

NOTE FOR FINANCE COMMITTEE

CAPITAL WORKS RESERVE FUND

HEAD 703 – BUILDINGS

Law and Order - Police

237LP – Kowloon East Regional Headquarters and Operational Base-cum-Ngau Tau Kok Divisional Police Station

PURPOSE

The purpose of this note is to update the scope of **237LP** to reflect the removal of the remaining demolition works from the project.

BACKGROUND

2. On 27 May 2016, the Finance Committee approved the upgrading of **237LP** to Category A at an estimated cost of \$3,186 million in money-of-the-day (MOD) prices for the construction of the Kowloon East Regional Headquarters (KERHQ) and Operational Base-cum-Ngau Tau Kok Divisional Police Station (NTKDPS) (the integrated complex) to address the scattering accommodation of the KERHQ and affiliated units and facilities, which had resulted in fragmented command situation and ineffective resource management.

3. The approved scope of works under **237LP** comprises –

- (a) demolition of the vacated Kai Tak Operational Base (KTOB);
- (b) construction of an integrated complex for the reprovisioning of the following units and facilities –
 - (i) KERHQ units (Administration Wing, Operations Wing, Crime Unit and Traffic Unit) and two operational units (i.e. Emergency Unit and Police Tactical Unit);
 - (ii) Railway District Headquarters located in Kowloon East Operational Base (KEOB) at 2 Siu Yip Street, Ngau Tau Kok;

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- (iii) Kowloon East Auxiliary Headquarters Unit housed in Sau Mau Ping Divisional Police Station;
 - (iv) Indoor Firing Range (IFR) located at 2 Siu Yip Street, Ngau Tau Kok;
 - (v) NTKDPS located at 1 Siu Yip Street, Ngau Tau Kok;
 - (vi) provision of ancillary facilities including armouries, dangerous goods storage facilities, dog kennels, petrol filling station, parade and inspection area, changing rooms, dining and physical training facilities, etc.; and
 - (vii) provision of 322 parking spaces for vehicles of various sizes and 97 parking spaces for motorcycles; and
- (c) demolition of the following buildings and facilities upon commissioning of the integrated complex –
- (i) KEOB;
 - (ii) IFR;
 - (iii) NTKDPS; and
 - (iv) ex-Tsz Wan Shan Divisional Police Station (ex-TWSDPS) at 151 Tsz Wan Shan Road, Tsz Wan Shan.

4. According to the programme schedule at the time, items (a) and (b) of paragraph 3 above were estimated to be completed in the fourth quarter of 2019. Upon the commissioning of the integrated complex, item (c) of paragraph 3 above should have commenced in the third quarter of 2020 for completion in the fourth quarter of 2021. A total of \$45.9 million (in MOD prices) was reserved for the demolition works at items (a) and (c) of paragraph 3 above under **237LP**.

JUSTIFICATION

5. For items (a) and (b) as set out in paragraph 3 above, the demolition of KTOB and construction works of the integrated complex have been substantially completed in March 2020 and the site was handed over to the Hong Kong Police Force (HKPF) in the second quarter of 2020 with the subsequent commissioning of the integrated complex in the fourth quarter of 2020 to provide policing services to the Kowloon East Region.

6. According to the original programme, KEOB, IFR, NTKDPS and ex-TWSDPS should be demolished upon the commissioning of the integrated complex. However, having regard to the unexpected social turmoil since June 2019, HKPF had to strengthen their manpower to reinforce the capability in maintaining law and order, which in return triggered a sudden surge in demand for accommodation space. HKPF saw the immediate need to identify temporary accommodation to meet the demand for those expanded formations, including demand for office spaces, operational bases, staging areas, etc.

7. Given the unique nature and operational requirements of HKPF, other ordinary government and commercial premises are either unavailable or considered unsuitable for meeting HKPF's specific accommodation needs. KEOB, IFR, NTKDPS and ex-TWSDPS which have been vacated upon the commissioning of the integrated complex hence provide the much needed operational space and police facility which can be put to immediate use. Plans showing the locations of KEOB, IFR, NTKDPS and ex-TWSDPS are at Enclosure.

Encl.

8. We are also planning the provision of a new permanent police premises in the medium to long term (around or beyond 2030) to meet HKPF's operational need. The temporary use of the sites of KEOB, IFR and NTKDPS will tie over the accommodation needs pending completion of the new police premises in the pipeline. However, the site of ex-TWSDPS will be kept on a permanent basis for meeting HKPF's long term development needs. We will also explore the funding arrangement in line with the existing mechanism for the proposed new police premises and the related demolition of KEOB, IFR and NTKDPS upon completion of its temporary use. Additional operating expenditure arising from retention of sites will be absorbed by the HKPF.

9. Given that the demolition of KTOB and construction works of the new integrated complex under **237LP** was completed, it would not be reasonable to continue retaining this project item solely to cater for the demolition works of KEOB, IFR, NTKDPS and ex-TWSDPS. In this connection, we consider that the remaining demolition works should be curtailed from this project.

