

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Head 711 – HOUSING

Social Welfare and Community Building – Community centres and halls 186GK – Ancillary facilities block at Tseung Kwan O Area 65C2

Members are invited to recommend to the Finance Committee the upgrading of **186GK** to Category A at an estimated cost of \$235.2 million in money-of-the-day prices for the construction of an ancillary facilities block at Tseung Kwan O Area 65C2.

PROBLEM

We need to provide an ancillary facilities block (AFB) at the public housing development at Tseung Kwan O Area 65C2 (TKO 65C2) to meet the needs for community and welfare facilities arising from the local community and the anticipated increase in population.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **186GK** to Category A at an estimated cost of \$235.2 million in money-of-the-day (MOD) prices for the construction of an AFB at TKO 65C2.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 1 200 square metres (m²) at TKO 65C2. The proposed scope of works comprises the construction of an AFB to accommodate the following facilities –

- (a) an activity centre consisting of –
 - (i) a multi-purpose hall with a seating capacity of 200 persons that can be partitioned into three rooms; and
 - (ii) a conference room, a management office and office store room, a babycare room, store rooms and toilets;
- (b) five welfare facilities –
 - (i) an Integrated Family Service Centre (IFSC)¹;
 - (ii) a Neighbourhood Elderly Centre (NEC)²;
 - (iii) a Special Child Care Centre (SCCC)²;
 - (iv) an Early Education and Training Centre (EETC)²;
 - (v) a Youth Outreaching Team (YOT) office²; and
- (c) ancillary facilities including lifts and lobbies, refuse room, parking spaces, loading/unloading area, building services plant rooms and landscaped areas.

A location and site plan, floor plans, sectional plans, an artist's impression drawing and a barrier-free access plan for the proposed AFB are at **Enclosures 1 to 7**.

/4.

¹ This IFSC is for the reprovisioning of the Tseung Kwan O (East) IFSC operated by the Social Welfare Department and will be provided with fitting-out, funded by the Capital Works Reserve Fund. It comprises a drop-in cum exhibition area, an activities cum audio-visual room, an information and resource corner, a special family care room, a common room, a study room, a play room, a cyber point, a conference room, three interview rooms, three small group rooms and other ancillary facilities including a store room, a pantry, offices for the centre staff and toilets.

² Bare shell premises will be constructed for the NEC, SCCC, EETC and YOT office. Construction costs will be reimbursed from Lotteries Fund upon project completion for the facilities to be operated by non-governmental organisation operators (i.e. NEC, SCCC, EETC and YOT office).

4. Subject to the funding approval of the Finance Committee, we plan to commence the construction of the proposed works in the third quarter of 2017 for completion in the first quarter of 2020 to tie in with the works programme of the public housing development at TKO 65C2.

JUSTIFICATION

5. At present, the population of Tseung Kwan O Town Centre South Area (South Area) is about 96 000. Upon completion of the public housing development at TKO 65C2 and the nearby residential developments in 2019/20, the population in the vicinity is expected to rise to about 125 000. We need to provide community and welfare facilities at TKO 65C2 to support the local residents.

6. The provision of the activity centre will provide venues for holding activities, seminars, workshops, forums, variety shows, meetings and exhibitions. The proposed five welfare facilities will provide support to needy individuals and disadvantaged families. The proposed facilities will optimise site utilisation and address the demands for public housing and community and welfare facilities in the district.

7. Due to the congested site area, the Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority (HA) for better design coordination and construction interface to ensure timely completion of works. Upon completion, the proposed works will be handed over to relevant government departments for management and maintenance.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the proposed works to be \$235.2 million in MOD prices (please see paragraph 11 below), broken down as follows –

	\$ million
(a) Site works	1.7
(b) Piling	35.2
(c) Building	91.3
(d) Building services	26.6

/(e)

		\$ million
(e)	Drainage	0.3
(f)	External works	0.8
(g)	Additional energy conservation, green and recycled features	1.7
(h)	On-cost payable to HA ³	19.7
(i)	Furniture and equipment ⁴	1.8
(j)	Contingencies	17.9
	Sub-total	197.0 (in September 2016 prices)
(k)	Provision for price adjustment	38.2
	Total	235.2 (in MOD prices)

9. Of the estimated \$235.2 million total capital cost, about \$83.1 million is the apportioned construction cost for the NEC, SCCC, EETC and YOT office. Due to works interface between these facilities, the IFSC and the activity centre, the works would be carried out together. The cost arising from the construction of the NEC, SCCC, EETC and YOT office would be funded by the Lotteries Fund (LF). At the project implementation level, these works would first be funded by the Capital Works Reserve Fund under **186GK** and then be reimbursed from LF after project completion. Funding approval for LF will be separately sought under the established mechanism.

