

香港特別行政區政府
保安局



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The Government of the
Hong Kong Special Administrative Region
Security Bureau

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(By Fax and Email)

10 June 2016

Ms Sharon Chung
Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Ms Chung,

**Legislative Council Public Works Subcommittee (PWSC)
63JA- Construction of staff quarters for
Correctional Services Department at Tin Wan, Aberdeen**

Supplementary Information to Discussion Paper (PWSC(2016-17)33)

The Legislative Council Panel on Security discussed at its meeting on 7 June 2016 the proposal of upgrading the construction project of staff quarters for the Correctional Services Department at Tin Wan Street, Aberdeen (**63JA**) to Category A. The Panel supported the proposal for submission to the PWSC. This letter aims to provide the PWSC with supplementary information as requested by the Panel.

Construction Cost (Para. 7 of PWSC (2016-17)33)

2. The estimated capital cost of the departmental quarters (DQ) project is \$256.1 million in money-of-the-day (MOD) prices. This estimated cost includes site works, piling, external works and site formation with specific costs for the substantial level difference of about 3.5 metres between the Tin Wan Hill Road frontier and the Tin Wan Street frontier of the subject site.

Besides, due to small site area (721 square metres), the tender prices will likely allow for the costs of setting up off-site site office and storage areas.

Annual Recurrent Cost (Para. 11 of PWSC(2016-17)33)

3. The annual recurrent expenditure of the subject DQ project is estimated to be \$5.3 million. The estimated recurrent expenditure comprises management costs, running costs and costs of maintenance services to be provided by the Architectural Services Department and the Electrical and Mechanical Services Trading Fund (EMSTF) under the Electrical and Mechanical Services Department. Details are as follows –

- (a) the estimated annual management costs of \$1.7 million made reference to the actual management expenditure of the recently completed Tuen Fu Road Disciplined Services Quarters;
 - (b) the estimated annual running costs of \$1.8 million include costs of light and power, landscaping maintenance, refuse collection services, repair and replacement of domestic appliances not under EMSTF (e.g. gas water heaters, gas cookers), maintenance of children playing fixtures and facilities, administration cost and others; and
 - (c) the estimated annual maintenance costs of \$1.8 million include building maintenance, maintenance of electrical and mechanical installations (e.g. lift, closed-circuit television system, air conditioning, fire service installations) and repair and replacement of domestic appliances under EMSTF.
4. Taking into account the necessity of provision of management services and maintenance of essential installations and facilities regardless of the number of flats, and the costs of repair and replacement of domestic appliances, the estimated recurrent cost is considered reasonable.

5. CSD will pay for the property management services for the Tin Wan Staff Quarters once it is commissioned. As in other DQ projects, the occupants of the DQ units will not be required to pay property management fees.

Utilisation of the Site (Para. 26 of PWSC (2016-17)33)

6. Approval from the Town Planning Board was obtained in January 2016 for relaxing the building height restriction from 70mPD to 76.7 mPD

for the project, thereby increasing the plot ratio by 13%, the number of units by 27% and the number of storeys by 23%.

7. The site is located within a cluster of low-rise government, institution and community facilities. These include Tin Wan Station Building (51.7 mPD) and Hong Kong Society for the Aged Bradbury Home for the Elderly (54.6 mPD). To the other side of Tin Wan Street are Tin Wan Shopping Centre (40.9 mPD), a playground and a multi-storey car park. Taking into account the functional requirement of the proposed DQ and the site context above, the proposed building height of 76.7 mPD is considered acceptable.

8. Besides, as the proposed building is also subject to the permissible maximum site coverage and other building design requirements under the Buildings Ordinance, if the building height is further increased, say by one storey, the permitted site coverage under Buildings Ordinance will have to be correspondingly decreased from 44% to 42% and the number of flats per floor that can be constructed will then be decreased from 5 to 4. In short, a further increase in building height (or plot ratio) would only mean a corresponding decrease in the number of units on each storey.

9. We have explored options of a further increase in the building height through scenario testing and confirmed that further increase in building height and the plot ratio of the proposed development is not the best option. Besides, a further increase in the building height will lead to a more dominant building which would not be compatible with the surrounding environment.

Yours sincerely,



(Alex Chan)
for Secretary for Security

c.c.

Secretary for Financial Services and the Treasury (Attn: Ms Crystal PANG)
Commissioner of Correctional Services (Attn: Ms NG Sau-wai)
Director of Architectural Services (Attn: Mr WONG Tak-choi)
Director of Planning (Attn: Ms Ginger KIANG)