

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Transport – Ferry piers

50TF – Signature Project Scheme (Sai Kung District) – Reconstruction of the Sharp Island Pier

Recreation, Culture and Amenities – Mixed amenity packages

67RG – Signature Project Scheme (Sai Kung District) – Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre

Members are invited to recommend to the Finance Committee the upgrading of **50TF** and **67RG** to Category A at the estimated cost of \$48.8 million and \$45.4 million in money-of-the-day prices respectively.

PROBLEM

We need to implement two projects under the Signature Project Scheme (SPS) in Sai Kung (SK) District.

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 reconstruction of the Sharp Island Pier as one of the two SPS projects of SK District at an estimated cost of \$48.8 million in money-of-the-day (MOD) prices (viz. **50TF**); and

/ (b)

- (b) the construction of a heritage hiking trail with a permanent public toilet block in Tseung Kwan O as well as the establishment of a heritage information centre at the ex-Tiu Keng Leng Police Station and a hostel at the ex-staff quarters nearby as one of the two SPS projects of SK District at an estimated cost of \$45.4 million in MOD prices (viz. **67RG**).

—— 3. Details of the two SPS projects are at Enclosures 1 and 2 respectively.

Home Affairs Bureau
May 2016

Signature Project Scheme (Sai Kung District)
– Reconstruction of the Sharp Island Pier

PROJECT SCOPE AND NATURE

———— The proposed scope of works under the “Reconstruction of the Sharp Island Pier” (the Pier Project) includes the reconstruction of the existing pier to increase both the berthing depth and length, enhancing its capacity to accommodate larger vessels. The layout plan and computer simulated images showing the proposed works are at Annexes 1 and 2 to Enclosure 1 respectively.

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

JUSTIFICATION

3. Sai Kung (SK) is renowned as “the Back Garden of Hong Kong”. Sharp Island (also named as “Kiu Tsui Chau”), forming part of the Hong Kong Global Geopark of China with unique rock features, is one of the popular tourist attractions in SK District.

———— 4. At present, marine transport is the only means to get to Sharp Island. The existing Sharp Island Pier was constructed in the 1970s for use by kaitos and other small boats. Photos showing the existing pier are at Annex 3 to Enclosure 1. According to the statistics provided by the Leisure and Cultural Services Department, the number of visitors to Kiu Tsui Beach right next to Sharp Island Pier has risen from 64 000 in 2011 to 145 000 in 2015. With the significant increase in the number of visitors, in particular for geo-sightseeing on the Sharp Island, the capacity of the existing pier has become insufficient to cater for the present needs. In a bid to meet the tourism needs and in response to the needs of the local community for a pier with larger capacity, the Sai Kung District Council (SKDC) proposed to take forward the Pier Project as one of two SK District’s initiatives under the Signature Project Scheme (SPS).

/ **FINANCIAL**

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$48.8 million in money-of-the-day (MOD) prices (please see paragraph 7 below), broken down as follows –

		\$ million	
(a)	Construction of the pier and catwalk	37.3	
(b)	Partial demolition of existing pier	0.6	
(c)	Site safety and environmental monitoring and mitigation measures	1.8	
(d)	Contingencies	4.0	
	Sub-total	43.7	(in September 2015 prices)
(e)	Provision for price adjustment	5.1	
	Total	48.8	(in MOD prices)

6. The Civil Engineering and Development Department (CEDD) will be the works agent of this project. The contract administration and site supervision of the project will be undertaken by the in-house resources of the CEDD.

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

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	9.5	1.05775	10.0
2017 – 18	29.7	1.12122	33.3
2018 – 19	3.5	1.18849	4.2
2019 – 20	1.0	1.25980	1.3
	43.7		48.8

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 2020. We will deliver the construction works through a lump sum contract as 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 the Pier Project to be about \$0.3 million per annum.

PUBLIC CONSULTATION

10. SKDC has set up the Signature Project Scheme Committee to discuss and follow up issues relating to the SPS. Riding on the public fora organised by SKDC in May to June 2013, SKDC gathered local residents' opinion on various district issues, including the SPS. Consultees supported the proposed SPS projects, including the Pier Project. The three Area Committees in SK District were also consulted and they gave positive feedback on both the Pier Project and the other SPS project, namely the "Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre". In July 2013, after further detailed discussion, SKDC endorsed the Pier Project as one of the SPS projects of SK District.

11. In view of the project location, SKDC and SK District Office (SKDO) also consulted representatives from the boating and tourism industry and the fishermen representatives, and green groups in July 2014 and July 2015 respectively. The project design, and environmental and conservation related enquiries and comments received have been fully addressed.

12. The proposed reconstruction works were gazetted under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) (the Ordinance) on 4 and 11 September 2015. No objection from the public was received during the public exhibition period. The proposed reconstruction works were authorised under the Ordinance on 18 December 2015.

13. We consulted the Legislative Council Panel on Home Affairs on the project on 12 April 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). We completed the Preliminary Environmental Review (PER) for the project in December 2015, with findings agreed by the Environmental Protection Department and other relevant departments. The PER concluded that the project would not have any long-term environmental impacts. To control the environmental impacts during the construction period, we will implement mitigation measures recommended in the PER Report such as implementing water quality baseline and impact monitoring, installing silt curtain to minimise the water quality impacts, and incorporating standard measures to control noise and dust.

15. 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 encourage the contractor to use non-timber formwork to further reduce the generation of construction waste.

16. At the construction stage, we will require the contractor to submit a Waste Management Plan and an Environmental Management Plan for approval and implement the approved plans with an aim to minimising the generation of construction waste and demolition materials and to avoid adverse environmental impacts during construction. We will ensure that the day-to-day operations on site comply with the approved plans.

17. We estimate that the project will generate in total 1 278 tonnes of construction waste. Of these, we will deliver 1 214 tonnes (95.0%) of the waste to public fill reception facilities for reuse. We will dispose of the remaining 64 tonnes (5.0%) 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 \$40,800 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 (Cap. 354N)).

/ **HERITAGE**

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 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 PER, ground investigation and advisory services on the contract mode, at a total cost of about \$2.4 million, chargeable to block allocation **Subhead 7017CX** "Signature Project Scheme". Detailed design and ground investigation have been completed and the tender documents are being prepared.

22. In addition to the proposed allocation of \$48.8 million for the works, SKDC proposed to spend \$1.2 million for employment of non-civil service contract staff under SKDO to oversee the project implementation.

23. After obtaining funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$1.2 million for the non-works item of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the Pier Project is at Part A of Annex 4 to Enclosure 1.

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

25. We estimate that the proposed works will create about 24 jobs (20 for labourers and four for professional/technical staff), providing a total employment of 450 man-months.





比例
SCALE: N.T.S.

電腦模擬圖
COMPUTER IMAGE

50TF
社區重點項目計劃(西貢區) - 重建橋咀碼頭
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -
RECONSTRUCTION OF THE SHARP ISLAND PIER



土木工程拓展署
CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT



HOME AFFAIRS DEPARTMENT
民政事務總署



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SCALE: N.T.S.