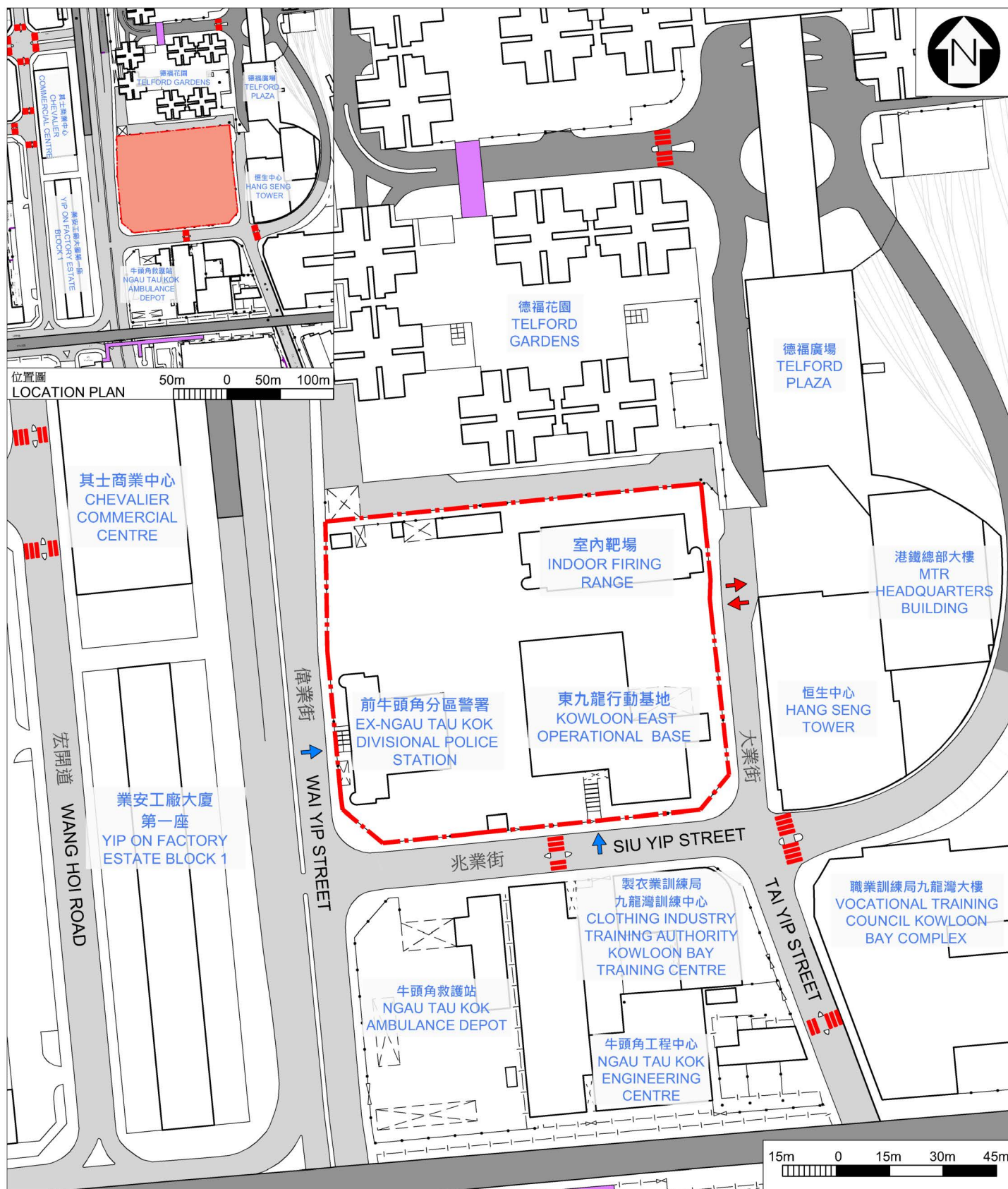
10. By deleting the demolition works of KEOB, IFR, NTKDPS and ex-TWSDPS from the project scope, about \$37.3 million (in MOD prices) out of the \$45.9 million (in MOD prices) reserved for the demolition works (see paragraph 4 above) could be saved under **237LP** as a result of not proceeding with the concerned demolition works. The unspent balance of **237LP** will not be expended and will be released under the Capital Works Reserve Fund when this project account is closed.