10. The construction floor area (CFA) of **186GK** is about 3 893 m². The estimated construction unit cost, represented by the building and building services costs, is \$30,285 per m² of CFA in September 2016 prices. We consider this comparable to that of similar projects built by the Government.

/11.

³ This is the estimated cost (12.5% of the construction cost) to be charged by HA for the design, administration and supervision of the project.

⁴ The estimated cost is based on an indicative list of furniture and equipment required.

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

Year	\$ million (Sept 2016)	Price adjustment factor	\$ million (MOD)
2017 – 2018	13.0	1.05750	13.7
2018 – 2019	45.0	1.12095	50.4
2019 – 2020	90.0	1.18821	106.9
2020 – 2021	25.0	1.25950	31.5
2021 – 2022	14.0	1.32562	18.6
2022 – 2023	7.0	1.39190	9.7
2023 – 2024	3.0	1.46150	4.4
	<hr/> 197.0 <hr/>		<hr/> 235.2 <hr/>

12. 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 from 2017 to 2024. Subject to funding approval, HA will deliver the proposed works under a lump sum contract. The contract will provide for price adjustments.

13. We estimate the annual recurrent expenditure arising from the proposed works to be about \$6.5 million. The capital and recurrent costs arising from the proposed works would be taken into consideration when determining the relevant fees and charges in accordance with the “cost-recovery” and “user pays” principles, where applicable.

PUBLIC CONSULTATION

14. We consulted the Sai Kung District Council (SKDC) on 4 November 2014 and 7 July 2015 on the development proposal of TKO 65C2 including the proposed facilities. The proposed works are in line with SKDC Members' strong requests for the early provision of community and welfare facilities to tie in with the public housing development.

/15.

15. We consulted the Legislative Council Panel on Housing on 5 December 2016. Panel members supported submitting the funding proposal to the Public Works Subcommittee (PWSC) for consideration. Supplementary information will be submitted to the Panel prior to the PWSC meeting.

ENVIRONMENTAL IMPLICATIONS

16. The proposed AFB 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.

17. During construction, HA 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, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

18. At the planning and design stages, HA has considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, HA will require the contractor to reuse inert construction waste (e.g. excavated soil) 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 facilities⁵. HA 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.

19. At the construction stage, HA 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. HA will ensure the day-to-day operations on site comply with the approved plan. HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities.

/HA

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 license issued by the Director of Civil Engineering and Development.

HA 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.

20. We estimate that the project will generate in total 9 300 tonnes of construction waste. Of these, HA will reuse 6 850 tonnes (73.7%) of inert construction waste on site and deliver 1 550 tonnes (16.7%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 900 tonnes (9.6%) 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 \$0.3 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

21. The 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

22. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) heat energy reclaim of exhaust air; and
- (b) photovoltaic system.

24. For greening features, we will provide green roof and vertical greening. For recycled features, we will adopt rainwater harvesting system for irrigation purpose.

25. The total estimated additional cost for adoption of the above features is around \$1.7 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 3% energy savings in the annual energy consumption with a payback period of 8.3 years.

BACKGROUND INFORMATION

26. We upgraded **186GK** to Category B in September 2016. The detailed design for the proposed works has been completed. We engaged HA to carry out ground investigation of the project at an estimated cost of \$2.4 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies, and investigations for items in Category D of the Public Works Programme”.