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比例
SCALE: N.T.S.

現有橋咀碼頭的照片
PHOTOS OF THE EXISTING
SHARP ISLAND PIER

50TF
社區重點項目計劃(西貢區) - 重建橋咀碼頭
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -
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土木工程拓展署
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比例
SCALE: N.T.S.

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社區重點項目計劃(西貢區) - 重建橋咀碼頭
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土木工程拓展署
CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT



HOME AFFAIRS DEPARTMENT
民政事務總署

**Overview of the Estimated Cost
of the Signature Projects of Sai Kung District**

Items	Estimated Cost (\$'000)
A. Reconstruction of the Sharp Island Pier	
Works and Related Items	48,840
Non-Civil Service Contract Staff	1,160
Total	50,000
B. Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre	
Works and Related Items	45,360
Non-Civil Service Contract Staff	4,640
Total	50,000
Total Estimated Cost of the Two Signature Projects	100,000

**Signature Project Scheme (Sai Kung District) -
Construction of the Tseung Kwan O Heritage Hiking Trail
and the Heritage Information Centre**

PROJECT SCOPE AND NATURE

The proposed scope of works under the “Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre” (the Heritage Project) includes —

- (a) the improvement of the existing hiking trails at Tseung Kwan O (TKO) to form one connected heritage hiking trail;
- (b) the conversion and refurbishment of the ex-Tiu Keng Leng Police Station (ex-TKLPS) at Site A into a heritage information centre (HIC) and the two ex-staff quarters at Site B into a hostel¹. The total construction floor area (CFA) of the three existing buildings is about 562 square metres (m²); and
- (c) the construction of a single storey permanent public toilet block, which includes a male toilet, a female toilet and an accessible unisex toilet, with flushing and ancillary fittings at the Duckling Hill at Site C. The estimated CFA is around 35 m².

2. Demarcation plan of the heritage hiking trail is at Annex 1 to Enclosure 2. For the HIC and the hostel, a location plan of Site A and Site B, photos of the ex-TKLPS and the two ex-staff quarters, layout plans and computer simulated images are at Annexes 2 to 5 to Enclosure 2. For the public toilet, a location plan and photos of Site C, a layout plan and elevations are at Annexes 6 to 8 to Enclosure 2.

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¹ The proposed renovation work for the ex-TKLPS, which was built in the 1960s with a unique architectural style design according to the Record Plan, will involve removing the existing unauthorised structures and restoring the entrance and elevations to its original Record Plan. The ex-staff quarters will be renovated for use as a hostel. Both the HIC and hostel will also be used for vocational training for the disabled.

3. Subject to the funding approval of the Finance Committee (FC) in this legislative session, we plan to commence the construction works in the fourth quarter of 2016 for completion in the second half of 2018.

JUSTIFICATION

4. Since the 1980s, TKO has developed from a remote, isolated area into a reclaimed and densely populated new town with modern infrastructure. There is a rich history hidden in historic sites such as Mau Wu Shan Observation Post. Around these sites are popular hiking trails at the Duckling Hill and in Tiu Keng Leng (TKL). These hiking trails are popular amongst both local residents and outside visitors. With a view to enabling the local residents and visitors to enjoy TKO's natural beauty while capturing its rich history of development, the Sai Kung District Council (SKDC) decided on the Heritage Project as one of the two Signature Project Scheme (SPS) projects for the Sai Kung (SK) District.

5. The proposed heritage hiking trail will connect the proposed HIC with the Duckling Hill trail and the Wilson Trail and other sites of interest in the vicinity so that local residents and visitors can visit the historic sites and enjoy the natural beauty of the area through the enhancement of facilities. To better serve the visitors at the Duckling Hill, a permanent public toilet with proper ancillary fittings will be constructed to replace the current temporary one.

6. After an open selection process², SKDC selected Haven of Hope Christian Services³ (HOHCS) as its partner organisation to manage, operate and maintain the HIC and the hostel on a self-financing and non-profit making basis. The HIC will serve as an education and social centre that enables the younger generations to learn about the rich history of the district and the older generations to gather and reminisce about the past. The development history of TKO will be staged at the HIC. No entry fee will be levied on visitors. The sustainability of

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² Invitation for non-profit making organisations to submit proposals was posted in two newspapers on 25 July and 1 August 2014, as well as on SKDC's website from 25 July to 10 September 2014. Invitation letters were also sent to more than 30 organisations with suitable capabilities, experience or innovative work in the fields of culture and heritage conservation such as organisations that have participated in projects under the "Revitalising Historic Buildings Through Partnership Scheme" of the Development Bureau, have experience in facilities management or in design and works projects. One proposal was received by the deadline. The proposal was assessed by a Vetting Committee comprising members of SKDC according to the agreed assessment criteria.

³ Founded in 1953, HOHCS has developed into one of the leading charitable organisations in TKO. With about 2 000 staff members, HOHCS is providing elderly services, rehabilitation services, primary health services and evangelistic work through 51 services units, benefiting over 660 000 person-times a year.

the HIC is supported by the income generated from the setting up of a hostel at the ex-staff quarters, in addition to sale of light refreshment at a café/snack bar at the open courtyard of the HIC, sale of souvenirs, conducting guided tours and workshop or training and rental of activity rooms in the HIC, etc. For the hostel, HOHCS will seek advice from experienced bed and breakfast operators and hostel specialists to set the room rates at an affordable level according to the market condition. The HIC and hostel will also serve as a vocational training centre for the disabled.

7. Any surplus of revenue or fee received from the operation of the HIC and the hostel will be ploughed back for their future development. HOHCS will operate the HIC cum hostel and provide activities and services on a non-profit making and self-financing basis. HOHCS will be charged a nominal rent for using the HIC and the hostel whilst responsible for all the recurrent costs, including the cost of managing, operating and maintaining the HIC and the hostel. HOHCS is committed to absorbing all recurrent deficits that may arise from the operation of the HIC and hostel during the contract period.

8. Specific requirements on the services will be set out in a service agreement to be signed between the Government and HOHCS. SKDC, with the support of SKDO, will ensure effective monitoring of the performance of HOHCS, the quality of services to be provided, and evaluate the effectiveness of the HIC and the hostel.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$45.4 million in money-of-the-day (MOD) prices (please see paragraph 12 below), broken down as follows –

	\$ million
(a) Site works	3.3
(b) Foundation and site formation	3.2
(c) Building	10.0
(d) Building services	5.9
(e) Drainage	2.5
(f) External works and landscaping	6.9
(g) Additional energy conservation measures	0.3

/ (h)

		\$ million	
(h)	Furniture and equipment (F&E) ⁴	0.2	
(i)	Consultants' fee for –	2.2	
	(i) contract administration	2.0	
	(ii) management of resident site staff (RSS)	0.2	
(j)	Remuneration of RSS	1.4	
(k)	Contingencies	3.6	
	Sub-total	39.5	(in September 2015 prices)
(l)	Provision for price adjustment	5.9	
	Total	45.4	(in MOD prices)

10. The estimated construction unit cost of this project, represented by the building and building services cost, is \$26,633 per m² of CFA in September 2015 price level. We consider the unit cost of this project reasonable and is comparable to that of similar projects built by the Government.

