

香港特別行政區政府  
保安局



(Translation)

The Government of the  
Hong Kong Special Administrative Region  
Security Bureau

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28 March 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 discussed the item “130KA – Immigration Headquarters in Tseung Kwan O” at its meeting on 20 February 2019 and requested the Government to provide supplementary information. In consultation with the Architectural Services Department and the Government Property Agency, 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)
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(Attn: Ms KWONG Sin-hang, Terri	Fax: 2147 5240)

**Immigration Headquarters in Tseung Kwan O**

**Supplementary Information requested by Members  
at the Meeting on 20 February 2019**

At the meeting of the Public Works Subcommittee (PWSC) held on 20 February 2019, Members requested the Government to provide the following information:

- (a) At the request of the Hon Alvin YEUNG, the Government should provide supplementary information in tabular form on the construction costs, number of storeys, site area, net operational floor area (NOFA) and facilities of the proposed Immigration Headquarters (HQ) in Tseung Kwan O and the headquarters of other disciplined services constructed in recent years for comparison.
- (b) At the request of the Hon Tony TSE Wai-chuen, the Government should provide supplementary information on the comparison of the construction unit cost (represented by the building costs and building services costs) between the new HQ and other government office building projects which are also delivered through design-and-build contracts (including projects underway and recently completed, such as the West Kowloon Government Offices and the West Kowloon Law Courts Building) in terms of construction floor area (CFA).
- (c) At the request of the Hon Jeremy TAM Man-ho, the Government should provide supplementary information on whether requests for the provision of motorcycle parking spaces at the new HQ have been received in consultation with the staff of the Immigration Department (ImmD).
- (d) At the request of the Hon Tanya CHAN, the Hon Eddie CHU Hoi-dick and Dr Hon Fernando CHEUNG Chiu-hung, the Government should provide supplementary information on in-house fire ranges of the disciplined services under the Security Bureau and their current usage.

- (e) At the request of Dr Hon KWOK Ka-ki, the Government should provide supplementary information and data to compare the major materials to be used for the building facade of the new HQ and other alternative materials in terms of energy efficiency.
- (f) Regarding the proposed Joint-user Government Office Building adjacent to the new HQ,
  - i. at the request of Dr Hon Fernando CHEUNG Chiu-hung, the Government should provide supplementary information on the number of child care places to be provided in the proposed child care centre in the proposed Joint-user Government Office Building; and
  - ii. at the request of the Hon WU Chi-wai, the Government should provide supplementary information on the services to be provided in the proposed Joint-user Government Office Building and the estimated number of their users.
- (g) At the request of the Hon AU Nok-hin, the Government should provide supplementary information on the floor area and construction costs of the detention facilities in the new HQ.
- (h) At the request of the Hon WU Chi-wai and Dr Hon LO Wai-kwok, the Government should provide supplementary information on -
  - i. the facilities in the new HQ, their respective floor areas and whether these floor areas are counted as part of the NOFA; and
  - ii. the principles adopted by the Government in allocating floor areas to various facilities.

**(a) & (b) Project costs, areas and facilities of other disciplined services' headquarters and government office buildings**

2. The project costs, construction unit cost, construction floor area (CFA) and major facilities and other related information of the proposed HQ and that of the headquarters of other disciplined services and government office buildings delivered through design-and-build contracts in the past decade are as follows:

<b>Project</b>		<b>Proposed HQ (130KA)</b>	<b>Kowloon East Regional Headquarters and Operational Base-cum- Ngau Tau Kok Divisional Police Station (237LP)</b>	<b>West Kowloon Government Offices (74KA)</b>	<b>West Kowloon Law Courts Building (31LJ)</b>	<b>Customs Headquarters Building (65KA)</b>
<b>Expected / actual completion date</b>		Third quarter of 2023	Fourth quarter of 2021	First quarter of 2019	First quarter of 2016	Third quarter of 2010
<b>Site area (m<sup>2</sup>)</b>		17 200	6 600	10 900	7 500	2 900
<b>Project cost</b>	<b>in money-of-the- day (MOD) prices</b>	\$6,806.0 million	\$3,186.0 million <sup>1</sup>	\$4,742.5 million <sup>2</sup>	\$2,723.1 million <sup>3</sup>	\$1,073.4 million <sup>4</sup>
	<b>adjusted to September 2018 prices</b>	\$5,455.7 million	\$2,474.5 million	\$3,881.3 million	\$2,854.8 million	\$2,391.7 million
<b>CFA (m<sup>2</sup>)</b>		139 000	58 090	89 180	60 320	65 200
<b>Construction unit cost* (per m<sup>2</sup>) (as per relevant PWSC discussion papers)</b>		\$37,697 (in MOD prices)	\$34,255 (September 2015 prices)	\$32,192 (September 2014 prices)	\$27,091 (September 2011 prices)	\$11,003 (September 2005 prices)
<b>Construction unit cost adjusted to September 2018 prices * (per m<sup>2</sup>)</b>		\$30,314	\$32,867	\$32,691	\$33,740	\$26,128
<b>NOFA (m<sup>2</sup>)</b>		57 400	20 900	50 500	16 500	27 500
<b>Numbers of towers and storeys</b>		Two towers (each 18-storey) and 1-storey basement	One tower (18-storey) and 1-storey basement	Two towers (17-storey and 15-storey respectively) and 2-storey basement	Two towers (each 12-storey) and 1-storey basement	One tower (32-storey)