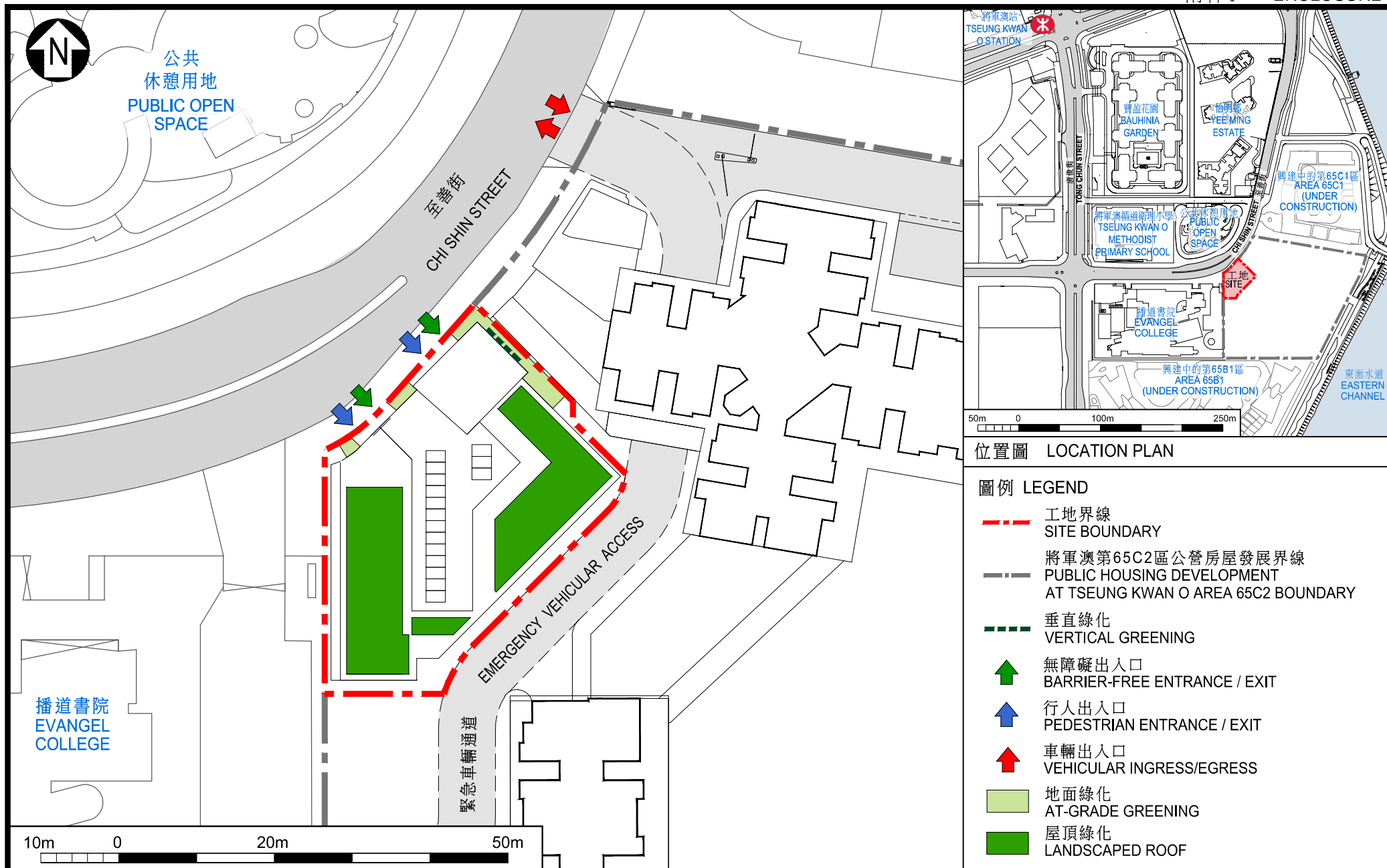
27. The proposed works will involve the removal of all the 11 existing trees within the project site boundary. No transplanting of trees will be involved. All trees to be removed are not important trees⁶. HA will incorporate planting proposals as part of the project including estimated quantities of 12 trees, 900 shrubs and 120 m² of grassed area for the AFB.

28. We estimate that the proposed works will create about 75 jobs (70 for labourers and five for professional or technical staff), providing a total employment of 1 600 man-months.

Transport and Housing Bureau
December 2016

⁶ “Important trees” refer to trees on 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 trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3m above ground level), or with height/canopy spread equal or exceeding 25m.