11. We propose to engage consultants to undertake contract administration and site supervision of the project. A breakdown of the estimates for the consultants' fees and RSS costs in man-month is at Annex 9 to Enclosure 2.

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

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	3.8	1.05775	4.0
2017 – 18	17.8	1.12122	20.0
2018 – 19	15.6	1.18849	18.5
2019 – 20	2.3	1.25980	2.9
	<u>39.5</u>		<u>45.4</u>

/ 13.

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

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 2020. Subject to funding approval, we intend to deliver the construction works through a lump sum contract as we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

14. We estimate the government recurrent expenditure arising from the Heritage Project to be about \$0.1 million per annum for the proposed public toilet only.

PUBLIC CONSULTATION

15. SKDC has set up the Signature Project Scheme Committee to discuss and follow up issues relating to the SPS. Riding on the public fora organised by SKDC in May and June 2013, SKDC gathered local residents' opinion on various district issues including SPS. Consultees supported the proposed SPS projects, including the Heritage Project. The three Area Committees in SK District were also consulted and they gave positive feedback on both the Heritage Project and the other SPS project, namely the "Reconstruction of the Sharp Island Pier". In July 2013, after further detailed discussion, SKDC endorsed the Heritage Project as one of the SPS projects of SK District.

16. SKDC has continued to conduct public consultations to gauge the views of local residents and organisations. Information pamphlets have been distributed and talks on the project were given to associations of school principals and other groups. The Chairman of SKDC and District Officer (SK) attended media interviews in April and May 2015. From August to December 2015, District Officer (SK) has also met with over 1 000 residents of the district and former residents of the TKL cottage area in group and individually in various occasions such as the 65th Anniversary Dinner of HKMLC Queen Maud Secondary School and the 65th Anniversary Gala Dinner of Catholic Ming Yuen Secondary School, introducing to and discussing with them the two SPS projects. Positive response and full support on the two SPS projects were received.

17. We consulted the Legislative Council Panel on Home Affairs (HA Panel) on the project on 12 April 2016. Members supported the submission of the project to the Public Works Subcommittee for consideration. Some Panel Members sought further information regarding the estimates on the revenue and expenditure of the operation of HIC and the hostel and the expected pricing of hostel rooms. SKDC provided supplementary information to HA Panel on 12 May 2016.

ENVIRONMENTAL IMPLICATIONS

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

19. During construction, we will control noise, dust and site run-off nuisances to within the 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, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

20. 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 encourage the contractor to reuse inert construction waste (e.g. use of excavation materials for filling within the site) on sites or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁵. 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.

/ 21.

⁵ 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.

21. At the construction stage, we will require the contractor to submit a Waste Management Plan and an Environmental Management Plan for approval and implement the approved plans with an aim to minimising the generation of construction waste and demolition materials and to avoid adverse environmental impacts during construction. We will ensure that the day-to-day operations on site comply with the approved plans. 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.

22. We estimate that the project will generate in total 698 tonnes of construction waste. Of these, we will deliver 14 tonnes (2.0%) of the inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 684 tonnes (98.0%) 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 \$85,900 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 (Cap. 354N)).

HERITAGE IMPLICATIONS

23. 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

24. The project does not require land acquisition.

ENERGY CONSERVATION AND GREEN FEATURES

25. This project will adopt various forms of energy efficient features such as Variable Refrigerate Volume Multi-speed Split Unit Air-conditioning System and lightings control by occupancy sensors.

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

27. The total estimated additional cost for adoption of the above features is around \$0.3 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 6% energy savings in the annual energy consumption with a payback period of about 6 years.

BACKGROUND INFORMATION

28. 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.

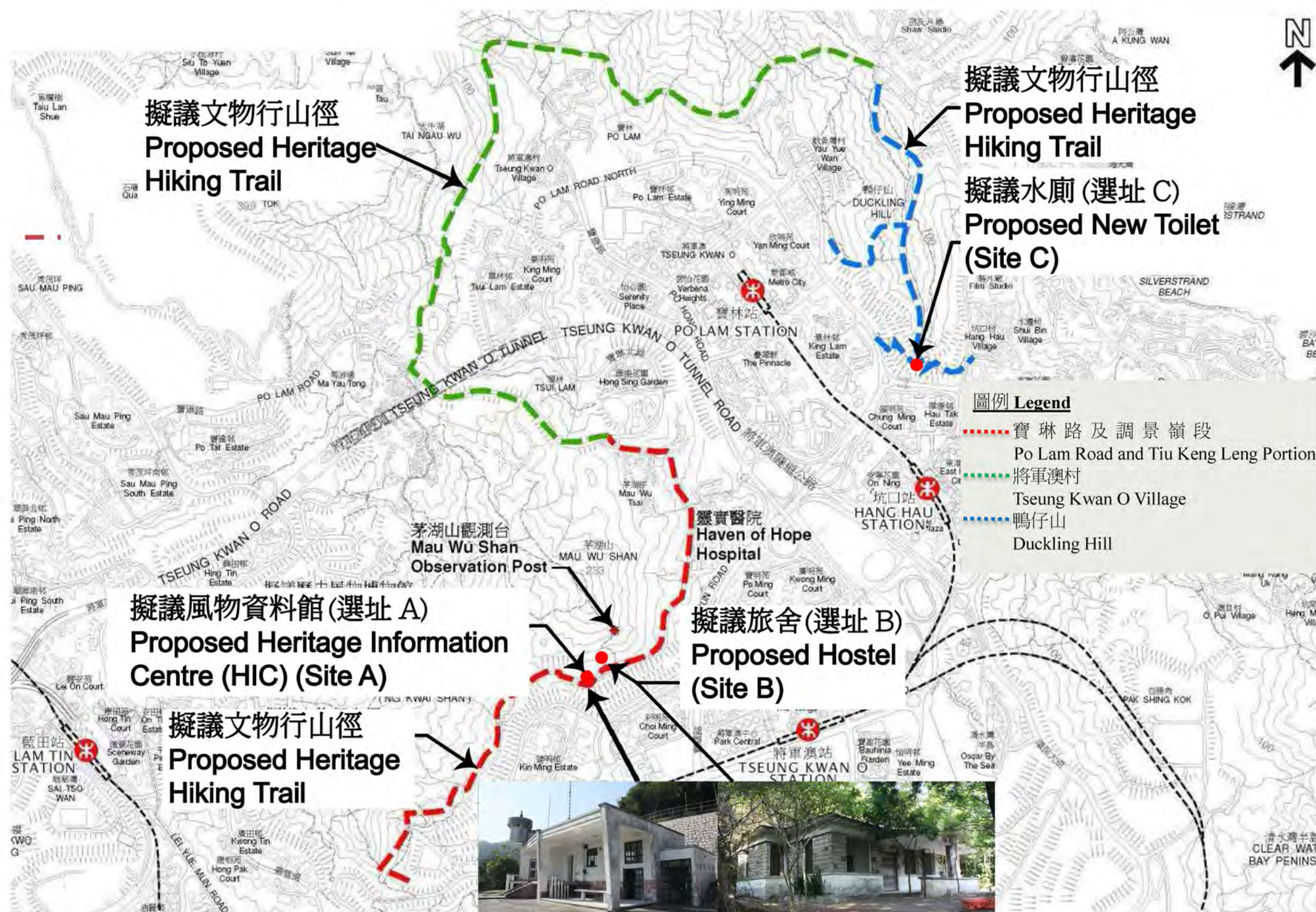
29. We have engaged consultants and contractors to undertake various consultancy and pre-construction works, including project design, topographic survey, structural survey, cartographic survey, ground investigation, asbestos survey, tree survey, planning application and quantity surveying services at a total cost of about \$5.0 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.

