

For discussion  
on 15 September 2021

PWSC(2021-22)30

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

**Support – Others**

**193GK – Kwun Tong Composite Development Project**

### **HEAD 707 – NEW TOWN AND URBAN AREA DEVELOPMENT**

**Transport**

**206TB – Enhancing Connectivity near MTR Kwun Tong Station with Elevated  
Landscaped Pedestrian Deck**

Members are invited to recommend to the Finance Committee the upgrading of **193GK** and **206TB** to Category A at estimated costs of \$4,544.6 million and \$213.9 million in money-of-the-day prices respectively.

### **PROBLEM**

The Kwun Tong Composite Development (KTCD) Project aims to provide the long-term accommodation for the Civil Service College and a range of community and welfare facilities, and to enhance connectivity for the local community.

2. The covered elevated landscaped pedestrian deck near the MTR Kwun Tong Station (KWT) aims to enhance the pedestrian connectivity of the major facilities nearby and to ease the pedestrian flow.

**/PROPOSAL .....**

**PROPOSAL**

3. The Director of Architectural Services, with the support of the Secretary for the Civil Service, proposes to upgrade **193GK** to Category A at an estimated cost of \$4,544.6 million in money-of-the-day (MOD) prices for the KTCD Project.

4. The Director of Civil Engineering and Development, with the support of the Secretary for Development, proposes to upgrade **206TB** to Category A at an estimated cost of \$213.9 million in MOD prices for the construction of a covered elevated landscaped pedestrian deck near KWT.

**PROJECT SCOPE AND NATURE**

— 5. Details of the above two projects are at **Enclosures 1 and 2** respectively.

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Civil Service Bureau  
Development Bureau  
Labour and Welfare Bureau  
Food and Health Bureau  
Social Welfare Department  
September 2021

## 193GK – Kwun Tong Composite Development Project

### PROJECT SCOPE AND NATURE

The site for the Kwun Tong Composite Development (KTCD) Project occupies an area of approximately 11 000 square metres (m<sup>2</sup>). The site is close to the MTR Kwun Tong Station, and is encompassed by Kwun Tong Road, Tsui Ping Road, Fuk Tong Road and Fuk Ning Road. The KTCD Project mainly comprises a high block and a low block. The high block (around 25 storeys above ground, with two levels of basement carpark) will provide the long-term accommodation for the Civil Service College and some civil service supporting facilities. The low block (around three and nine storeys above ground at the south and north ends respectively, with one level of basement carpark at each end) will provide accommodation for a range of community and welfare facilities. Key facilities of the two buildings are as follows –

#### High Block

- (a) Civil Service College;
- (b) Families Clinic and Dental Clinic (for serving civil servants, pensioners and other eligible persons (civil service eligible persons));
- (c) Staff Development and Training Section of the Social Welfare Department (SWD); and
- (d) other facilities related to the Civil Service Bureau (CSB);

#### Low Block

- (a) Shine Skills Centre under the Vocational Training Council (VTC);
- (b) District Health Centre (DHC);

/(c) .....

- (c) Gerontechnology Exhibition Centre <sup>1</sup>;
- (d) Care Professions Training Institute<sup>1</sup>; and
- (e) Art Gallery for Artists with Disabilities.

2. The Project will also enhance the connectivity for pedestrians in the area. In between the high block and the low block will be an elevated walkway connecting to the MTR Kwun Tong Station via the elevated landscaped pedestrian deck to be constructed under PWP Item No. **206TB** on “Enhancing Connectivity near MTR Kwun Tong Station with Elevated Landscaped Pedestrian Deck” (see **Enclosure 2**), and cascading to a new public open space at the ground level at the north of the project site, connecting to Fuk Ning Road. There will also be a new footbridge at the east of the site across Tsui Ping Road connecting to the existing footbridge crossing Kwun Tong Road.

3. The existing bus and public light bus termini and public toilets in the site will be reprovisioned in-situ. There will also be a basement ancillary carpark with about 65 parking spaces / loading and unloading bays, and a basement public vehicle park with about 70 parking spaces.

4. The Project covers the demolition of key existing facilities in the site such as the Holland Hostel of the Hong Kong Student Aid Society Limited and the Shine Skills Centre of the VTC.

5. A location and site plan, a sectional drawing and a barrier-free access plan for the Project are at **Annexes 1 to 4** respectively. We plan to commence the proposed works after obtaining funding approval from the Finance Committee (FC) for target completion by phases beginning in around five to six years. To meet the works programme, we invited tender for the proposed works in July 2021. We will award the contract only after obtaining funding approval from the FC.

**/JUSTIFICATION .....**

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<sup>1</sup> Bare shell premises will be constructed for the Gerontechnology Exhibition Centre and Care Professions Training Institute, of which the construction costs will be sought from the Lotteries Fund (LF) in accordance with the established mechanism. Funding for the internal fitting-out works and purchase of furniture and equipment (F&E) will also be sought from the LF separately in accordance with the established mechanism. Pursuant to the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may appropriate from the LF moneys to finance and support the development of social welfare services as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as Controlling Officer of the LF, will ensure that the applications fall within the approved ambit of the LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of F&E etc. for premises occupied by non-governmental organisations providing welfare services.

**JUSTIFICATION**

6. The Project covers a number of major components as set out in the ensuing paragraphs. It will, first and foremost, benefit the enhancement of civil service training by providing the long-term accommodation and enhanced facilities for the Civil Service College. Moreover, the Project will maximise the utilisation of the site and benefit the Kwun Tong district and the community. In this regard, the Project will provide the district with a DHC and enhance the pedestrian connectivity in the area. It will also benefit the community at large by providing a number of welfare facilities under the theme of inclusion (particularly “age inclusion” and “disability inclusion”). As the major components involve facilities under the Labour and Welfare Bureau, Food and Health Bureau and SWD, CSB has consulted the concerned bureaux and departments and obtained their support for the Project and the funding proposal in respect of the facilities under their purview.

*Civil Service College*

7. The establishment of the Civil Service College is a major undertaking by the Hong Kong Special Administrative Region Government to enhance training for civil servants on all fronts. Civil service training is currently delivered by the Civil Service Training and Development Institute (CSTDI) under CSB. The Government proposed to establish a civil service college in the 2017 Policy Address, and announced in the 2018 Policy Address that a site in Kwun Tong had been identified for composite development, including the construction of the College and other facilities, based on the principle of “single site, multiple uses”. In February 2021, we announced our plan to establish the College in the interim accommodation in the North Point Government Offices (NPGO) by way of upgrading the existing facilities of CSTDI, pending commissioning of the long-term accommodation for the College.

8. CSTDI now occupies three floors in NPGO with a total floor area of about 6 200 m<sup>2</sup>. The space, design and facilities are far from adequate for meeting the present and expected requirements, notwithstanding that certain facilities are being refurbished to provide an interim accommodation for the College. For example, the existing auditorium has a seating capacity of only 140, obliging the need to source external venues for seminars with a larger audience, etc. It is therefore of importance for the College to have its long-term accommodation, with upgraded facilities, for sustainable development in enhancing civil service training.

