6. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	4.0	1.05775	4.2
2017 – 18	26.0	1.12122	29.2
2018 – 19	31.0	1.18849	36.8
2019 – 20	10.0	1.25980	12.6
2020 – 21	4.0	1.33539	5.3
2021 – 22	1.8	1.40549	2.5
	<u>76.8</u>		<u>90.6</u>

7. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2022. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

8. We estimate the additional government recurrent expenditure arising from the Cultural Square Project is about \$3.7 million per annum.

PUBLIC CONSULTATION

9. EDC conducted an extensive consultation with key district-based organisations and associations of the Eastern District including the six area committees and four Kaifong associations before reaching consensus on the Cultural Square Project and endorsing it on 2 May 2013. Since then, EDC and the Eastern District Office (EDO) engaged local organisations and resident representatives in the Eastern District to brief them on the project proposal and design concept through a district-wide briefing session, meetings and other publicity activities. In September 2015, EDC endorsed the detailed design of the Cultural Square Project. In addition, the Task Force on Harbourfront Developments on Hong Kong Island of the Harbourfront Commission (the Task Force) was consulted on 15 September 2014 and 5 May 2015. The Task Force was very supportive of the proposal and urged for the early implementation of the Cultural Square Project.

10. We consulted the Legislative Council Panel on Home Affairs on 18 January 2016. Members supported the submission of the project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

11. The project is not a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (Cap. 499). We have completed PER for the project in November 2015. The PER has concluded and the Director of Environmental Protection agreed that the project would not have any long-term environmental impacts upon implementation of mitigation measures.

12. We will incorporate into the works contract the mitigation measures recommended in PER to avoid any adverse noise impacts arising from the outdoor performance stage to the nearby sensitive receivers. These measures include a noise screening structure for the stage, a noise monitoring system and a sound level limiter system. We have included \$3.9 million (in September 2015 prices) under external works and furniture and equipment in the project estimate for the implementation of the above environmental mitigation measures. Separately, we will issue guidelines to future venue users to ensure proper use of the system. We will also require the contractor to control noise, dust and site run-off nuisances arising from the construction works to within established standards and guidelines through the implementation of mitigation measures in the relevant works contract, including the use of silenced construction plant, acoustic shields or barrier walls for noisy construction activities where appropriate, frequent cleaning and watering of the site and provision of wheel-washing facilities.

13. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities². We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

14. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

/ 15.

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

15. We estimate that the project will generate in total 6 090 tonnes of construction waste. Of these, we will reuse 1 650 tonnes (27%) of inert construction waste on site and deliver 3 690 tonnes (61%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 750 tonnes (12%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$193,000 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

16. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

17. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

18. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular the solar powered light fittings.

19. For greening features, we will provide greening on appropriate area of the harbourfront and vertical greening with self-clinging climber plant at the façade of plant rooms for environmental and amenity benefits.

20. The total estimated additional cost for adoption of the above features is about \$0.5 million (including \$19,500 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 6.1% energy savings in the annual energy consumption with a payback period of about 8 years.

BACKGROUND INFORMATION

21. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under the SPS. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community.

22. We engaged consultants to undertake various consultancy services and pre-construction works including topographical survey, utility mapping, PER (pre-construction stage), acoustic assessment, traffic review, BIM consultancy services, model making, computer graphic artist and quantity surveying services at a total cost of about \$2.4 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Except for the quantity surveying services which are in progress for preparation of tender, all these works and services have been completed.

23. In addition to the proposed allocation of \$90.6 million for the works, EDC proposed to spend \$1.5 million and \$7.8 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under ArchSD and EDO to oversee the project implementation.

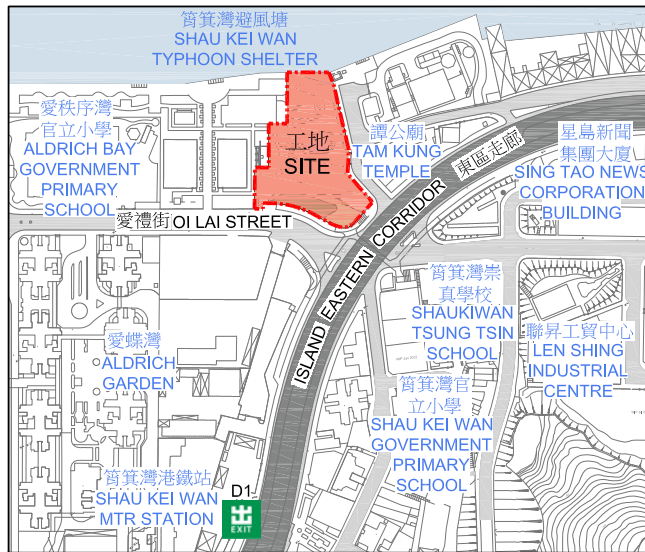
24. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$9.3 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the project is at Annex 6 to Enclosure 6.

25. Of the 203 trees within the project boundary, 133 trees will be preserved. The proposed project will involve the removal of 70 trees, including 64 trees to be felled and six trees to be transplanted. All trees to be felled are not important trees³. We will incorporate planting proposals as part of the project, including the planting of about 64 trees, 12 500 shrubs and 12 500 ground covers.

26. We estimate that the proposed works will create about 44 jobs (40 for labourers and another four for professional or technical staff), providing a total employment of 720 man-months.

³ “Important trees” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

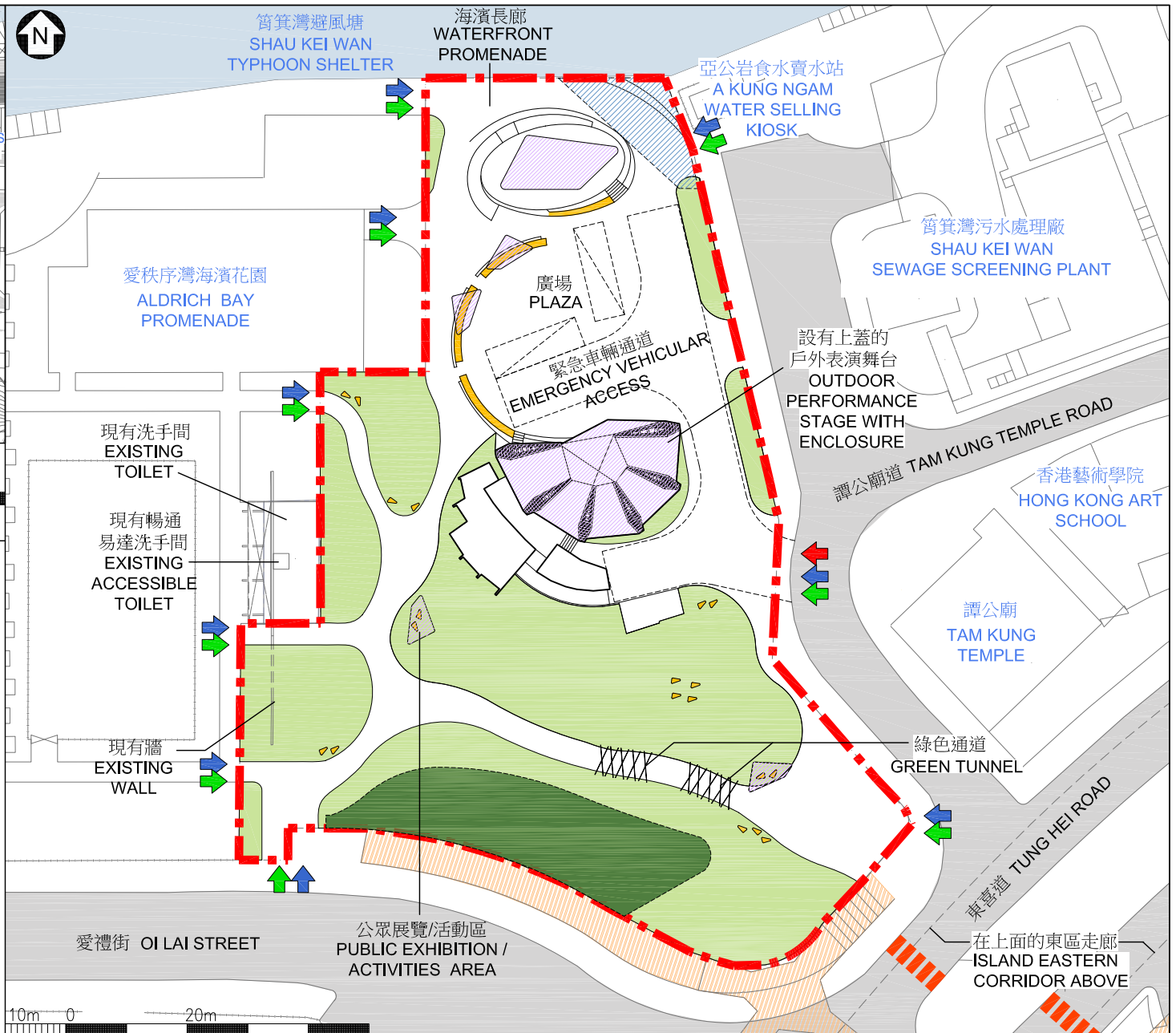


位置圖 LOCATION PLAN

50m 0 100m

LEGEND 圖例

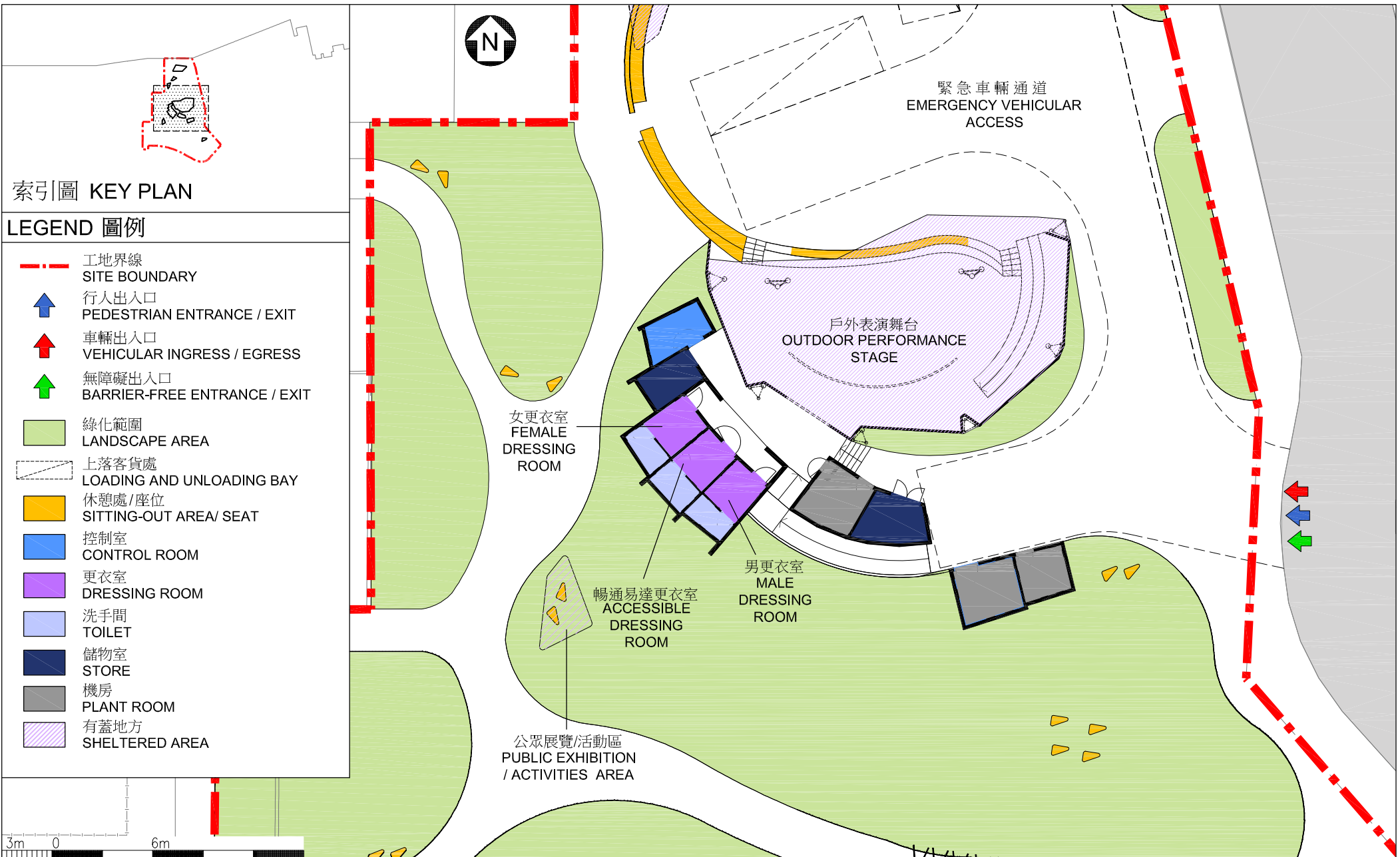
- | | | | |
|--|--|--|---|
| | 工地界線
SITE BOUNDARY | | 重置中轉苗圃
RE-PROVISION OF TRANSIT NURSERY |
| | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | | 休憩處/座位
SITTING-OUT AREA / SEAT |
| | 車輛出入口
VEHICULAR INGRESS / EGRESS | | 渠務保留地
DRAINAGE RESERVE AREA |
| | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | | 現有行人隧道
EXISTING SUBWAY |
| | 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING | | 上落客貨處
LOADING AND UNLOADING BAY |
| | 綠化範圍
LANDSCAPE AREA | | 有蓋地方
SHELTERED AREA |