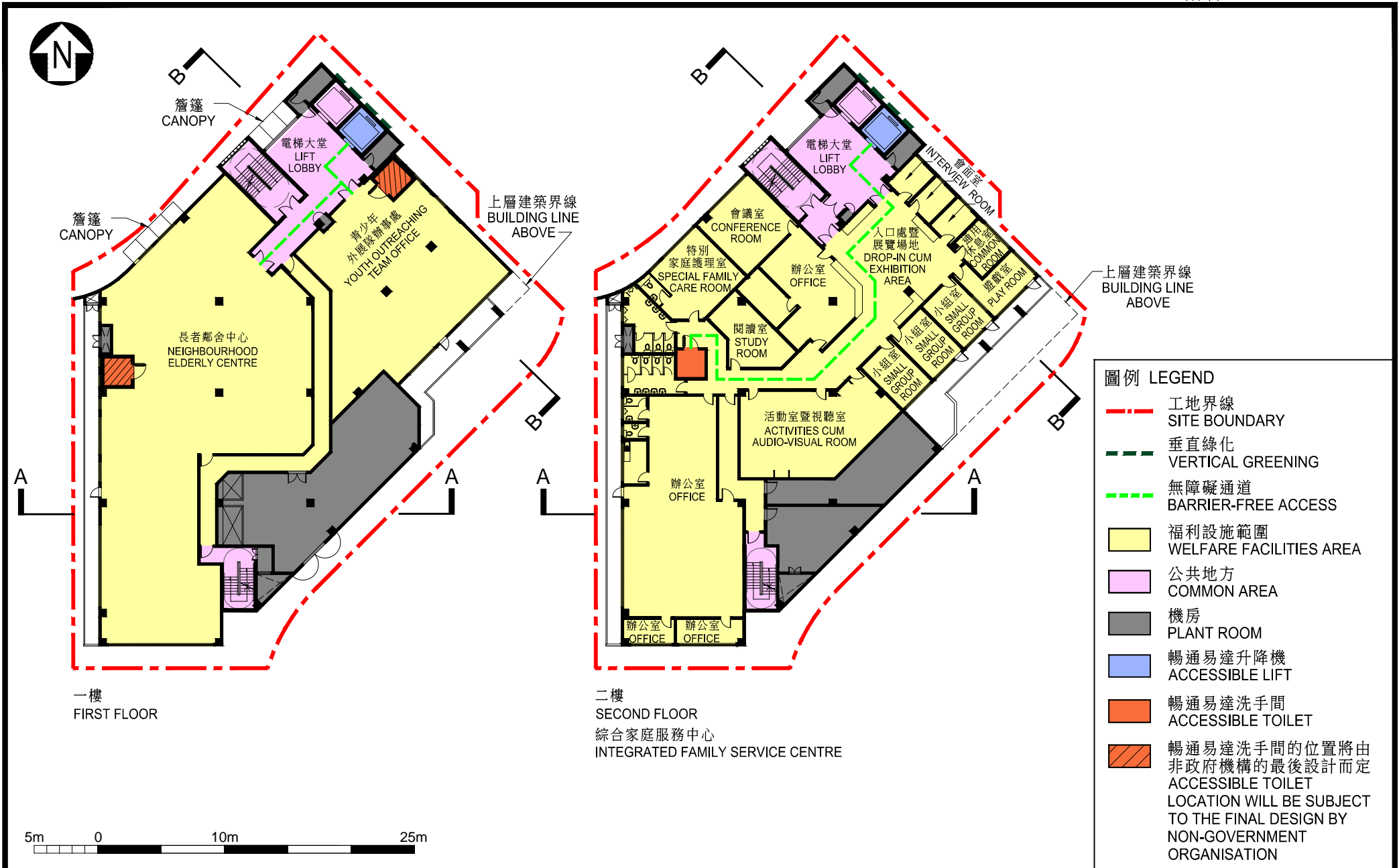
工地平面圖
SITE PLAN

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2



地下平面圖
GROUND FLOOR PLAN

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2



一樓及二樓平面圖
FIRST AND SECOND
FLOOR PLAN

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2



三樓及天台平面圖
THIRD AND ROOF
FLOOR PLAN

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2

天台上層
UPPER
ROOF
FLOOR 25.95
▽

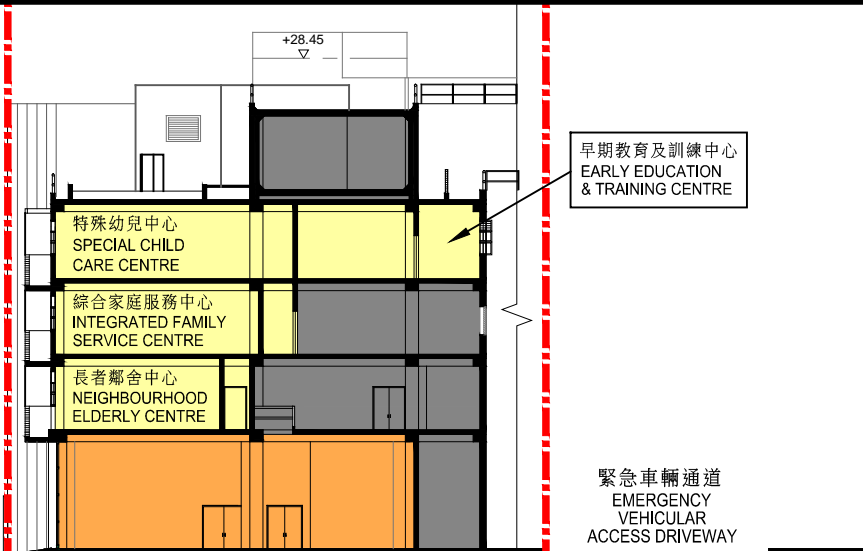
天台
ROOF
FLOOR 21.95
▽

三樓
THIRD
FLOOR 18.15
▽

