

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Recreation, Culture and Amenities – Open spaces

458RO – Signature Project Scheme (Kwun Tong District) – Construction of Music Fountains at Kwun Tong Promenade

Recreation, Culture and Amenities – Cultural facilities

68RE – Signature Project Scheme (Wan Chai District) – Construction of Moreton Terrace Activities Centre

Recreation, Culture and Amenities – Open spaces

459RO – Signature Project Scheme (Tai Po District) – Improving the Tourist Facilities at Lam Tsuen Wishing Square

Members are invited to recommend to the Finance Committee the upgrading of **458RO**, **68RE** and **459RO** to Category A at estimated costs of \$48.6 million, \$133.1 million and \$46.1 million in money-of-the-day prices respectively.

PROBLEM

We need to implement three projects under the Signature Project Scheme (SPS) in three districts, namely Kwun Tong, Wan Chai and Tai Po.

/ PROPOSAL

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 music fountains at Kwun Tong Promenade as one of the two SPS projects of the Kwun Tong District at an estimated cost of \$48.6 million in money-of-the-day (MOD) prices (viz. **458RO**);
- (b) the construction of the Moreton Terrace Activities Centre as Wan Chai District's SPS project at an estimated cost of \$133.1 million in MOD prices¹ (viz. **68RE**); and
- (c) the improvement of the tourist facilities at Lam Tsuen Wishing Square as one of the two SPS projects of the Tai Po District at an estimated cost of \$46.1 million in MOD prices (viz. **459RO**).

3. On 29 February and 16 March 2016, we invited Members to recommend to the Finance Committee the upgrading of, amongst others, the above three projects to Category A vide PWSC(2015-16)58. The Public Works Subcommittee is yet to vote on the paper. Supplementary information on **458RO** requested by PWSC will be provided. This paper, together with PWSC(2016-17)2, supersedes PWSC(2015-16)58. Details of the above three projects with updates, where appropriate, to the implementation programme as well as breakdown and phasing of expenditure are provided at Enclosures 1 to 3 to this paper.

Home Affairs Bureau
April 2016

¹ Of the \$133.1 million, \$95.1 million will be met by government commitment and the remaining \$38 million by donation.

Signature Project Scheme (Kwun Tong District)
– Construction of Music Fountains at Kwun Tong Promenade

PROJECT SCOPE AND NATURE

The project site of the “Construction of Music Fountains at Kwun Tong Promenade” (the Promenade Project) occupies an area of around 3 740 square metres (m²) within the Kwun Tong (KT) Promenade. The proposed scope of works comprises —

- (a) the construction of music fountains with animated lighting and sound effects, interactive fountains with jumping jets and wet play area; and
- (b) the construction of a filtration plant room with the provision of ancillary facilities.

———— A location and site plan, artist’s impressions and a barrier-free access plan for the proposed works are at Annexes 1 to 5 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 2018.

JUSTIFICATION

3. The Kwun Tong District Council (KTDC) is keen to develop the KT Promenade as a landmark of Kowloon East. Since the opening of Phase 1 in January 2010, the KT Promenade has become a popular scenic place for people to relax with over 30 000 visitors every month. During day time, young people and the nearby working population conduct a wide range of leisure activities there, including strolling, jogging, reading books and playing musical instruments. In the evenings, visitors enjoy the beautiful views of the Victoria Harbour at the Promenade. The special tower landmark, mist feature and seaside boardwalk have created a surrealistic and romantic atmosphere, which attracts photographers and couples to take scenic and wedding photos there.

/ 4.

4. The KT Promenade has also provided a platform for staging various community activities, for example, the KT Festival, charity walk, community arts performances and recreational programmes. The “Fly the Flyover01” venue adjacent to the promenade has also attracted young performers to stage performances, exhibitions and events related to creativity, arts and culture for public’s enjoyment. These active and passive activities have made the Promenade an attractive, vibrant and accessible harbourfront area facing the Kai Tak Cruise Terminal and a valuable asset in the district.

5. Capitalising on the success of the Phase 1 works, the proposed project aims to create an entertainment attraction to showcase the vibrancy and glamorous night vista of the Victoria Harbour for the public. It will provide a platform for organising interactive water-friendly activities (such as family play days) and staging cultural performances. It will also help revitalise the local area and provide business and job opportunities to the neighbourhood, thereby contributing to the “Energizing Kowloon East” initiative of transforming Kowloon East into a lively business district.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$48.6 million in money-of-the-day (MOD) prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Site works	3.3
(b) Buildings	1.7
(c) Building services	13.1
(d) Drainage	2.7
(e) External works	16.0
(f) Furniture and equipment (F&E) ¹	0.1
(g) Consultants’ fees for –	0.7
(i) quantity surveying services ²	0.2
(ii) water fountain specialist	0.5

/ (h)

¹ The estimated cost is based on an indicative list of F&E items.

² It includes the cost for management of resident site staff of \$13,500.

		\$ million	
(h)	Remuneration of resident site staff (RSS)	0.4	
(i)	Contingencies	3.8	
	Sub-total	41.8	(in September 2015 prices)
(j)	Provision for price adjustment	6.8	
	Total	48.6	(in MOD prices)

7. The design (except for design of fountain equipment and show effect) 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, water fountain specialist for fountain design and management of RSS for the project. A breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 1. We consider the estimated project cost comparable to that of similar projects built by the Government.

8. 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	20.0	1.12122	22.4
2018 – 19	10.0	1.18849	11.9
2019 – 20	5.0	1.25980	6.3
2020 – 21	2.0	1.33539	2.7
2021 – 22	0.8	1.40549	1.1
	41.8		48.6

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 2022. We will deliver the construction works through lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

10. We estimate the additional government recurrent expenditure arising from this project to be \$1.8 million per annum.

PUBLIC CONSULTATION

11. The 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. An opinion survey was conducted by some KTDC members in which over 85% of the respondents supported the proposal of constructing music and interactive fountains at the KT Promenade. KTDC also consulted the six area committees (ACs) in the district on the possible options and all six ACs were generally supportive of the Promenade Project, which was endorsed by KTDC in November 2013.

12. We consulted the Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission on the proposed design of the music fountains in December 2014. Members supported the proposed design.

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 facilities³. 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 2 186 tonnes of construction waste. Of these, we will reuse 29 tonnes (1.3%) of inert construction waste on site and deliver 1 997 tonnes (91.4%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 160 tonnes (7.3%) 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 \$74,000 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**

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.

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. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt energy efficient features and renewable energy technologies, in particular the solar powered light fittings.

22. For greening features, there will be vertical greening at the proposed filtration plant room to soften the hard edge of the structure with self-clinging climber plant on the façade.

23. The total estimated additional cost for adoption of the above features is around \$41,000 (including \$4,900 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.6% energy savings in the annual energy consumption with a payback period of about 5.3 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.

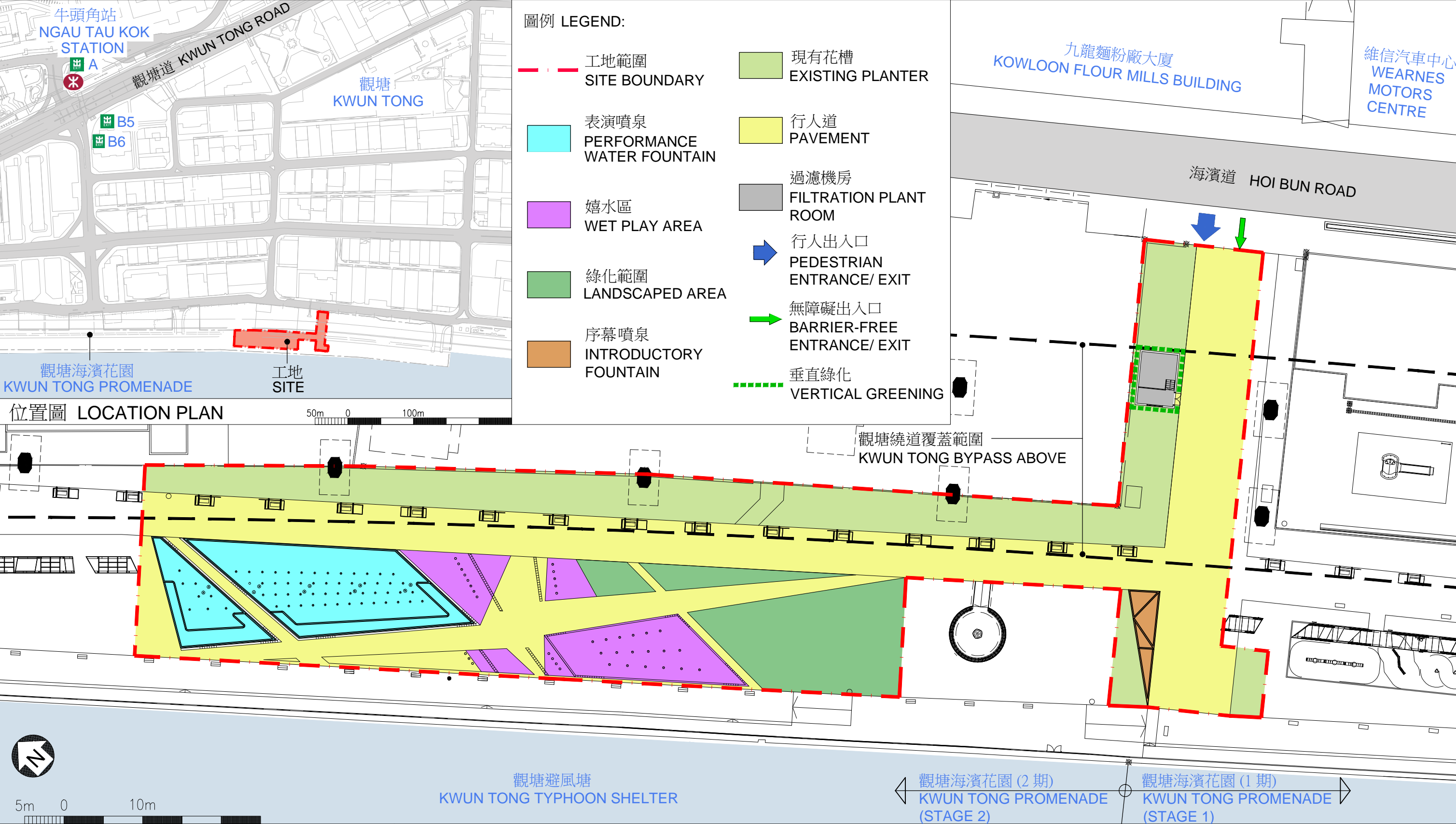
25. We engaged consultants to undertake various consultancy services and pre-construction works including topographical survey, model making, water feature consultant, computer rendering services and quantity surveying services at a total cost of about \$1.0 million, chargeable to block allocation **Subhead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

