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16 November 2020

Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

(Attn: Ms Doris WY LO)

Dear Ms LO,

**Follow-up actions of Public Works Subcommittee meeting on
4 November 2020
[PWSC(2020-21)14]**

In the meeting on 4 November 2020, the Public Works Subcommittee requested the Administration to provide supplementary information regarding the proposed “Water Supplies Department Headquarters with Hong Kong & Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan” and “Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station”. The Development Bureau hereby provides the requested information.

Yours sincerely,

Original signed
(Thomas CHAN)
for Secretary for Development

c.c.

Development Bureau (Attn.: Mr Thomas HUI)
Director of Water Supplies (Attn.: Mr Simon LEUNG)
Commissioner of Correctional Services (Attn.: Mr CK NG)
Director of Health (Attn: Ms Mon CHAN)
Director of Drainage Services (Attn: Mr David LEUNG)
Director of Social Welfare (Attn.: Ms Michelle LAM)
Director of Architectural Services (Attn.: Mr KS LAM)

**LEGISLATIVE COUNCIL
PUBLIC WORKS SUBCOMMITTEE**

**Water Supplies Department Headquarters with
Hong Kong & Islands Regional Office and Correctional Services
Department Headquarters Building in Chai Wan
and
Drainage Services Department Office Building
at Cheung Sha Wan Sewage Pumping Station**

**3129KA – Water Supplies Department Headquarters with Hong Kong &
Islands Regional Office and Correctional Services Department
Headquarters Building in Chai Wan**

**3133KA – Drainage Services Department Office Building at Cheung Sha
Wan Sewage Pumping Station**

**Follow-up Action Arising from the
Public Works Subcommittee Meeting on 4 November 2020**

In response to the request of the Public Works Subcommittee, the Administration hereby provides the following supplementary information regarding the proposed “Water Supplies Department Headquarters with Hong Kong & Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan” (WSD/CSD Building) and “Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station” (DSD Building).

1) Whether the Administration has consulted the Eastern District Council for the aspect of traffic impact on the surrounding during the construction phase of WSD/CSD Building, the date of the consultation and the grade of government officials attending the consultation meeting

The Government consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council for the works project of WSD/CSD Building on 10 October 2017 and 5 December 2017. The consultation

included the traffic impact on the surrounding during the construction phase of the proposed building. It was proposed that construction vehicles would use the Eastern Corridor for vehicular routes and then via Chong Fu Road and Sheung Tat Street for site access in order to avoid travelling through Heng Fa Chuen during the construction phase. Members supported the project at the PWHC meeting on 5 December 2017.

For the concerned works project, the government departments attending these meetings include the Architectural Services Department (ArchSD), the Water Supplies Department (WSD), the Correctional Services Department (CSD) and the Transport Department (TD), with government officials at directorate grade (D1), professional grades and other relevant section heads.

2) Details of CSD's plan to establish four counselling centres, and whether video visit facilities will be provided in the counselling centres

Funding has been obtained for CSD to establish four counselling centres. The location of the counselling centre on the Hong Kong Island has been initially identified in Shau Kei Wan, whilst the Government Property Agency is making an effort to identify potential sites for the other three counselling centres in the New Territories East, New Territories West and New Territories North. Video visit facilities will be provided in these counselling centres to enable persons in custody to receive video visits from their relatives and friends. Besides, official visits will also be included in the development direction of the Department.

3) Whether the Administration would consider provision of motorcycle parking spaces in WSD/CSD Building; if not, what is the reason

The site of WSD/CSD Building is currently a temporary carpark. Taking into account the public's strong request for the Government to provide adequate parking spaces for private cars to meet the demand in the area, we

propose to provide a public carpark of 150 parking spaces for private cars in the proposed building after reviewing the project scope and the technical feasibility. If necessary, the Government will explore the feasibility of adding public motorcycle parking spaces in the proposed building. Besides, TD has added 25 roadside motorcycle parking spaces along Shing Tai Road near Heng Fa Chuen Playground in January 2020.

4) (a) Justification for provision of a proposed government dental clinic in WSD/CSD Building; (b) location and utilisation rate of other existing government dental clinics in Hong Kong East providing services to civil servants; and (iii) whether the Administration has a standard policy of providing dental services according to the number of the civil servants, if yes, what are the details

The proposed government dental clinic will provide services to civil servants, pensioners and their eligible dependants (hereinafter referred to as “eligible persons”). The Government, as the employer, has a contractual obligation to fulfill the terms of employment of civil servants in relation to provision of dental benefits. Dental clinics are therefore set up whereby dental services are provided to eligible persons. The Government will explore the needs for and feasibility of setting up additional government dental clinics as and when there are new government buildings under planning or space is available for use in existing government buildings.

