



財經事務及庫務局  
(庫務科)

香港添馬添美道二號  
政府總部二十四樓

FINANCIAL SERVICES AND  
THE TREASURY BUREAU  
(The Treasury Branch)  
24/F, Central Government Offices  
2 Tim Mei Avenue, Tamar  
Hong Kong

傳真號碼 Fax No. : 2524 0567  
電話號碼 Tel. No. : 2810 3755  
本函檔號 Our Ref. : TsyB E 173/675-10/1/16/0 Pt.7  
來函檔號 Your Ref. :

29 January 2019

Miss Betty Ma  
Clerk to Panel on Security  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong

Dear Miss Ma,

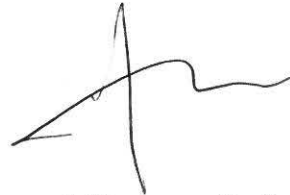
**Follow up to Panel on Security meeting  
held on 4 December 2018 –**

**Relocation of the Wan Chai Government Offices Compound  
(WCGOC)**

At the meeting of the Panel on Security (the Panel) held on 4 December 2018, the Panel requested the Government to provide information on the Government's plan to relocate the three office buildings at WCGOC to facilitate the consideration of the funding proposal for the Immigration Headquarters project by the Public Works Sub-committee.

I attach the relevant supplementary information at **Annex** for Members' reference.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Herman So', with a stylized, sweeping flourish extending to the right.

( Herman So )

for Secretary for Financial Services  
and the Treasury

c.c.

Secretary for Security (Fax: 2147 3165)

Secretary for Commerce and Economic Development (Fax: 2918 1273)

Government Property Administrator (Fax: 2827 1891)

Director of Architectural Services (Fax: 2523 4693)

Government Chief Information Officer (Fax: 2824 3208)

Commissioner of Inland Revenue (Fax: 2802 7597)

Director of Immigration (Fax: 2446 4333)

Director of Water Supplies (Fax: 2824 2757)

Commissioner of Correctional Services (Fax: 2824 9130)

Director of Drainage Services (Fax: 3103 0023)

Judiciary Administrator (Fax No. 2413 8737)

## **Relocation of the Wan Chai Government Offices Compound**

This note gives an overview of the relocation exercise of the Wan Chai Government Offices Compound (WCGOC).

### **Background**

2. It is government policy to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those with no location requirements out of high value areas, including the central business districts (CBD). The Government has decided that the WCGOC site will be used for the development of convention and exhibition venues, hotel facilities and Grade A office space.

### **The relocation exercise**

3. The WCGOC site involves a total floor area of 175 000 m<sup>2</sup>, with over 10 000 staff of 28 government bureaux / departments (b/ds) and the Judiciary. In view of the scale and complexity of the relocation exercise, the Government will take it forward in phases.

4. Nine replacement building projects are being or will be implemented to accommodate the b/ds and the Judiciary to be relocated from the WCGOC. Apart from re-provisioning the government offices currently accommodated at the WCGOC, the replacement buildings will also provide space for government accommodations currently in leased private premises to provide security of tenure, enhance operational efficiency and achieve savings in rental expenditure. Public facilities will also be provided in some of the buildings to meet local service needs as and when appropriate.

5. The nine replacement building projects will be located at Yau Ma Tei, Kai Tak, Cheung Sha Wan, Tseung Kwan O, Chai Wan and Causeway Bay respectively. A map indicating the locations of the nine replacement buildings projects is at **Enclosure A**. Their locations are decided having regard to the location, space and operational requirements of the affected b/ds and the Judiciary as well as the availability of suitable sites. Most of the replacement buildings projects are located in non-CBD and/or new districts such as Kai Tak and Tseung Kwan O.

## **Implementation timetable**

6. Relevant b/ds and the Judiciary are actively taking forward the implementation of the nine replacement building projects under the WCGOC relocation exercise. The latest progress of these replacement building projects is provided at **Enclosure B**.