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9. The new premises of the College in Kwun Tong with a net operating floor area (NOFA)<sup>2</sup> of about 16 600 m<sup>2</sup> will be provided with more professional and diversified facilities for promoting a motivating and thought-stimulating environment for civil servants to learn and share new knowledge and experiences, and meeting the different training focuses and delivery modes in support of the respective training targets. For example, there will be two larger auditoriums for 300 and 400 users respectively. Moreover, while there are currently only 17 classrooms / lecture rooms (ranging from 60 to 180 m<sup>2</sup>) in CSTDI, there will be 23 classrooms / executive classrooms / multi-purpose function halls (ranging from 120 to 300 m<sup>2</sup>) in the new premises which will also be better equipped. Among these rooms, some of the larger ones can be partitioned where necessary to provide additional classrooms to flexibly suit different needs. Apart from the abovementioned facilities, there will be specialised training venues provided with the necessary installations dedicated to training in media responses, crisis management, council meeting simulation, innovation and technology application; a Learning Commons comprising different learning zones to facilitate self-learning and interactive learning, etc. CSTDI does not currently have such theme-based training facilities. The upgraded training facilities and equipment will support more effective delivery of training services in terms of quantity, quality, flexibility and diversity.

#### *Civil Service Related Facilities*

10. Apart from the Civil Service College, the high block will also provide accommodation for the following civil service related facilities -

- (a) Families Clinic and Dental Clinic – The clinics will provide medical and dental services for civil service eligible persons, with a view to enhancing such services for them; and
- (b) Other facilities related to CSB – The two CSB offices<sup>3</sup> that are being accommodated in NPGO and sharing common supporting services with CSTDI will be moved to the new premises, together with the Government Retirees' Resources Centre which is currently located in the Central Government Offices in Tamar.

/SWD .....

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<sup>2</sup> NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area (CFA) which takes into account all areas within the building structure envelope, NOFA does not include areas for the basic facilities (if any) such as toilets, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.

<sup>3</sup> The two offices are the Training and Development Section of the General Grades Office and the Secretariat on Civil Service Discipline.

*SWD's Training Facilities*

11. The Project will also provide accommodation for the reprovisioning of the Staff Development and Training Section of SWD. The Section provides training to staff in SWD and other departments, as well as staff in non-governmental organisations, in areas such as family and child welfare services, youth services and elderly services. Classrooms and offices of the Section are presently accommodated in the Revenue Tower, while large scale briefings are held at the gymnasium of the Lady Trench Training Centre. As the two sites have been earmarked for redevelopment, it is necessary to reprovision the Section in an appropriate location. By co-locating the Section and its classrooms with the Civil Service College, it would also help enhance synergy and flexibility in the utilisation of the respective training facilities.

*District Health Centre*

12. In line with the Government's plan to enhance district-based primary healthcare by setting up DHCs in all 18 districts, a DHC will be included in the low block to serve as a core centre and service hub to provide and connect a range of primary healthcare services to the residents in Kwun Tong in a coordinated manner. The services focus on primary, secondary and tertiary prevention of diseases, covering health promotion, health assessment, chronic disease management and community rehabilitation. Complemented by satellite centres to be set up in each sub-district of Kwun Tong and a network of service providers in the community, the DHC will better coordinate with other district-based primary healthcare services and facilities, making it more convenient to meet the individual healthcare needs of the community.

*Welfare Facilities*

13. The site will also provide the following welfare facilities –
- (a) Shine Skills Centre (Kwun Tong) – This will be reprovisioned in-situ with enhanced facilities to continue providing vocational and skills training services for persons with disabilities;
  - (b) Gerontechnology Exhibition Centre – The Centre aims to promote gerontechnology and enable elderly and rehabilitation service providers, service users and their caregivers to keep abreast of innovation and technology products as well as to make use of suitable ones to improve their quality of life. The Centre will be used for display of products, providing consultation services and organising promotional programmes;
- /(c) .....

- (c) Care Professions Training Institute – This will be a designated training institute to provide continuous training for frontline staff in the care industry (such as health workers, care workers, physiotherapist assistants, occupational therapist assistants, child care workers and special child care workers), enriching their trade knowledge and facilitating their professional development, which in turn will enhance the service quality of residential and community care services for those in need; and
- (d) Art Gallery for Artists with Disabilities – This will provide a venue for artists with disabilities or related organisations to showcase the talents and diversified capabilities of persons with disabilities.

### **Connectivity, Convenience and Greenery**

14. Apart from the above facilities, the Government will also capitalise on the Project to enhance connectivity in the district, providing convenience to the pedestrians and road users, and supporting a green environment for the residents. The features are –

- (a) The existing bus and public light bus termini will be reprovisioned at the ground level underneath the low block and the elevated walkway respectively, thus providing a covered place for users of the franchised bus/public light bus services and sheltering them from rain and sun;
- (b) As mentioned in paragraph 2 above, there will be a pedestrian walkway network connecting the surrounding areas, including the MTR Kwun Tong Station in the west, a new public open space in the north and the existing footbridge in the east. Pedestrians can make use of the covered barrier-free landscaped walkways to access different areas in the vicinity, free from the hustle of the busy traffic. The western end of the pedestrian walkway on the KTCD podium deck will also be connected to a separately proposed elevated landscaped pedestrian deck<sup>4</sup> linking to the MTR Kwun Tong Station and the Kwun Tong Town Centre Redevelopment Project;

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<sup>4</sup> This proposed elevated landscaped pedestrian deck is outside the scope of the KTCD Project and is being proposed under PWP Item No. **206TB**.



- (c) There will be lifts and escalators connecting the walkway at the deck level and the ground level;
- (d) The Project will include the construction of a new road connecting Fuk Tong Road to Kwun Tong Road and widening the junction of Kwun Tong Road and Tsui Ping Road to facilitate traffic circulation to and from the KTCD; and
- (e) Apart from providing a new public open space in the site, the walkway will have green features to provide pedestrians with a comfortable environment. There will also be a green rooftop in the low block for enhancing greenery in the neighbourhood.

## FINANCIAL IMPLICATIONS

15. We estimate the capital cost of the Project to be \$4,544.6 million in MOD prices. The above estimate is the capital cost for the whole Project and not solely for the construction of the Civil Service College. The capital cost of the Project is broken down as follows –

	<b>\$ million</b> <b>(in MOD prices)</b>
(a) Site works	43.4
(b) Demolition	14.9
(c) Foundation <sup>5</sup>	167.4
(d) Basement <sup>6</sup>	241.1
(e) Building <sup>7</sup>	2,083.7
	/(f) .....

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<sup>5</sup> Foundation works cover construction of piles, footings and all related tests and monitoring.

<sup>6</sup> Basement works cover construction of basement enclosure, waterproofing and excavation works.

<sup>7</sup> Building works cover construction of substructure and superstructure of the building.

		<b>\$ million</b> <b>(in MOD prices)</b>
(f)	Building services <sup>8</sup>	1,122.4
(g)	Drainage	32.2
(h)	External works	62.7
(i)	Additional energy conservation, green and recycled features	70.4
(j)	Furniture and equipment (F&E) <sup>9</sup>	247.2
(k)	Consultants' fees for	22.4
	(i) contract administration	19.0
	(ii) management of resident site staff (RSS)	3.4
(l)	Remuneration of RSS	23.7
(m)	Contingencies	413.1
Total		4,544.6

16. Of the estimated \$4,544.6 million total capital cost, about \$87.6 million is the apportioned construction cost for the Gerontechnology Exhibition Centre and Care Professions Training Institute, which is proposed to be first funded by the Capital Works Reserve Fund under PWP Item No. **193GK**. Funding approval from the LF will be separately sought by SWD under the established mechanism. Subject to the funding approval concerned, reimbursement from the LF will be made after project completion.

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<sup>8</sup> Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift and escalator installation and other miscellaneous installations.

<sup>9</sup> The estimated cost is based on an indicative list of F&E required.