26. In addition to the proposed allocation of \$48.6 million for the works, KTDC proposed to spend \$1.4 million and \$3.5 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 \$4.9 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 the Promenade Project is at Part B of Annex 7 to Enclosure 1.

28. The project will not involve any tree removal works. All existing 21 trees, 1 100 shrubs and 1 700 groundcovers will be preserved. We will incorporate planting proposals as part of the project, including the planting of about 250 m² of grassed area.

29. We estimate that the proposed works will create about 32 jobs (29 for labourers and another three for professional/technical staff), providing a total employment of 350 man-months.



工地平面圖
SITE PLAN

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



從西面望向音樂噴泉的構思圖 (日景)
ARTIST'S IMPRESSION OF THE
MUSIC FOUNTAINS FROM
WESTERN DIRECTION (DAY VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



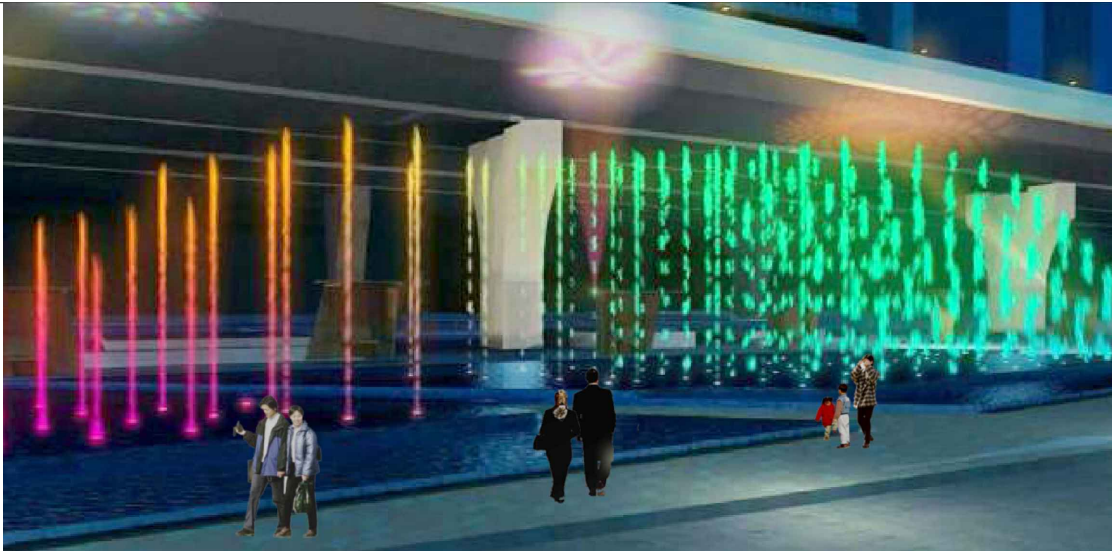
ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



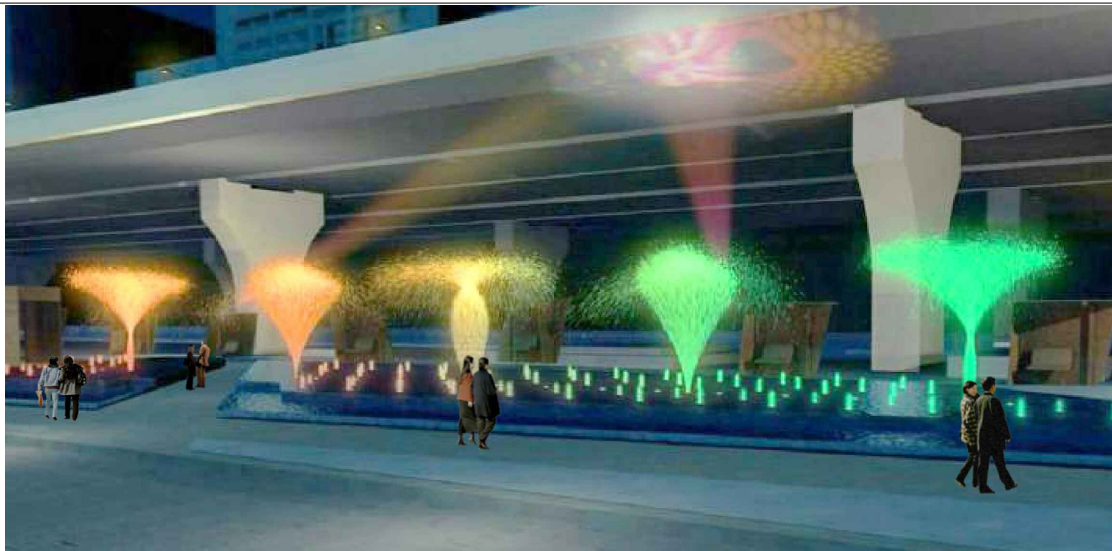
從西面望向音樂噴泉的構思圖 (夜景)
ARTIST'S IMPRESSION OF THE
MUSIC FOUNTAINS FROM
WESTERN DIRECTION (NIGHT VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉

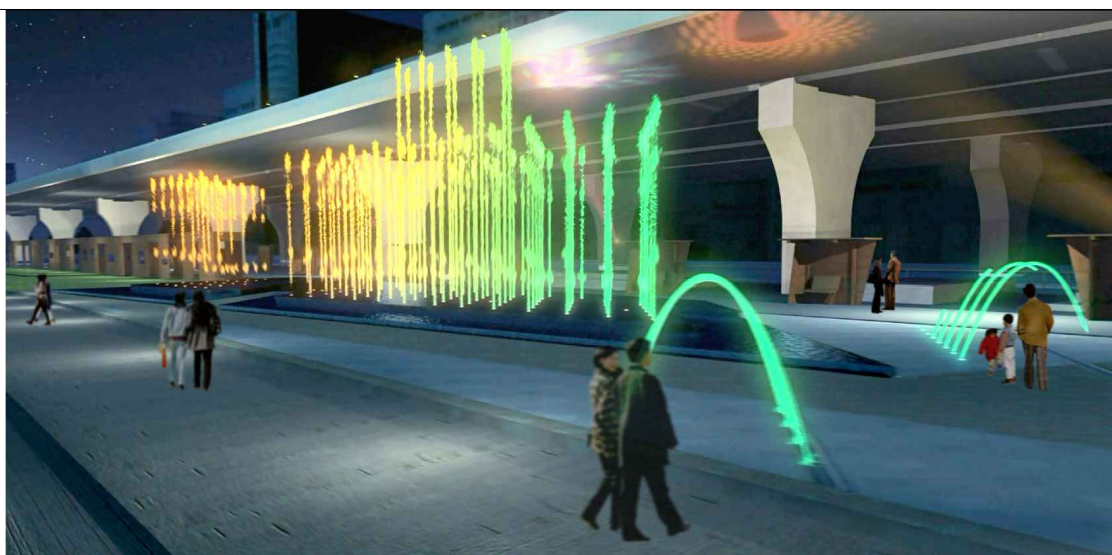
音樂噴泉的垂直噴水表演效果
SHOW EFFECT OF VERTICAL JETS AT THE MUSIC FOUNTAINS