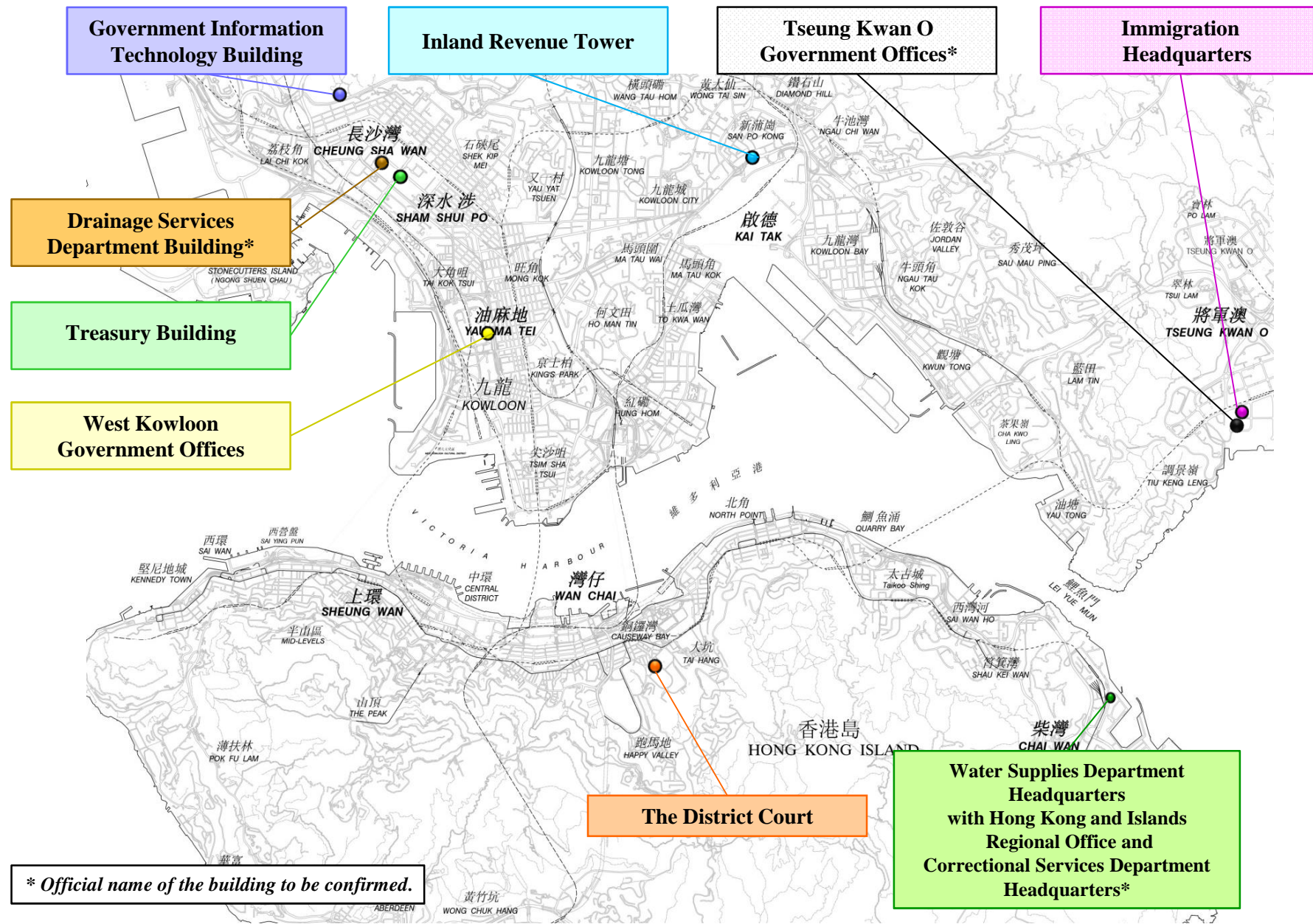
7. The West Kowloon Government Offices (WKGO) is the first replacement building project under the relocation exercise. The relocation from the WCGOC to the WKGO will involve three departments, occupying a total floor area of about 9 900 m<sup>2</sup> in WCGOC. The construction works will be completed in phases. The first stage intake of the WKGO commenced in January 2019. The subsequent phases of the WCGOC relocation exercise will take place when the other replacement buildings are ready for occupation. To this end, the Government has secured the funding approval of the Finance Committee (FC) of the Legislative Council in 2018 for the construction of the Inland Revenue Tower in Kai Tak, the Government Data Centre Complex (to be renamed as Government Information Technology Building) and the Treasury Building in Cheung Sha Wan. Construction works of these projects are underway. At the same time, the relevant b/ds and the Judiciary are working on the preparation of the remaining five building projects with a view to seeking funding support from the FC in due course. It is the Government's target to complete the construction of all the nine replacement building projects under the WCGOC relocation exercise by 2026.

## **Benefits to the community**

8. The relocation exercise will release the valuable land in Wan Chai for convention, exhibition and commercial uses, which will add new impetus to the economic development of Hong Kong. The relocation of government offices to non-CBD may also promote office decentralisation, resulting in a better utilisation of land resources and a more balanced distribution of employment and economic activities territory wide.

**Financial Services and the Treasury Bureau  
January 2019**

Location of the Replacement Buildings Projects for Relocation of Wan Chai Government Offices Compound (WCGOC)



\* Official name of the building to be confirmed.

**Replacement Buildings Projects under the Relocation of the Wan Chai Government Offices Compound**

	<b>Replacement building project [Joint-user Building (JUB) / Specialist / Departmental Building (SDB)]</b>	<b>Location</b>	<b>Bureaux/departments (b/ds) to be accommodated</b>	<b>Examples of planned community facilities</b>	<b>Target completion date</b>	<b>Estimated / approved project cost (in money-of-the-day prices)</b>	<b>Progress (Please refer to Enclosure B1)</b>
1	West Kowloon Government Offices (JUB)	Yau Ma Tei	Buildings Department, Civil Engineering and Development Department, Lands Department, Leisure and Cultural Services Department (LCSD), Government Property Agency (GPA), Social Welfare Department (SWD), Transport Department, and Department of Health (DH)	A student health service cum special assessment centre, and a dental clinic for civil servants and eligible persons  Some of the ancillary parking spaces will be opened for public use after office hours	Early 2019	\$4,742.5 million (Design-and-build (D&B) approved by the Finance Committee (FC) in June 2015)	Construction in progress.
2	Government Data Centre Complex (to be renamed as Government Information Technology Building) (SDB)	Cheung Sha Wan	The Complex will provide accommodation for the following nine b/ds to host information technology equipment racks for data centre services:  Office of the Government Chief Information Officer (OGCIO), Census and Statistics Department	-	Late 2021	\$52.6 million (Pre-construction consultancy services approved by FC in June 2015)  \$2,251.7M (Construction works approved by FC in	Construction in progress.