30. In addition to the proposed allocation of \$45.4 million for the works, SKDC proposed to spend \$4.6 million for employment of non-civil service contract staff under SKDO to oversee the project implementation.

31. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$4.6 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 Heritage Project is at Part B of Annex 10 of Enclosure 2.

32. All the trees within Site A will be preserved. 28 trees within the boundary of Site B and six trees outside its boundary but within 2 metres offset will be removed. All the trees affected are of very common species. 25 of them are of poor condition and may present hazard to the public, hence they need to be removed. Nine other trees have to be removed due to the need to construct the barrier-free access and associated slope works, but replanting will be done within site and off site. For Site C, three trees of common species will have to be removed to make way for the proposed toilet and replanting will be done within site.

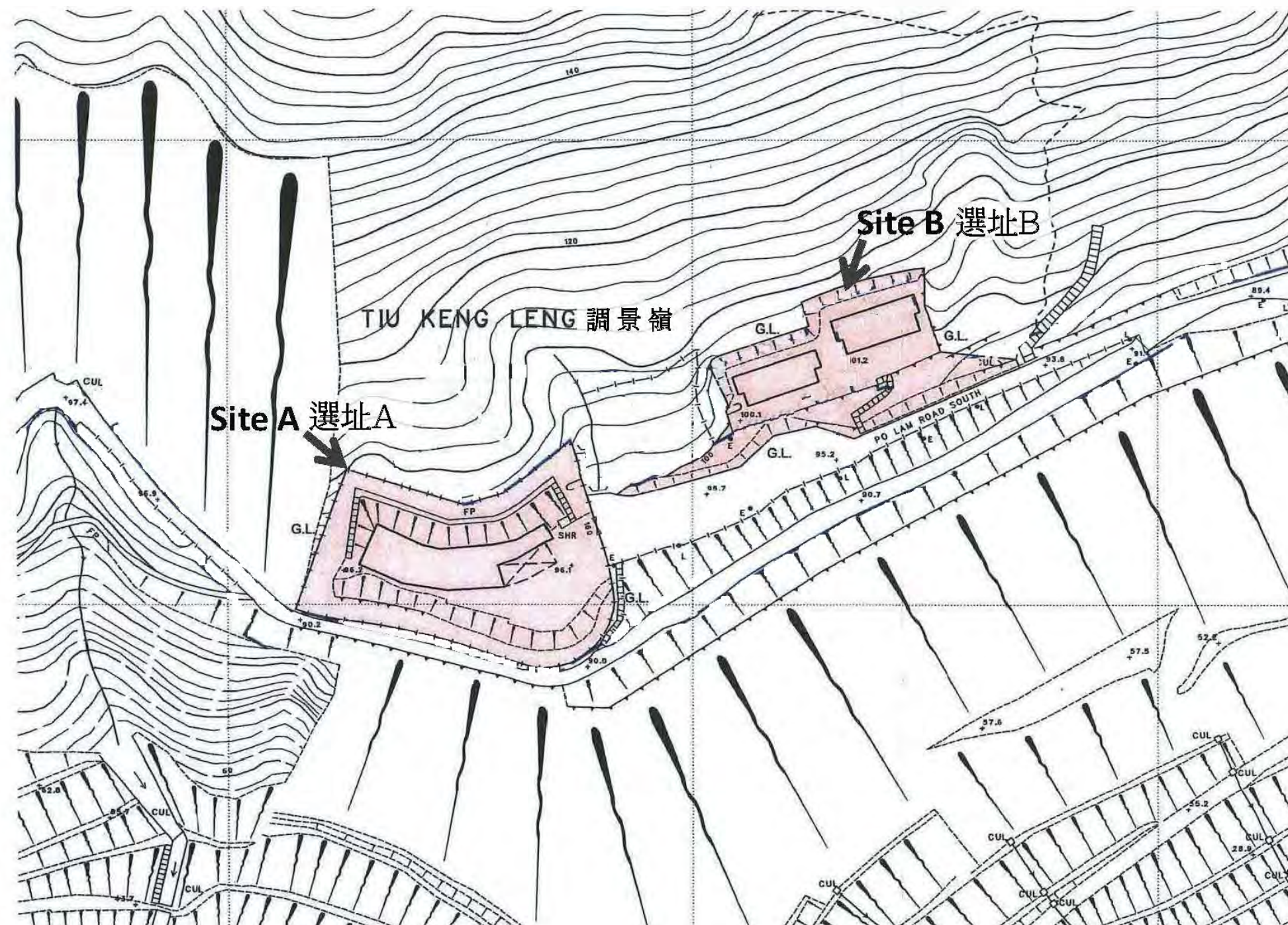
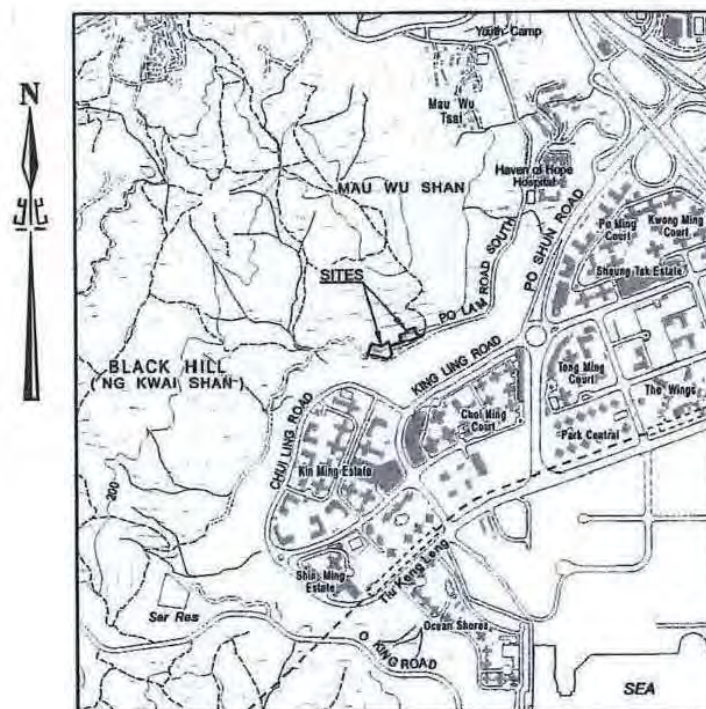
33. We estimate that the proposed works will create about 28 jobs (25 for labourers and three for professional/technical staff) providing a total employment of 380 man-months.