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WAY FORWARD

11. We will proceed to finalise all accounts and delete **237LP** from the Capital Works Programme.

Security Bureau
Hong Kong Police Force
October 2021



圖例 LEGEND

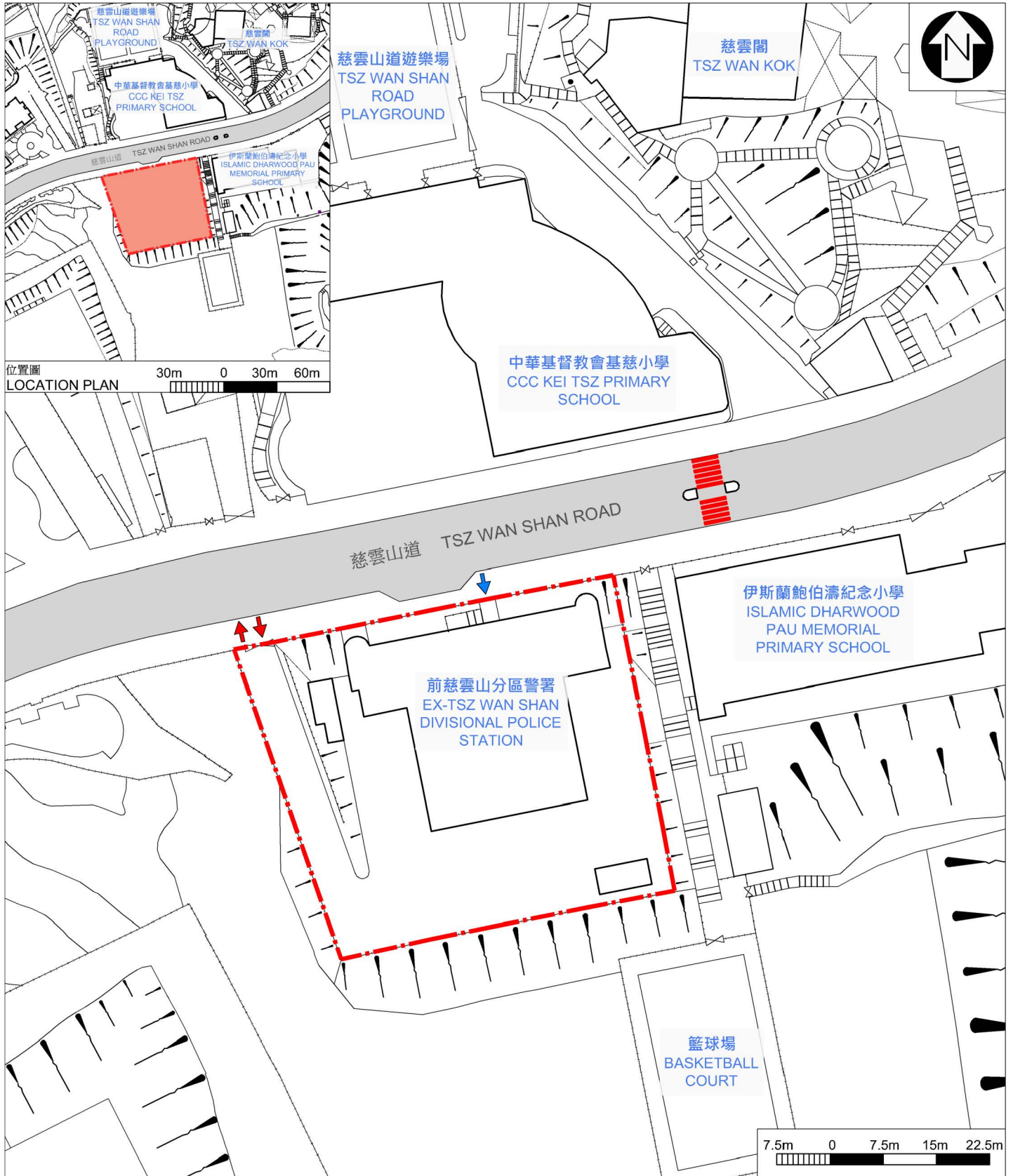
- - - 警察設施界線
BOUNDARY OF POLICE FACILITIES
- ↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
- ↑ 車輛出入口
VEHICULAR INGRESS / EGRESS
- |||| 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有行人天橋
EXISTING FOORBRIDGE

東九龍行動基地, 前牛頭角分區警署
及室內靶場位置圖
LOCATION PLAN OF KOWLOON
EAST OPERATIONAL BASE,
EX-NGAU TAU KOK DIVISIONAL
POLICE STATION AND INDOOR
FIRING RANGE

237LP
東九龍總區總部及行動基地暨牛頭角分區警署
KOWLOON EAST REGIONAL HEADQUARTERS AND
OPERATIONAL BASE-CUM-NGAU TAU KOK DIVISIONAL
POLICE STATION



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圖例 LEGEND

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BOUNDARY OF POLICE FACILITIES
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EXISTING AT-GRADE PEDESTRIAN CROSSING

前慈雲山分區警署位置圖
LOCATION PLAN OF
EX-TSZ WAN SHAN
DIVISIONAL POLICE STATION

237LP
東九龍總區總部及行動基地暨牛頭角分區警署
KOWLOON EAST REGIONAL HEADQUARTERS AND
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