

**For discussion on
5 May 2017**

Legislative Council Panel on Security

**Construction of Disciplined Services Quarters
for the Fire Services Department
at Pak Shing Kok, Tseung Kwan O**

PURPOSE

This paper invites Members' views on the upgrading of the construction project of disciplined services quarters for the Fire Services Department (FSD) at Pak Shing Kok, Tseung Kwan O (the Project) to Category A. The estimated cost of the project, in money-of-the-day (MOD) prices, is approximately \$2,019.9 million.

BACKGROUND AND JUSTIFICATIONS

2. It is Government's policy to provide departmental quarters (DQs) for married disciplined services staff, subject to availability of resources. As at 1 April 2017, the FSD had a total of 5 520 rank and file (R&F) staff eligible for DQs and only 3 792 DQs units were available for allocation, representing a shortage of 1 728 units and a shortfall rate of 31.3%. The shortage has been on the rise when compared with 2012 when there was a shortfall of 1 542 units and the shortfall rate was 29%. The current waiting time was about 6.2 years on average.

3. To provide high quality emergency services to members of the public, the Government relies on a professional fire services and ambulance workforce. In the coming years, the FSD will continue to recruit R&F staff to fill existing vacancies and meet the manpower requirements of new initiatives, such as the addition of ambulance shifts to cope with the growing demand for emergency ambulance services, the strengthened management and staff training for specialized teams such as the Urban Search and Rescue Team and the Mountain Search and Rescue Team, and the development of a fire station cum ambulance depot at the Boundary Crossing Facilities of the Hong Kong-Zhuhai-Macao Bridge.

4. To alleviate the shortfall of DQs, we propose to provide an additional 648 units in a new DQs project at Pak Shing Kok, Tseung Kwan O, adjacent to the Fire and Ambulance Services Academy. The Project is one of the eight DQs projects announced in the 2014 Policy Address, which are planned to provide altogether more than 2 200 units by 2020.

PROJECT SCOPE

5. We propose to construct DQs for R&F staff at Pak Shing Kok, Tseung Kwan O. The Project site occupies a site of about 12 388 square metres (m²). The scope of the Project includes –

- (a) construction of 648 H-grade DQs units¹; and
- (b) the following ancillary facilities –
 - (i) a building management office;
 - (ii) amenity and communal areas, including a multi-function room² and outdoor children playing facilities; and
 - (iii) 101 car parking spaces and seven motorcycle parking spaces.

6. The Project site falls within an area zoned “Government, Institution or Community (4)” (G/IC(4)) on the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/24 (OZP). The maximum building height of the site as specified in the OZP is 40 metres (m). At its meeting of 18 March 2016, the Town Planning Board approved the application for the proposed flat use and the proposed minor relaxation of building height restriction from 40 m to 52 m. The DQs to be constructed in this Project site will therefore reach the approved maximum building height of 52 m.

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

¹ Government quarters are graded as appropriate having regard to their size, location, view, environment, facilities and amenities. The floor area of each of the proposed H-grade DQ units is about 50 m².

² Covering an area of approximately 30 m², the multi-function room will primarily serve as a meeting room for the residents’ association.

FINANCIAL IMPLICATIONS

8. The estimated total cost of the Project is approximately \$2,019.9 million in MOD prices, which includes the cost for site works, geotechnical works, foundation works, building works, drainage works, domestic appliances and furniture, etc. Domestic appliances, furniture and equipment will be provided in accordance with prevailing government regulations.

9. The estimated annual recurrent expenditure of the Project is approximately \$24.3 million, which mainly comprises management and maintenance costs, as well as electricity charges for the common areas.

PUBLIC CONSULTATION

10. The FSD consulted the Housing and Environmental Hygiene Committee of the Sai Kung District Council on 17 March 2016 and the Committee supported the Project.

ENVIRONMENTAL IMPLICATIONS

11. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A preliminary environmental review (PER) for the Project was completed in support of the town planning application. The PER concluded that with the implementation of mitigation measures recommended in the PER, the Project would not cause or be subject to any adverse environmental impacts. We shall implement appropriate measures as required.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

12. The Project will adopt various forms of energy-efficient features and renewable energy technologies, in particular lift power regeneration and photovoltaic system.

13. For greening features, we will provide green roof as well as planting areas for environmental and amenity benefits. For recycled features, we will adopt rainwater harvesting system for irrigation purpose.