17. We propose to engage consultants to undertake contract administration and site supervision of the Project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 5**. The CFA of the Project is about 84 400 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$37,987 per m<sup>2</sup> of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

18. Subject to funding approval, we plan to phase the expenditure as follows –

Year	\$ million (in MOD prices)
2022 – 23	109.7
2023 – 24	437.8
2024 – 25	592.8
2025 – 26	673.2
2026 – 27	750.9
2027 – 28	979.1
2028 – 29	696.6
2029 – 30	272.0
2030 – 31	32.5
Total	4,544.6

19. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2022 to 2031. We will deliver the construction works through a design and build contract and award the contract on a lump-sum basis as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

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20. We estimate the annual recurrent expenditure arising from this Project to be \$599.02 million<sup>10</sup>.

## **PUBLIC CONSULTATION**

21. The Government consulted the Kwun Tong District Council on the initial planning of the KTCD Project on 7 May 2019 and briefed the District Council on 2 March 2021 on the follow-up actions taken in respect of the Project and related facilities. The District Council members generally supported the Project or raised no objection. The various items under the present scope of the Project, and the separately proposed elevated landscaped pedestrian deck (see paragraph 14), have appropriately taken into account the general concerns of the District Council, such as those relating to the connectivity in the neighbourhood and congestion at the MTR Kwun Tong Station.

22. We gazetted the proposed road works of the KTCD Project under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 19 and 26 March 2021 and received one objection, which was mainly concerned with the impact of the proposed modification works at the junction of Kwun Tong Road and Tsui Ping Road on traffic safety. The Architectural Services Department and the departments concerned had a meeting with the objector and provided further information to explain the details of the works concerned. The objector did not withdraw his objection. After considering the objection, the Chief Executive-in-Council authorised the proposed works without modification on 31 August 2021.

23. CSB has also been updating the Panel on Public Service (the Panel) on the progress of the establishment of the Civil Service College and the KTCD Project from time to time, for example, at the meetings of 17 February and 23 June 2021. We consulted the Panel on the Project on 23 August 2021. Members supported the Project and the submission of its funding application to the Public Works Subcommittee.

**/ENVIRONMENTAL .....**

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<sup>10</sup> Regarding the annual recurrent expenditure in respect of the Gerontechnology Exhibition Centre and Care Professions Training Institute, SWD will arrange to secure the recurrent expenditure under the established practice.

**ENVIRONMENTAL IMPLICATIONS**

24. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) for the Project in July 2021. The PER concluded and the Director of Environmental Protection agreed that the Project would not have any long-term adverse environmental impacts.

25. We will incorporate into the works contract the mitigation measures recommended in the PER to control the environmental impacts arising from the construction works during construction to within established standards and guidelines. These measures include the use of noise barriers for noisy construction activities, frequent cleaning and watering of the site, the provision of hoardings and wheel-washing facilities to prevent dust nuisance, and proper treatment of site run-off to avoid illegal effluent discharge. We have included in the project estimate the cost to implement the recommended environmental mitigation measures.

26. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste which is generated during new building construction (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>11</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

27. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

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<sup>11</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

28. We estimate that the Project will generate in total about 231 600 tonnes of construction waste including construction waste generated when constructing new building and demolishing existing buildings. Of these, we will reuse about 3 280 tonnes (1.4%) of inert construction waste on site and deliver 214 980 tonnes (92.8%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 13 340 tonnes (5.8%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$17.9 million for this Project (based on an unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

### **HERITAGE IMPLICATIONS**

29. This Project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

### **LAND ACQUISITION**

30. The Project would be carried out on both government and private lands. Agreements have been obtained from the owners to surrender the concerned private lands for taking forward the Project. Therefore, the Project does not require land resumption, creation of easements and temporary occupation of private land.

31. Regarding the private lands, the following arrangements have been made after obtaining agreements with the owners concerned –

- (a) Shine Skills Centre (Kwun Tong) will be demolished under the Project and temporarily relocated to a vacant school site in Kowloon Tong, and be reprovisioned to Kwun Tong upon completion of the KTCD Project;
- (b) The Hong Kong Student Aid Society Limited has agreed to surrender the existing site of the Holland Hostel, which will be demolished under the Project, and reprovision its facilities to a new development on a larger site in Lei Yue Mun Path. In the interim, the Holland Hostel will be decanted to a vacant residential care home for the elderly in Wong Tai Sin; and

/(c) .....

- (c) The Hong Kong Christian Council has agreed to surrender about one-third of the site of the former Kwun Tong Vocational Training Centre, which is currently vacant, to the Government for the KTCD Project, while retaining the remaining portion of the site for future redevelopment into a welfare complex.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

32. This Project will adopt various forms of energy efficient features and renewable energy technologies including –

- (a) variable speed drive for chillers;
- (b) demand control of supply air;
- (c) heat energy reclaim of exhaust air; and
- (d) photovoltaic system.

33. For greening features, we will provide landscaping and greening features on ground level, podium levels, rooftops and vertical surfaces in the new buildings as appropriate for environmental and amenity benefits.

34. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

35. The total estimated additional cost for adoption of the above features is around \$70.4 million (including around \$21.9 million for energy efficient features), which has been included in the cost estimate of this Project. The energy efficient features will achieve 11% energy savings in the annual energy consumption with a payback period of about eight years.

## **BACKGROUND INFORMATION**

36. We upgraded **193GK** to Category B in March 2020. We engaged consultants to undertake various services, including traffic study, layout design, ground investigation, underground services investigation, geotechnical assessment, preliminary environmental reviews, topographical survey, quantity surveying

/services .....

services for tender documentation at a total cost of about \$7.1 million. The services and works by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The ground investigation, underground services investigation, geotechnical assessment and topographical survey have been completed.

37. Of the 61 trees within and adjacent to the project boundary, four trees will be retained and the remaining 57 trees which are not important trees<sup>12</sup> will be felled. We will incorporate planting proposals as part of the Project, including 57 trees, 32 000 shrubs, 60 000 groundcovers and 300 m<sup>2</sup> of turf.

38. We estimate that the proposed works will create about 670 jobs (625 for labourers and 45 for professional or technical staff) providing a total employment of 28 000 man-months.

