

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Social Welfare and Community Buildings - Community centres and halls

174SC - Community hall in the redevelopment at Cheung Sha Wan Shipyards, Sham Shui Po

Members are invited to recommend to Finance Committee the upgrading of **174SC** to Category A at an estimated cost of \$30.6 million in money-of-the-day prices for the construction of a community hall in the redevelopment at the Cheung Sha Wan Shipyards, Sham Shui Po, Kowloon.

PROBLEM

There are insufficient community hall facilities in the Sham Shui Po District.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **174SC** to Category A at an estimated cost of \$30.6 million in money-of-the-day (MOD) prices for the construction of a community hall in the redevelopment at the Cheung Sha Wan Shipyards, Lai Chi Kok Road, Sham Shui Po, Kowloon.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project comprises the construction of a community hall comprising a multi-purpose hall, a conference room, a store room, an office and other ancillary areas. The total gross floor area of the community hall facilities is 1 215 square metres. These facilities will be included in the redevelopment plan for the commercial/residential development at the Cheung Sha Wan Shipyards (the Shipyards).

4. Town Planning Board approved the proposed comprehensive redevelopment at the Shipyards in late 1996. The implementation of the comprehensive redevelopment will require modification of the existing lease conditions of the site by way of a surrender and re-grant with a new set of lease conditions. We intend to entrust the construction of the community hall facilities to the existing owners of the Shipyards by incorporating the requirement in the new lease conditions with funding borne by Government.

JUSTIFICATIONS

5. The Sham Shui Po (SSP) District is currently provided with three community centres and three community halls¹ for a population of about 370 000. These community hall facilities are mostly located at the eastern part of the district and have an overall utilisation rate of 70% with some individual halls reaching 80% or more. Due to the locational imbalance, the existing community hall facilities in the district are not able to fully meet the demands for venues for community involvement activities from residents of Mei Foo, Lai Chi Kok and Lai Wan areas (the area). The area, which is located at the north-western part of the SSP District and has a population of over 68 000, is not presently provided with any government-built community hall facilities or similar facilities run by voluntary agencies. Since the area is not close to the existing community hall facilities in the district, residents living in the area always have to conduct community activities at the open space under Lai Chi Kok Bridge. To meet the community needs and aspirations, we therefore propose to provide a community hall in the redevelopment at Cheung Sha Wan Shipyards which is situated close to this densely populated area. Apart from serving the residents of the area, the

/proposed

¹ They are Cheung Sha Wan Community Centre, Nam Cheong District Community Centre (DCC), Tai Hang Tung DCC, Lai Kok Community Hall (CH), Pak Tin CH and Shek Kip Mei CH.

proposed community hall will also serve future residents (approximately 69 000) who will be living at the northern section of the West Kowloon reclamation area.

FINANCIAL IMPLICATIONS

6. We estimate the cost of the community hall component of the redevelopment project to be \$30.6 million in MOD prices (see paragraph 8 below), made up as follows -

	\$ million	
(a) Piling	0.6	
(b) Building	11.3	
(c) Building services	7.8	
(d) Drainage and external works	0.2	
(e) Furniture and equipment	0.9	
(f) Consultants' fees for	2.0	
(i) detailed design	0.8	
(ii) contract administration	0.9	
(iii) site supervision	0.3	
(g) Contingencies	2.3	
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Sub-total	25.1	(at December 1998 prices)
(h) Provision for price adjustment	5.5	
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Total	30.6	(in MOD prices)
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A breakdown by man months of the estimate for consultants' fees is at the Enclosure.

7. The construction floor area (CFA) of **174SC** is 1 215 square metres. The construction unit cost of the superstructure, represented by building and building services costs, is \$15,720 per square metre at December 1998 prices. We consider this reasonable compared with similar projects built by the Government.

8. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
2004 - 2005	23.9	1.72736	29.1
2005 - 2006	1.2	1.87419	1.5
	25.1		30.6

9. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2004 to 2006. We will entrust the project to the contractor to be appointed by the existing owners of the Shipyards under a fixed-price lump-sum contract at which 95% of the payment will be paid on practical completion of the project, i.e. when the building is ready for occupation, and the remaining 5% will be paid on completion of the project. We adopt this kind of payment method in most government entrustment projects because we can clearly define the scope of works in advance, leaving little room for uncertainty.

10. We estimate the additional annually recurrent expenditure of the project to be \$0.628 million.

PUBLIC CONSULTATION

11. We consulted the Sham Shui Po Provisional District Board on 10 December 1998. Members of the Board supported the project.

ENVIRONMENTAL IMPLICATIONS

12. D Arch S completed a Preliminary Environmental Review (PER) for **174SC** in February 1998. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary. We will control noise, dust and site run-off nuisances during construction through the implementation of appropriate mitigation measures in the relevant works contracts.

LAND ACQUISITION

13. The project does not require any land acquisition.

BACKGROUND INFORMATION

14. We upgraded **174SC** to Category B in September 1998. We expect the contractor to be appointed by the landowners to start the construction works for the redevelopment project in October 1999 for completion in September 2004. The community hall element of the project will take 18 months to complete. We expect the construction works to be completed by September 2004. Under the terms of the surrender and re-grant, the owners are required to complete the commercial/residential developments, of which the community hall is an integral part, within 5 years from the Date of Agreement.