二樓
SECOND
FLOOR 14.65
▽

一樓
FIRST
FLOOR 11.15
▽

地下
GROUND
FLOOR 5.65
▽



A-A 剖面圖 SECTION A-A

天台上層
UPPER
ROOF
FLOOR 25.95
▽

天台
ROOF
FLOOR 21.95
▽

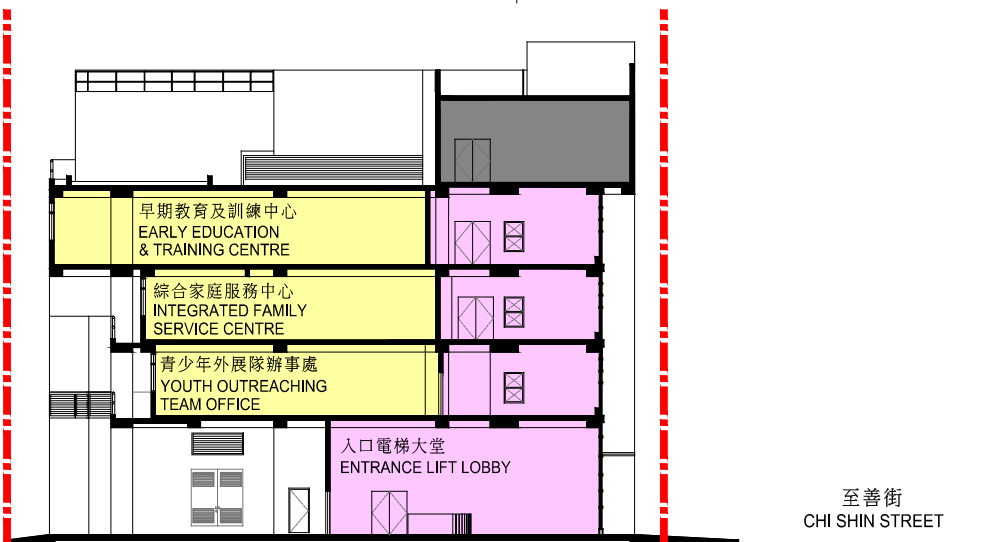
三樓
THIRD
FLOOR 18.15
▽

二樓
SECOND
FLOOR 14.65
▽

一樓
FIRST
FLOOR 11.15
▽

地下
GROUND
FLOOR 5.65
▽

緊急車輛通道
EMERGENCY
VEHICULAR
ACCESS DRIVEWAY



B-B 剖面圖 SECTION B-B

圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 活動中心範圍
ACTIVITY CENTRE AREA
- 福利設施範圍
WELFARE FACILITIES AREA
- 公共地方
COMMON AREA
- 機房
PLANT ROOM