工地平面圖
SITE PLAN

463RO
社區重點項目計劃(東區) - 東區文化廣場
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



平面圖
LAYOUT PLAN

463RO
社區重點項目計劃(東區) - 東區文化廣場
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE



ARCHITECTURAL
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DEPARTMENT 建築署



從西北面望向文化廣場的構思圖
PERSPECTIVE VIEW OF THE CULTURAL
SQUARE FROM NORTHWESTERN
DIRECTION (ARTIST'S IMPRESSION)

463RO
社區重點項目計劃(東區) - 東區文化廣場
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE



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當有表演時的文化廣場

PERSPECTIVE VIEW OF THE CULTURAL SQUARE DURING PERFORMANCE



當有節慶時的文化廣場

PERSPECTIVE VIEW OF THE CULTURAL SQUARE DURING FESTIVAL



構思圖
ARTIST'S IMPRESSION

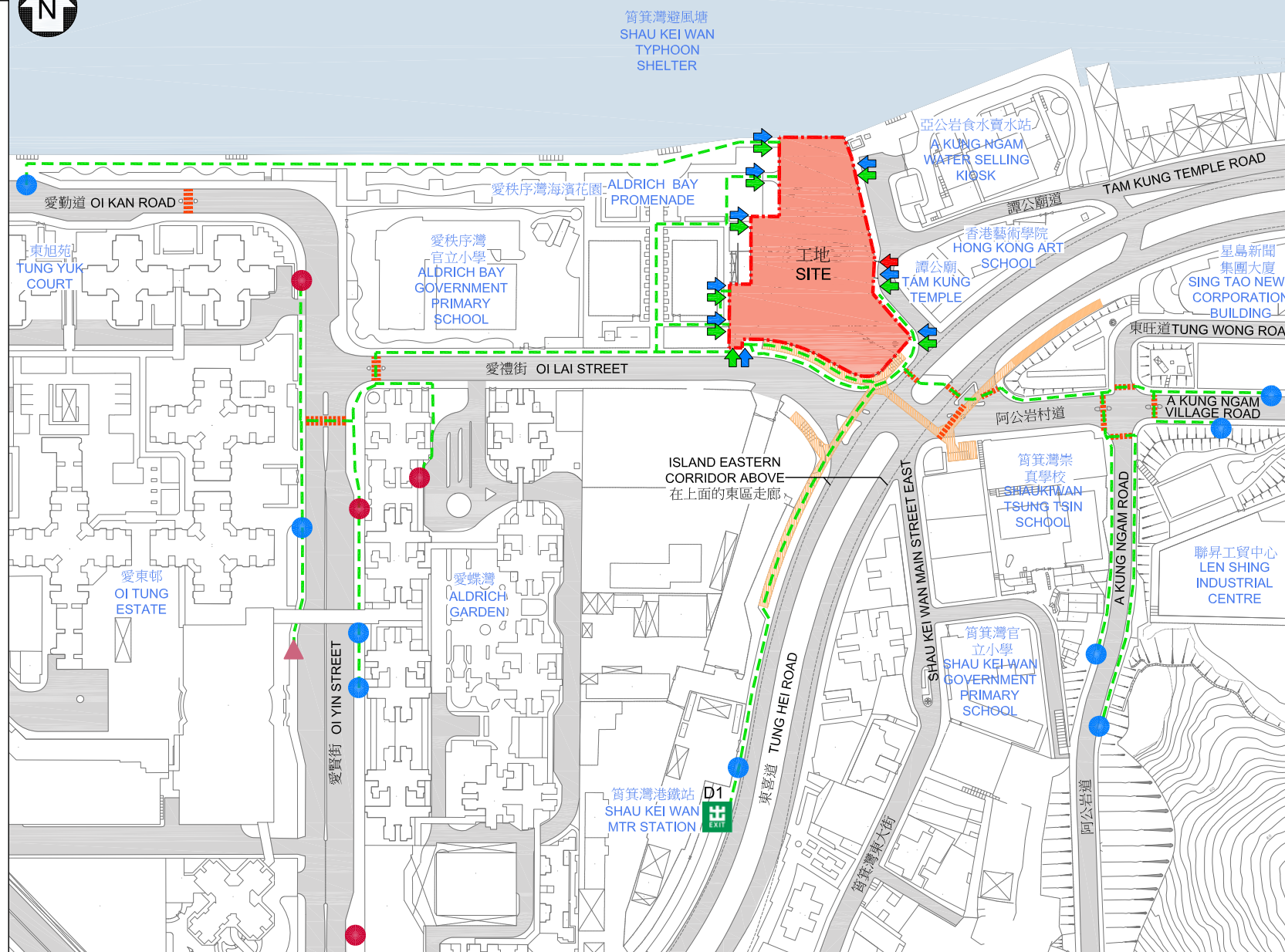
463RO
社區重點項目計劃(東區) - 東區文化廣場
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT)
- EASTERN DISTRICT CULTURAL SQUARE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

LEGEND 圖例

- 工地界線
SITE BOUNDARY
- ↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
- ↑ 車輛出入口
VEHICULAR INGRESS / EGRESS
- ↑ 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT
- 行人隧道
SUBWAY
- 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有小巴士站
EXISTING MINIBUS STOP
- 現有巴士站
EXISTING BUS STOP
- ▲ 現有的士站
EXISTING TAXI STAND
- 無障礙通道
BARRIER-FREE ACCESS



無障礙通道平面圖
PLAN OF BARRIER-FREE
ACCESS

463RO
社區重點項目計劃(東區) - 東區文化廣場
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

Annex 5 to Enclosure 6

463RO – Eastern District Cultural Square

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2015 prices)

			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees ^(Note 2) for –					
(i)	quantity surveying	Professional	–	–	–	0.3
	services	Technical	–	–	–	0.4
(ii)	building information modelling consultancy services	Professional	–	–	–	0.5
(iii)	preliminary environmental reviews (construction stage)	Professional	–	–	–	0.4
					Sub-total	1.6
(b)	Resident site staff (RSS) costs ^(Note 3)	Technical	12	14	1.6	0.5
					Sub-total	0.5
	Comprising –					
(i)	Consultants' fees for management of RSS				0.1	
(ii)	Remuneration of RSS				0.4	
					Total	2.1

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$25,505 per month).
2. The consultant's fees are calculated in accordance with the consultancy agreement for **463RO**. The construction phase of the assignment will only be executed subject to the Finance Committee's funding approval to upgrade **463RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Signature Project of the Eastern District**

Items	Estimated Cost (\$'000)
Works and Related Items	90,600
Community Involvement and Publicity Activities	1,500
Non-Civil Service Contract Staff	7,800
Total Estimated Cost	99,900

Signature Project Scheme (Kowloon City District)
– Revitalisation of the Rear Portion of the Cattle Depot

PROJECT SCOPE AND NATURE

The project site of the “Revitalisation of the Rear Portion of the Cattle Depot” (the Cattle Depot Project) occupies an area of around 6 000 square metres (m²) at Ma Tau Kok Road, To Kwa Wan. The proposed scope of works comprises —

- (a) the preservation and demolition of existing structures at the project site, according to the findings of the Heritage Impact Assessment (HIA)¹;
- (b) the construction of landscape and sitting-out areas themed on arts and culture (e.g. the history of Cattle Depot), with rain shelters-cum-benches;
- (c) the construction of an amenity lawn area;
- (d) the paving of an outdoor area (with display of artistic park features as part of the future open space design); and
- (e) the construction of ancillary facilities such as toilets, baby care room and a visitor centre.

———— A location plan, a preservation and demolition plan, a site plan, artist’s impressions and a barrier-free access plan for the project are at Annexes 1 to 5 to Enclosure 7 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion by end 2018.

/ **JUSTIFICATION**

¹ The findings of the project’s HIA report have been accepted by the Antiquities and Monuments Office and supported by the Antiquities Advisory Board at its meeting on 17 September 2015.

JUSTIFICATION

3. The ex-Ma Tau Kok Animal Quarantine Depot, commonly known as the “Cattle Depot”, is situated at the junction between To Kwa Wan and Kai Tak Development Area. It is the only extant pre-war slaughter house premises in Hong Kong. Built in 1908, the Cattle Depot provided quarantine service until 1999. In 2001, its front portion was revitalised as the “Cattle Depot Artists Village”. However, the rear portion remained unused. In 2009, the Antiquities Advisory Board (AAB) accorded Grade 2 historic building status² to the entire Cattle Depot site.

4. Residents in the vicinity of the Cattle Depot have strong demand for recreational open space in the subject area. Capitalising on the introduction of the Signature Project Scheme (SPS), the Kowloon City District Council (KCDC) proposed to undertake the Cattle Depot Project. The focus of the project is an open space themed on arts and culture. The project seeks to provide more open space for recreational purposes and enhance the connectivity between To Kwa Wan and Kai Tak Development Area.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$90.1 million in money-of-the-day (MOD) prices (please see paragraph 7 below), broken down as follows –

	\$ million
(a) Site works	6.1
(b) Site formation	11.5
(c) Building	7.6
(d) Building services	8.7
(e) Drainage	6.8
(f) External works	22.1
(g) Restoration of existing structures	2.6

/ (h)

² Buildings of special merit, efforts should be made to selectively preserve.

