

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 234LP - Redevelopment of Police Headquarters, Arsenal Street, Wanchai (Arsenal Yard Phase 3 development) – stage 2

INTRODUCTION

When Members considered paper PWSC(1999-2000)88 on **234LP** - Redevelopment of Police Headquarters, Arsenal Street, Wanchai (Arsenal Yard Phase 3 development) - stage 2 at the Public Works Subcommittee meeting on 29 March 2000, the Administration undertook to provide supplementary information on issues raised at the meeting.

THE ADMINISTRATION'S RESPONSE

Construction Unit cost

2. As explained in the paper referenced PWSC (1999-2000)88, the total construction floor area of project **234LP** is 138 830 square metres. The construction unit cost of the superstructure, covering building and building services costs, is estimated at \$14,999 per square metre at December 1998 prices. Excluding the basement and firing range, the construction unit cost of the superstructure is \$15,224 per square metre at December 1998 prices. A breakdown of these costs is at the Enclosure.

3. The building cost for the basement is \$302,745,000. Including piling and building services, the total construction cost of the basement is \$368,828,000 at December 1998 prices.

/ Use

Use of the Expansion Area Provision

4. It is normal to provide new government buildings with some space for future expansion. The new Police Headquarters (PHQ) building is provided with a total area of 4 415 square metres (about 8% of the total Net Operating Floor Areas (NOFA)) to allow for this purpose. This level of provision is in line with those for other government buildings. Experience shows that such expansion is usually taken up relatively soon after completion of a new building as departments will take on new commitments and expand their services to meet increasing demand over the years. As the proposed PHQ building will be used for more than 40 years, allowance must be made for changes in the demand for or scope of services offered by the Police in the years to come. For instance, Police services can be increased to cope with the demand of the growing population of the Special Administrative Region, which is projected to grow to about 8.3 million in 2011.

5. The total expansion area available in the new PHQ building is 4 415 square metres. We will review the accommodation requirements of the Police Force 12 months before the completion of the building, including expansion requirements of formations/units currently scheduled to occupy the new building. If the space cannot be fully utilized by HQ units and there emerges new demands for space from other formations/units which are suitable to be accommodated in the new building, we will consider utilising the expansion allowance earmarked for the units currently scheduled to occupy the new building.

Provision of Canteens

6. The Director of Audit's Value for Money Audit Report No. 31 recommended in October 1998 that the Government should critically review the policy of providing canteens for staff in government buildings. The Government Property Agency (GPA) has subsequently reviewed the provision of 118 canteens, either located in joint-user buildings or under the control of government departments. The current policy is to provide canteen in government buildings on an exceptional basis in the light of operational requirements, having regard to the following -

- (a) there must be a clear obligation for the Government to facilitate the supply of meals which cannot be provided otherwise; and
- (b) meals or refreshments can only be supplied through the provision of canteens, i.e. alternative methods of provision are unavailable or impracticable.

The review has confirmed the continual need to provide canteens in police stations.

7. In addition, in response to the Director of Audit's Report, the Police has set up a Working Group to examine, among other things, the provision and use of canteens in police premises. The Working Group has looked into the utilization of 51 police canteens. The results showed that the average peak period usage rate of these canteens was about 60%. Recognizing that catering is an essential part of the operation of the Police Force, the Working Group has reaffirmed the need for canteens to be provided for use by all operational formations of the Force. As for canteens where under-utilization was identified, the Working Group proposed to screen off part of the canteens and install desks and chairs to provide a suitable area for patrol officers to perform administrative duties at the end of their shift. The Working Group also recommended that for future police stations, the size of canteens should be reduced to the minimum taking account of the operational requirements.

8. In planning the catering facilities for the new PHQ building, we have taken note of the above-mentioned findings and recommendations. The total floor area (i.e. NOFA) of the catering facilities to be provided in the new building for dining is 1 410 square metres, providing a seating capacity of 940. This amounts to 11.75% of the total number of staff working in the future PHQ (about 8,000). We expect that these facilities to be well patronized as borne out by experience with the Police canteens on Hong Kong Island.

Security Bureau
April 2000

**234LP – Redevelopment of Police Headquarters, Arsenal Sreet,
Wanchai (Arsenal Yard Phase 3 development) – stage 2**

Breakdown of the Construction Unit Cost

Construction Floor Area (CFA)

| | | |
|-----|-----------------------------------|------------------------|
| (a) | Total CFA of project 234LP | 138 830 m ² |
| (b) | CFA of the basement | 25 804 m ² |
| (c) | CFA of the firing range | 1 306 m ² |

Building cost

| | Cost in \$ (at December 1998 prices) | |
|-----|---|---------------|
| (d) | Total building cost of project 234LP | 1,314,352,000 |
| (e) | Building cost of the basement | 302,745,000 |
| (f) | Building cost of the firing range | 11,120,000 |

Building services cost

| | Cost in \$ (at December 1998 prices) | |
|-----|---|-------------|
| (g) | Total building service cost of project 234LP | 767,943,000 |
| (h) | Building service cost of the basement | 58,648,000 |
| (i) | Building service cost of the firing range | 8,915,000 |

1. Construction unit cost of the superstructure of project **234LP** is -

$$[(d) + (g)] / (a) = \$14,999 \text{ per square metres}$$

2. Construction unit cost of the superstructure of project **234LP** excluding the basement and the firing range is -

$$[(d) - (e) - (f) + (g) - (h) - (i)] / [(a) - (b) - (c)] = \$15,224 \text{ per square metres}$$