音樂噴泉的旋轉噴水表演效果
SHOW EFFECT OF ROTATING FAN JETS AT THE MUSIC FOUNTAINS

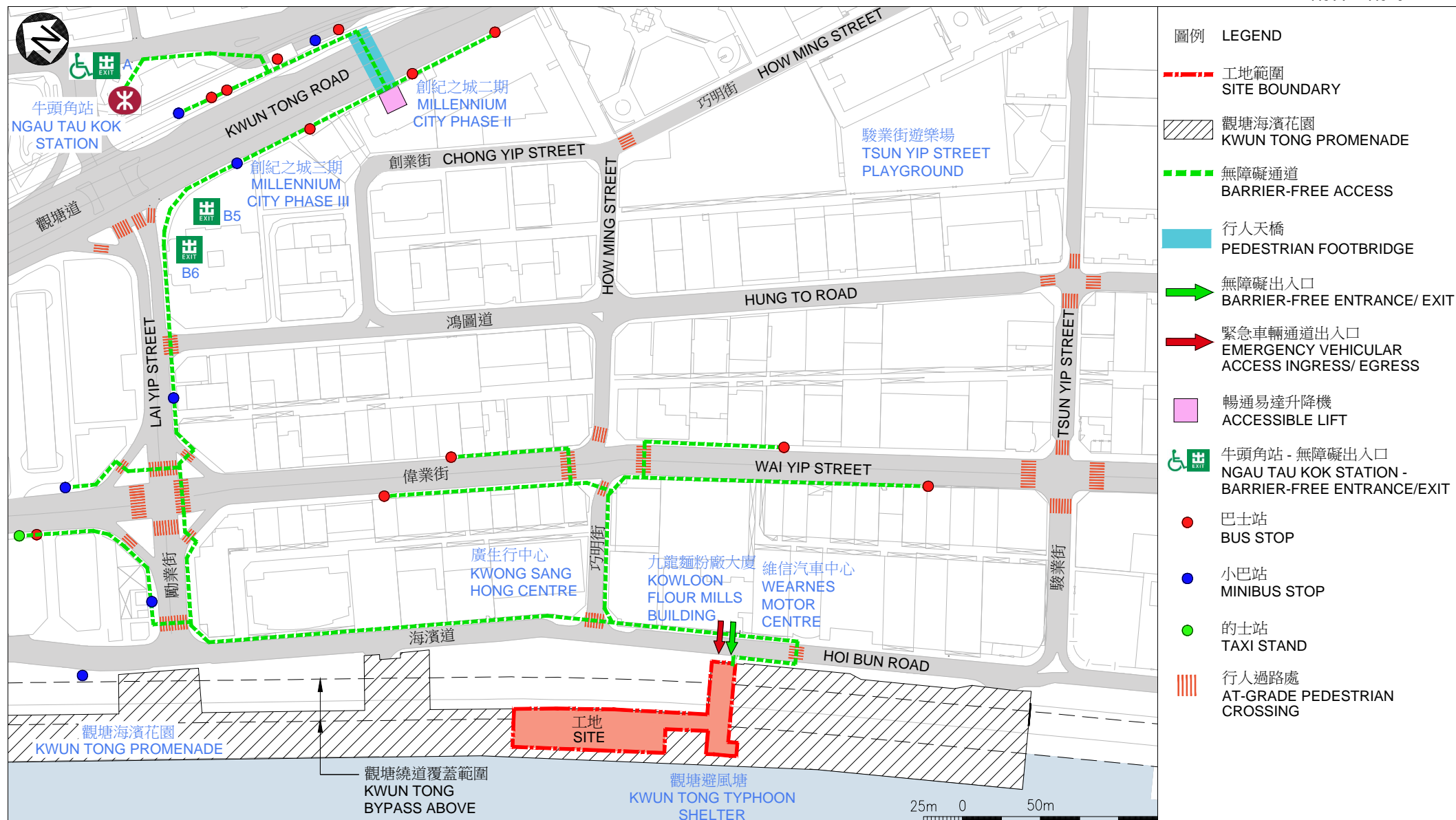


跳射噴泉及音樂噴泉的噴水表演效果
SHOW EFFECT OF JUMPING JETS AND THE MUSIC FOUNTAINS



構思圖 (夜景)
ARTIST'S IMPRESSION (NIGHT VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉

Annex 6 to Enclosure 1

458RO – Construction of Music Fountains at Kwun Tong Promenade

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) water fountain specialist	Professional	–	–	–	0.5
				Sub-total	0.7
(b) Resident site staff (RSS) costs ^(Note 3)	Technical	9	14	1.6	0.4
				Sub-total	0.4
				Total	1.1

* 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 fee for quantity surveying services is calculated in accordance with the consultancy agreement for **458RO** which includes the cost for management of resident site staff of \$13,500. The construction phase of the assignment will only be executed subject to the Finance Committee's funding approval to upgrade **458RO** 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 (Wan Chai District)
– Construction of Moreton Terrace Activities Centre

PROJECT SCOPE AND NATURE

The proposed scope of works involves the construction of a four-storey building with a construction floor area (CFA) of approximately 2 259 square metres (m²) at the Moreton Terrace in Wan Chai (WC) District, namely the Moreton Terrace Activities Centre (MTAC). The proposed facilities in the MTAC comprise—

- (a) a multi-purpose hall that can house around 250 persons. Equipped with a stage and a stage meeting room, a stage control room, dressing rooms and a stage store room, the hall will be suitable for holding small-to-medium-scale performances, ceremonies, lectures and workshops, etc.;
- (b) a multi-purpose room-cum-gallery that can house around 130 persons. Installed with movable partitions and a store room, the room will be ideal for holding small-scale activities such as meetings and artwork displays;
- (c) a community garden-cum-roof garden including planting plots under the Community Garden Programme and a garden area for visitors' enjoyment; and
- (d) ancillary facilities such as a management office, toilets, and mechanical and electrical plant rooms, etc.

———— A location and site plan, layout plans, a sectional plan, an artist's impression and a barrier-free access plan for the proposed works are at Annexes 1 to 5 to Enclosure 2 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**

JUSTIFICATION

3. At present, Leighton Hill Community Hall (LHCH) is the only performance venue under the management of Home Affairs Department (HAD) in WC District. Given its convenient location, LHCH is highly popular among district organisations and government bureaux and departments for holding local and territory-wide events and activities, such as public consultation exercises, seminars and talks, and leisure and cultural performances. With LHCH heavily patronised throughout the year, there has been a strong demand from the Wan Chai District Council (WCDC), district organisations and the local community for additional performance and activity venues in the District.

4. With LHCH in WC South, and the Wan Chai Activities Centre¹ as well as the Wan Chai Park Community Garden² in WC West, WC East is the only area in the District not provided with similar community facilities. Located at the Moreton Terrace, the proposed MTAC will fill this service gap. Capitalising on the introduction of the SPS, WCDC proposes to take forward the MTAC project, with a view to providing an additional performance and activity venue to serve the local community.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$133.1 million in MOD prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Site works	3.5
(b) Foundation	8.9
(c) Basement	3.1
(d) Building	54.5
(e) Building services	22.9
(f) Drainage	1.3
(g) External works	1.4
(h) Energy conservation, green and recycled features	1.9

/ (i)

¹ Comprising four activity rooms without performance facilities under the management of HAD.

² Under the management of the Leisure and Cultural Services Department.

		\$ million	
(i)	Furniture and equipment (F&E) ³	3.6	
(j)	Consultants' fees for –	1.2	
	(i) quantity surveying services	0.9	
	(ii) tree preservation services	0.2	
	(iii) management of resident site staff (RSS)	0.1	
(k)	Remuneration of RSS	0.9	
(l)	Contingencies	10.1	
	Sub-total	113.3	(in September 2015 prices)
(m)	Provision for price adjustment	19.8	
	Total	133.1	(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 services, management of RSS, and tree preservation services. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 2. The estimated construction unit cost of this project, represented by building and building services costs, is \$34,263 per m² of CFA in September 2015 prices. We consider the estimated unit cost of this project reasonable.

7. The Hong Kong Jockey Club Charities Trust (the Trust) has approved a donation of up to \$40 million for the SPS project of WC District. Of the \$40 million, we plan to allocate \$38 million and \$2 million respectively for the capital cost and non-works items of the project. After netting off the donation, the government commitment for the capital cost of the project is \$95.1 million in MOD prices, calculated as follows –

		\$ million	
(a)	Total capital cost	133.1	
(b)	Donation from the Trust	– 38.0	
(c)	Actual commitment from the Government	95.1	(in MOD prices)

/ 8.

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

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

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	6.0	1.05775	6.3
2017 – 18	42.0	1.12122	47.1
2018 – 19	42.0	1.18849	49.9
2019 – 20	18.0	1.25980	22.7
2020 – 21	4.0	1.33539	5.3
2021 – 22	1.3	1.40549	1.8
	<hr/> 113.3 <hr/>		<hr/> 133.1 <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 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.

10. We estimate that the additional government recurrent expenditure arising from this project will be about \$4.9 million per annum.

PUBLIC CONSULTATION

11. In February 2013, WCDC set up the "Working Group on Signature Projects" (the Working Group) to oversee the scope of works and mode of operation of the SPS project, and to conduct related public consultation exercises. The Working Group proposed to construct a multi-purpose performance and activity venue in the District. In February and March 2013, the Working Group conducted the first consultation exercise comprising a public forum and sessions with the three area committees (ACs) of WC District. Over 90% of the participants at the public forum supported the proposal. The three ACs also gave unanimous support for the project and urged for its early implementation. In March 2013, WCDC endorsed the proposal to construct an additional performance and activity venue under the SPS.

12. In July and August 2014, the Working Group conducted the second consultation exercise after identification of the project site and completion of the sketch design of the proposed building. To raise public awareness of the MTAC proposal, a wide range of publicity materials, including roadside banners, easy roll banners, wall mount advertising boards, and posters were displayed across WC District, while copies of leaflet and brochure were available for public collection at the Public Enquiry Service Centre of WC District Office and downloading from the dedicated SPS project webpage of WCDC's website. A public forum was held and the views of the three ACs in the District were also sought. Public comments and suggestions were addressed and presented to the Working Group in September 2014 for consideration, and were taken into account as appropriate when the design of the proposed building was finalised.

13. We consulted the Legislative Council Panel on Home Affairs on the project on 17 July 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.

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 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.

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 4 810 tonnes of construction waste. Of these, we will reuse 140 tonnes (2.9%) of inert construction waste on site and deliver 4 150 tonnes (86.3%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 520 tonnes (10.8%) 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 \$177,000 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**

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.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) lift power regeneration; and
- (b) solar powered light fittings.