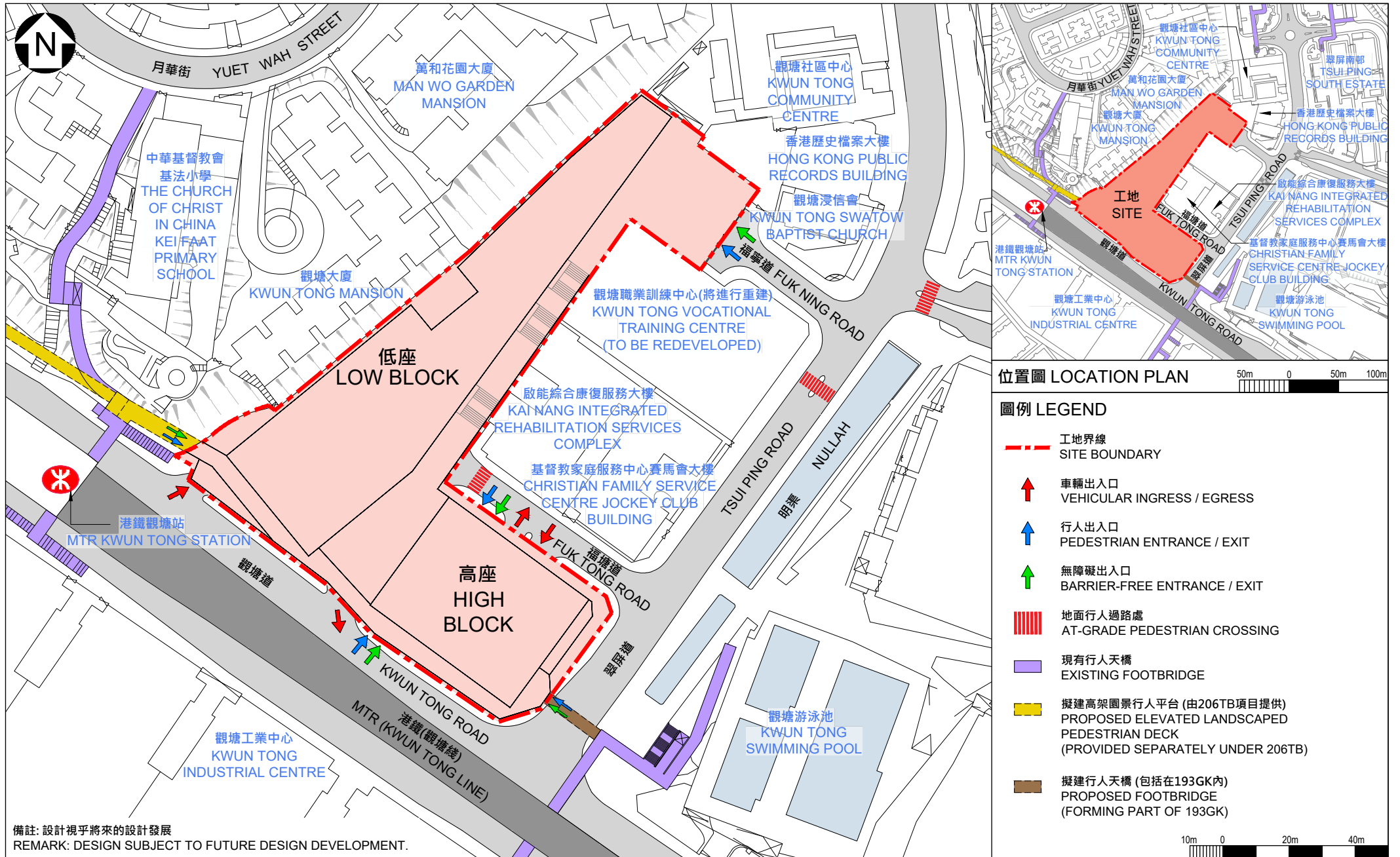
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<sup>12</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding forms (taking account of overall tree sizes, shapes and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.





備註: 設計視乎將來的設計發展  
REMARK: DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT.

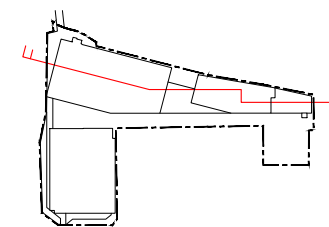
工地平面圖  
SITE PLAN

193GK  
觀塘綜合發展項目  
KWUN TONG COMPOSITE DEVELOPMENT PROJECT



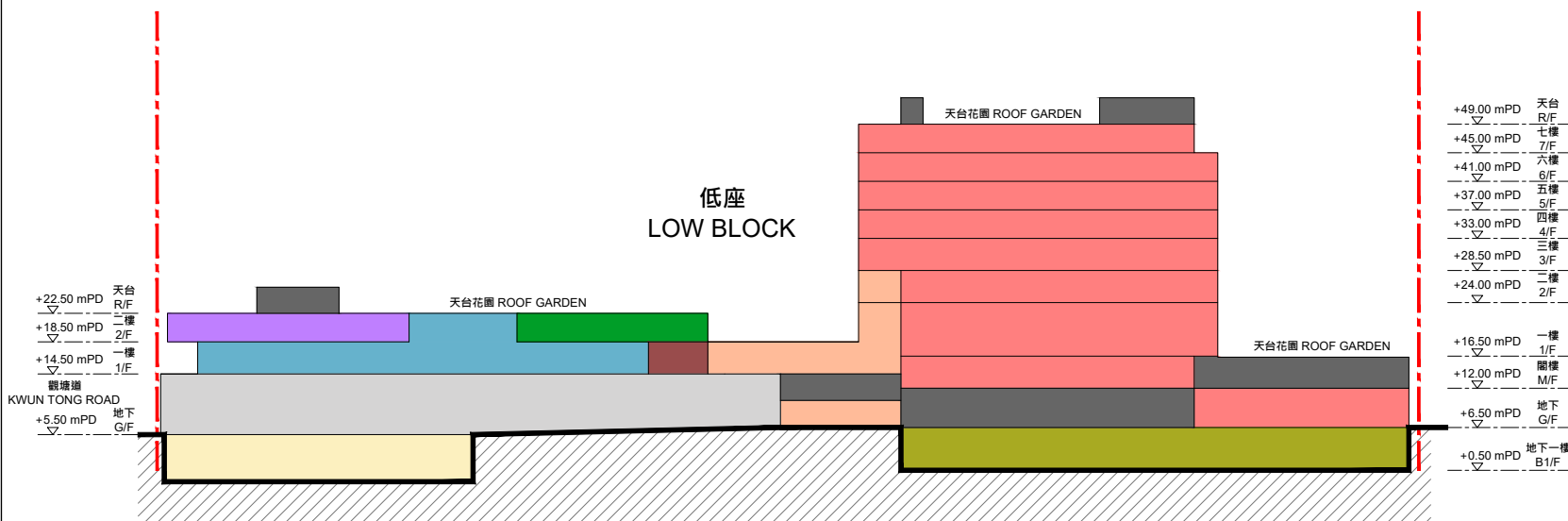
ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

索引圖 KEY PLAN



圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 展亮技能發展中心  
SHINE SKILLS CENTRE
- 地區康健中心  
DISTRICT HEALTH CENTRE
- 樂齡科技展覽中心  
GERONTECHNOLOGY EXHIBITION CENTRE
- 專業護理人員培訓學院  
CARE PROFESSIONS TRAINING INSTITUTE
- 殘疾藝術家藝術廊  
ART GALLERY FOR ARTISTS WITH DISABILITIES
- 機房  
PLANT ROOM
- 公眾停車場 / 部門停車場  
PUBLIC VEHICLE PARK / DEPARTMENTAL CAR PARK
- 部門停車場  
DEPARTMENTAL CAR PARK
- 升降機大堂 / 公共空間  
LIFT LOBBY / COMMON AREA
- 巴士總站  
BUS TERMINUS