	<b>Replacement building project</b> [Joint-user Building (JUB) / Specialist / Departmental Building (SDB)]	<b>Location</b>	<b>Bureaux/departments (b/ds) to be accommodated</b>	<b>Examples of planned community facilities</b>	<b>Target completion date</b>	<b>Estimated / approved project cost</b> (in money-of-the-day prices)	<b>Progress</b> (Please refer to Enclosure B1)
			(C&SD), Education Bureau (EDB), Food and Health Bureau (FHB), Hong Kong Observatory, Hong Kong Police Force, Immigration Department (ImmD), LCSD, and Treasury			June 2018)	
3	Treasury Building (JUB)	Cheung Sha Wan	Security Bureau, GPA, Treasury, OGCIO, Office of the Communications Authority, Labour Department (LD), Registration and Electoral Office, Hongkong Post (HKP), Efficiency Office, FHB / Hospital Authority (HA), and SWD	A general out-patient clinic, recruitment centres, a child care centre, and a day care centre for the elderly  Some of the ancillary parking spaces will be opened for public use after office hours	Mid 2022	\$103.2 million (Pre-construction consultancy service and site investigation works approved by FC in November 2015)  \$2,281 million (Construction works approved by FC in June 2018)	Construction in progress.
4	Inland Revenue Tower (SDB)	Kai Tak	Inland Revenue Department	-	Mid 2022	\$3,600 million (D&B approved by FC in April 2018)	Construction in progress.

	<b>Replacement building project [Joint-user Building (JUB) / Specialist / Departmental Building (SDB)]</b>	<b>Location</b>	<b>Bureaux/departments (b/ds) to be accommodated</b>	<b>Examples of planned community facilities</b>	<b>Target completion date</b>	<b>Estimated / approved project cost (in money-of-the-day prices)</b>	<b>Progress (Please refer to Enclosure B1)</b>
5	Immigration Headquarters (SDB)	Tseung Kwan O	Immigration Department	-	Q3 2023	\$6,806 million (D&B, subject to FC's approval)	The project is being submitted to the PWSC for consideration.
6	Tseung Kwan O Government Offices* (JUB)	Tseung Kwan O	C&SD, EDB, Environmental Protection Department, Innovation and Technology Commission, Independent Commission Against Corruption, Department of Justice, FHB / HA, DH, SWD, LD, and HKP	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, a post office and a delivery office, Social Security Field Unit, and a public carpark for commercial and private vehicles <sup>1</sup>	Early 2025	The estimated construction cost will be provided when the PWSC is consulted on the project.	Assessment of the prequalification tender for the D&B contract in progress.

<sup>1</sup> The Government is planning to, on top of the 105 parking spaces, increase the number further. Exact number to be provided will be determined after the relevant technical feasibility study.



	<b>Replacement building project</b> [Joint-user Building (JUB) / Specialist / Departmental Building (SDB)]	<b>Location</b>	<b>Bureaux/departments (b/ds) to be accommodated</b>	<b>Examples of planned community facilities</b>	<b>Target completion date</b>	<b>Estimated / approved project cost</b> (in money-of-the-day prices)	<b>Progress</b> (Please refer to Enclosure B1)
				Some of the ancillary parking spaces will be opened for public use after office hours			
7	Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters* (SDB)	Chai Wan	Water Supplies Department, Correctional Services Department, and DH	A dental clinic for civil servants and eligible persons, and a public carpark for private vehicles	Early 2024	The estimated construction cost will be provided when the PWSC is consulted on the project.	The Eastern District Council supported the project in December 2017. Design work is in progress.
8	Drainage Services Department Building* (SDB)	Cheung Sha Wan	Drainage Services Department, and SWD	-	Early 2024	The estimated construction cost will be provided when the PWSC is consulted on the project.	Tendering for the D&B contract.
9	The District Court	Causeway	The Judiciary	-	End 2026	The estimated	Advance

	<b>Replacement building project</b> [Joint-user Building (JUB) / Specialist / Departmental Building (SDB)]	<b>Location</b>	<b>Bureaux/departments (b/ds) to be accommodated</b>	<b>Examples of planned community facilities</b>	<b>Target completion date</b>	<b>Estimated / approved project cost</b> (in money-of-the-day prices)	<b>Progress</b> (Please refer to Enclosure B1)
	(SDB)	Bay				construction cost will be provided when the PWSC is consulted on the project.	preparation work for tender prequalification of D&B contract in progress.

\* Official name of the building to be confirmed.