位置圖 LOCATION PLAN

67RG
社區重點項目計劃 (西貢區) -
建設將軍澳文物行山徑及風物資料館
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL
AND THE HERITAGE INFORMATION CENTRE

LOCATION 位置圖



位置圖 (風物資料館及旅舍)
LOCATION PLAN (HIC AND HOSTEL)

67RG
社區重點項目計劃 (西貢區) -
建設將軍澳文物行山徑及風物資料館
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL
AND THE HERITAGE INFORMATION CENTRE



舊調景嶺警署的相片
PHOTOS OF THE EX-TIU KENG LENG
POLICE STATION

67RG
社區重點項目計劃(西貢區) -
建設將軍澳文物行山徑及風物資料館
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL
AND THE HERITAGE INFORMATION CENTRE



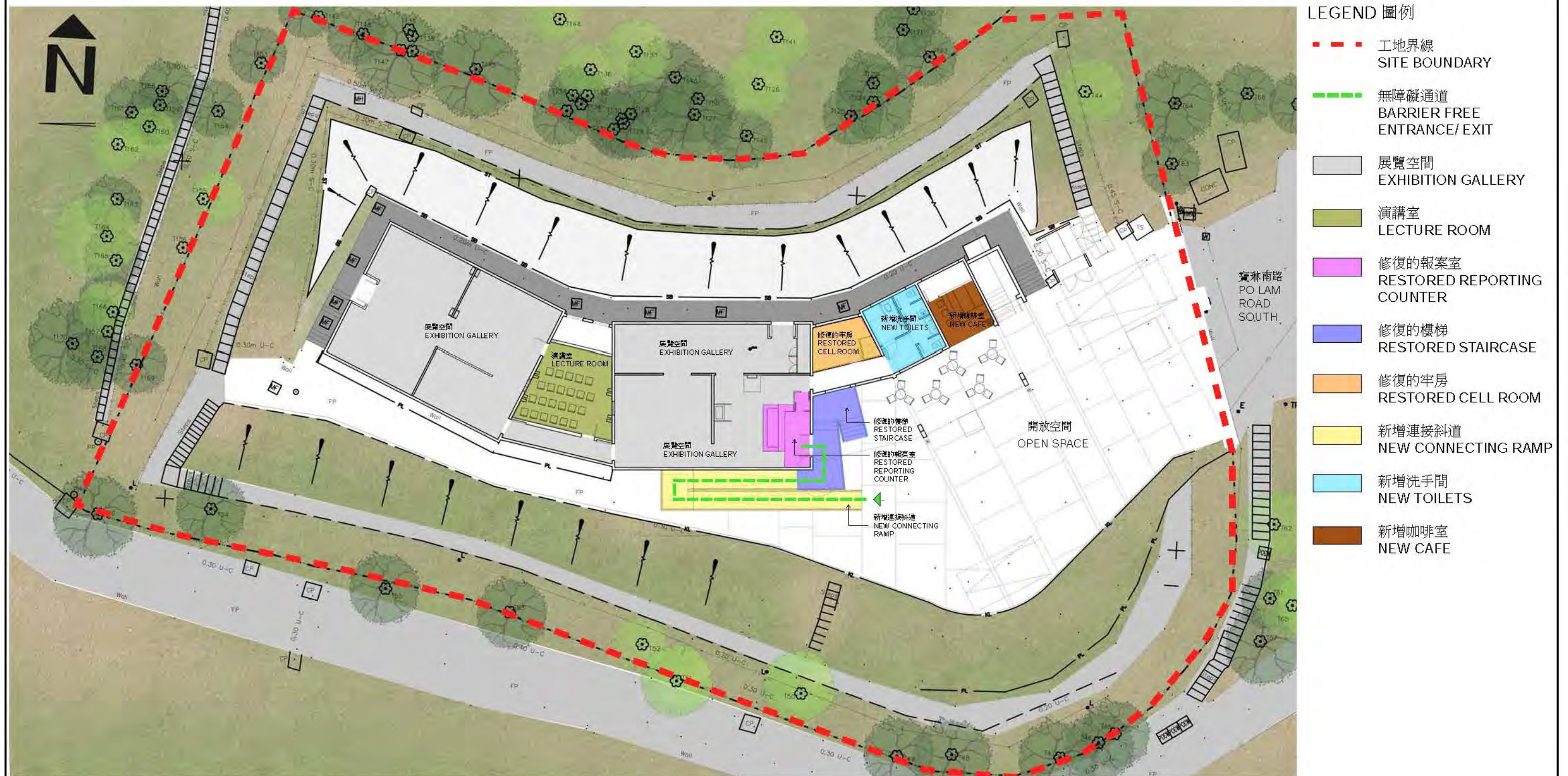
東座 EAST BLOCK



西座 WEST BLOCK

兩幢前職員宿舍的相片
PHOTOS OF THE TWO EX-STAFF QUARTERS

67RG
社區重點項目計劃(西貢區) -
建設將軍澳文物行山徑及風物資料館
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL
AND THE HERITAGE INFORMATION CENTRE