<b>Major facilities</b>	General offices, public-oriented offices, telephone hotline centres, identity card personalisation centre, travel document personalisation centre, data centre, detention cells, command and control centres, indoor fire range, etc.	General offices, report room, detention facilities, indoor fire range, petrol filling station, dog kennels, etc.	General offices, student health service cum special assessment centre, government dental clinic, etc.	Courtrooms, registries, interview rooms, general offices, etc.	General offices, customer service centre, information technology centre, detention rooms, radio command control centre, indoor fire range, etc.
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- Remarks:
- <sup>1</sup> Project costs endorsed by the PWSC in 2016
  - <sup>2</sup> Project costs endorsed by the PWSC in 2015
  - <sup>3</sup> Project costs endorsed by the PWSC in 2012
  - <sup>4</sup> Project costs endorsed by the PWSC in 2006
  - \* Represented by the building and building services costs per m<sup>2</sup> of the CFA

### (c) Motorcycle parking spaces

3. Car parking spaces will be provided at the proposed HQ to meet ImmD's operational needs. At present, ImmD does not have departmental motorcycles. During the planning of the proposed HQ, ImmD have maintained close communication and held regular meetings with staff to collect their views on various aspects of the proposed HQ. ImmD has not yet received any suggestions from staff on the provision of motorcycle parking spaces at the proposed HQ so far.

4. According to the original plan, no motorcycle parking spaces will be provided at the proposed HQ. Taking into account Members' views and the feasibility, we plan to provide five motorcycle parking spaces at the proposed HQ.

**(d) In-house fire ranges of disciplined services**

5. The information and current usage of the in-house fire ranges of the disciplined services under the Security Bureau are as follows:

Department	Location of fire ranges	Number of fire ranges	Establishment of disciplined staff (as at February 2019)	Number of training days per trainee (average annual)
Hong Kong Police Force	Hong Kong Island Regional Headquarters, Kowloon East Operational Base, New Territories South Regional Headquarters, New Territories North Regional Headquarters and Hong Kong Police College	8	33 835*	About 1 to 12 days
Correctional Services Department	Staff Training Institute of the Correctional Services Department	2	6 265	About half day to 12 days
Customs and Excise Department	Customs Headquarters Building and Hong Kong Customs College	2	5 861	About 1 to 5 days

\* Including 4 501 members of the Hong Kong Auxiliary Police Force

6. The fire ranges of the disciplined services are tailor-made to meet their respective operational and training needs. They are unable to satisfy ImmD's training needs in the long run. ImmD is responsible for the management of detention facilities designated for persons who are detained and pending removal under the Immigration Ordinance. Managing detention facilities is one of the duties of each disciplined staff member of ImmD. To ensure that ImmD's staff can effectively discharge their duties, and to safeguard the safety of ImmD's staff and detainees, ImmD plans to provide relevant firearms and ammunition training for newly recruited disciplined staff and relevant serving staff in phases in the future. Therefore, ImmD needs to have its own fire range to meet the Department's operational and training needs effectively and enhance its training efficiency.

### (e) Facade design

7. For the building's overall energy efficiency, we suggest making reference to the Overall Thermal Transfer Value (OTTV) of the building envelope. The lower the OTTV, the better the thermal insulation performance, which can increase the energy efficiency of the building. As shown in the table below, the contractual requirement on energy efficiency of the proposed HQ is more stringent than that of the Buildings Department (BD) or government buildings.