22. For greening features, landscaping will be provided on different floors of the building including the roof floor for environmental and amenity benefits. In addition, there will be vertical greening at the external wall to soften the hard edge of the building with self-clinging climber plants on the façade.

23. For recycled features, we will adopt rainwater harvesting system for landscape irrigation.

24. The total estimated additional cost for adoption of the above features is around \$1.9 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 4.8% energy savings in the annual energy consumption with a payback period of about 4 years.

BACKGROUND INFORMATION

25. 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.

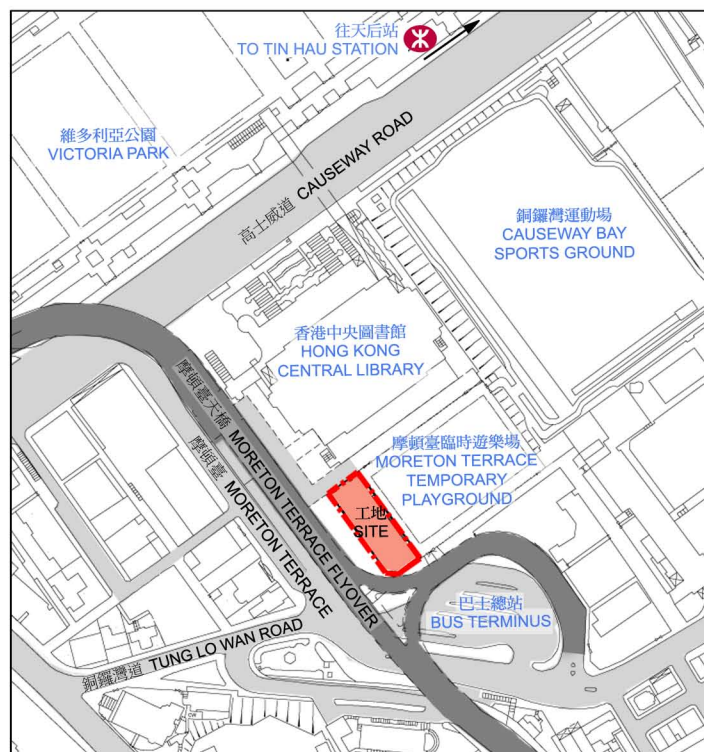
26. We engaged consultants and contractors to undertake various consultancy services and pre-construction works, including topographical survey and utility mapping, planning application, site investigation, model making, quantity surveying services and tree survey, at a total cost of about \$2.2 million. The services and works by the consultants and contractors are funded under block allocation **Subhead 7017CX** "Signature Project Scheme". The consultants and contractors have completed all of the above consultancy services and pre-construction works in general.

27. In addition to the proposed capital cost of \$133.1 million for the works, WDCD proposed to spend \$0.7 million and \$6.2 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under ArchSD and the WC District Office to oversee the project implementation. Of the above \$6.9 million for non-works items, \$2 million will be funded from the Trust and the remaining \$4.9 million will be funded from the one-off allocation under SPS.

28. After obtaining the funding approval of the FC for the construction of MTAC, we will create a non-recurrent commitment of \$6.9 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 the project is at Annex 7 to Enclosure 2.

29. The project will not involve any tree removal works. We will incorporate planting proposals as part of the project, including the planting of about 600 shrubs and 400 groundcovers.

30. We estimate that the proposed works will create about 60 jobs (55 for labourers and another five for professional or technical staff), providing a total employment of 1 000 man-months.



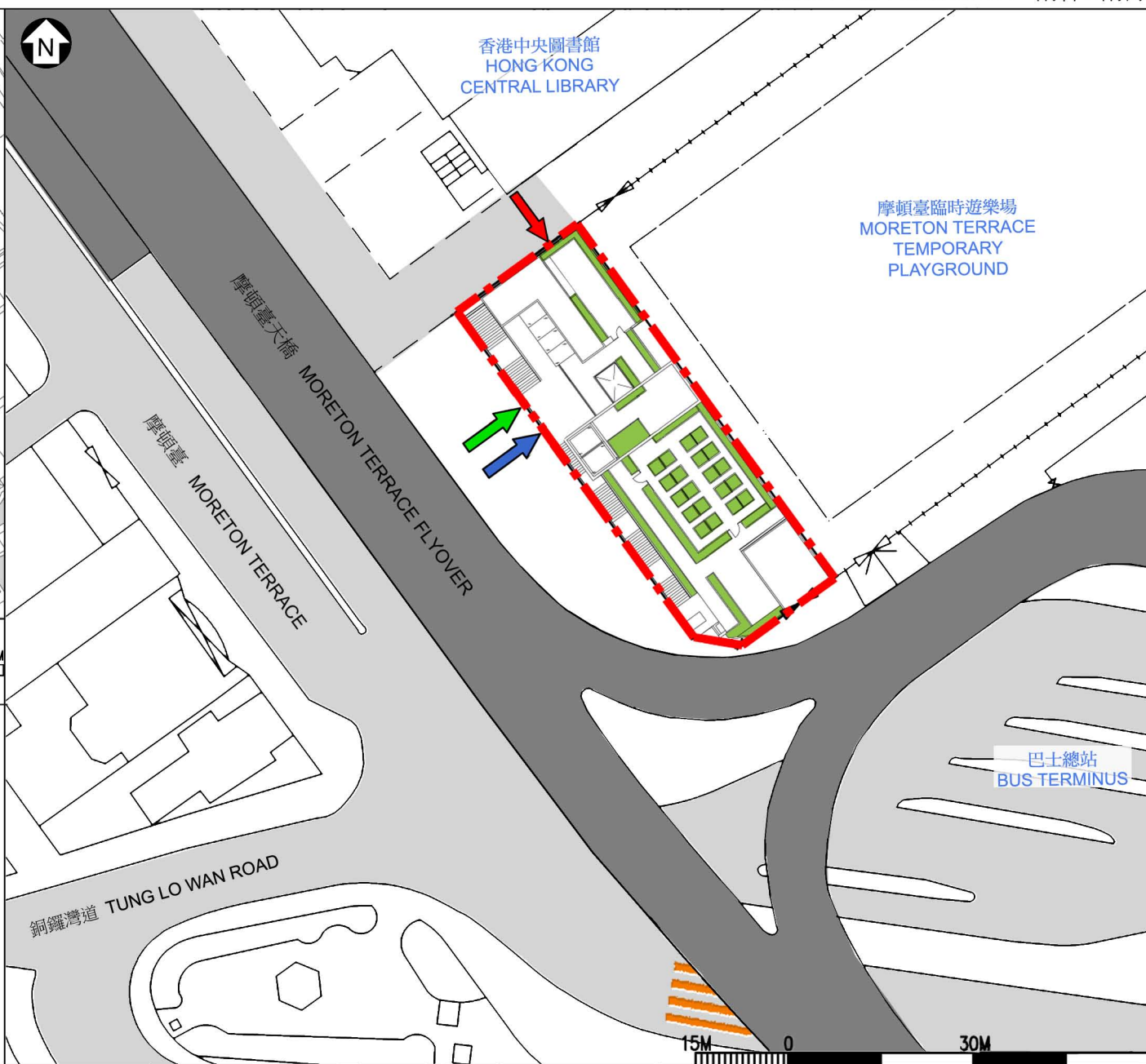
位置圖
LOCATION PLAN

圖例 LEGEND:

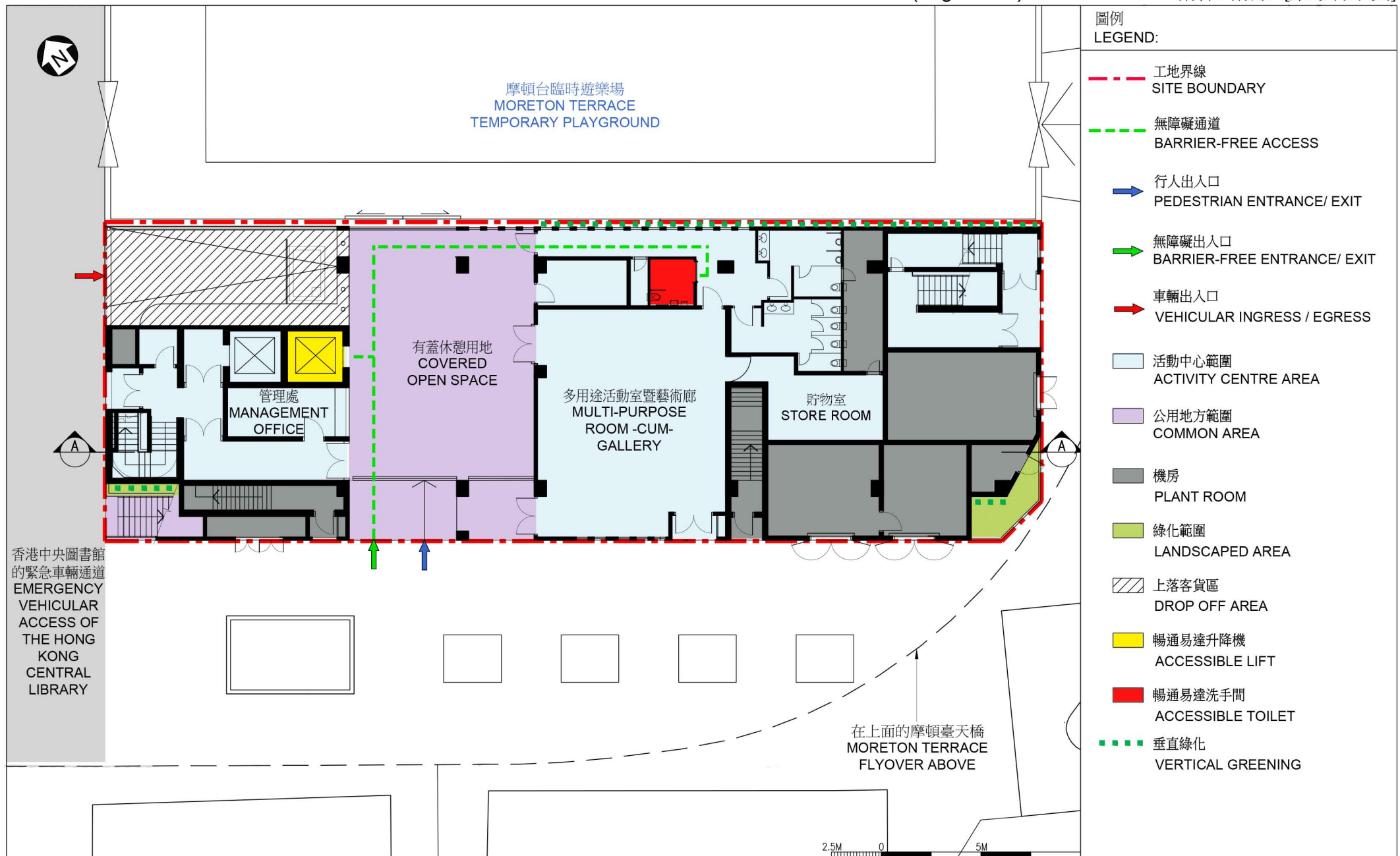
- | | |
|--|--|
| 工地界線
SITE BOUNDARY | 車輛出入口
VEHICULAR
INGRESS / EGRESS |
| 行人出入口
PEDESTRIAN
ENTRANCE/ EXIT | 天台綠化範圍
LANDSCAPED AREA AT
ROOF LEVEL |
| 無障礙出入口
BARRIER-FREE
ENTRANCE/ EXIT | 行人過路處
PEDESTRIAN
CROSSING |