		\$ million	
(h)	Energy conservation, green and recycled features	0.8	
(i)	Furniture and equipment ³	0.5	
(j)	Consultants' fees for –	1.9	
	(i) quantity surveying services	0.4	
	(ii) HIA (construction stage)	1.0	
	(iii) geotechnical works	0.4	
	(iv) management of resident site staff (RSS)	0.1	
(k)	Remuneration of RSS	0.9	
(l)	Contingencies	6.9	
	Sub-total	76.4	(in September 2015 prices)
(m)	Provision for price adjustment	13.7	
	Total	90.1	(in MOD prices)

6. The design and contract administration of the project will be undertaken by in-house resources of the Architectural Services Department (ArchSD). We propose to engage consultants to undertake quantity surveying, management of RSS, geotechnical works and HIA consultancy services (construction stage) of the project. A breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 7.

/7.

³ The estimated cost is based on an indicative list of furniture and equipment required.

7. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	4.0	1.05775	4.2
2017 – 18	27.0	1.12122	30.3
2018 – 19	30.0	1.18849	35.7
2019 – 20	10.0	1.25980	12.6
2020 – 21	5.0	1.33539	6.7
2021 – 22	0.4	1.40549	0.6
	<hr/> 76.4 <hr/>		<hr/> 90.1 <hr/>

8. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2022. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

9. We estimate the additional government recurrent expenditure arising from this project to be \$2.8 million per annum.

PUBLIC CONSULTATION

10. At a special meeting held on 24 January 2013, KCDC endorsed unanimously to take forward the Cattle Depot Project under the SPS. A Working Group on the Signature Project to oversee the implementation of the project was then established. Subsequently, KCDC launched two public consultation exercises from August to September 2013 and from July to August 2015 to collect views from local residents and organisations. Comments received were generally supportive of the Cattle Depot Project. In September 2015, KCDC endorsed the detailed design of the project.

11. We consulted the Legislative Council Panel on Home Affairs on 18 January 2016. Members supported the submission of the project to the Public Works Subcommittee for consideration.

/ ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

13. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities, where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

14. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁴. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

15. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

/ 16.

⁴ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

16. We estimate that the project will generate in total 4 582 tonnes of construction waste. Of these, we will reuse 1 195 tonnes (26%) of inert construction waste on site and deliver 3 130 tonnes (68%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 257 tonnes (6%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$120,000 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

17. This project is within the ex-Ma Tau Kok Animal Quarantine Depot which is a grade 2 historic site. As required under the prevailing requirements, this project is subject to an HIA. The HIA report was considered by Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department which has no objection to the report. We then consulted AAB on the HIA report at its meeting on 17 September 2015 and Members were generally supportive of the findings of the HIA. We will ensure that the construction works and further maintenance will comply with the mitigation measures, recommendations and requirements stipulated in the HIA report. In case of any amendment to the scheme or the detailed design, we will further consult AMO and AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the conservation perspective.

LAND ACQUISITION

18. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

19. This project will adopt various forms of energy efficient features and renewable energy technologies, including solar powered light fittings.

20. For greening features, we will provide greening on appropriate areas within the site for environmental and amenity benefits.

21. The total estimated additional cost for adoption of the above features is around \$0.8 million (including \$19,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 6.1% energy savings in the annual energy consumption with a payback period of about 6 years.

BACKGROUND INFORMATION

22. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under SPS. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community.

23. We engaged consultants to undertake various services, including topographical survey, model making, geotechnical assessment, traffic impact assessment, ground investigation, HIA (pre-construction), utility mapping and quantity surveying services at a total cost of about \$1.6 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Except for the quantity surveying services which are in progress for preparation of tender, all these services and works have been completed.

24. In addition to the proposed allocation of \$90.1 million for the works, KCDC proposed to spend \$1.4 million and \$8.5 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under ArchSD and the Kowloon City District Office to oversee the project implementation.

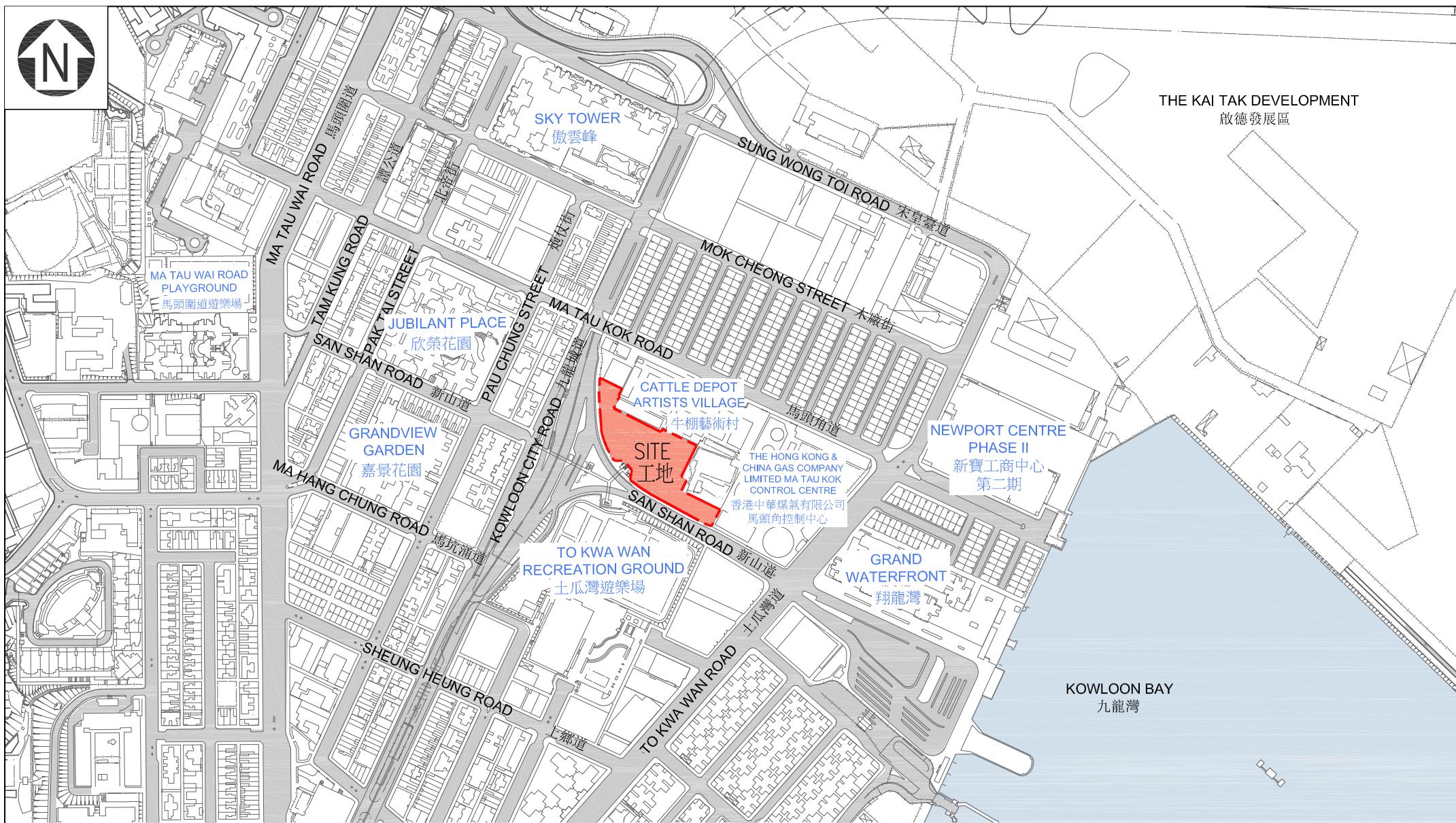
25. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$9.9 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of this project is at Annex 7 to Enclosure 7.

26. Of the 161 trees within the project boundary, 90 trees will be preserved. The proposed works will involve the removal of 71 trees, including 70 trees to be felled and one tree to be replanted within the project site. All trees to be removed are not important trees⁵. We will incorporate planting proposals as part of the project, including the planting of about 26 trees, 5 560 shrubs, 18 700 groundcovers, and 600 m² of grassed area.

27. We estimate that the proposed works will create about 43 jobs (39 for labourers and another four for professional or technical staff), providing a total employment of 765 man-months.