Home Affairs Bureau
May 1999

**174SC - Community hall in the redevelopment
at Cheung Sha Wan Shipyards, Sham Shui Po**

DETAILS OF CONSULTANTS' FEES

Breakdown of estimates for consultants' fees

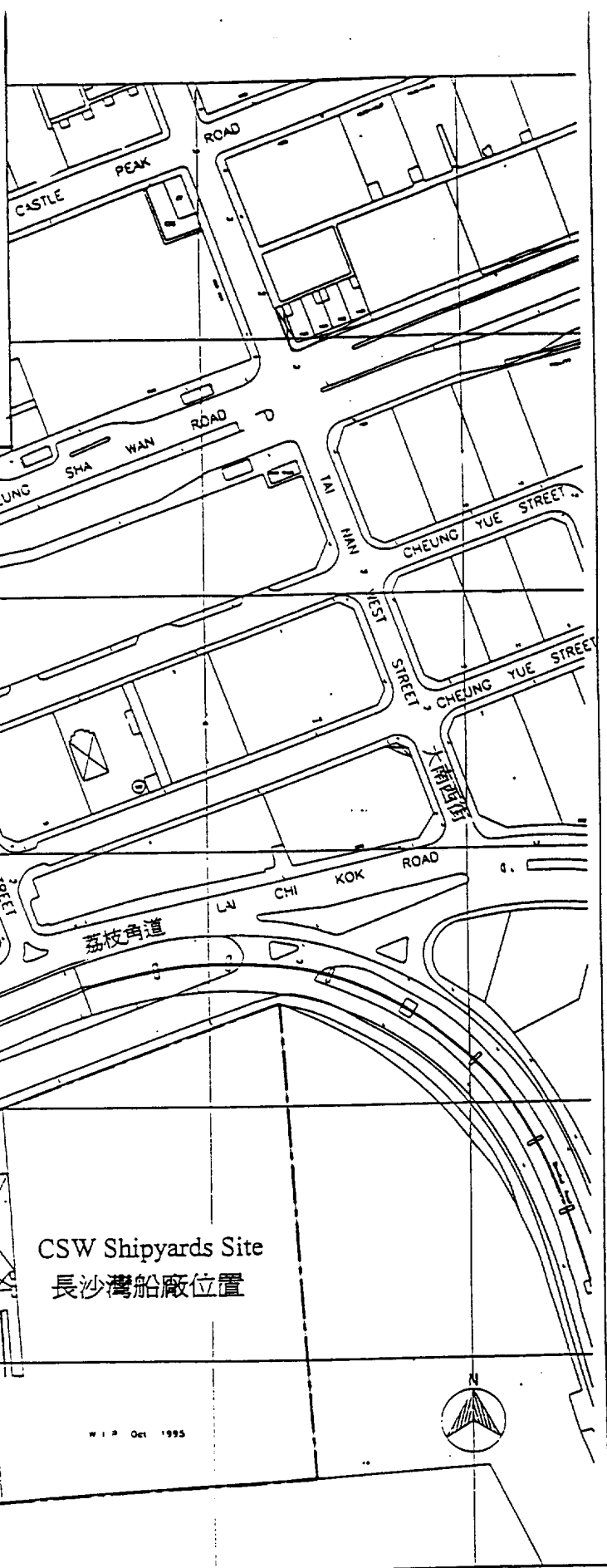
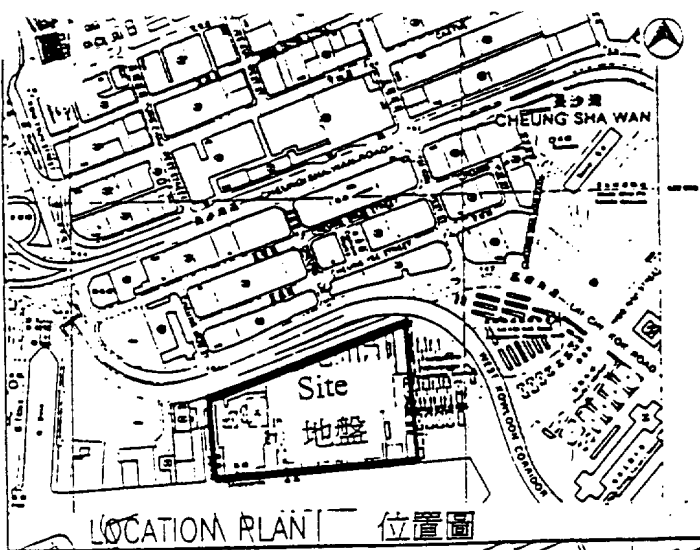
Category of work/item			Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fee (\$ million)
(I) Detailed design						
(a)	Architectural discipline	Professional	2.0	40	2.4	0.30
		Technical	2.0	16	2.4	0.10
(b)	Structural and geotechnical discipline	Professional	1.0	40	2.4	0.15
		Technical	1.0	16	2.4	0.05
(c)	Building services discipline	Professional	1.0	40	2.4	0.15
		Technical	1.0	16	2.4	0.05
					Sub-total	0.80
(II) Contract administration						
(a)	Architectural discipline	Professional	2.0	40	2.4	0.30
		Technical	2.0	16	2.4	0.10
(b)	Quantity surveying discipline	Professional	1.5	40	2.4	0.22
		Technical	1.6	16	2.4	0.08
(c)	Structural and geotechnical discipline	Professional	0.5	40	2.4	0.07
		Technical	0.6	16	2.4	0.03
(d)	Building services discipline	Professional	0.5	40	2.4	0.07
		Technical	0.6	16	2.4	0.03
					Sub-total	0.90

Category of work/item		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fee (\$ million)	
(III) Site supervision						
(a)	Architectural discipline	Technical	8.4	16	1.7	0.30
					Sub-total	0.30
					Total	2.00

* MPS = Master Pay Scale

Notes

1. A multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. (At 1.4.1998, MPS pt. 40 = \$62,780 p.m. and MPS pt. 16 = \$21,010 p.m.). A multiplier factor of 1.7 is applied in the case of site staff supplied by the consultant.
2. The figures given above are based on estimates prepared by the Director of Architectural Services. We will only know the actual man months and actual fees when the existing land owner has selected the consultant.



CSW Shipyards Site
長沙灣船廠位置

W I P Oct 1993

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title 174SC
Community hall in the redevelopment
at Cheung Sha Wan Shipyards,
Sham Shui Po
深水埗長沙灣船廠重建中的
社區會堂

drawn by	Kitty S.S. LEUNG	date	09/1993
approved	Derek C.M. TSANG	date	09/1993
office	ARCHITECTURAL BRANCH		

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ARCHITECTURAL
SERVICES
DEPARTMENT