

**For discussion on  
3 May 2016**

**Legislative Council Panel on Security**

**Construction of Staff Quarters for Correctional Services Department  
at Tin Wan, Aberdeen**

**PURPOSE**

This paper invites Members' views on the upgrading of the construction project of staff quarters for the Correctional Services Department (CSD) at Tin Wan Street, Aberdeen (the Project) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$256.1 million.

**BACKGROUND AND JUSTIFICATION**

2. It is an established government policy to provide departmental quarters (DQ) for married disciplined services staff, subject to the availability of resources. As at 1 March 2016, CSD had 2 434 rank and file (R&F) staff eligible for DQ, but only 2 100 DQ units were available. With a shortfall rate of 13.7%, eligible staff have to wait for about 4 years on average to be allocated a DQ unit.

3. In the coming years, CSD will continue to recruit staff at the R&F Grade to fill existing vacancies and meet the manpower requirement of various new initiatives. We therefore envisage that the demand for DQ will continue to rise.

**PROJECT SCOPE**

4. The ex-Housing Department staff quarters at Tin Wan Street, Tin Wan, Aberdeen were demolished in 2012. We plan to develop a 16-storey quarters block with a podium on this site of about 721 square metres (m<sup>2</sup>). The project scope includes –

- (a) the construction of 70 DQ units (14 G-grade and 56 H-grade DQ units<sup>1</sup>); and
- (b) the following ancillary facilities:
  - (i) a building management office;
  - (ii) a multi-function room<sup>2</sup>; and
  - (iii) a car parking space for visitors or disabled persons and a motorcycle parking space.

5. Regarding the planning parameters, the site falls within an area zoned “Government, Institution or Community” on the Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/29. The Town Planning Board has granted permission for minor relaxation of the building height on 8 January 2016. The project scope is expected to reach a plot ratio of about 6.8 to fully utilise the development potential of the site.

..... 6. A location and site plan for the Project is at Enclosure 1.

## **FINANCIAL IMPLICATIONS**

7. The estimated total cost of the Project is about \$256.1 million in MOD prices, which includes the costs for site works, foundation, building works, drainage, domestic appliances, furniture, consultancy fees, resident site staff and contingency, etc. The provision standard for relevant domestic appliances and equipment is the same as that for other government quarters of the same grade.

8. The estimated annual recurrent expenditure of the Project is about \$5.3 million, mainly comprising management and maintenance costs, as well as electricity charges for the common areas.

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<sup>1</sup> The Government Property Agency classifies DQ units into different grades with reference to floor area, location, facilities and other factors. The reference areas of G-grade and H-grade units are 55 m<sup>2</sup> and 45-50 m<sup>2</sup> respectively.

<sup>2</sup> Covering an area of approximately 15 m<sup>2</sup>, the multi-function room will primarily serve as a meeting room for the residents’ association.

## **PUBLIC CONSULTATION**

9. CSD consulted the District Development and Housing Committee of the Southern District Council on 1 February 2016. Members of the Committee did not object to the Project.

## **ENVIRONMENTAL IMPLICATIONS**

10. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A preliminary environmental review for the Project was carried out in November 2015, which concluded that the Project would not cause long-term environmental impacts. Suitable mitigation measures will be implemented to control short-term construction impacts to the surroundings within the established standards and guidelines during construction and relative cost has been included in the project estimate.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

11. The Project will incorporate appropriate energy efficient features for lighting and lift systems. For the adoption of renewable energy technologies, a small-scale solar photovoltaic system will be installed to generate electricity for the building. For recycling features, a rainwater harvesting system will be adopted for irrigation purpose.

## **LAND ACQUISITION**

12. The Project does not require any land acquisition.

## **IMPLEMENTATION**

13. Subject to Members' views on the Project, we will seek the support of the Public Works Subcommittee and funding approval from the Finance Committee. Subject to funding approval, we expect to start the construction works in late 2016 with a view to completing the project in the second quarter of 2019.

**Security Bureau**  
**Correctional Services Department**  
**April 2016**