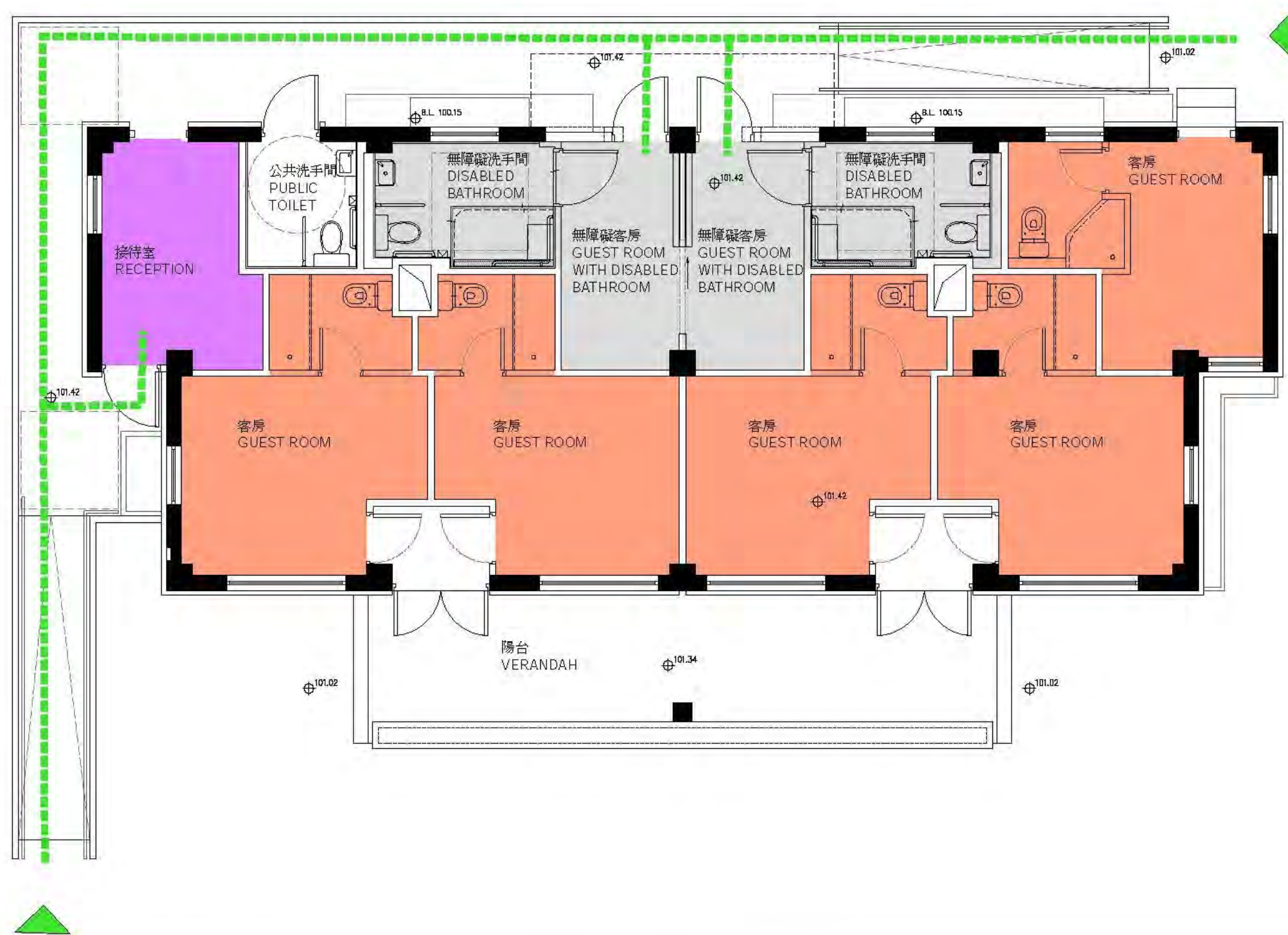
風物資料館平面圖
HIC LAYOUT PLAN

67RG
社區重點項目計劃(西貢區) -
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旅舍平面圖 HOSTEL LAYOUT PLAN

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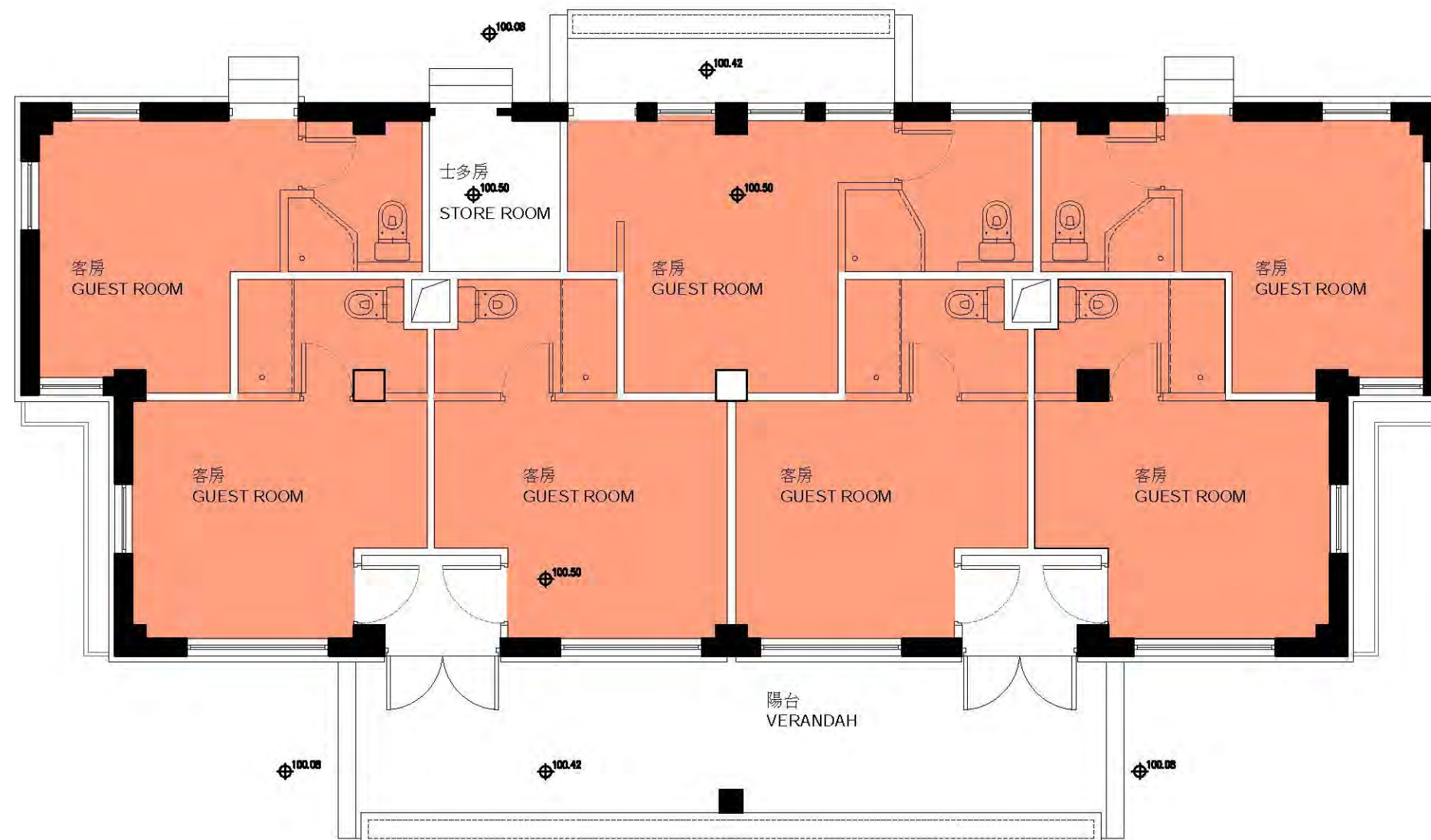