Currently, there are fairly large number of eligible persons waiting for the government dental services. Save for emergency cases, eligible persons have to wait for a few months or even longer before they can receive the services. To shorten the eligible persons’ waiting time for dental services, the Government will, where feasible, enhance the provision of dental services for eligible persons by setting up additional government dental clinics.

At present, there are two government dental clinics in Hong Kong East. They are, namely, Chai Wan Government Dental Clinic situated at Pamela Youde Nethersole Eastern Hospital, 3 Lok Man Road, Chai Wan and Tang

Shiu Kin Dental Clinic at 140 Tsat Tsz Mui Road, North Point. These two government dental clinics are operating at their full capacity, with the average utilisation rate of almost 100% for all appointment time slots.

5) (a) Justification for setting up a Central Casefile Depository of the Social Welfare Department instead of accommodating social welfare facilities providing direct services to the citizen; and (b) how the existing underground drainage facilities constrain the provision of number of parking spaces at DSD Building

(a) Justification for setting up a Central Casefile Depository of the Social Welfare Department

Daily Operations

The prime objective of setting up a Central Casefile Depository (CCD) is to provide a centralised platform for storing various case-files of social security schemes. Staff from over 60 offices/units of the Social Welfare Department (SWD) all over the territory can then use it to retrieve case-files in performing their daily duties concerning various social security services.

The CCD is one of SWD's offices and it has 24 posts and one government vehicle. Case officers are responsible for filing used designated documents in case-files when processing various applications/reviewing cases every day. If case officers need to make reference to any documents in the case-files during the process, they will request the CCD to retrieve the relevant case-files. Staff from the CCD will arrange receipt and dispatch of different case-files at offices/units throughout the territory daily according to the schedule. To efficiently and swiftly handle cases, establishing the CCD in an easily accessible location is a relatively desirable arrangement.

Savings in Rental Expenses

The CCD of SWD is currently located at a rented property in Kowloon

Bay. Rental expenses can be saved by relocating the CCD to a government property.

The Most Suitable and Feasible Site for Reprovisioning

The Administration has been identifying appropriate government building for relocation of the CCD. Upon considering such factors as operational needs, completion time of the proposed building and space available, the Administration is of the view that it is suitable for SWD's CCD to be relocated from the existing rented private property to DSD Building. There is no other government-owned property that provides sufficient space for accommodating the CCD.

Other Social Welfare Facilities

SWD has been adopting a multi-pronged approach to look for and obtain suitable sites, including private and public housing developments, "Government, Institution or Community" site, etc., for operating welfare services centres. Besides, SWD will explore whether specific sites or lands, can be altered, reconstructed or newly developed for the use of social welfare facilities to meet the continuous needs of welfare services in the territory and in individual districts, with due regard to their location, area, surrounding context, as well as demand and supply of services in the district.

In response to the public aspiration with respect to social welfare services, SWD is providing integrated family services centres, integrated children and youth services centres, homes for the aged, day care centres, district elderly community centres, neighbourhood elderly centres and after school care programme in Nam Cheong Estate, Fu Cheong Estate, Wing Cheong Estate, Hoi Lai Estate, Fortune Estate, etc., in the proximity of DSD Building.

In the meantime, SWD has planned to provide additional services including child care services, services for young people, services for the elderly as well as rehabilitation service units in public and private land developments in Sham Shui Po District, including Pak Tin Estate, So Uk

Estate, Hoi Tat Estate, Lai Tsui Court, Seaside Sonata, Treasury Building, Public Residential Development in North West Kowloon Reclamation Site 1 (East), etc. These can provide timely services to all walks of life with diversified needs. The Administration will continuously strive to understand the needs of social welfare facilities in the district.

(b) Number of parking spaces in DSD Building

TD proposed to provide a public carpark of around 200 parking spaces with automated parking system at the open space at the junction of Yen Chow Street and Tung Chau Street, Sham Shui Po (about 650m from DSD Building). TD consulted the Traffic Affairs Committee of the Sham Shui Po District Council on the public carpark in April 2019, and would further consult the Sham Shui Po District Council next year.