⁵ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



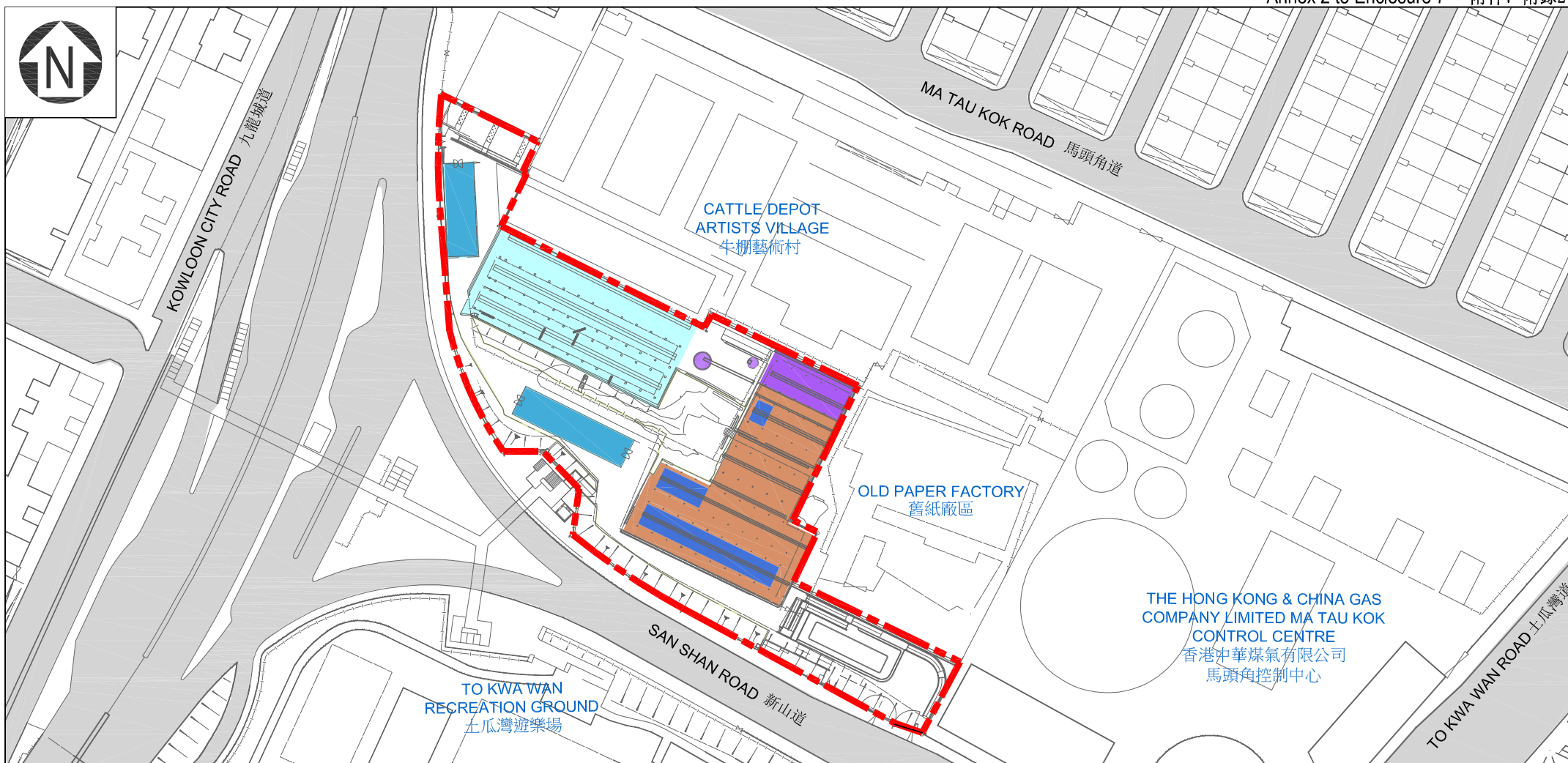
462RO

**SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT**
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地

LOCATION PLAN
位置圖



**ARCHITECTURAL
SERVICES**
DEPARTMENT 建築署



LEGEND 圖例

DRIVE WAY
車道SITE BOUNDARY
工地界線

A : FACILITIES TO BE RETAINED

甲：將予保留的設施

A1 : RED BRICK AREA

甲1：紅磚社區

A2 : CONCRETE SHED

甲2：混凝土牲口棚

A3 : CONCRETE COLUMN & DRINKING TROUGH AT CENTRAL AREA

甲3：中庭區混凝土柱及飲水槽

B : FACILITIES TO BE PARTIALLY RETAINED

乙：將予部分保留的設施

B1 : CENTRAL AREA CONCRETE COLUMN & DRINKING TROUGH

乙1：中庭區混凝土柱及飲水槽

B2 : WATER POND

乙2：水井

C : FACILITIES TO BE DEMOLISHED

丙：將予清拆的設施

C : CONCRETE COLUMN & DRINKING TROUGH AT CENTRAL AREA

丙：中庭區混凝土柱及飲水槽

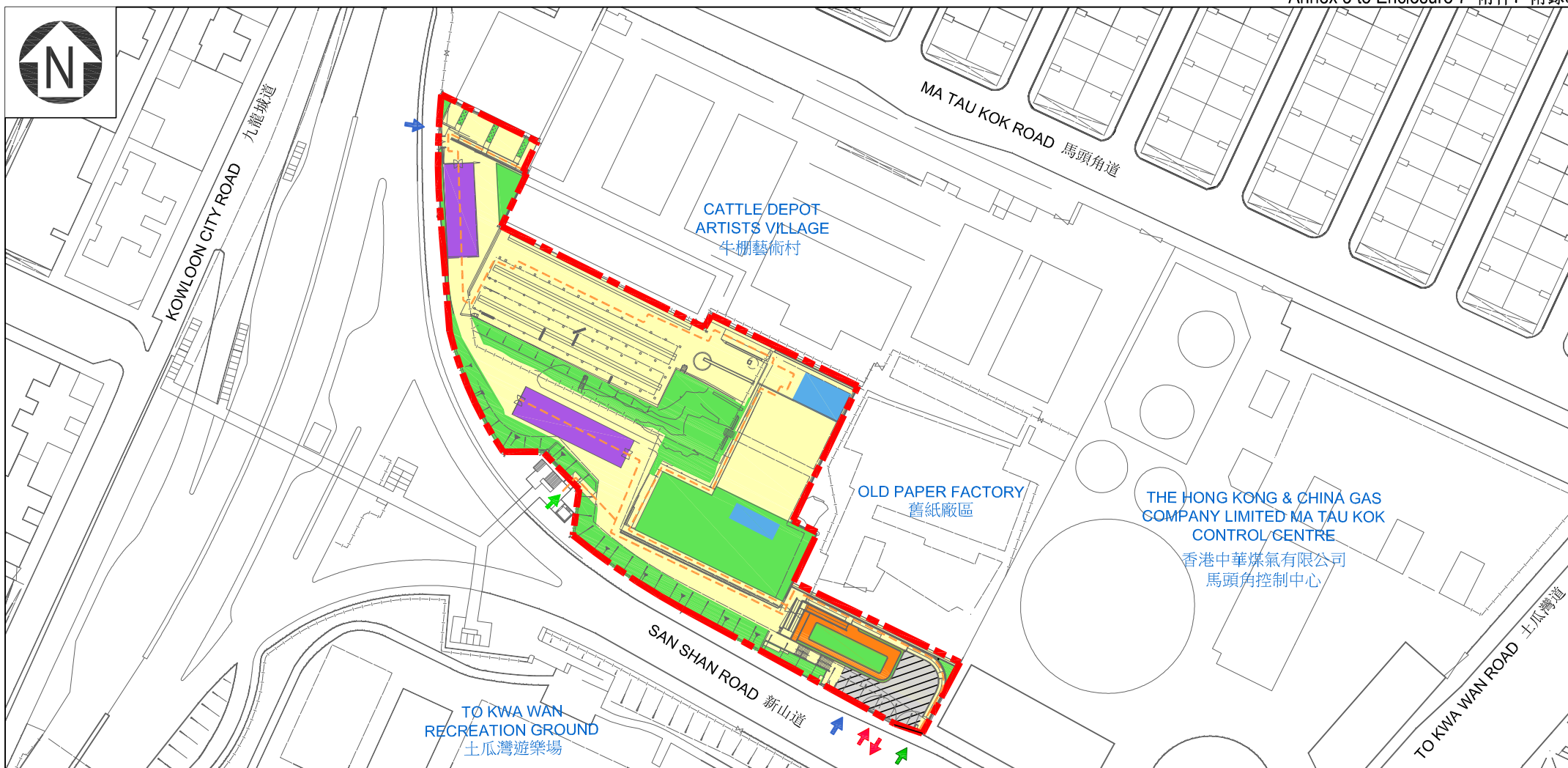
12.5m 0 25m 50m

PRESERVATION AND DEMOLITION
PLAN ACCORDING TO HERITAGE
IMPACT ASSESSMENT

根據文物影響評估之保存和清拆平面圖

462RO

SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



LEGEND 圖例

--- SITE BOUNDARY
工地界線

- - - BARRIER FREE ACCESS
無障礙通道

↑ VEHICULAR INGRESS / EGRESS
車輛出入口

↑ BARRIER FREE ENTRANCE / EXIT
無障礙出入口

↑ PEDESTRIAN ENTRANCE / EXIT
行人出入口

IMPROVEMENT OF FACILITIES
改善設施

LOADING/UNLOADING BAY
裝載/卸載區

LANDSCAPE AREA/GREENING
FEATURE
綠化花園

RAIN SHELTER / ARBOUR
避雨亭 / 蔭棚

VISITOR CENTRE
(TOILET, OFFICE, FIRST-AID ROOM, BABY CARE ROOM, STORE & ROOF GARDEN)
遊客中心
(洗手間, 辦公室, 急救室, 嬰兒護理室, 儲藏室及屋頂花園)

PAVED AREA/DECKED AREA
鋪砌地台/木地台

DISPLAY AREA
展示區

12.5m 0 25m 50m

SITE PLAN
工地平面圖

462RO

SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

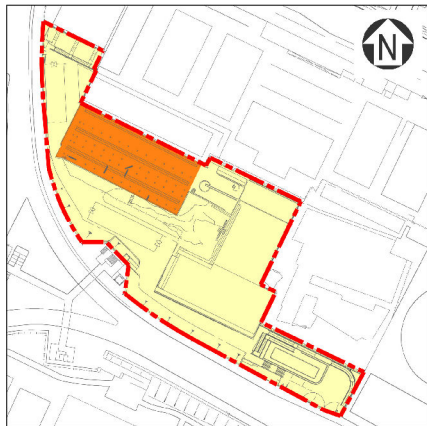


PERSPECTIVE VIEW
FROM SOUTH-WEST DIRECTION
(ARTIST'S IMPRESSION)
從西南面望向牛棚的構思透視圖

462RO

SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



RED BRICK AREA
紅磚柱區



PHOTO OF EXISTING VIEW
現貌照片

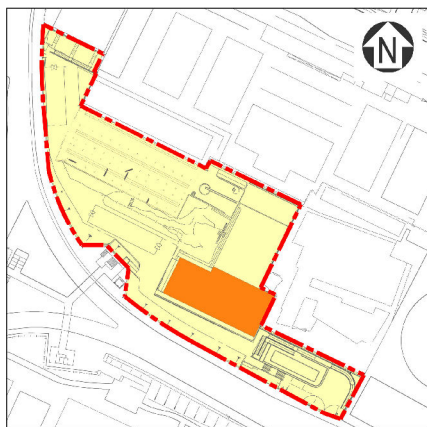


VIEW AFTER REVITALISATION (ARTIST'S IMPRESSION)
活化後的構思圖

PHOTO OF EXISTING VIEW/
ARTIST'S IMPRESSION OF
RED BRICK AREA
紅磚柱區的現貌照片/構思圖

462RO

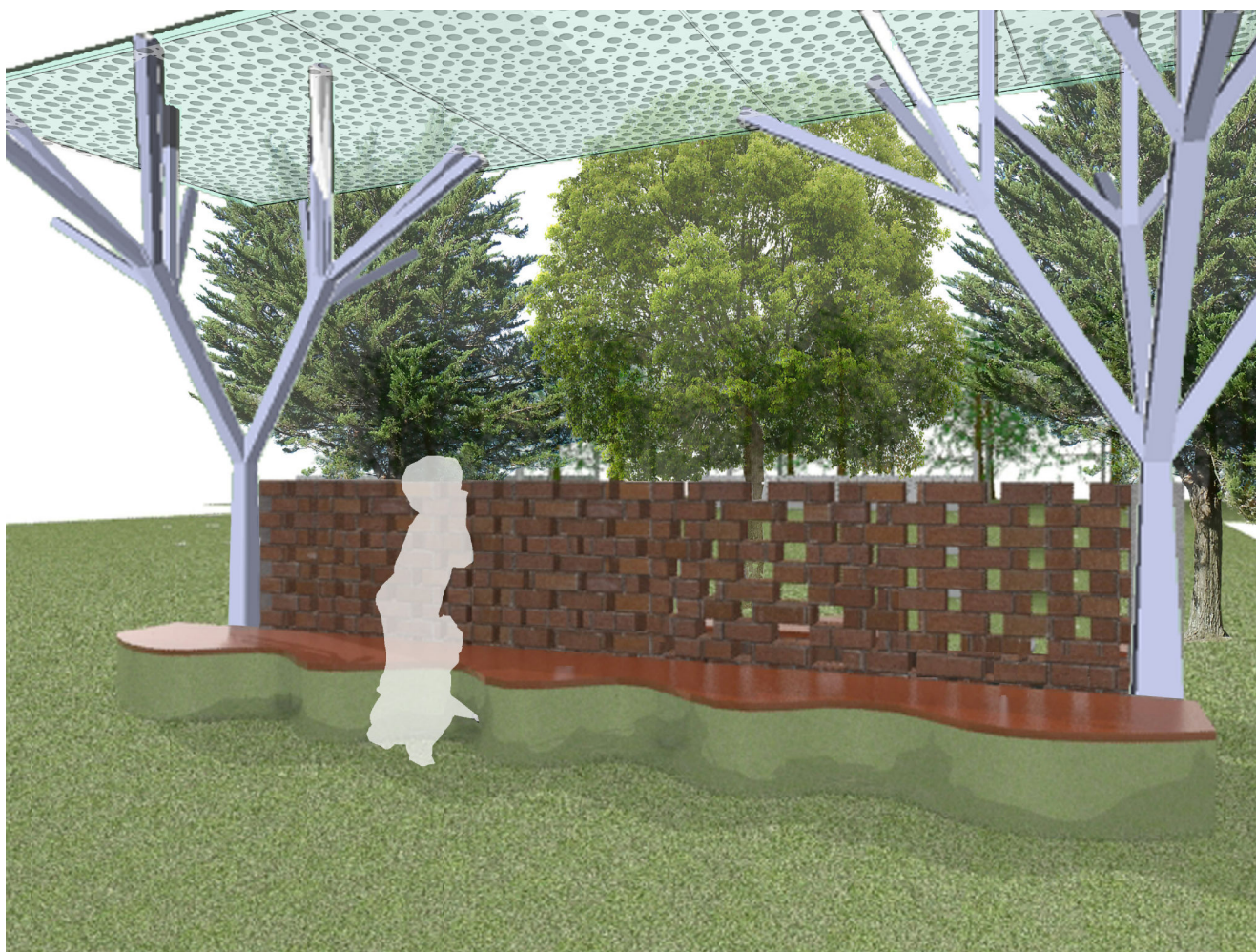
**SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT**
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地