		<b>OTTV (Watts per m<sup>2</sup>)</b>
<b>Requirement</b>	BD's requirement (In accordance with the BD's Practice Note APP-67)	Not exceeding 24
	Government buildings' requirement (In accordance with the Development Bureau Technical Circular No. 2/2015 / Environment Bureau Circular Memorandum No. 3/2015)	Not exceeding 21.6
	Contractual requirement for the proposed proposed HQ	Not exceeding 18

8. The curtain wall system of the proposed HQ's facade will adopt low reflectivity and high transmittance glass, non-reflective cladding panel design, greening on external walls and other solar shading devices (such as shading fins), etc. to minimise thermal radiation, light reflection and possible impacts to buildings and residents in the vicinity.

9. With the use of thermal insulating base materials, the non-reflective cladding panels adopted for the external walls apart from the windows in this project can achieve better thermal insulation performance than other common types of design (e.g. traditional concrete walls with stone and tile finish). The overall rate of thermal transfer from the external walls into the interior space will be lower, thereby achieving higher energy efficiency for the building as a whole. In terms of the performance on diffusion of external heat, the cladding panel design is more or less the same as other materials of the external walls in similar colour.



**(f) Proposed Joint-user Government Office Building in Area 67, Tseung Kwan O**

10. The proposed child care centre in the Joint-user Government Office Building in Tseung Kwan O (TKO JUB) is expected to provide 100 child care places.

11. The services to be provided in the TKO JUB include a general out-patient clinic; a families clinic, a dental clinic and a child care centre for civil servants and eligible persons; a job centre and other labour services of the Labour Department; a post office and a delivery office; a Social Security Field Unit; a Regional Office (Kowloon East/Sai Kung) of the Independent Commission Against Corruption; customer service counters of the Environmental Protection Department; and the Education Bureau's training services for teachers.

12. It is estimated that the above services will have an average daily total patronage of more than 4 000.

**(g) Floor area and construction costs of the detention facilities**

13. The NOFA of the detention cells in the proposed HQ is about 400 m<sup>2</sup>. As the building and building services of the detention facilities do not involve high-cost materials or systems, their construction unit cost are broadly commensurate with the overall construction unit cost of \$37,697 per m<sup>2</sup> in MOD prices.

**(h) Accommodation**

14. The total CFA of the proposed HQ is about 139 000 m<sup>2</sup>, which includes an NOFA of about 57 400 m<sup>2</sup> for ImmD's use. The allocation is, as approved by the Property Vetting Committee, made in compliance with the established space standards and on the principles of meeting the Department's daily operational needs effectively and ensuring the optimal use of government resources. The NOFA of the facilities is as follows:

- (a) public-oriented offices for providing immigration-related services such as the issuance of identity cards and travel documents and the handling of applications for visas and extension of stay – about 13 600 m<sup>2</sup> in total;

- (b) general office accommodation for internal use by various branches/divisions of ImmD – about 32 300 m<sup>2</sup> in total;
- (c) telephone hotline centres for the public to make enquiries, contact the Assistance to Hong Kong Residents Unit and report immigration offences –about 400 m<sup>2</sup> in total;
- (d) operational facilities including an identity card personalisation centre, a travel document personalisation centre, a data centre, video recording interview rooms, an identification parade room and detention cells – about 4 000 m<sup>2</sup> in total;
- (e) command and control centres including an emergency co-ordination centre, information systems monitoring centre and command control room – about 500 m<sup>2</sup> in total; and
- (f) ancillary facilities including conference rooms, interview rooms, an auditorium, an indoor fire range and staff facilities – about 6 600 m<sup>2</sup> in total.

15. The above NOFA does not include areas for basic facilities (if any) such as mechanical plant rooms, pipe or services ducts, escalators and lift shafts, lift lobbies, stair halls, stairwells, public or shared corridors, barrier-free access facilities, gender mainstreaming facilities, parking spaces, loading and unloading areas, refuse chutes and refuse rooms, toilets, bathrooms, balconies, verandas, open decks and flat roofs, etc.

16. Unlike general government office buildings, the proposed HQ will accommodate various public-oriented offices and specialised operational facilities, etc. Sufficient CFA is required for the provision of necessary facilities such as public corridors, escalators and lift shafts, mechanical plant rooms, barrier-free access facilities and toilets.

**Security Bureau**  
**Architectural Services Department**  
**Immigration Department**  
**Government Property Agency**  
**March 2019**