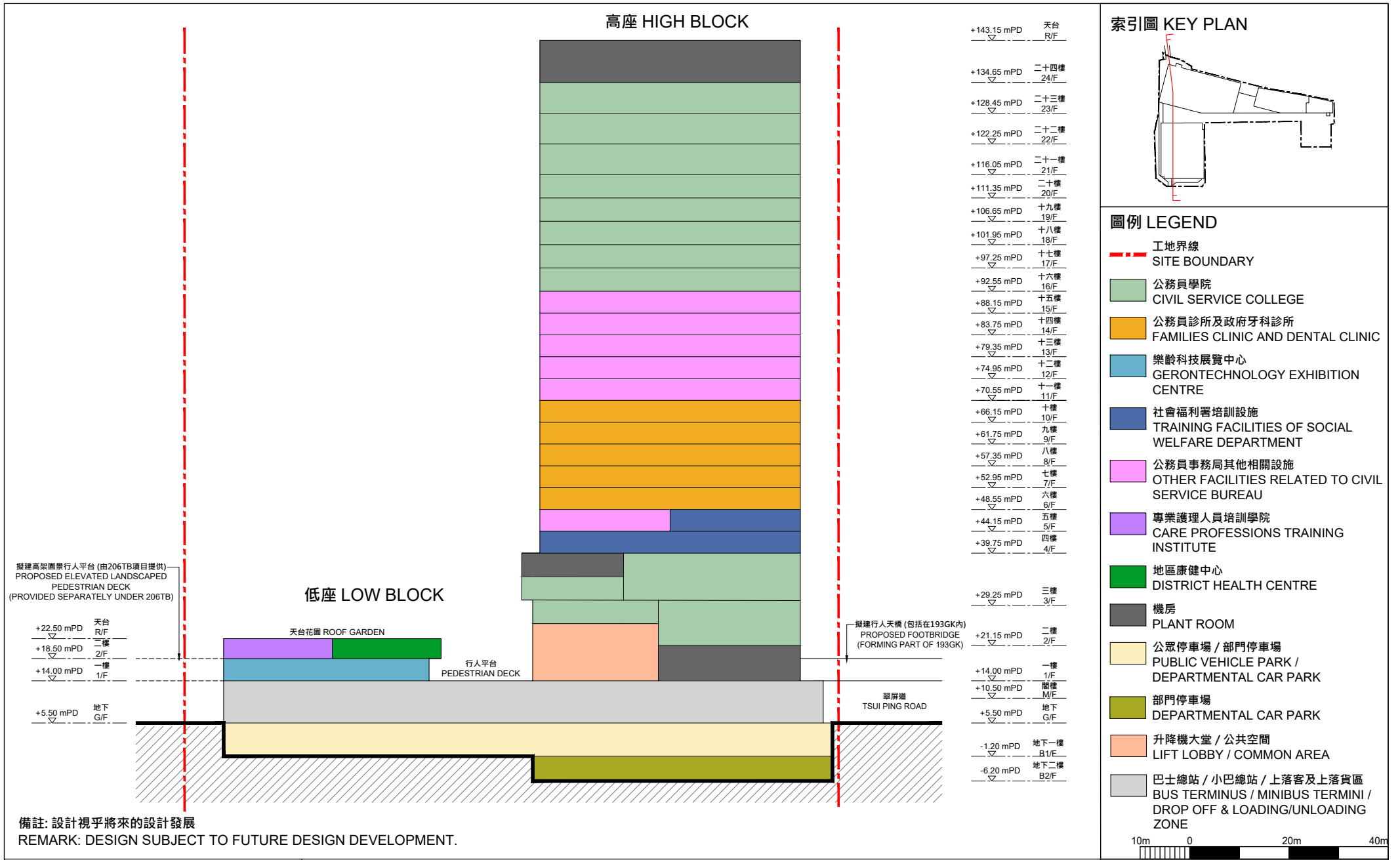


備註: 設計視乎將來的設計發展  
REMARK: DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT.



剖面圖 A-A  
SECTION A-A

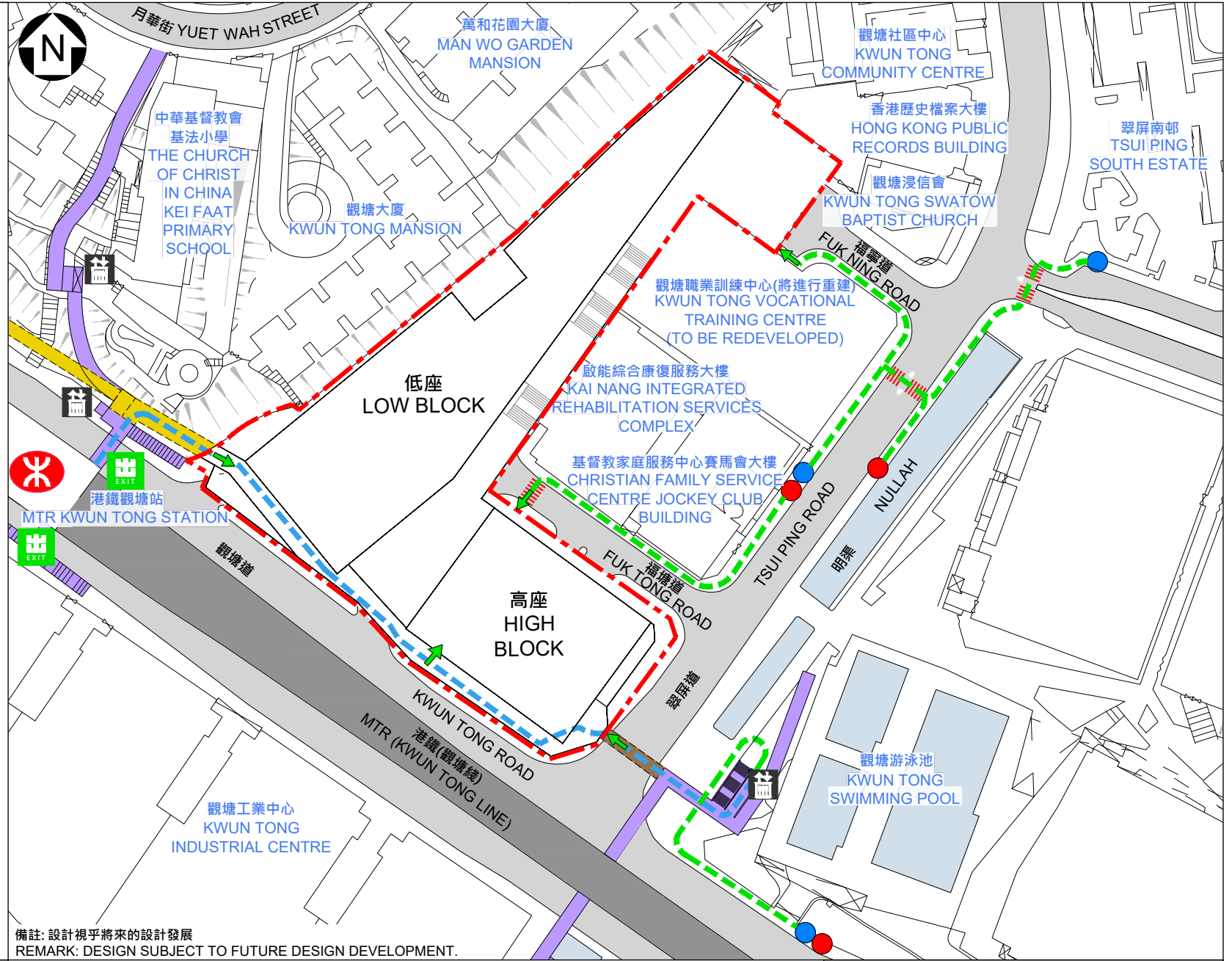
193GK  
觀塘綜合發展項目  
KWUN TONG COMPOSITE DEVELOPMENT PROJECT



剖面圖 B-B  
SECTION B-B

193GK  
觀塘綜合發展項目  
KWUN TONG COMPOSITE DEVELOPMENT PROJECT

- 圖例 LEGEND**
-  工地界線  
SITE BOUNDARY
  -  地面無障礙通道  
AT-GRADE BARRIER-FREE ACCESS
  -  平台層無障礙通道  
DECK-LEVEL BARRIER-FREE ACCESS
  -  無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
  -  港鐵站  
MTR STATION
  -  港鐵站出入口  
MTR STATION ENTRANCE / EXIT
  -  暢通易達升降機  
ACCESSIBLE LIFT
  -  行人過路處  
PEDESTRIAN CROSSING
  -  現有行人天橋  
EXISTING FOOTBRIDGE
  -  擬建高架園景行人平台 (由206TB項目提供)  
PROPOSED ELEVATED LANDSCAPED PEDESTRIAN DECK (PROVIDED SEPARATELY UNDER 206TB)
  -  擬建行人天橋 (包括在193GK內)  
PROPOSED FOOTBRIDGE (FORMING PART OF 193GK)
  -  現有巴士站  
EXISTING BUS STOP
  -  現有小巴士站  
EXISTING MINIBUS STOP



