

(Translation)

SBCR 2/511/08

電話 TELEPHONE: 2810 2330

圖文傳真 FACSIMILE: 2147 3165

19 February 2019

Ms Doris LO
Clerk to the Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

By Email

Dear Ms LO,

**Legislative Council Public Works Subcommittee
Immigration Headquarters in Tseung Kwan O**

The Public Works Subcommittee of the Legislative Council discussed the item “130KA – Immigration Headquarters in Tseung Kwan O” at its meeting on 13 February 2019 and requested the Government to provide supplementary information. Having consulted the Architectural Services Department, the requested information is set out at the **Enclosure** for Members’ reference.

Yours sincerely,

(Winnie CHUI)
for Secretary for Security

Encl.

c.c. Director of Immigration	
(Attn: Mr HO Ka-wing, Gavin	Fax: 2507 3581)
Director of Architectural Services	
(Attn: Mr WONG Tak-choi, Frank	Fax: 2523 4693)
Works Division	
(Attn: Ms KWONG Sin-hang, Terri	Fax: 2147 5240)

Immigration Headquarters in Tseung Kwan O

**Supplementary Information requested by
Members at the meeting on 13 February 2019**

At the meeting of the Public Works Subcommittee (PWSC) on 13 February 2019, Members requested the Government to provide the following supplementary information:

- (a) At the request of the Hon Andrew WAN Siu-kin, the Government should provide supplementary information on the ratio of vertical greening area (i.e. a total of about 170 m²) of the proposed Immigration Headquarters (HQ) in Tseung Kwan O.
- (b) At the request of the Hon HO Kai-ming, the Government should provide a more detailed artist's impression of the proposed HQ illustrating the preliminary design and locations of the solar shading devices (such as shading fins) to be installed on the building facades.
- (c) At the request of Dr Hon Junius HO Kwan-yiu, the Government should provide supplementary information on the net operational floor area and construction costs of the West Kowloon Law Courts Building, and their comparison with the relevant figures of the proposed HQ.
- (d) At the request of the Hon Tanya CHAN, the Government should provide supplementary information on the planned uses of the "Government, Institution or Community" sites adjacent to the project site of the proposed HQ and on whether the relevant projects will adopt glass curtain wall design.

(a) Greening area

2. As for the green features of the proposed HQ, we will provide greening facilities such as landscaping, ground and podium greening and vertical greening in suitable areas in accordance with the relevant guidelines. The total greening area will represent 20% of the site area (i.e. about 3 440 m²) or more. According to the current preliminary design, the total area of vertical greening is about 170 m², accounting for about 5% of the total greening area.

(b) Design of building facades

3. The proposed HQ's design will be in coherence with the surrounding environment. We will allow suitable separation between buildings for ventilation and daylight to enhance air ventilation and visual permeability. We will also minimise possible impacts to buildings and residents in the vicinity through the use of low-reflectivity and high transmittance glass, cladding panel design, greening on external walls and installation of other solar shading devices (such as shading fins) etc. In addition, we have specified in the tender documents that the contractor is required to conduct environmental assessment of the design and materials of the building facades. Taking into account Members' views, the design of the building facades will be enhanced, for example, by adopting cladding panel design in suitable areas to minimise the area of glass panels. The preliminary design at this stage is attached at **Annex** for reference. We will further examine and enhance the design of the building facades during the design stage.