CENTRAL (SOUTH) AREA
中庭(南)區



PHOTO OF EXISTING VIEW
現貌照片



VIEW AFTER REVITALISATION (ARTIST'S IMPRESSION)
活化後的構思圖

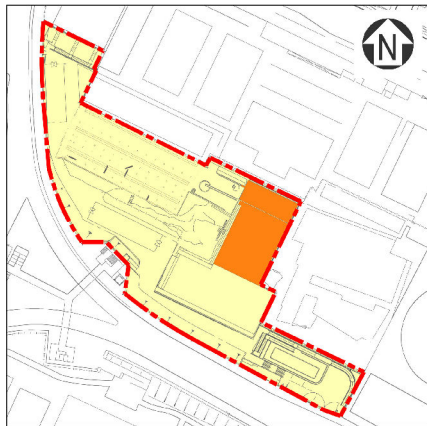
PHOTO OF EXISTING VIEW /
ARTIST'S IMPRESSION OF
CENTRAL (SOUTH) AREA
中庭(南)區的現貌照片/構思圖

462RO

**SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT**
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



CENTRAL (NORTH) AREA
中庭(北)區



PHOTO OF EXISTING VIEW
現貌照片



VIEW AFTER REVITALISATION (ARTIST'S IMPRESSION)
活化後的構思圖

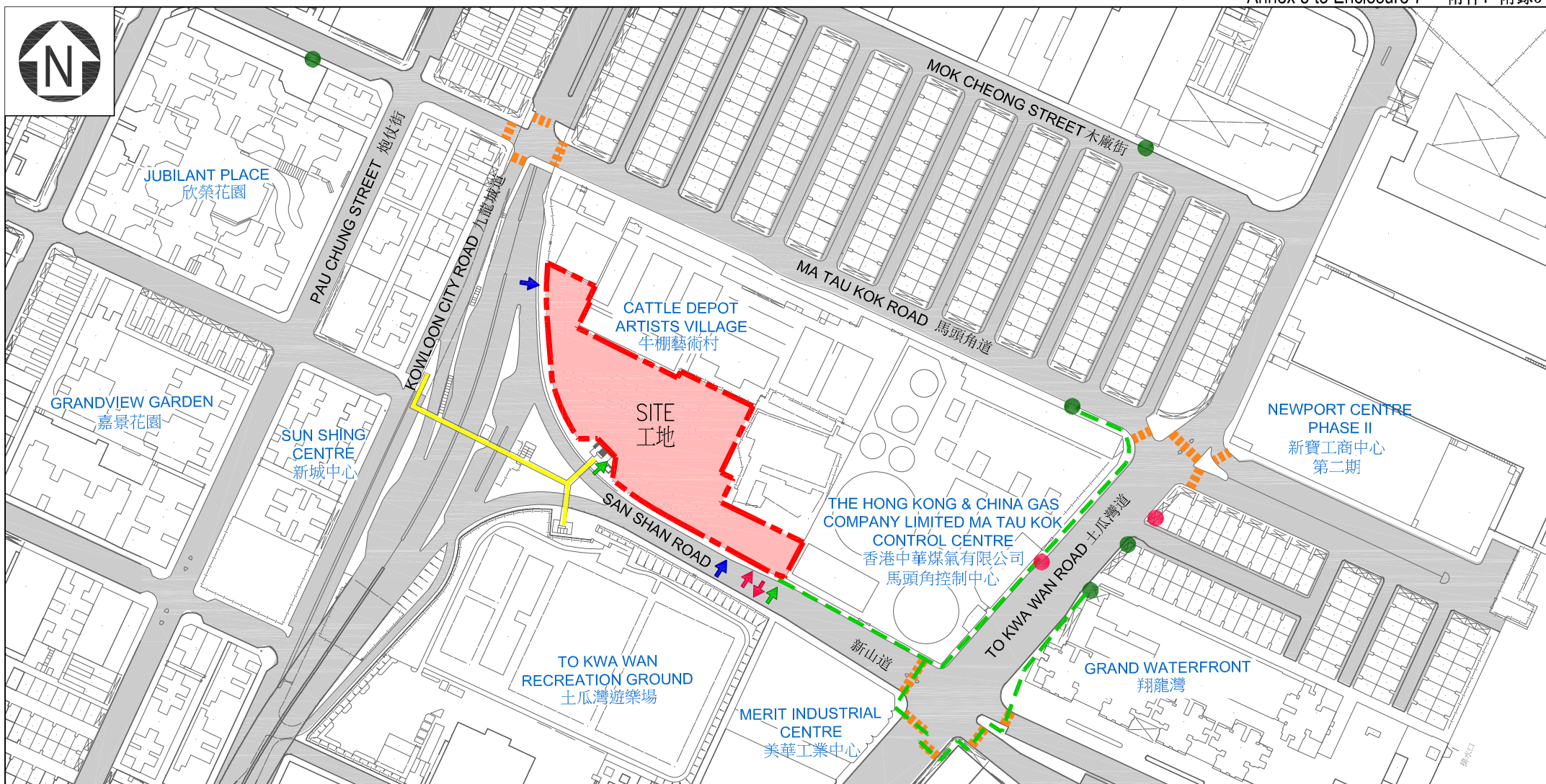
**PHOTO OF EXISTING VIEW /
ARTIST'S IMPRESSION OF
CENTRAL (NORTH) AREA**
中庭(北)區的現貌照片/構思圖

462RO

**SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT**
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地



**ARCHITECTURAL
SERVICES
DEPARTMENT** 建築署



LEGEND 圖例

● EXISTING BUS STOP
現有巴士站

--- SITE BOUNDARY
工地界線

EXISTING FOOTBRIDGE
(WITH LIFT AT FUTURE)
現有行人天橋 (未來設有升降機)

↑ VEHICULAR INGRESS / EGRESS
車輛出入口

↑ PEDESTRIAN ENTRANCE / EXIT
行人出入口

● EXISTING MINI-BUS STOP
現有小巴士站

--- BARRIER FREE ACCESS
無障礙通道

EXISTING AT GRADE PEDESTRIAN CROSSING
現有行人過路處

↑ BARRIER FREE ENTRANCE / EXIT
無障礙出入口

25m 0 50m 100m

PLAN OF
BARRIER FREE ACCESS
無障礙通道平面圖

462RO

SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

462RO – Revitalisation of the rear portion of the Cattle Depot**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2015 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees ^(Note 2) for –					
(i) quantity	Professional	–	–	–	0.2
	Technical	–	–	–	0.2
services					
(ii) Heritage Impact Assessment (construction stage)	Professional	–	–	–	1.0
(iii) geotechnical works	Professional	–	–	–	0.4
Sub-total					1.8
(b) Resident site staff (RSS) costs ^(Note 3)	Technical	24	14	1.6	1.0
Sub-total					1.0
Comprising –					
(i) Consultants' fees for management of RSS				0.1	
(ii) Remuneration of RSS				0.9	
Total					2.8

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (As at now, MPS salary point 14 = \$25,505 per month.)
2. The consultants' fees are calculated in accordance with the existing consultancy agreement for **462RO**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade **462RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Signature Project of the Kowloon City District**

Items	Estimated Cost (\$'000)
Works and Related Items	90,100
Community Involvement and Publicity Activities	1,400
Non-Civil Service Contract Staff	8,500
Total Estimated Cost	100,000

Signature Project Scheme (Tai Po District)
– Establishment of an Arts Centre by Retrofitting
Tai Po Government Secondary School

PROJECT SCOPE AND NATURE

The proposed scope of works under the “Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School” (the Arts Centre Project) involves the conversion of a six-storey building with a construction floor area (CFA) of approximately 8 800 square metres (m²) comprising the following facilities –

- (a) arts studios/offices for leasing to arts groups;
- (b) public hiring facilities such as multi-purpose rooms, music practice rooms, and an arts information centre for use by arts groups, schools, local organisations and individuals;
- (c) arts-related shops, a restaurant and a café; and
- (d) ancillary support facilities such as management office and water tanks for fire services.

_____ The site plan, layout plans and artist’s impression showing the proposed works are at Annexes 1 to 3 to Enclosure 8 respectively.

2. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2016 for completion by end 2017.

JUSTIFICATION

3. At present, the Tai Po Civic Centre (TPCC), which is adjacent to the former Tai Po Government Secondary School, is the main arts and cultural facility for performing arts in the district. The community of the Tai Po (TP) District has been aspiring to more facilities and activities in the district to support local arts development. In the light of the above, the Tai Po District Council (TPDC) proposed to implement the Arts Centre Project as one of the projects under the Signature Project Scheme (SPS) for TP District.

4. This project aims to enhance the arts and cultural development of the local community by establishing an arts centre (the Centre) focusing on performing arts. Apart from offering a range of arts facilities for use by residents, professional arts groups in Hong Kong will be brought in through the provision of office and studio space at affordable rates¹ to provide arts services to the local community. Apart from uplifting the local cultural “hardware” and “software” and improving the standard of community arts activities through interaction between the arts groups and local community, the Centre could also benefit arts groups by enabling them to operate their own arts space and build their clientele. The project also accords with the Government’s policy objective of promoting arts and culture over the territory, as well as providing support to the arts sector in meeting their needs for arts space. The Centre will also benefit the neighbouring districts and arts development in general.

5. TPDC considered that the Hong Kong Arts Development Council (HKADC) is best positioned to take up the future operation of the Centre, as it is the statutory body tasked by the Government to champion the development of arts in Hong Kong, has strong network with the arts sector, especially the small and medium sized arts groups and individual artists, and has expertise in managing artists’ tenancy arrangements and programming of arts education and promotion events. HKADC has agreed to operate and manage the Centre upon commissioning.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$53.1 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

	\$ million
(a) Site works and demolition	2.1
(b) Foundation	4.0
(c) Building	25.8
(d) Building services	6.3

/ (e)

¹ Reference will be made to the rental of similar facilities (such as the Jockey Club Creative Arts Centre), other districts where artist studios are located, as well as properties in the proximity to the Centre in setting the rent level for the art studios/offices.