無障礙通道平面圖  
BARRIER-FREE ACCESS PLAN

193GK  
觀塘綜合發展項目  
KWUN TONG COMPOSITE DEVELOPMENT PROJECT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**193GK – Kwun Tong Composite Development Project****Breakdown of the estimate for consultants' fees and resident site staff costs  
(in September 2020 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	7.2
	Technical	–	–	–	7.2
				Sub-total	14.4#
(b) Resident site staff (RSS) costs (Note 3)	Professional	72	38	1.6	9.9
	Technical	222	14	1.6	10.7
				Sub-total	20.6
Comprising -					
	(i) Consultants' fees for management of RSS				2.6#
	(ii) Remuneration of RSS				18.0#
				<b>Total</b>	<b>35.0</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for provision of contract administration and site supervision of **193GK**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade **193GK** to Category A.
3. The consultants' fee and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 15 of **Enclosure 1**.

**206TB – Enhancing Connectivity near MTR Kwun Tong Station with Elevated Landscaped Pedestrian Deck**

**PROJECT SCOPE AND NATURE**

We propose to upgrade **206TB** (the proposed works) to Category A, of which the scope comprises the following –

- (a) construction of a covered elevated landscaped pedestrian deck of about 120 metres (m) in total length;
- (b) carrying out associated slopes, walkways, drainage, landscaping works and other ancillary works; and
- (c) implementation of environmental mitigation measures for the proposed works.

A layout plan, a section plan and an artist's impression of the proposed works are at **Annex 1 to Enclosure 2**.

2. We plan to commence the tendering procedure and the proposed works upon obtaining funding approval from the Finance Committee (FC) as early as possible for target completion in around four years<sup>1</sup>.

**JUSTIFICATION**

3. At present, there are two major planned development/redevelopment projects at the northern side of the MTR Kwun Tong Station (KWT), namely the Kwun Tong Composite Development (KTCD) and the Kwun Tong Town Centre Redevelopment. In order to enhance the connectivity within the district and the pedestrian accessibility, the proposed works as mentioned in paragraph 1 will provide a covered elevated landscaped pedestrian deck connecting the existing elevated walkways near Exit C and Exit D of KWT, and the proposed walkway to be constructed under KTCD. This would facilitate the pedestrians to travel between the above developments and to Hip Wo Street and Yuet Wah Street areas more conveniently, without passing through the concourse of KWT, thus easing the pedestrian flow between KWT and the nearby major facilities as well as improving the walking environment.

**/FINANCIAL .....**

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<sup>1</sup> After obtaining the funding approval from FC, we expect to finalise MTR Corporation Limited (MTRCL)'s requirements for protective measures to railway structures/installations and monitoring during construction for incorporation into the final tender documents, and complete the procedures for tender invitation and contract award. It is expected that the actual construction period for completing the abovementioned scope of works is about 3.5 years after the commencement.

**FINANCIAL IMPLICATIONS**

4. We estimate the cost of the proposed works to be \$213.9 million in money-of-the-day (MOD) prices, broken down as follows –

	<b>\$ million</b> (in MOD prices)
(a) Covered elevated landscaped pedestrian deck <sup>2</sup>	118.4
(i) deck structure	61.2
(ii) foundation	57.2
(b) Slope works <sup>3</sup>	23.8
(c) Modification and connection works with the existing elevated walkways and the existing walkway to Yuet Wah Street <sup>4</sup>	7.9
(d) Associated road and drainage works <sup>5</sup>	8.4
(e) Landscaping works, public lighting and other ancillary works <sup>6</sup>	8.7
(f) Environmental mitigation measures	3.1
(g) Consultants' fees for	2.1
(i) contract administration	1.0
(ii) management of resident site staff (RSS)	1.1
(h) Remuneration of RSS	22.1
(i) Contingencies	<u>19.4</u>
Total	<u>213.9</u>

/5. ....

<sup>2</sup> Construction of deck structure and foundation, including the required temporary supports, elevated working platforms, protective and preventive measures, and monitoring works required by MTRCL.

<sup>3</sup> Including breaking part of the existing rock slope, slope modification and stabilization works such as construction of soil nails and retaining walls, and associated temporary works during construction.

<sup>4</sup> Including modification of the existing elevated walkways near KWT Exit C and Exit D and their roofs, modification of the existing walkway to Yuet Wah Street and its roof, and connection works with the proposed deck.

<sup>5</sup> Including temporary traffic arrangements during construction, road excavation, road resurfacing, modification of drainage system due to the foundation works, etc.

<sup>6</sup> Including the planting works on and near the deck, removal of trees and compensatory planting of new trees, diversion of public utilities, etc.



5. We propose to engage consultants to undertake contract administration and site supervision of the proposed works. A detailed breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Annex 2 to Enclosure 2**.

6. Subject to funding approval, we plan to phase the expenditure as follows –

Year	\$ million (in MOD prices)
2022 – 2023	8.6
2023 – 2024	41.8
2024 – 2025	46.9
2025 – 2026	48.6
2026 – 2027	35.7
2027 – 2028	32.3
	213.9

7. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2022 to 2028. We will deliver the works under the New Engineering Contract (NEC)<sup>7</sup> form. The contract will provide for price adjustment.

8. We estimate the annual recurrent expenditure arising from the proposed works to be about \$0.59 million.

## **PUBLIC CONSULTATION**

9. We consulted the Kwun Tong District Council for the proposed works on 2 March 2021. Members of the KTDC had no objection to the proposed works.

/10. ....

<sup>7</sup> NEC is a suite of contracts developed by the Institution of Civil Engineers, United Kingdom. It is a contract form that emphasises cooperation, mutual trust and collaborative risk management between contracting parties.



10. We gazetted the proposed works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 19 and 26 March 2021 and received no objection. The authorization notice was gazetted on 25 June 2021.

11. We consulted the Legislative Council Panel on Development on 24 August 2021 on the proposed works. Members generally supported the proposed works. There were also enquiries from some Members on the project cost and implementation programme. In response to the enquiries, we provided supplementary information to the Panel on Development on 8 September 2021.

## **ENVIRONMENTAL IMPLICATIONS**

12. This proposed works are not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term adverse environmental impact. We will incorporate requirements into the relevant works contract to require the contractor to implement environmental mitigation measures to control noise, dust and site run-off nuisance to within established standards and guidelines. These measures mainly include use of quieter equipment and moveable noise barriers or enclosures, regular watering of works sites, and use of temporary drains to discharge surface runoff of sites, etc. We have included in the project estimate the cost to implement appropriate environmental mitigation measures.

13. At the planning and design stages, we have considered the alignment, design level and construction method of the proposed works to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil and rock fill) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities<sup>8</sup>. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste and the use of non-timber formwork to further reduce generation of construction waste.

/14. ....

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<sup>8</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

14. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure the day-to-day operations on site comply with the approved plans. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

15. We estimate that the proposed works will generate in total about 7 500 tonnes of construction waste. Of this, we will reuse about 1 200 tonnes (16%) of inert construction waste on site and deliver about 6 050 tonnes (81%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of 250 tonnes (3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be about \$480,000 for the proposed works (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N).