LEGEND 圖例

- 無障礙通道
BARRIER FREE
ENTRANCE/ EXIT
- 接待室
RECEPTION
- 客房
GUEST ROOM
- 無障礙客房
GUEST ROOM WITH
DISABLED BATHROOM

平面圖（旅舍東座）
LAYOUT PLAN (HOSTEL EAST WING)

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LEGEND 圖例

客房
GUEST ROOM

平面圖（旅舍西座）
LAYOUT PLAN (HOSTEL WEST WING)

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電腦模擬圖(風物資料館)
COMPUTER IMAGE(HIC)

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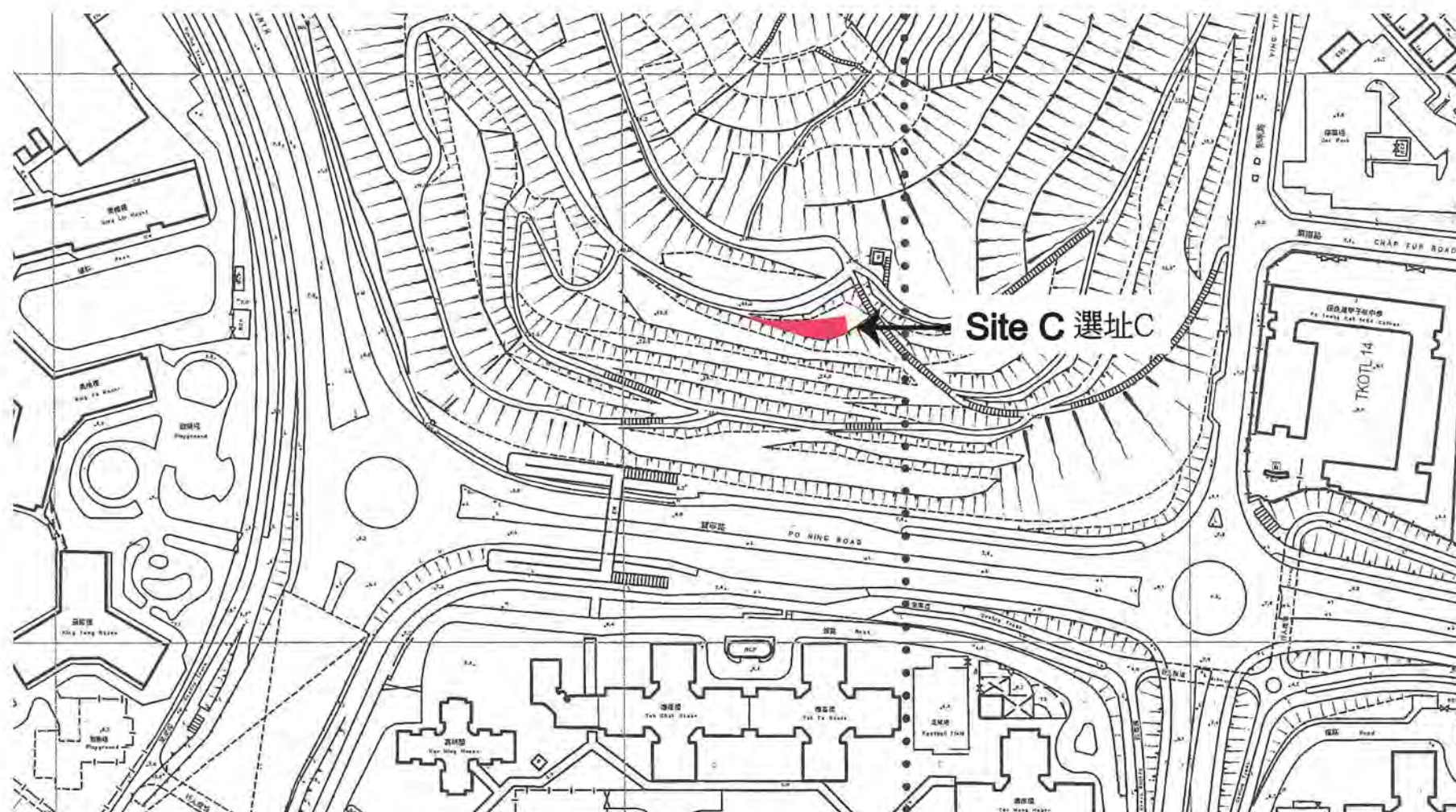
電腦模擬圖(風物資料館)
COMPUTER IMAGE(HIC)

67RG
社區重點項目計劃(西貢區) -
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電腦模擬圖（旅舍）
COMPUTER IMAGE (HOSTEL)

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位置圖 (廁所)
LOCATION PLAN (TOILET)

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鴨仔山的相片
PHOTOS OF DUCKLING HILL

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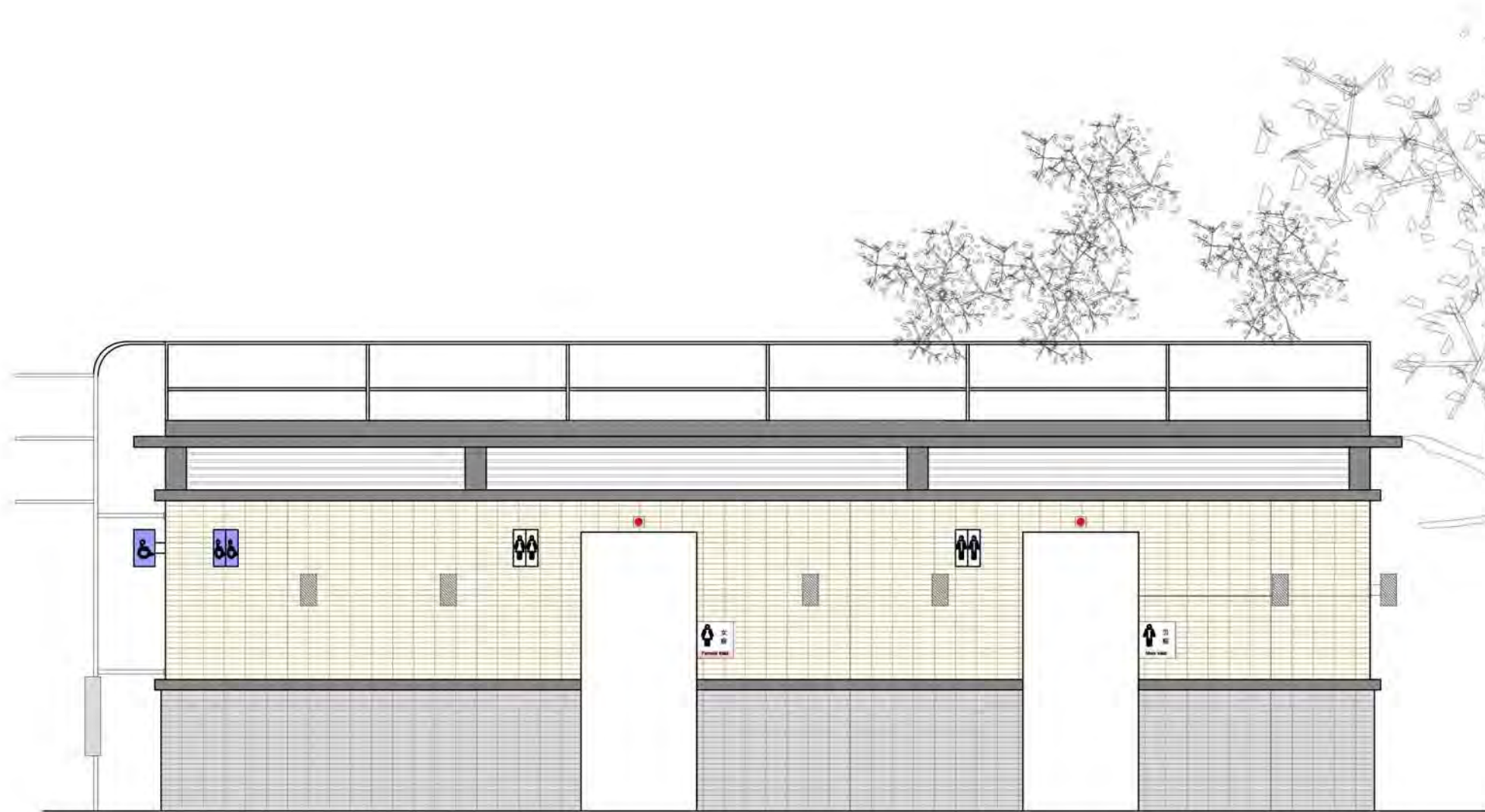
地形位置圖(廁所)
SITE LAYOUT PLAN