		\$ million	
(e)	Drainage	0.7	
(f)	External works	0.5	
(g)	Consultants' fee for –	1.6	
	(i) architectural consultancy	1.2	
	(ii) quantity surveying services	0.3	
	(iii) management of resident site staff (RSS)	0.1	
(h)	Remuneration of RSS	1.8	
(i)	Contingencies	4.3	
	Subtotal	47.1	(in September 2015 prices)
(j)	Provision for price adjustment	6.0	
	Total	53.1	(in MOD prices)

7. To inculcate a sense of community ownership, TPDC has invited donations from district personalities for the construction of the Centre. Various local personalities have donated a total of \$7 million in MOD prices in this connection. After netting off the donation, the actual government commitment is \$46.1 million in MOD prices for the project, calculated as follows –

		\$ million	
(a)	Total capital cost	53.1	
(b)	Donation from the district	– 7.0	
(c)	Actual commitment from the Government	46.1	(in MOD prices)

8. We propose to engage consultants to undertake architectural consultancy, quantity surveying services and management of RSS for the project. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at Annex 4 to Enclosure 8. The estimated construction unit cost of this project, represented by the building and building services costs, is \$3,648 per m² of CFA in September 2015 prices. We consider the estimated unit cost of this project reasonable.

9. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	10.1	1.05775	10.7
2017 – 18	23.3	1.12122	26.1
2018 – 19	13.7	1.18849	16.3
	<u>47.1</u>		<u>53.1</u>

10. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2016 to 2019. We will deliver the construction works through a lump-sum contract because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. We estimate the additional government recurrent expenditure arising from this project to be about \$6.5 million per annum.

PUBLIC CONSULTATION

12. TPDC reached a consensus with adopting the Arts Centre Project as one of the SPS projects for TP District in March 2013², and set up a Working Group on the Signature Project to oversee the implementation of the projects. Subsequently, TPDC launched a public forum in April 2013 to collect views from residents in the district, and received positive feedbacks on both SPS projects for TP District. HKADC also helped collect views of the arts sector on the proposed facilities of the project through focus groups discussion and a survey. Views collected from the arts sector had been taken into account in the planning for the project. In September 2015, TPDC endorsed the design of the Centre.

/ 13.

² TPDC also endorsed the improvement of tourist facilities at the Lam Tsuen Wishing Square as another SPS project of the district.

13. We consulted the Legislative Council Panel on Home Affairs on 18 January 2016. Members supported the submission of the project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

16. At the planning and design stages, we have considered the design and construction sequence of the proposed works of the project to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities³. We will encourage the contractor to maximise the use of recycled and recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

/ 17.

³ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

17. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor whenever practicable to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate in total 1 023 tonnes of construction waste. Of these, we will reuse 290 tonnes (28%) of inert construction waste on site and deliver 581 tonnes (57%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 152 tonnes (15%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$35,000 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

19. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

20. This project does not require any land acquisition.

BACKGROUND INFORMATION

21. The Chief Executive announced in his 2013 Policy Address that a one-off provision of \$100 million would be earmarked for each district to initiate project(s) under SPS. The project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

22. We engaged consultants to undertake various consultancy services and pre-construction works including ground investigation, topographical survey, asbestos survey, building services survey, utility mapping, traffic impact assessment, environmental assessment, sewage impact assessment, acoustic engineering and tree survey at a total cost of about \$3.3 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Detailed design and site investigation works have been completed and the tender documents are being finalised.

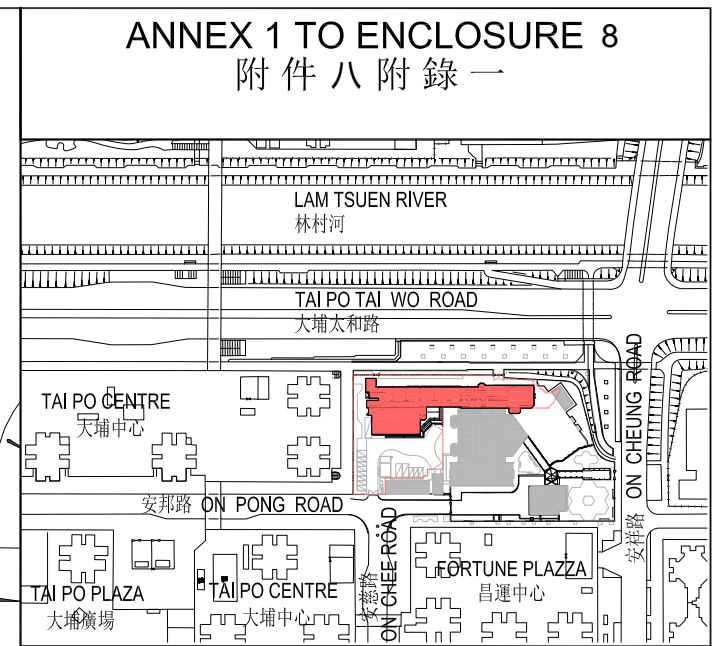
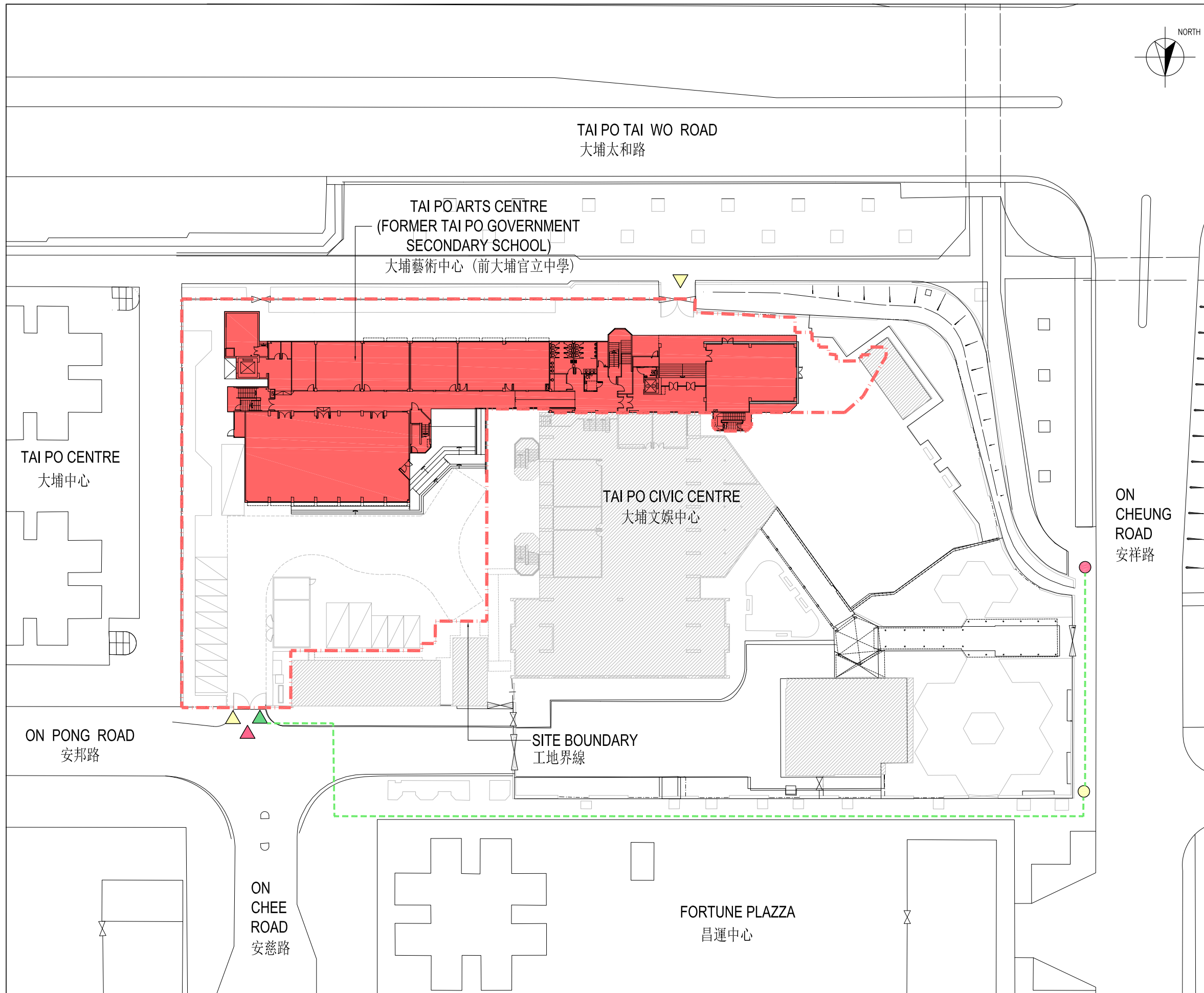
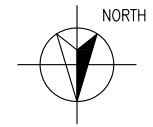
23. In addition to the proposed capital cost of \$53.1 million for the works, TPDC proposed to spend \$1.9 million on employment of non-civil service contract staff under Tai Po District Office to oversee the project implementation.

24. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$1.9 million for the non-works item of the project under delegated authority in accordance with the established mechanism. An overview of estimated cost of the Arts Centre Project is at Part A of Annex 5 to Enclosure 8.

25. The proposed works will not involve any tree removal or planting proposal.

26. We estimate that the proposed works will create about 36 jobs (31 for labourers and another five for professional/technical staff), providing a total employment of 420 man-months.

ANNEX 1 TO ENCLOSURE 8
附件八附錄一



LOCATION PLAN 位置圖 1:4000

LEGEND 圖例

- 工地界線
SITE BOUNDARY
- 工地
SITE
- 大埔文娛中心
TAI PO CIVIC CENTRE
- 無障礙行人通道
BARRIER-FREE ACCESS
- ▲ 車輛出入口
VEHICULAR ENTRANCE/EXIT
- ▲ 行人出入口
PEDESTRIAN ENTRANCE/EXIT
- ▲ 無障礙出入口
BARRIER FREE ENTRANCE/EXIT
- 現有巴士站
EXISTING BUS STOP
- 現有小巴站
EXISTING MINIBUS STOP

69RE

改裝大埔官立中學作藝術中心

ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL



TITLE:
標題:

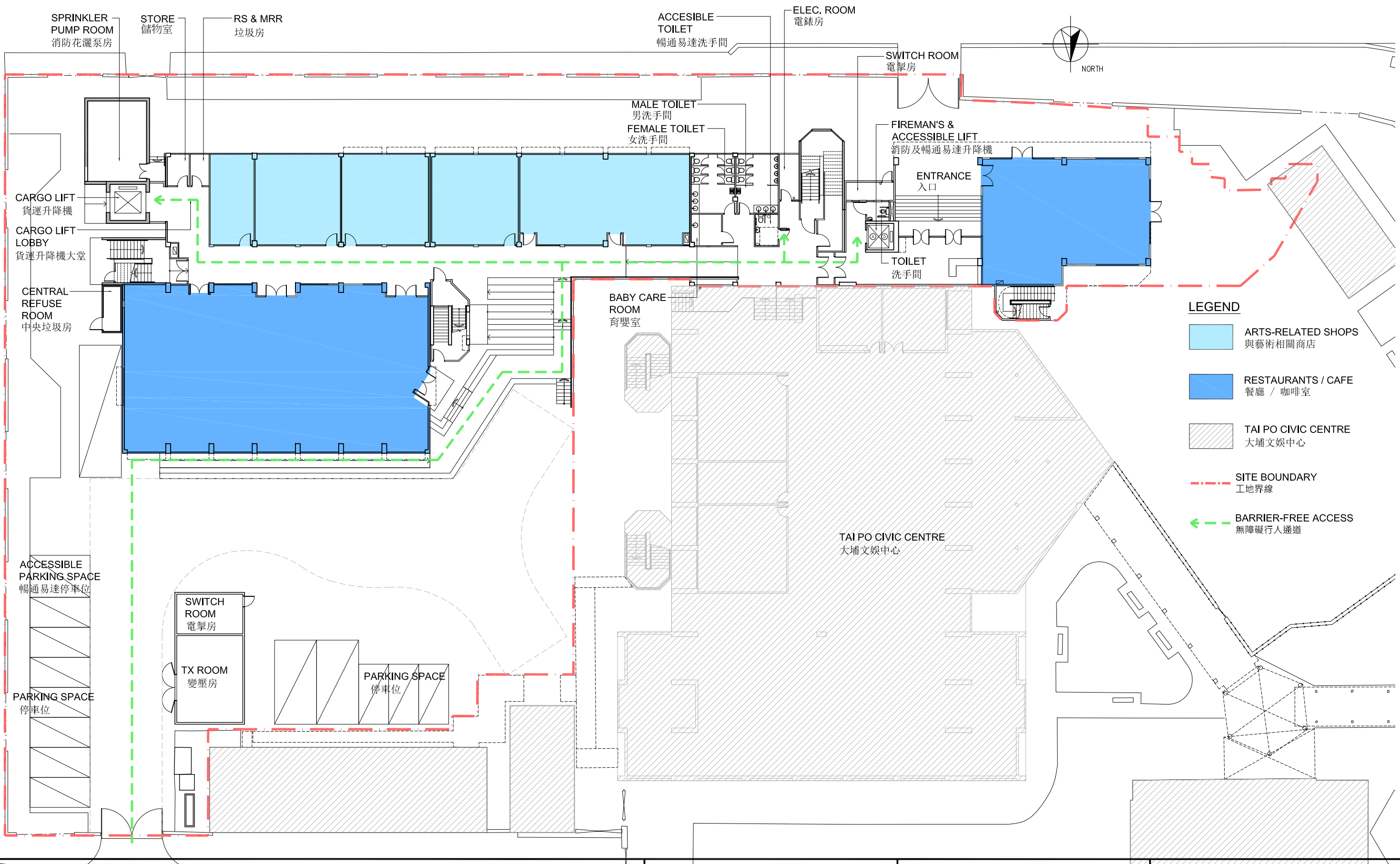
工地平面圖
SITE PLAN

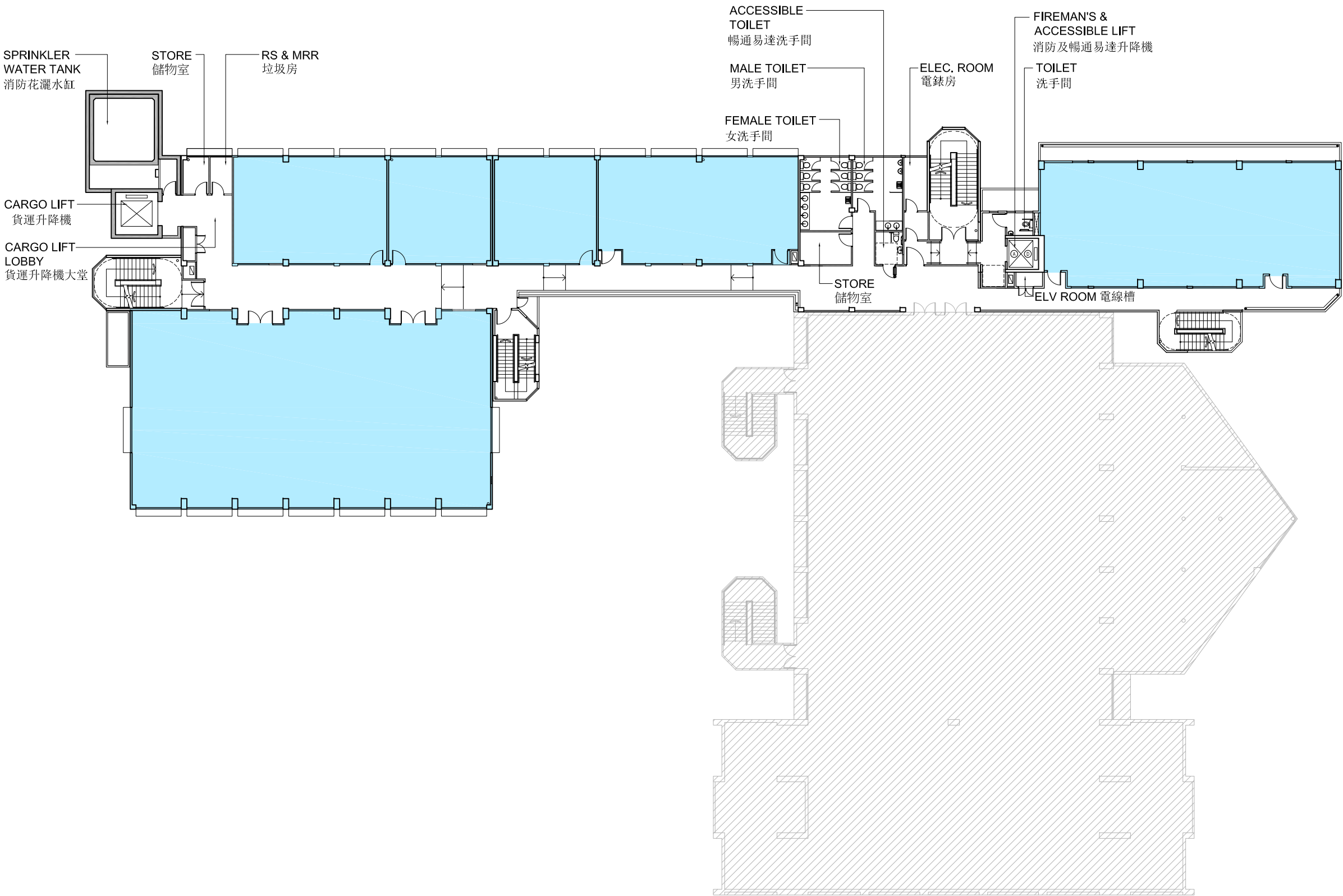
DRAWING NO.:
圖則編號:

TP-SPS001-ANNEX-1A

SCALE:
比例:

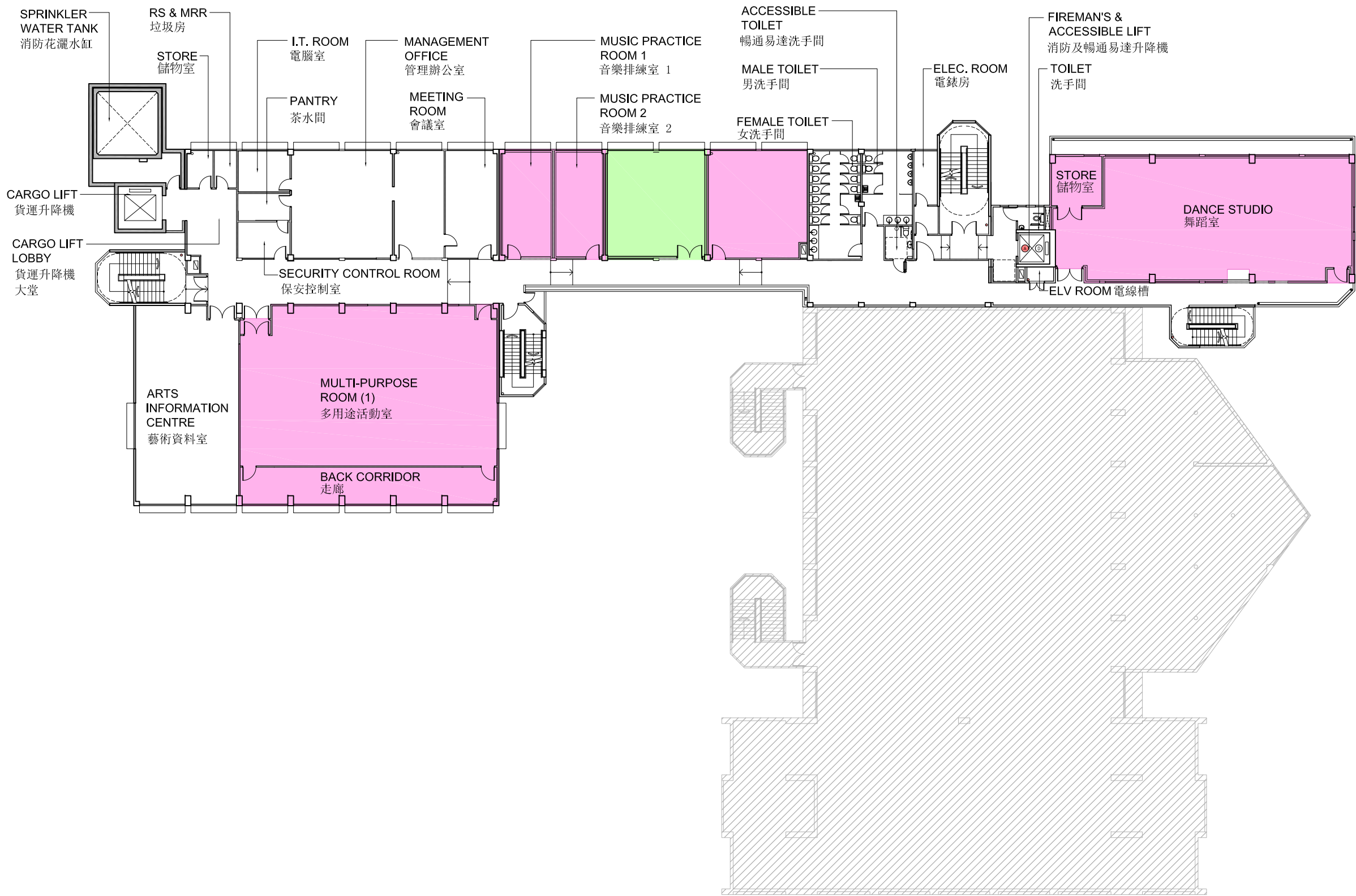
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LEGEND