5m 0 10m 25m

剖面圖
SECTIONS

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2

從北面望向服務設施大樓的透視圖

PERSPECTIVE VIEW FROM NORTH DIRECTION

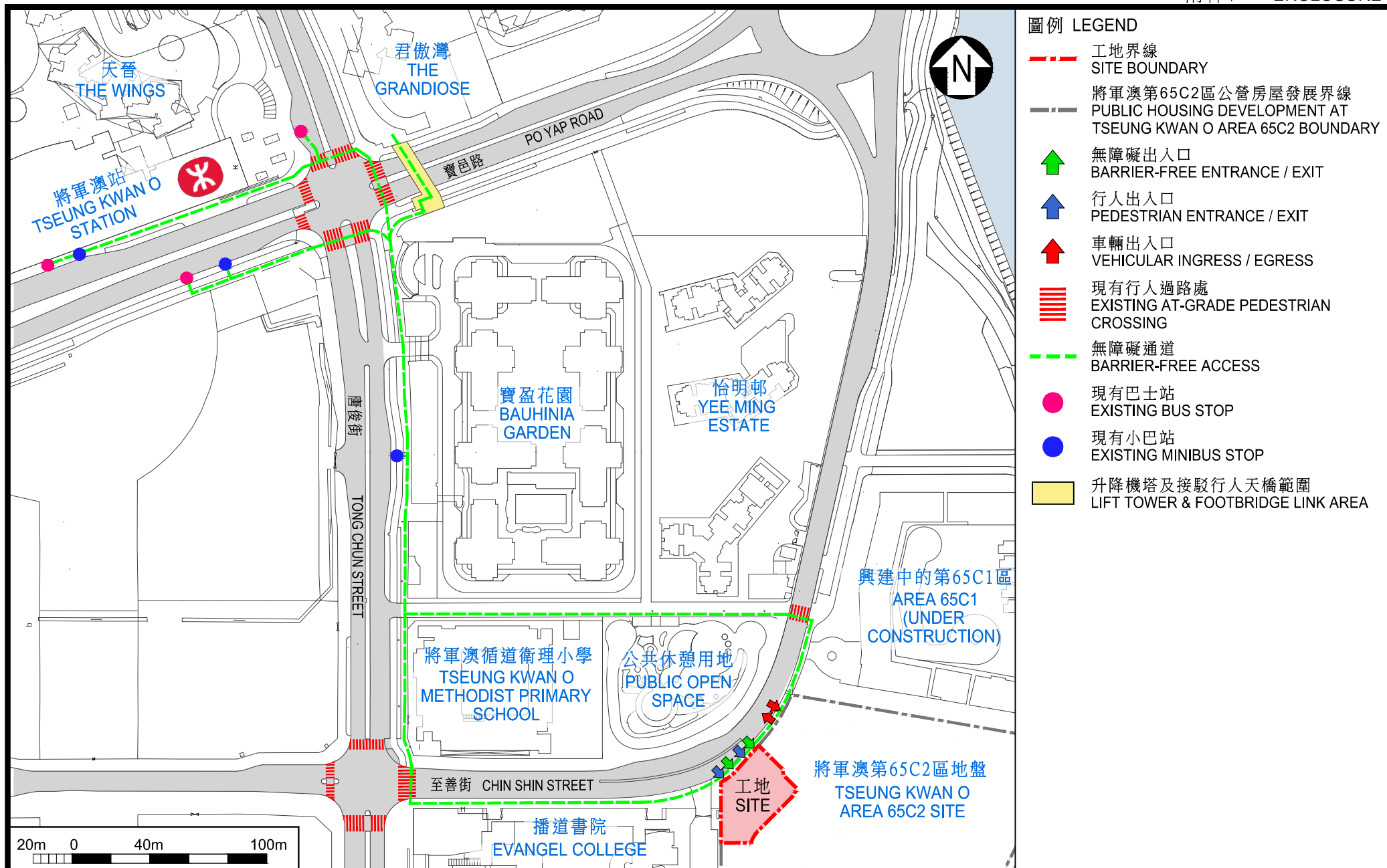


構思圖
ARTIST'S IMPRESSION
DRAWING

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF
BARRIER-FREE ACCESS

186GK
將軍澳第65C2區的服務設施大樓
ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2