工地平面圖
SITE PLAN

68RE
社區重點項目計劃（灣仔區）- 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



地下平面圖
GROUND FLOOR PLAN

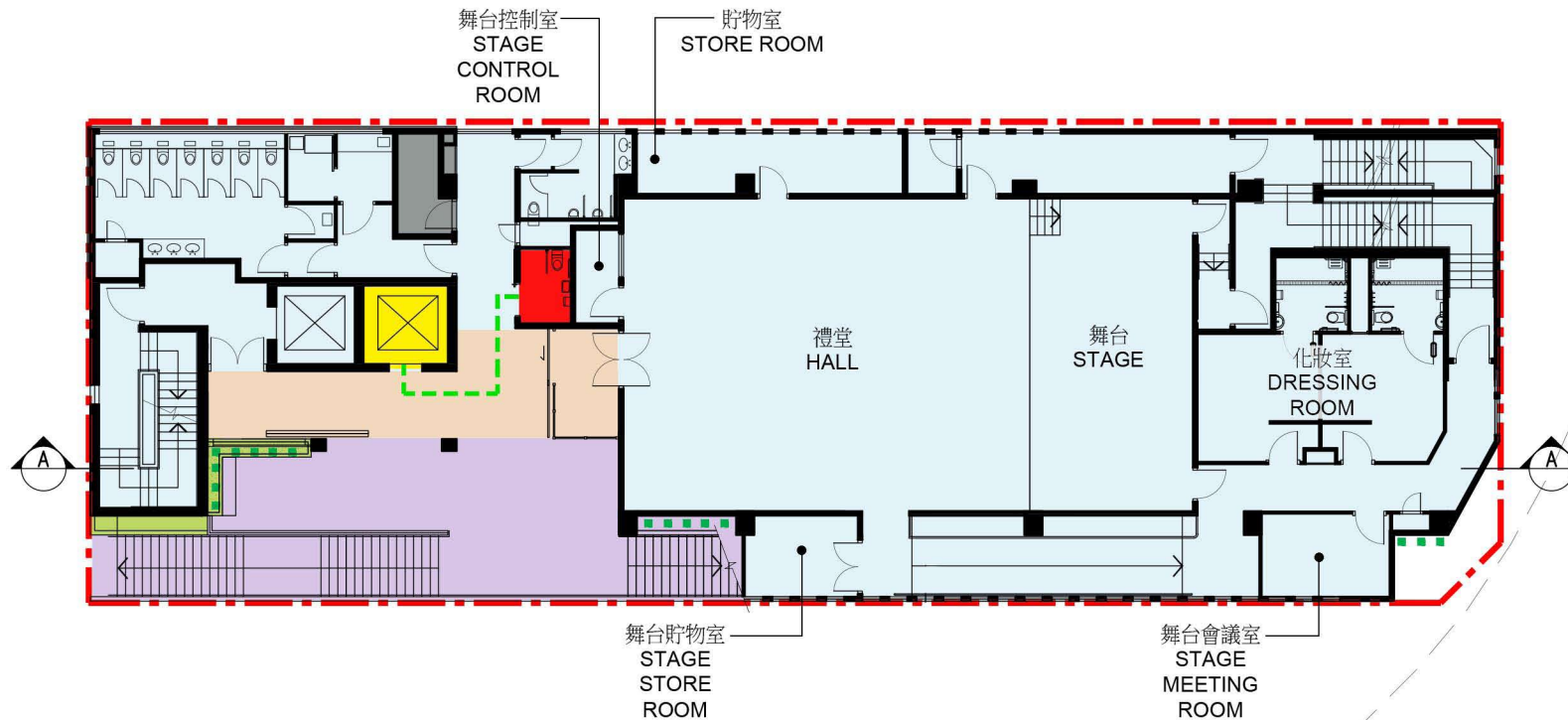
68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例
LEGEND:

- 工地界線
SITE BOUNDARY
- 無障礙通道
BARRIER-FREE ACCESS
- 活動中心範圍
ACTIVITY CENTRE AREA
- 公用地方範圍
COMMON AREA
- 主入口大堂
MAIN FOYER
- 機房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA
- 暢通易達升降機
ACCESSIBLE LIFT
- 暢通易達洗手間
ACCESSIBLE TOILET
- ■ ■ ■ 垂直綠化
VERTICAL GREENING