- ARTS-RELATED SHOPS
與藝術相關商店
- TAI PO CIVIC CENTRE
大埔文娛中心



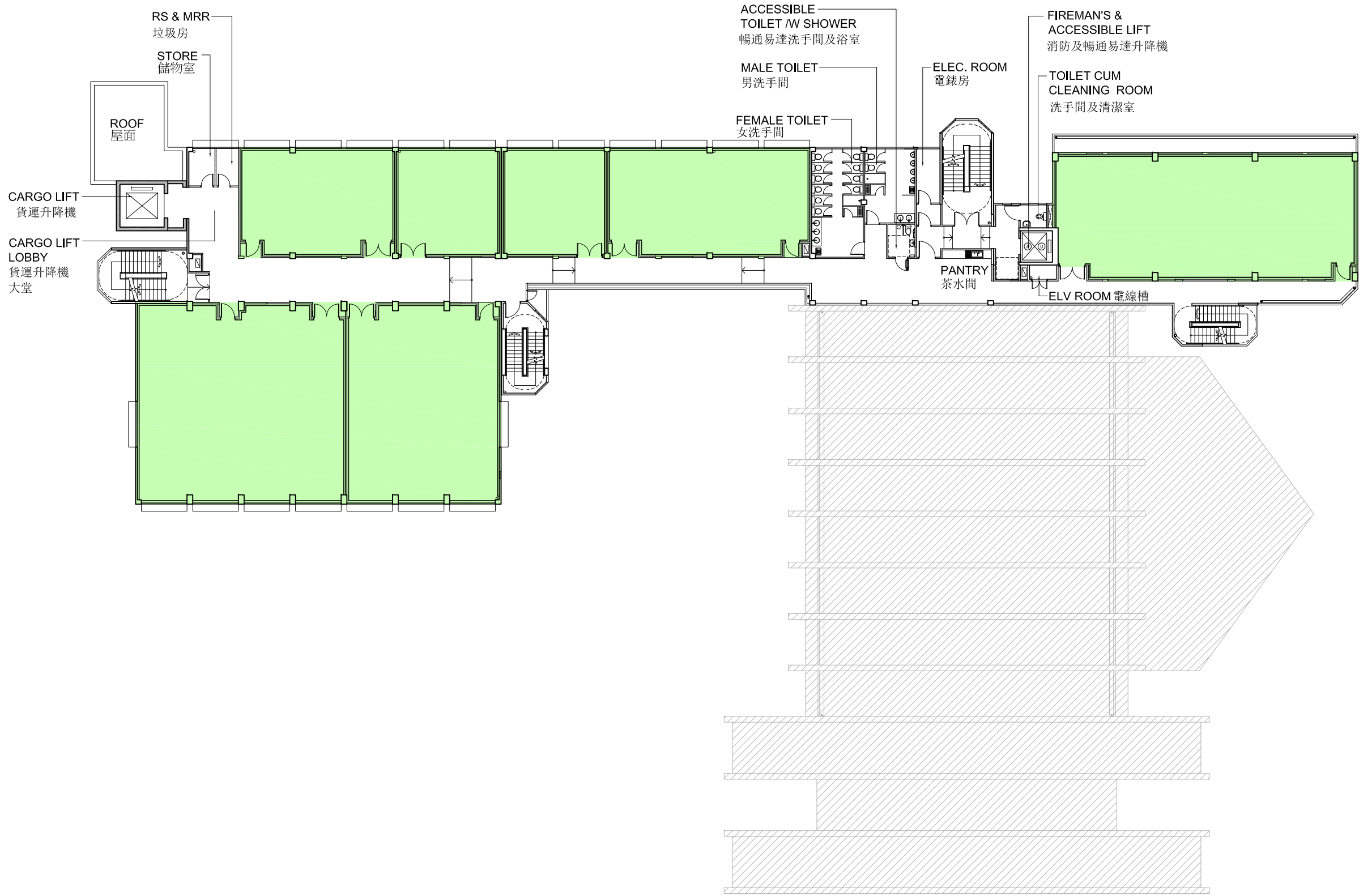
LEGEND

- ARTS STUDIOS / OFFICES
藝團工作室 / 辦公室
- PUBLIC HIRING FACILITIES
公眾租用設施
- TAI PO CIVIC CENTRE
大埔文娛中心



LEGEND

- ARTS STUDIOS / OFFICES
藝團工作室 / 辦公室
- PUBLIC HIRING FACILITIES
公眾租用設施
- TAI PO CIVIC CENTRE
大埔文娛中心



LEGEND

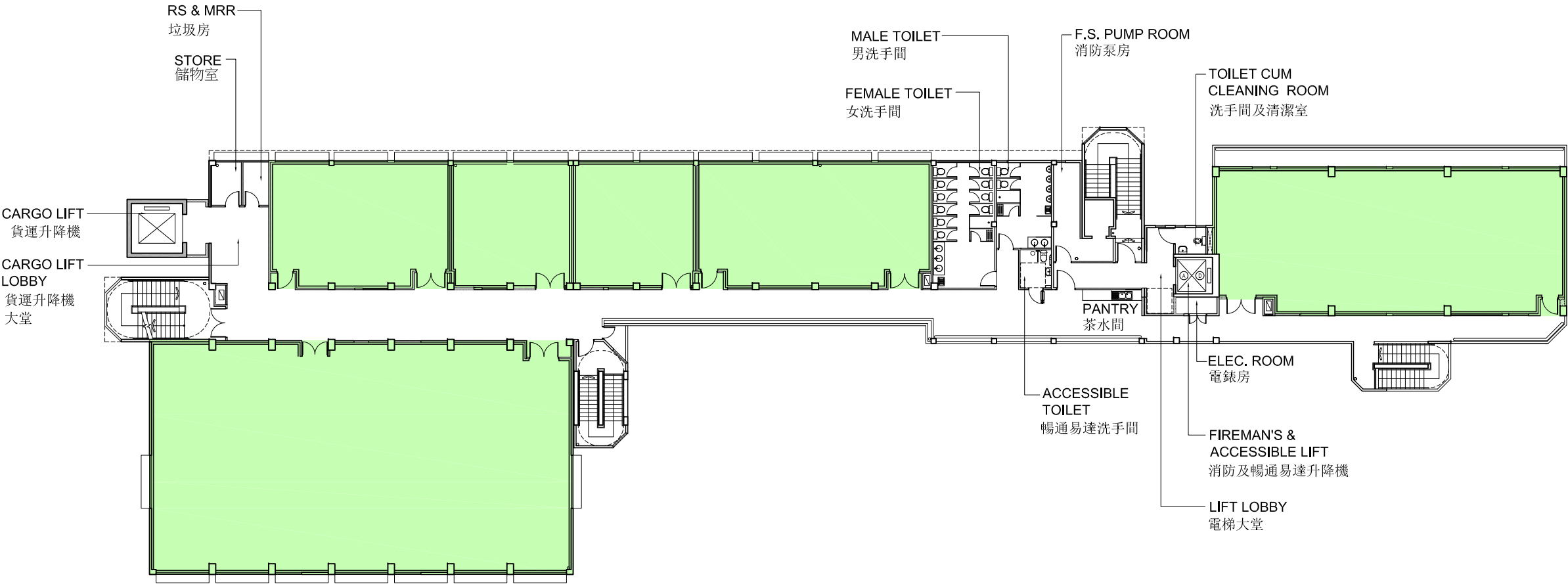
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藝團工作室 / 辦公室
- TAI PO CIVIC CENTRE
大埔文娛中心

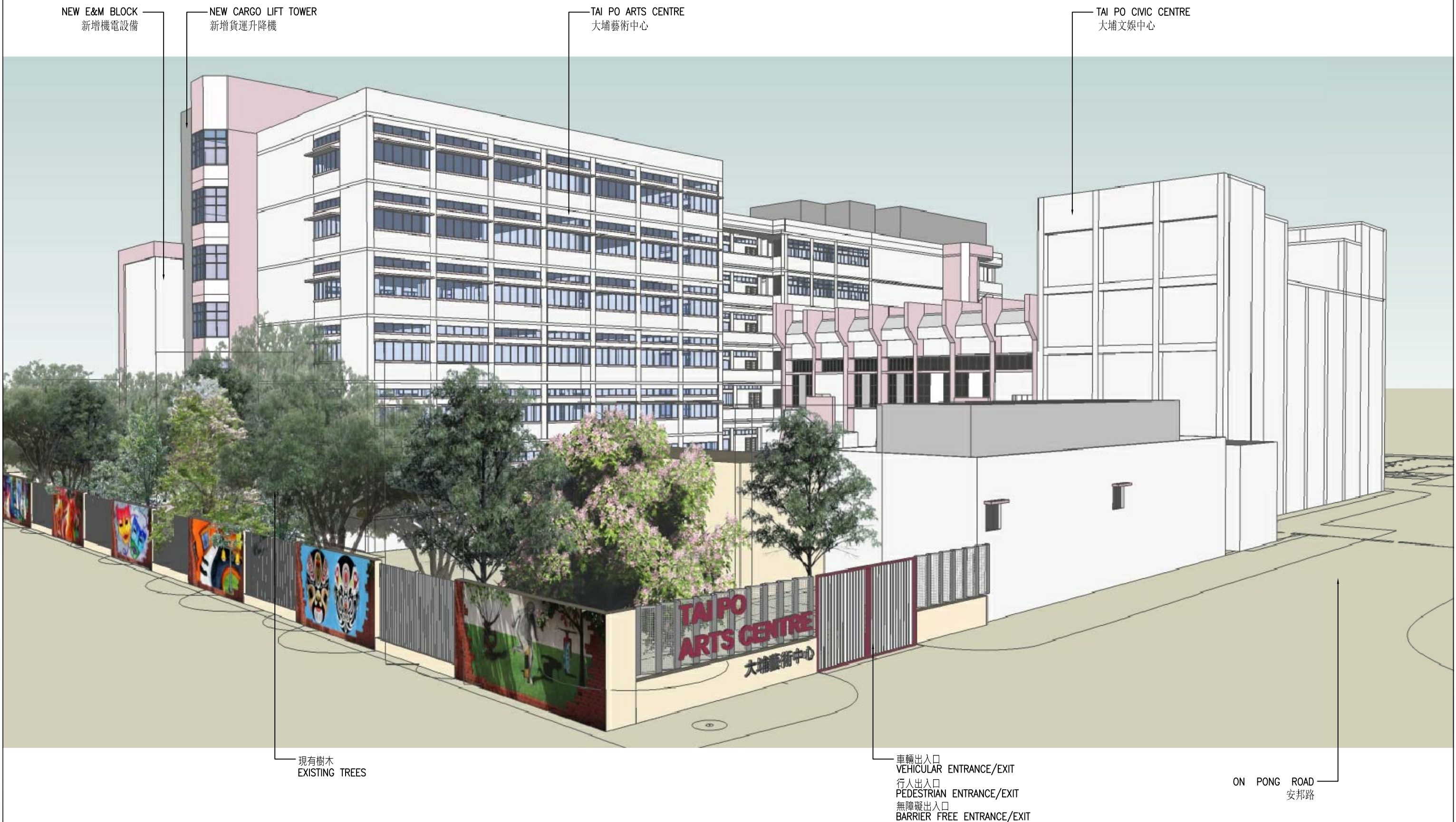


LEGEND



ARTS STUDIOS / OFFICES
藝團工作室 / 辦公室





69RE
改裝大埔官立中學作藝術中心
ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL



TITLE:
標題:
從北向大樓構思圖
VIEW FROM NORTH
(ARTIST'S IMPRESSION)

DRAWING NO.: 圖則編號: TP-SPS001-ANNEX-3A	SCALE: 比例: N.T.S.
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**69RE – Establishment of an Arts Centre by Retrofitting Tai Po Government
Secondary School**

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2015 prices)**

			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Consultants' fees ^(Note 2) for –					
	(i)	architectural consultancy	Professional	–	–	0.7
			Technical	–	–	0.5
	(ii)	quantity surveying services	Professional	–	–	0.2
			Technical	–	–	0.1
					Sub-total	1.5
(b)	Resident site staff (RSS) costs ^(Note 3)		Technical	46	14	1.6
	Comprising –					
	(i)	Consultants' fees for management of RSS				0.1
	(ii)	Remuneration of RSS				1.8
					Total	3.4

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$25,505 per month).
2. The consultants' fees are calculated in accordance with the existing consultancy agreement for the design and construction of **69RE**. The construction phase of the assignment will only be executed subject to the Finance Committee's approval to upgrade **69RE** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Overview of the Estimated Cost
of the Signature Projects of the Tai Po District**

Items	Estimated Cost (\$'000)
A. Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School	
Works and Related Items	53,100
Non-Civil Service Contract Staff	1,900
Total	55,000
B. Improving the Tourist Facilities at Lam Tsuen Wishing Square	
Works and Related Items	46,100
Community Involvement and Publicity Activities	1,700
Non-Civil Service Contract Staff	1,900
One-off Subsidy to Non-profit-making Partner Organisation	2,300
Total	52,000
Total Estimated Cost of the Two Signature Project Scheme Projects¹	107,000

¹ In addition to the one-off allocation of \$100 million under the Signature Project Scheme, donations in the order of \$7 million have also been sought for Item A.