(c) Area and construction costs

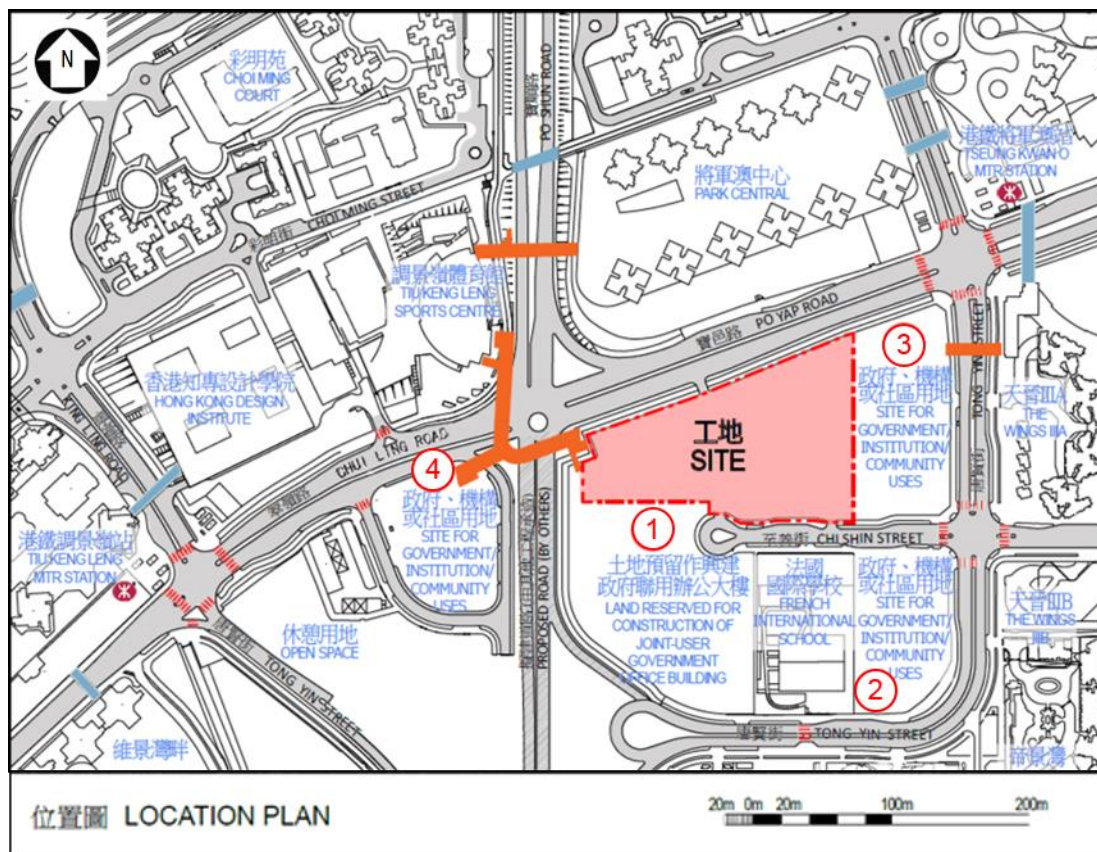
4. The net operational floor area and the construction costs of the proposed HQ and the West Kowloon Law Courts Building are as follows:

Project	Net Operational Floor Area (m ²)	Construction Floor Area (m ²)	Construction Cost	
			In money-of-the- day prices	In September 2018 prices
Immigration Headquarters in Tseung Kwan O	57 400	139 000	\$6,806.0 million	\$5,455.7 million
West Kowloon Law Courts Building	16 500	60 300	\$2,723.1 million ^{note}	\$2,854.8 million

Note: The price approved by the PWSC in 2012

(d) Adjacent “Government, Institution or Community” sites

5. There are four “Government, Institution or Community” (G/IC) sites adjacent to the project site of the proposed HQ. (See diagram below)



6. G/IC site (1) is reserved for the development of a joint-user government office building and public car parking facilities. According to the Tseung Kwan O Outline Zoning Plan, G/IC site (2), G/IC site (3) and G/IC site (4) are reserved for the development of a secondary school, cultural facilities and a GIC cluster respectively while the actual development of the sites are still under planning. Since the projects are subject to further planning, the building design and whether glass curtain walls will be adopted have yet to be confirmed.

Security Bureau
Architectural Services Department
Immigration Department
February 2019



從東北面望向大樓的透視圖

PERSPECTIVE VIEW FROM NORTHEAST DIRECTION

構思圖
ARTIST'S IMPRESSION

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署