## **HERITAGE IMPLICATIONS**

16. The proposed works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

## **TRAFFIC IMPLICATIONS**

17. The columns associated with the proposed elevated landscaped pedestrian deck will not occupy the existing roads and walkways. The proposed works will not cause any significant traffic impact to surrounding areas during the construction period. We will establish Traffic Management Liaison Groups and closely liaise with the Transport Department, the Hong Kong Police Force and other stakeholders to review the proposed temporary traffic arrangements with a view to minimising the traffic impacts during construction.

## **LAND ACQUISITION**

18. The proposed works do not require any acquisition of private land.

**/BACKGROUND .....**

**BACKGROUND INFORMATION**

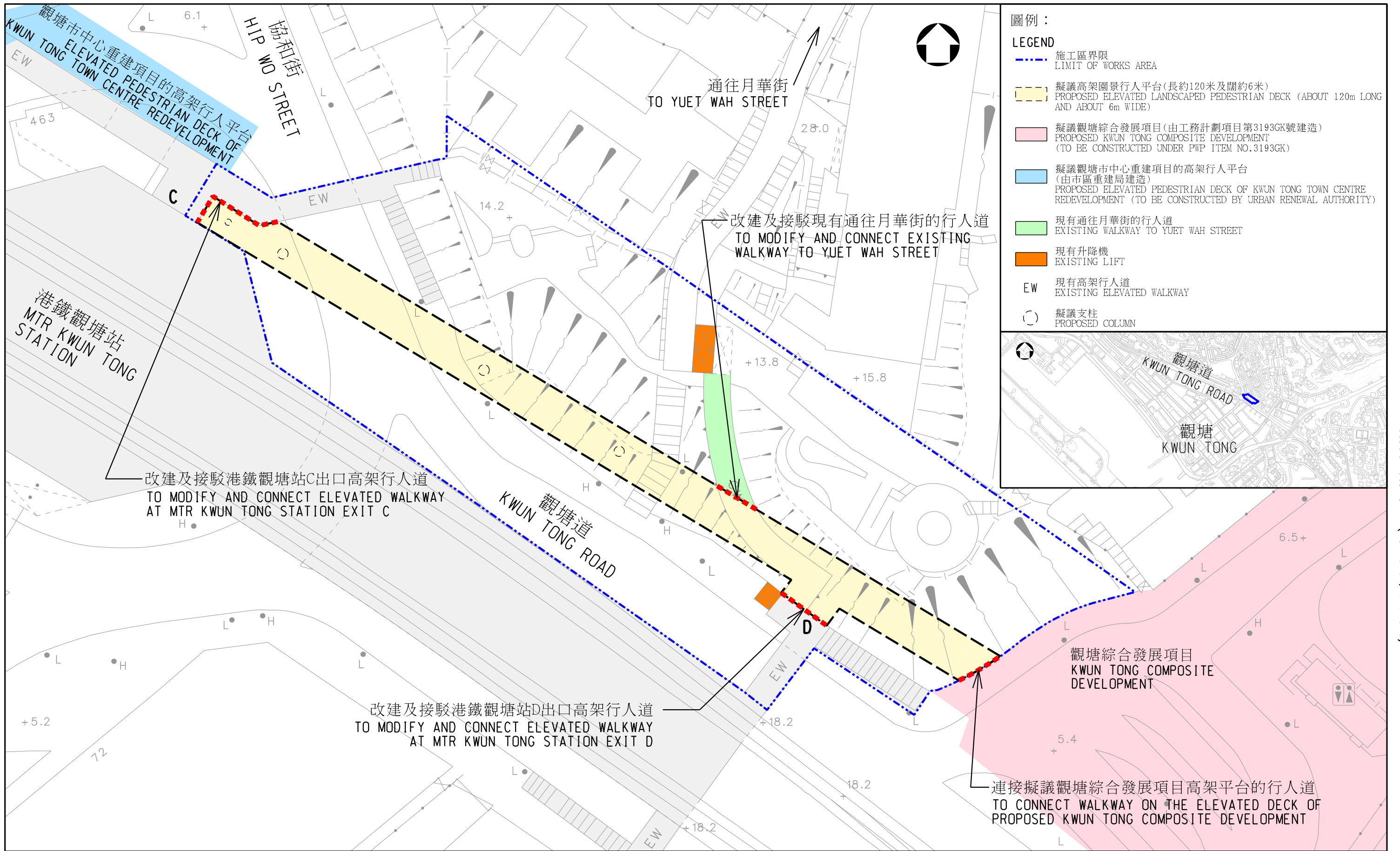
19. We upgraded **206TB** to Category B in September 2020.
20. In March 2021, we engaged an engineering consultant to undertake the investigation, design and ground investigation works at an estimated cost of about \$4.14 million under block allocation **Subhead 7100CX** “New Towns and urban area works, studies and investigations for items in Category D of the Public Works Programme”.
21. Of the 53 trees within the project boundary, 37 trees will be retained. The proposed works will involve the removal of 16 trees, all of which will be felled. All trees to be felled are not important trees<sup>9</sup>. We will incorporate planting proposals as part of the project, including 16 trees, 600 nos. of shrubs and 250 m<sup>2</sup> of grassed area.
22. We estimate that the proposed works will create about 60 jobs (45 for labourers and another 15 for professional or technical staff), providing a total employment of 2 120 man-months.

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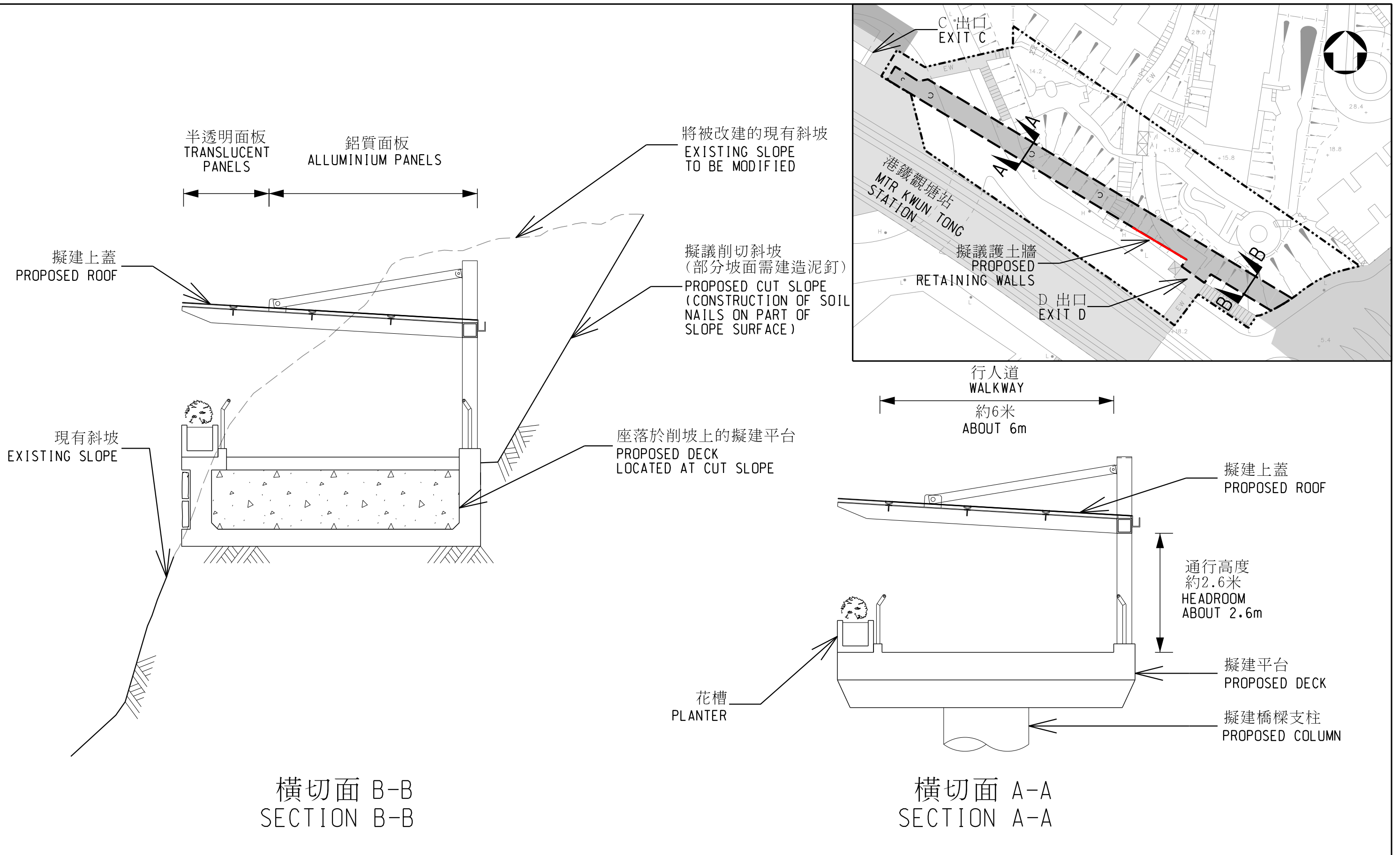
<sup>9</sup> An “Important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features), e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 m (measured at 1.3 m above ground level), or with a height or canopy spread equal to or exceeding 25 m.