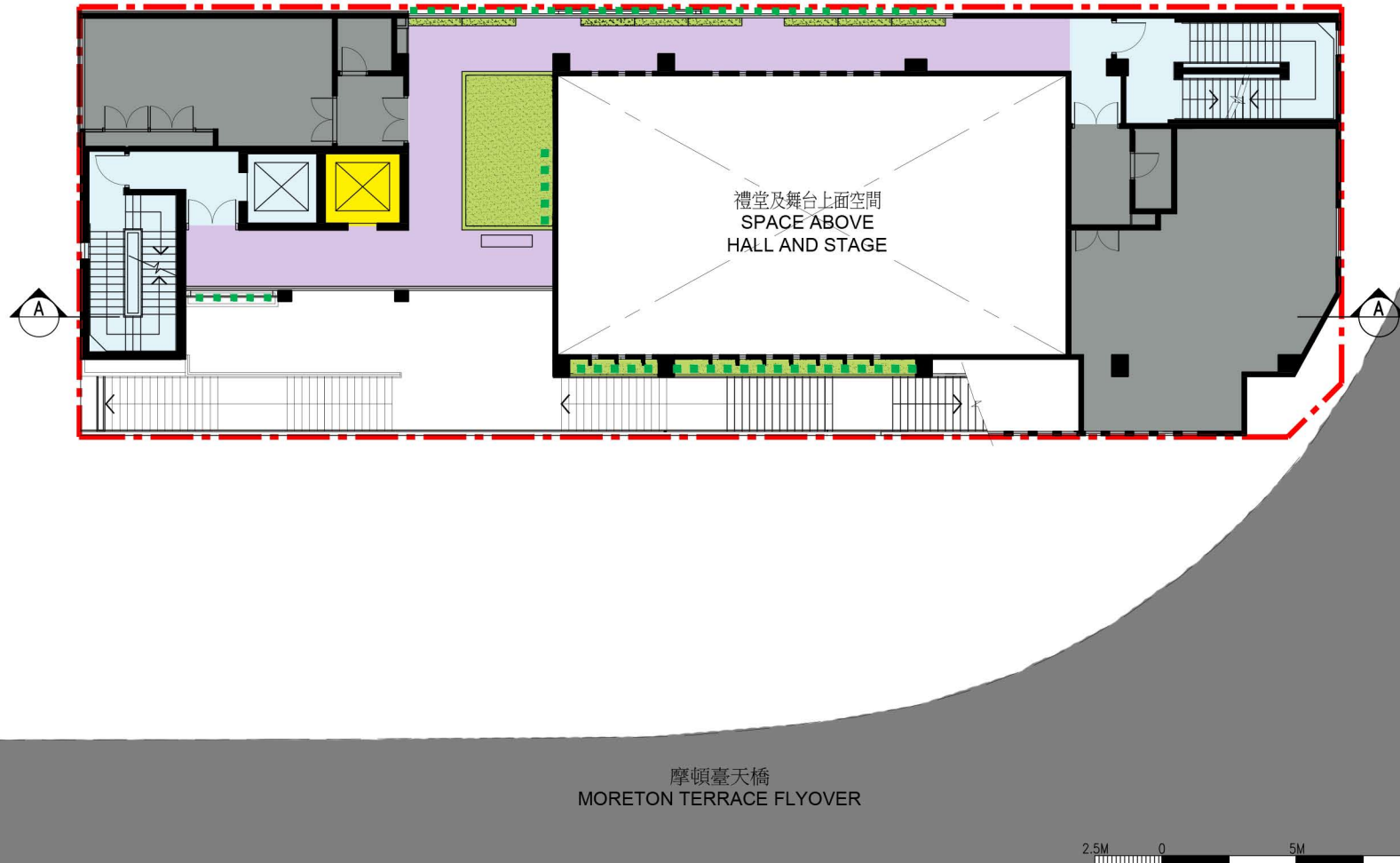
2.5M 0 5M

在上面的摩頓臺天橋
MORETON TERRACE
FLYOVER ABOVE

一樓平面圖
FIRST FLOOR PLAN

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



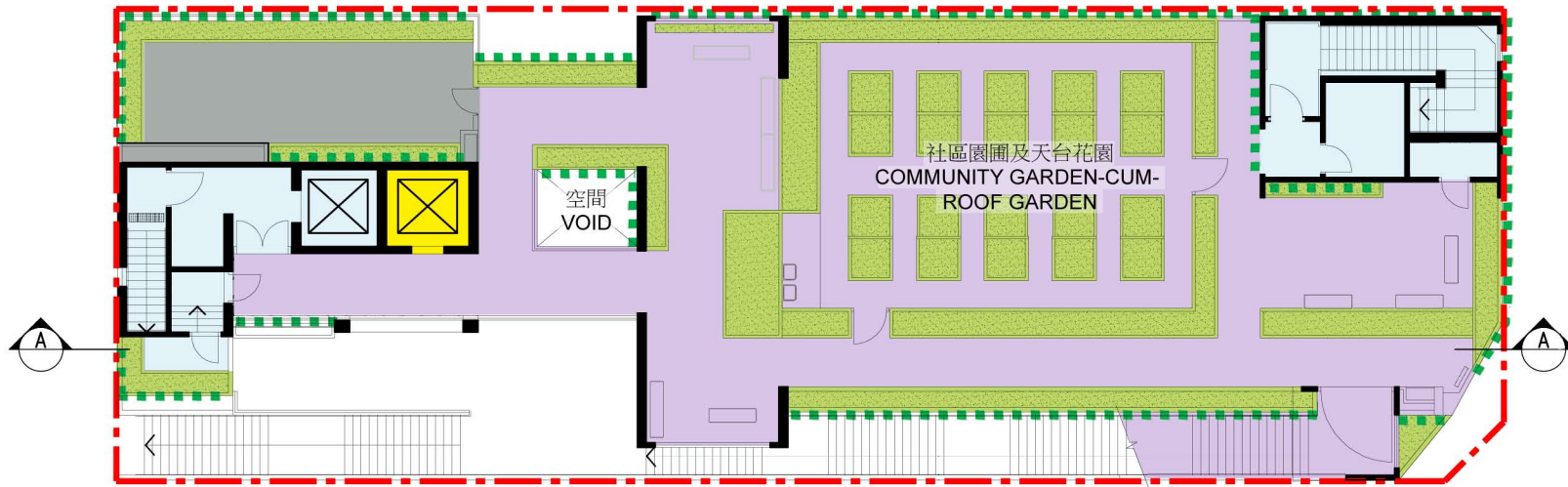
圖例
LEGEND:

- 工地界線
SITE BOUNDARY
- 活動中心範圍
ACTIVITY CENTRE AREA
- 公用地方範圍
COMMON AREA
- 機房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA
- 暢通易達升降機
ACCESSIBLE LIFT
- ■ ■ ■ 垂直綠化
VERTICAL GREENING

二樓平面圖
SECOND FLOOR PLAN

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



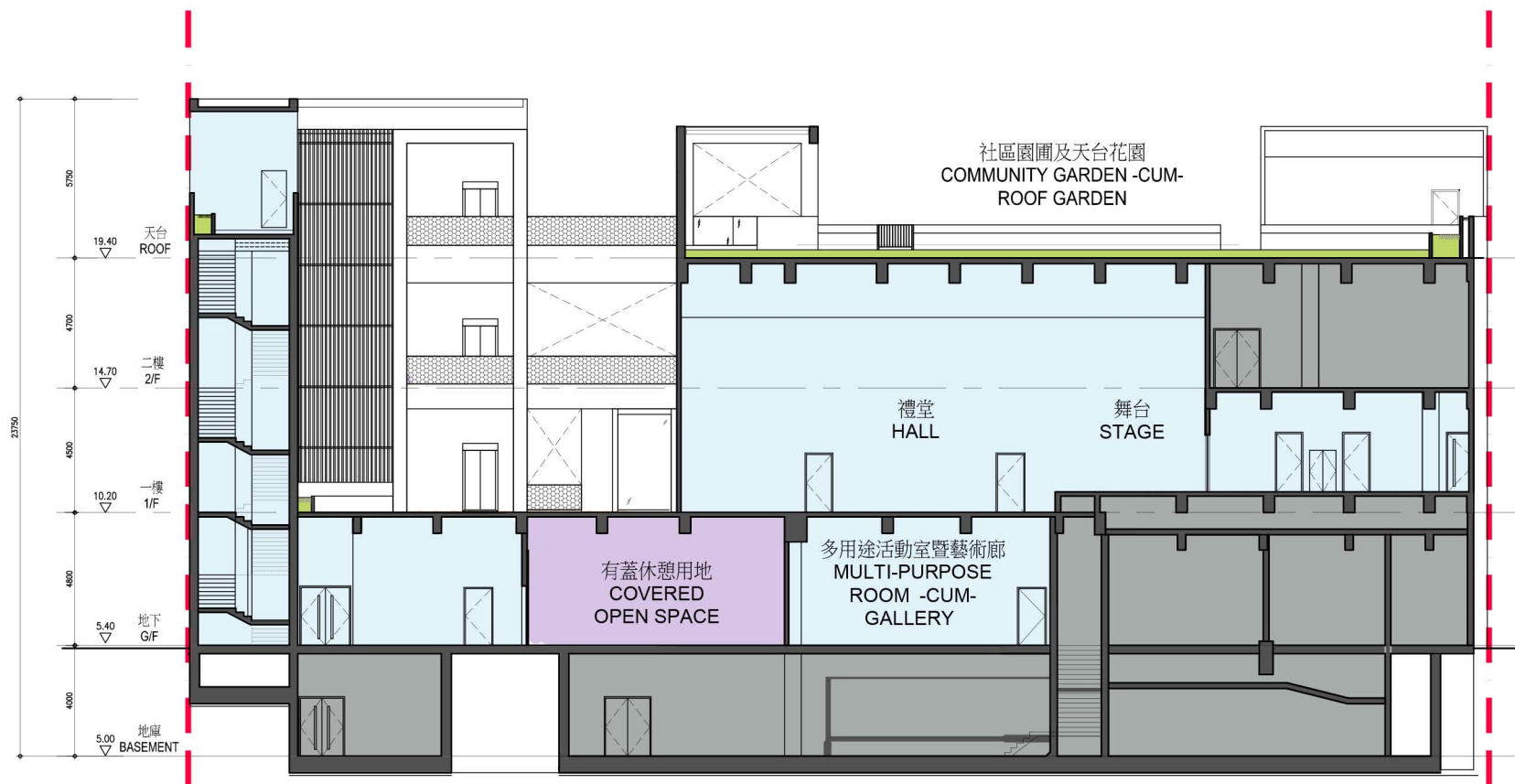
圖例
LEGEND:

- 工地界線
SITE BOUNDARY
- 活動中心範圍
ACTIVITY CENTRE AREA
- 公用地方範圍
COMMON AREA
- 機房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA
- 暢通易達升降機
ACCESSIBLE LIFT
- 垂直綠化
VERTICAL GREENING

天台平面圖
ROOF PLAN

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

圖例
LEGEND:

- 工地界線
SITE BOUNDARY
- 活動中心範圍
ACTIVITY CENTRE AREA
- 公用地方範圍
COMMON AREA
- 機房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA

剖面圖 A-A
SECTION A-A

68RE

社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心

SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTREARCHITECTURAL
SERVICES
DEPARTMENT 建築署