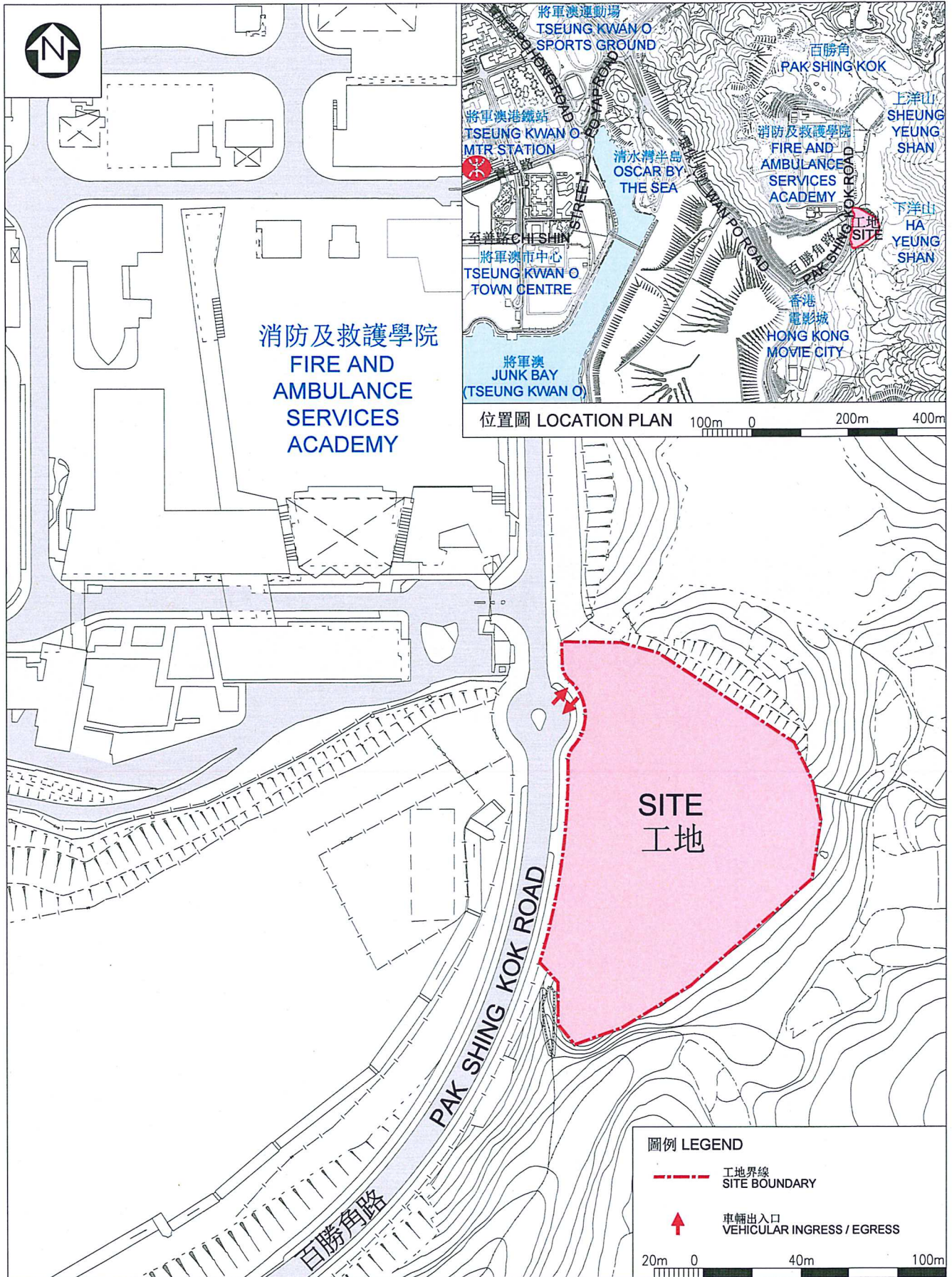
LAND ACQUISITION

14. The Project does not require any land acquisition.

IMPLEMENTATION

15. Subject to Members' views on the Project, we target to seek the support of the Public Works Subcommittee and funding approval from the Finance Committee. If funding approval is given within this legislative session, the construction works are expected to commence in the fourth quarter of 2017 for completion in late 2020.

**Security Bureau
Fire Services Department
April 2017**



工地平面圖
SITE PLAN

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將軍澳百勝角消防處紀律部隊宿舍建造工程
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