67RG
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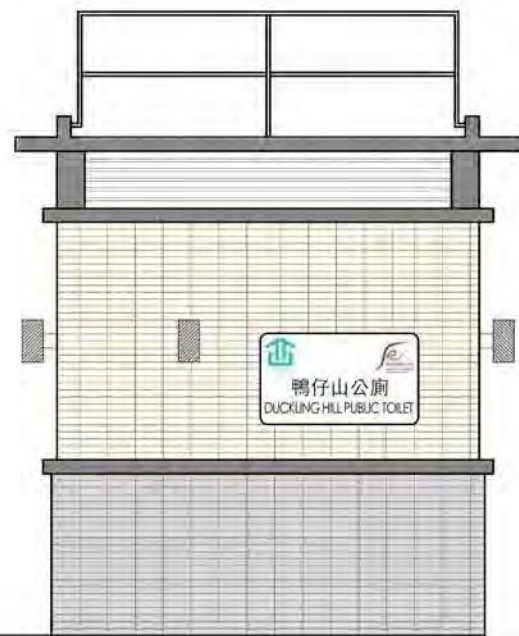
西面立面圖（側面）
WEST ELEVATION (SIDE)



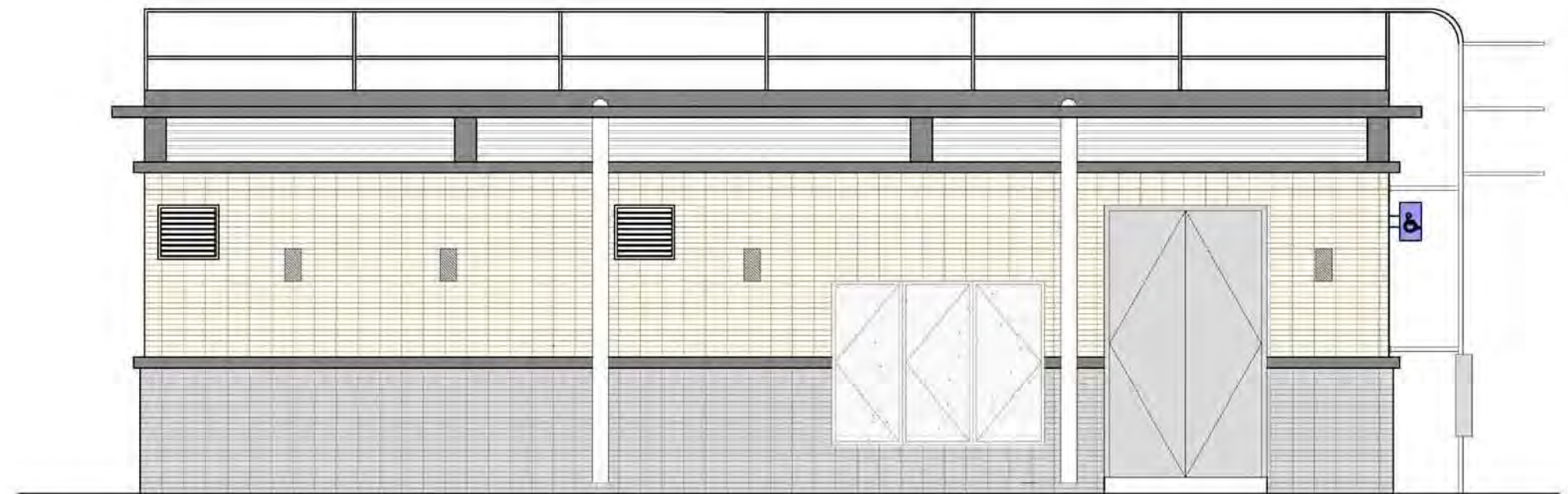
南面立面圖（正面）
SOUTH ELEVATION (FRONT)

立面圖（廁所） ELEVATION (TOILET)

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東面立面圖 (側面)
EAST ELEVATION (SIDE)



北面立面圖 (背面)
NORTH ELEVATION (REAR)

立面圖 (廁所) ELEVATIONS (TOILET)

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67RG – Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information 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)	lead consultant	Professional	–	–	–	1.6
(ii)	quantity surveying services	Professional	–	–	–	0.3
(iii)	exhibition consultant	Professional	–	–	–	0.1
					Sub-total	2.0
(b)	Resident site staff (RSS) costs (Note 3)	Technical	38	14	1.6	1.6
	Comprising -					
(i)	Consultants' fees for management of RSS					0.2
(ii)	Remuneration of RSS					1.4
					Total	3.6

* 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 **67RG**. The assignment will only be executed subject to the Finance Committee's approval to upgrade **67RG** 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 Sai Kung District**

Items	Estimated Cost (\$'000)
A. Reconstruction of the Sharp Island Pier	
Works and Related Items	48,840
Non-Civil Service Contract Staff	1,160
Total	50,000
B. Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre	
Works and Related Items	45,360
Non-Civil Service Contract Staff	4,640
Total	50,000
Total Estimated Cost of the Two Signature Projects	100,000