The proposed DSD Building with footprint area of approximately 1 700 m² can be barely built in the site area close to Ying Wa Street (a site plan is at **Annex 1**), owing to a number of constraints¹ of the proposed site (i.e. the existing Cheung Sha Wan Sewage Pumping Station (CSWSPS)). In view of the limited floor area of the DSD Building, only about 10 parking spaces could be accommodated on each floor after deducting the areas occupied by basic facilities, such as vehicular access, lifts, staircase, means of escape as well as electrical and mechanical installations, etc. Therefore, we opine that it is not cost-effective to build additional floors for parking vehicles within the DSD Building. Moreover, the plot ratio of the DSD Building is above the level recommended by the Planning Department, while the building height has already reached the upper limit acceptable to the Planning Department.

The proposed carpark for DSD Building will be located at an open space close to Tung Chau Street within the CSWSPS. Owing to the presence of

¹ In order to maintain the operations of the CSWSPS, existing aboveground and underground facilities scattered over the pumping station (including sewage screening plant, transformer room, sewage box culverts and other underground pipes) cannot be disrupted by the proposed works.

extensive main sewage trunks and sewage box culverts under the open space, it is estimated that only 36 at-grade parking spaces could be provided for use by departments. The project will adopt the design-and-build approach. To address Members' concerns, we will make due effort to explore the feasibility of increasing the number of parking spaces in the open space during the project design stage, taking into consideration of the need to maintain the normal operations of the CSWSPS.

Should the number of parking space be increased in the future, the Government will review the needs of the public and departments for parking spaces² and consider releasing part of the parking spaces for public use.

6) Provision of the Gross Floor Area (GFA) of WSD/CSD Building and DSD Building as well as comparison for the increase in Net Operational Floor Area (NOFA) of WSD, CSD and DSD respectively between their existing accommodations at Wan Chai Government Offices Compound (WCGOC) and the accommodations in the new buildings

The estimated GFA of WSD/CSD Building and DSD Building are approximately 78 200 m² and 31 900 m² respectively.

As compared with the existing accommodations in Immigration Tower and Wanchai Tower and other locations, the NOFA of the offices and facilities for WSD and CSD in the new building will be increased by approximately 10 300 m²; whilst the NOFA of the offices and facilities for DSD in the new building will be approximately 1 700 m² higher than the existing accommodations in Revenue Tower and other locations.

The main reason for the increase in accommodation areas of WSD, CSD and DSD is that after years of development of the departments, their existing accommodation areas could not meet the needs. Therefore, we suitably increase the areas of the offices and facilities concerned in the new buildings,

² Include conducting survey to ascertain the actual number of parking space demanded.

which were approved under the prevailing mechanism following the Accommodation Regulations.

7) Supplementary information on the relocation exercise of WCGOC: (a) when the site would be put up for sale after demolition of the WCGOC and the estimated revenue from the land sale; and (b) estimated construction costs of the nine replacement building projects being implemented or to be implemented under the relocation exercise

(a) when the site would be put up for sale after demolition of the WCGOC and the estimated revenue from the land sale

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 relocation exercise of WCGOC will release 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.

It is understood that the Commerce and Economic Development Bureau's work on redevelopment of the WCGOC site for convention and exhibition facilities, hotel facilities and Grade A Office use is still at the planning stage. Various crucial development parameters such as plot ratio, building height, and floor areas of the respective commercial facilities proposed, etc. are yet to be finalised. At this stage, there is no sound basis to provide a meaningful assessment on the estimated value of the redevelopment programme nor its exact timetable. Nevertheless, the redevelopment programme will provide valuable land in the CBD for commercial development, which will add new impetus to the economic development of Hong Kong.

(b) estimated construction costs of the nine replacement building projects being implemented or to be implemented under the relocation exercise

The Government is actively taking forward the implementation of the nine replacement building projects under the WCGOC relocation exercise. As at November 2020, the Finance Committee (FC) of the Legislative Council has approved the funding applications for six of the replacement building projects, with a total approved project cost of \$25,065.4 million (in money-of-the-day (“MOD”) prices). Two projects (i.e. WSD/CSD Building and DSD Building) are pending the funding approval of the Public Works Subcommittee and FC, with a total estimated project cost of \$6,294.5 million (in MOD prices). The pre-construction stage preparation work of the last project is ongoing, with its estimated project cost to be confirmed. The approved / estimated project costs of the replacement projects are as follows:

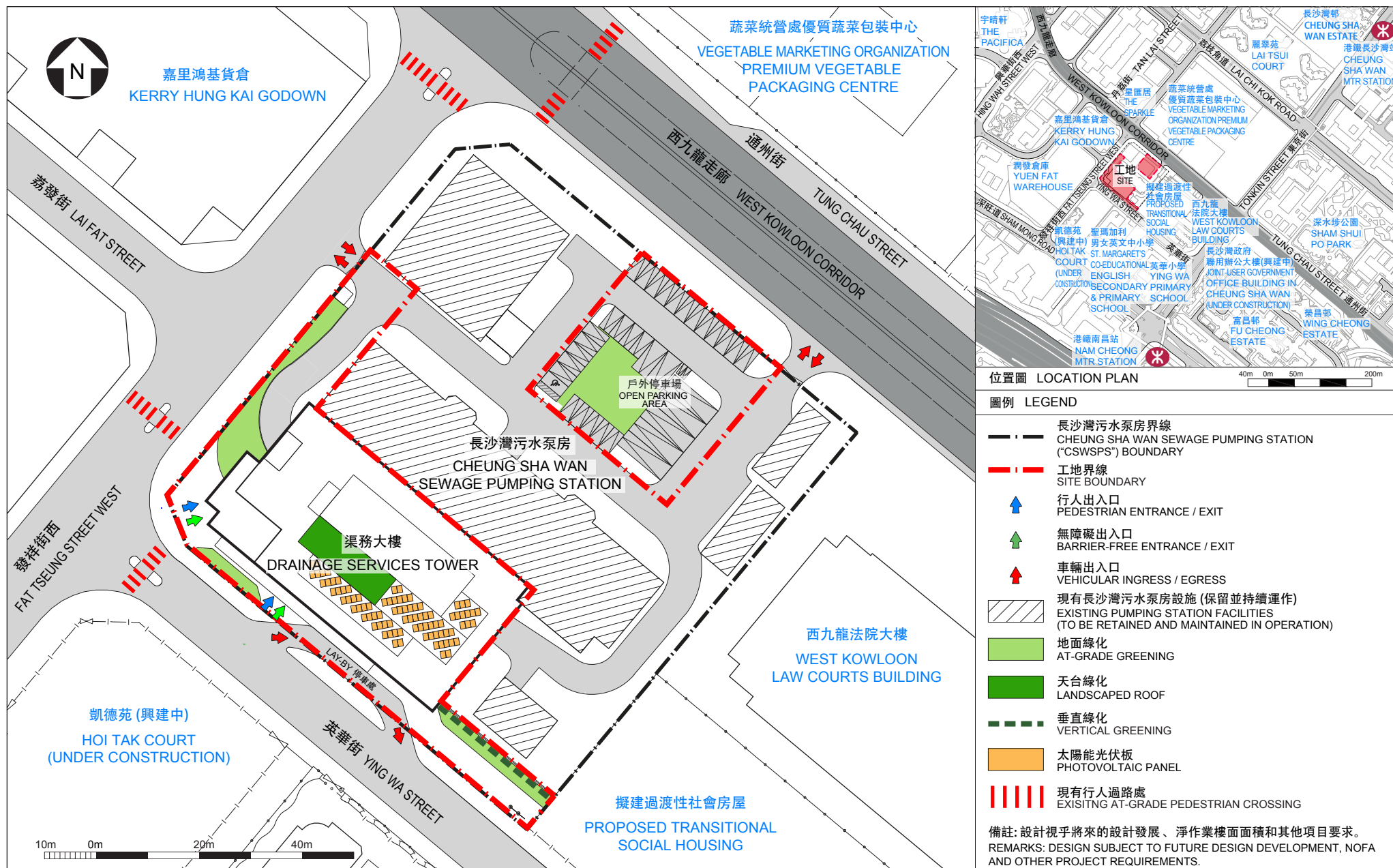
Project	Project Cost (in MOD prices)
(i) Approved project cost	
1. West Kowloon Government Offices ³	\$4,742.5 million
2. Government Information Technology Building	\$2,304.3 million
3. Treasury Building	\$2,384.2 million
4. Inland Revenue Tower	\$3,600 million
5. Immigration Headquarters	\$6,806 million
6. Tseung Kwan O Government Offices	\$5,228.4 million
(ii) Estimated project cost⁴	
7. WSD/CSD Building	\$4,137.0 million
8. DSD Building	\$2,157.5 million
9. The District Court	To be confirmed

Development Bureau
Water Supplies Department
Correctional Services Department
Department of Health
Drainage Services Department
Social Welfare Department
Architectural Services Department

November 2020

³ Construction works of the project were completed in March 2019.

⁴ The projects under item (ii) are pending the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council.



工地平面圖
SITE PLAN

133KA
於長沙灣污水泵房的渠務署辦公大樓
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署