圖則名稱 drawing title

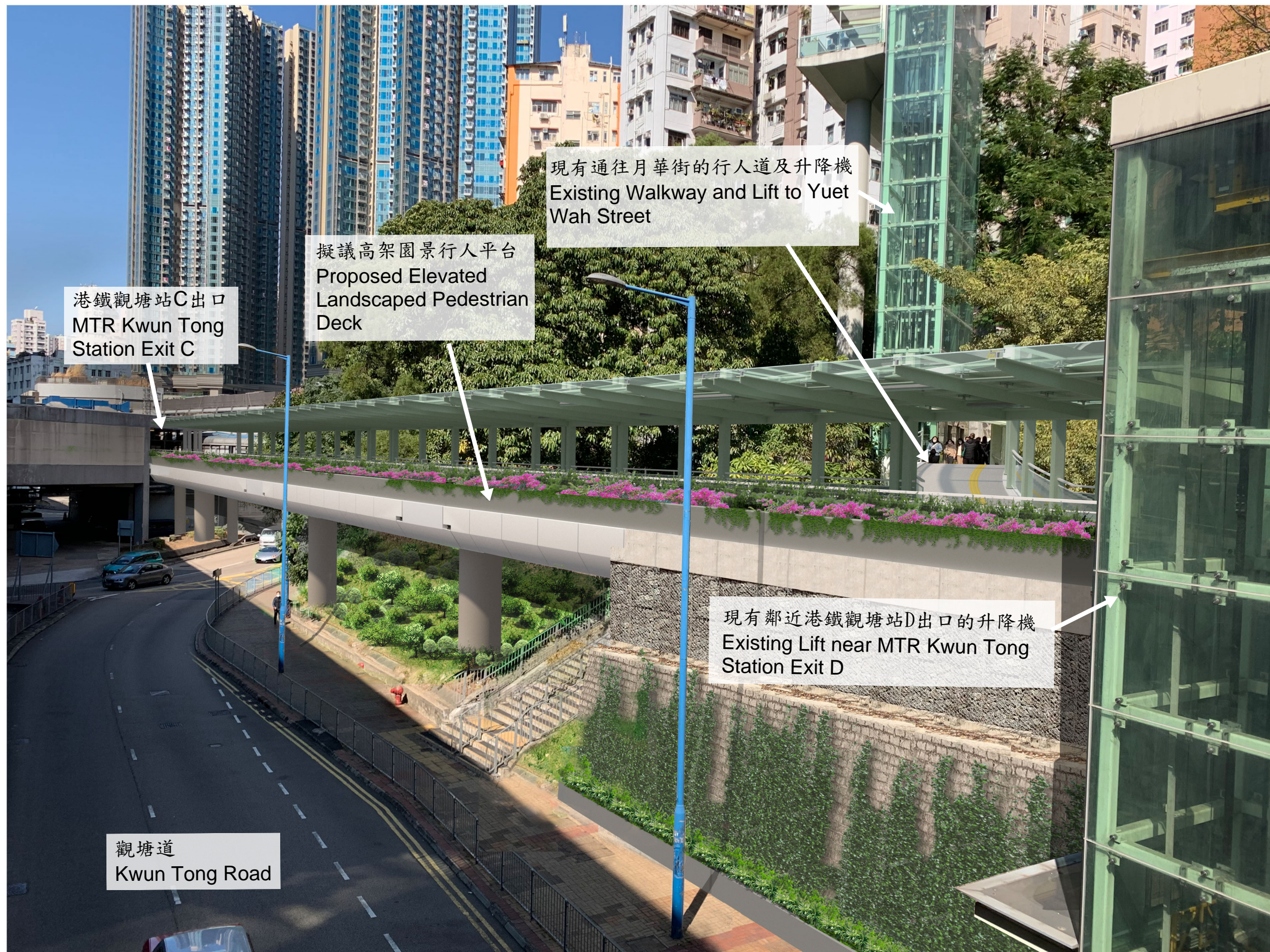
工務計劃項目第206TB號 - 加強港鐵觀塘站附近的區內連繫之高架園景行人平台工程 - 平面圖  
 PWP ITEM NO. 206TB - ENHANCING CONNECTIVITY NEAR MTR KWUN TONG STATION WITH ELEVATED LANDSCAPED PEDESTRIAN DECK - LAYOUT PLAN



圖則名稱 drawing title

工務計劃項目第206TB號 - 加強港鐵觀塘站附近的區內連繫之高架園景行人平台工程 - 切面圖  
 PWP ITEM NO. 206TB - ENHANCING CONNECTIVITY NEAR MTR KWUN TONG STATION  
 WITH ELEVATED LANDSCAPED PEDESTRIAN DECK - SECTION PLAN





圖則名稱 drawing title

工務計劃項目第206TB號 - 加強港鐵觀塘站附近的區內連繫之高架園景行人平台工程 - 構想圖  
PWP ITEM NO. 206TB - ENHANCING CONNECTIVITY NEAR MTR KWUN TONG STATION  
WITH ELEVATED LANDSCAPED PEDESTRIAN DECK - ARTIST IMPRESSION



**206TB – Enhancing Connectivity near MTR Kwun Tong Station with Elevated Landscaped Pedestrian Deck**

**Breakdown of the estimates for consultants’ fees and resident site staff costs (in September 2020 prices)**

		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a) Consultants’ fee for contract administration (Note 2)	Professional	–	–	–	0.7
	Technical	–	–	–	0.1
				Sub-total	0.8#
(b) Resident site staff (RSS) costs (Note 3)	Professional	57	38	1.6	7.8
	Technical	232	14	1.6	11.2
				Sub-total	19.0
Comprising –					
	(i) Consultants’ fees for management of RSS				0.9#
	(ii) Remuneration of RSS				18.1#
				<b>Total</b>	<b>19.8</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (as at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants’ fees for contract administration is calculated in accordance with the existing consultancy agreement relating to the project. The construction phase of the assignment will only be executed subject to the Finance Committee’s approval to upgrade **206TB** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Remarks**

The cost figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 4 of Enclosure 2.