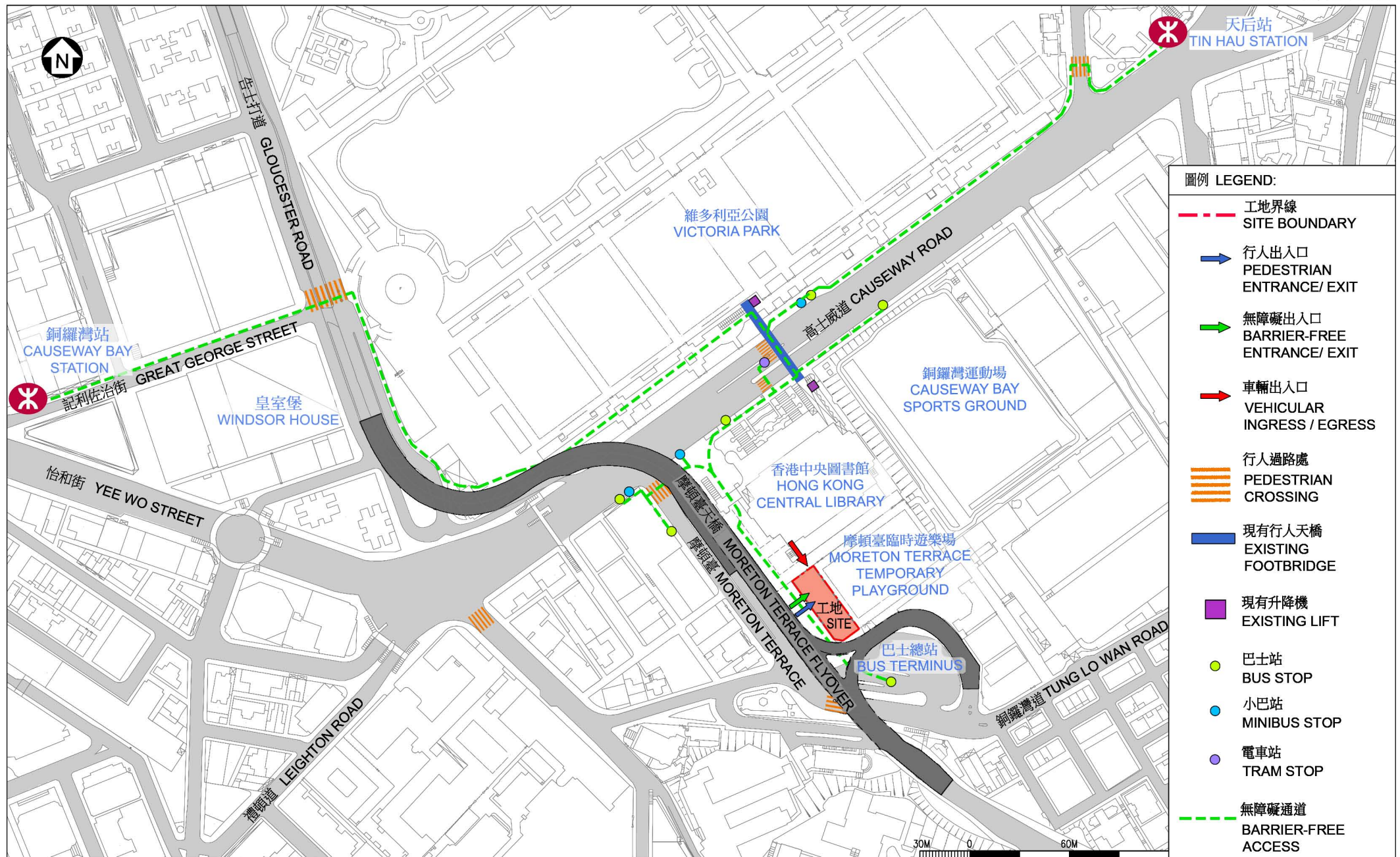


從西面望向大樓的構思透視圖
PERSPECTIVE VIEW
FROM WESTERN
DIRECTION (ARTIST'S
IMPRESSION)

68RE
社區重點項目計劃（灣仔區）- 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER-FREE
ACCESS

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

Annex 6 to Enclosure 2

68RE – Construction of Moreton Terrace Activities 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' fees ^(Note 2) for –				
	(i) quantity				
	surveying services	Professional	–	–	0.5
		Technical	–	–	0.4
	(ii) tree preservation services	Professional	–	–	0.2
				Sub-total	1.1
(b)	Resident site staff (RSS) costs ^(Note 3)	Technical	24	14	1.6
				Sub-total	1.0
	Comprising –				
	(i) Consultants' fees for management of RSS				0.1
	(ii) Remuneration of RSS				0.9
				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 consultants' fees are calculated in accordance with the existing consultancy agreement for **68RE**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade **68RE** 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 Wan Chai District**

Items	Estimated Cost (\$'000)
Works and Related Items	133,100
Community Involvement and Publicity Activities	700
Non-Civil Service Contract Staff	6,200
Total Estimated Cost¹	140,000

¹ In addition to the one-off allocation of \$100 million under the SPS, The Hong Kong Jockey Club Charities Trust has approved a donation of up to \$40 million for the project.

Signature Project Scheme (Tai Po District)
– Improving the Tourist Facilities at Lam Tsuen Wishing Square

PROJECT SCOPE AND NATURE

The proposed scope of works under the “Improving the Tourist Facilities at Lam Tsuen Wishing Square” (the Wishing Square Project) occupies a site area of about 17 000 square metres (m²). The proposed scope of works includes –

- (a) the construction of a permanent covered performance stage and other ancillary facilities, such as dressing rooms, toilets and plant rooms;
- (b) the provision of permanent stalls;
- (c) the provision of parking spaces; and
- (d) the re-pavement of an existing football pitch and provision of associated facilities, such as installation of lighting.

_____ The location plan, layout plans and artist’s impression showing the proposed works are at Annexes 1 to 3 to Enclosure 3 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 early 2018.

JUSTIFICATION

3. The community in the Tai Po (TP) District has a long tradition of making wishes to the Wishing Trees in Lam Tsuen. Since 2005, the villagers in Lam Tsuen began to organise promotional activities for this culture and tradition at the Lam Tsuen Wishing Square (the Wishing Square). This has gradually evolved to become the Hong Kong Well-wishing Festival (the Festival) held annually during Chinese New Year and the Wishing Square has become a major tourist attraction in Hong Kong. Apart from the Festival, local events and community building activities, such as cultural exhibitions, “Poon Choi” feasts, and community gatherings, are also held at the Wishing Square. Such activities often involve cultural performances and ceremonies on stage. However, there is

no covered performance stage in the Wishing Square. Event organisers have to set up temporary performance stages each time for one-off use which is neither environmentally friendly nor cost-effective.

4. To address this issue, the Tai Po District Council (TPDC) proposed to implement the Wishing Square Project as one of the projects under the Signature Project Scheme (SPS) for TP District. The Wishing Square Project aims to attract more local and overseas visitors to the Wishing Square, with a view to promoting the well-wishing culture and traditions of the New Territories, and providing a better performance and activity venue for the local community.

5. After an open and fair selection process¹, TPDC endorsed Tai Po Lam Tsuen Heung Educational Development Company Limited (TPLTHEDCL) as the partner organisation to manage, operate and maintain the Wishing Square and provide activities and services on a non-profit making and self-financing basis. Under TPLTHEDCL's operation and management of the Wishing Square Project, a number of cultural events, including the Festival, would be organised for upholding the well-wishing culture and promoting the Wishing Square. The performance stage and football pitch, to be managed by TPLTHEDCL, will also be made available for holding activities by organisations and members of the public. It is also planned that traditional snacks and souvenirs, etc. will be sold at the stalls and parking spaces will be provided in order to facilitate promotion of the Wishing Square to visitors. All revenue received will be used for sustaining the operation of the Wishing Square.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$46.1 million in money-of-the-day (MOD) prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Site works	0.1
(b) Foundation	2.4

/ (c)

¹ Invitation for non-profit making organisations to submit proposals was posted in two local newspapers on 30 October 2013 and TPDC's website from 30 October 2013 to 29 November 2013. One proposal was received by the deadline in November 2013. The proposal was assessed by a Vetting Committee formed by TPDC according to the assessment criteria.

		\$ million	
(c)	Building	17.3	
(d)	Building services	5.4	
(e)	Drainage	1.8	
(f)	External works	4.8	
(g)	Landscaping works	1.2	
(h)	Consultants' fees for –	2.4	
	(i) architectural consultancy	2.0	
	(ii) quantity surveying service	0.3	
	(iii) management of resident site staff (RSS)	0.1	
(i)	Remuneration of RSS	1.8	
(j)	Contingencies	3.7	
	Subtotal	40.9	(in September 2015 prices)
(k)	Provision for price adjustment	5.2	
	Total	46.1	(in MOD prices)

7. 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 3.

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

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	8.8	1.05775	9.3
2017 – 18	20.1	1.12122	22.5
2018 – 19	12.0	1.18849	14.3
	<u>40.9</u>		<u>46.1</u>

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 2019. 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 \$2.3 million as detailed in paragraph 22. TPLTHEDCL will pay a nominal rent for using the Wishing Square.

PUBLIC CONSULTATION

11. TPDC reached a consensus with adopting the Wishing Square 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. In September 2015, TPDC endorsed the design of the Wishing Square Project.

12. 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

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.

² TPDC also endorsed the development of an arts centre at the former Tai Po Government Secondary School as another SPS project of the district.

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 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.

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 in total 4 660 tonnes of construction waste. Of these, we will reuse 3 300 tonnes (70.8%) of inert construction waste on site and deliver 820 tonnes (17.6%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 540 tonnes (11.6%) 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 \$90,000 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**

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.

HERITAGE IMPLICATIONS

18. 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

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 to undertake various consultancy services and pre-construction works including ground investigation, topographical survey, utility mapping, drainage impact assessment, traffic impact assessment and tree survey at a total cost of about \$4.0 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.

22. In addition to the proposed allocation of \$46.1 million for the works, TPDC proposed to spend \$1.7 million and \$1.9 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under Tai Po District Office to oversee the project implementation. Besides, a one-off subsidy to the TPLTHEDC of not more than \$2.3 million has been set aside to subsidise the costs of start-up, operation, management and maintenance of the project for a maximum of two years after the Wishing Square's commissioning.

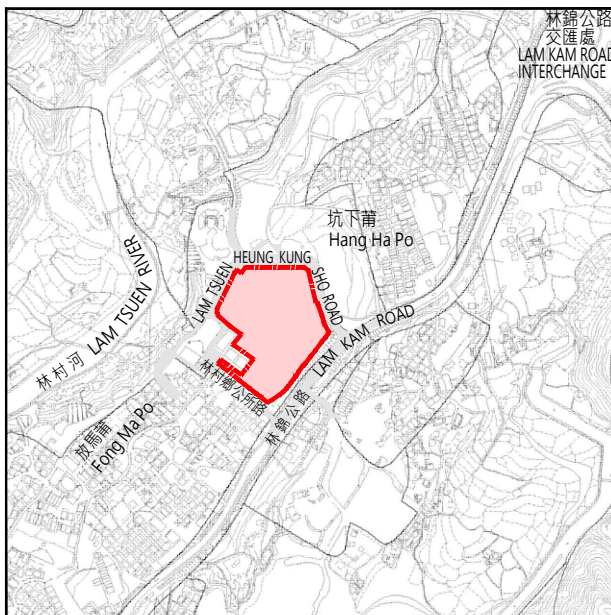
23. After obtaining funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$5.9 million for the non-works items of this project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the Wishing Square Project is at Part B of Annex 5 to Enclosure 3.

24. Of the 36 trees within the project boundary, 17 trees will be preserved. The proposed project will involve the removal of 19 trees, including 15 trees to be felled (including removal of 1 dead tree) and 4 trees to be transplanted elsewhere. All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including the planting of 19 trees.

25. We estimate that the proposed works will create about 30 jobs (25 for labourers and another five for professional/technical staff), providing a total employment of 370 man-months.

⁴ “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 to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m.

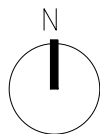


位置圖 LOCATION PLAN



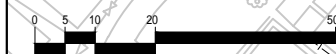
圖例 LEGEND :

- 林村許願廣場的旅遊配套設施範圍
BOUNDARY FOR THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE
- 新增綠化範圍
NEW LANDSCAPE AREA
- 現有設施
EXISTING FACILITIES
- ▶ 行人 / 無障礙出入口
PEDESTRIAN / BARRIER-FREE ENTRANCE / EXIT
- ▶ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
- ▶ 車輛出入口
VEHICULAR INGRESS / EGRESS
- 燈柱及廣播設備
LIGHT POLE & P.A. SYSTEM
- 無障礙通道
BARRIER-FREE ACCESS
- 長椅
BENCHES



放馬莆公廁
FONG MA PO
PUBLIC TOILET

放馬莆
FONG MA PO



愛丁堡公爵訓練營
DUKE OF EDINBURGH
TRAINING CAMP
兩個暢通易達停車位
2 Nos. OF ACCESSIBLE
PARKING SPACES

車輛出口
VEHICULAR EGRESS

泊車區
PARKING
AREA

攤檔
STALLS

足球場
FOOTBALL PITCH

獅子會林村青年康樂中心
LIONS CLUB LAM
TSUEN YOUTH CENTRE

林村公立學校
LAM TSUEN PUBLIC
SCHOOL

有蓋舞台
COVERED
PERFORMANCE
STAGE

林村鄉公所
LAM TSUEN HEUNG KUNG SHO ROAD

道路擴闊工程會於其他項目下進行
ROAD WIDENING WORK TO BE
CARRIED OUT UNDER OTHER PROJECT

林村鄉公所路
LAM TSUEN HEUNG KUNG SHO ROAD

坑下莆
HANG HA PO

車輛入口
VEHICULAR INGRESS

行人 / 無障礙出入口
PEDESTRIAN /
BARRIER-FREE
ENTRANCE / EXIT

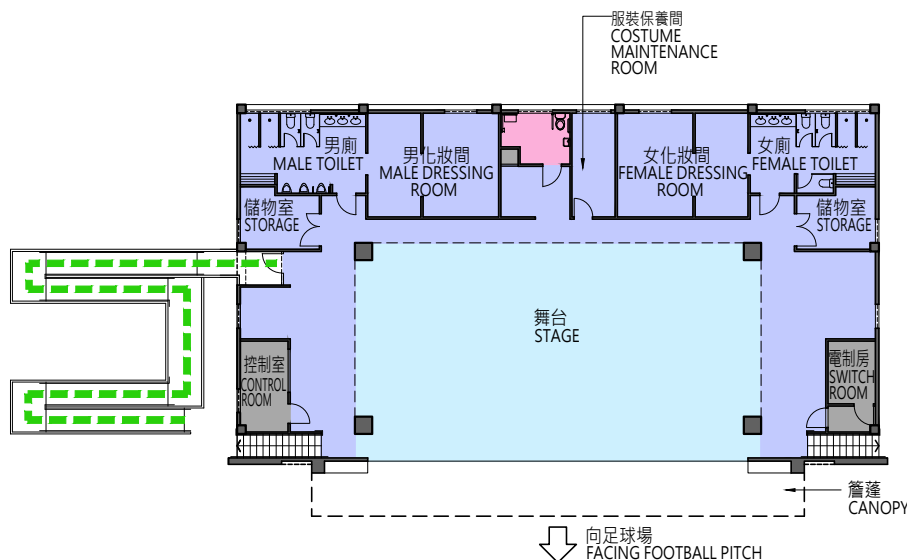
459 RO

改善林村許願廣場的旅遊配套設施
IMPROVING THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE

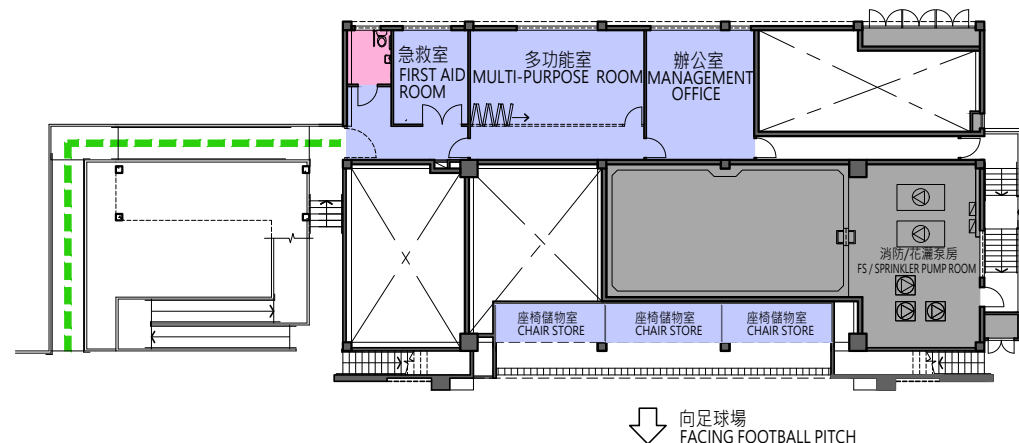


Home Affairs Department
民政事務總署

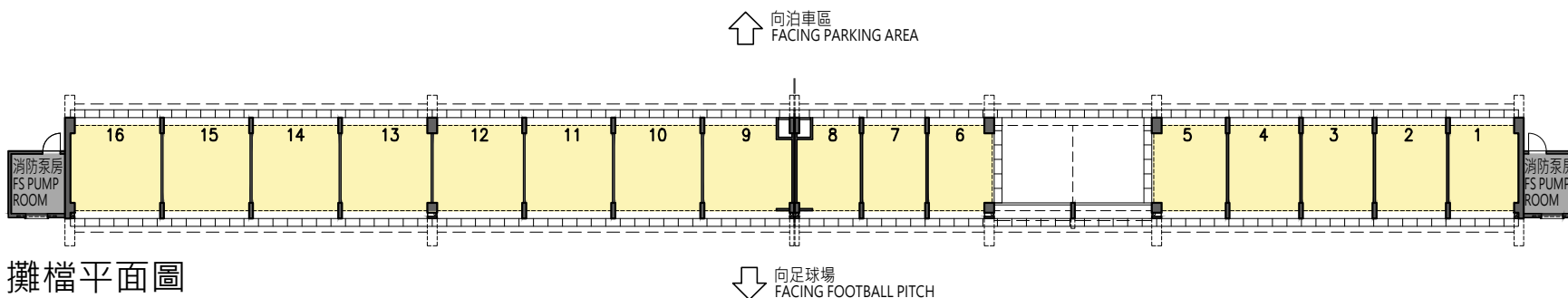
平面圖
LAYOUT PLAN



有蓋舞台平面圖 (上層)
COVERED PERFORMANCE
STAGE PLAN (UPPER LEVEL)



有蓋舞台平面圖 (下層)
COVERED PERFORMANCE
STAGE PLAN (LOWER LEVEL)



攤檔平面圖
STALLS PLAN



圖例 LEGEND :

- 舞台範圍
STAGE AREA
- 後台設施
BACK STAGE FACILITIES
- 攤檔
STALLS
- 機房
PLANT ROOMS
- 暢通易達洗手間
ACCESSIBLE TOILET
- 無障礙通道
BARRIER-FREE
ACCESS PATH



459 RO

改善林村許願廣場的旅遊配套設施

IMPROVING THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE



Home Affairs Department
民政事務總署

構思圖
ARTIST'S IMPRESSION



459 RO

改善林村許願廣場的旅遊配套設施
IMPROVING THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE



Home Affairs Department
民政事務總署

構思圖
ARTIST'S IMPRESSION

Annex 4 to Enclosure 3

459RO – Improving the Tourist Facilities at Lam Tsuen Wishing 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)	architectural consultancy	Professional	–	–	1.4
			Technical	–	–	0.6
	(ii)	quantity surveying services	Professional	–	–	0.2
			Technical	–	–	0.1
					Sub-total	2.3
(b)	Resident site staff (RSS) costs ^(Note 3)		Technical	46	14	1.9
					Sub-total	1.9
	Comprising -					
	(i)	Consultants' fees for management of RSS			0.1	
	(ii)	Remuneration of RSS			1.8	
					Total	4.2

* 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' fees are calculated in accordance with the existing consultancy agreement for the design and construction of **459RO**. The construction phase of the assignment will only be executed subject to the Finance Committee's approval to upgrade **459RO** 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.