

Legislative Council Panel on Home Affairs
Centre for Youth Development

Purpose

This paper informs Members of a proposal to redevelop the Chai Wan Community Centre into a Centre for Youth Development (CYD) which will serve as a centralised facility and a focal point for promoting youth development.

Background

2. Over the years, there has been increasing concern within the community on the need to enhance youth development. In 1997, the Chief Executive tasked the Commission on Youth to carry out a study on how our young people could take up a more active role in building up the Special Administrative Region and in voluntary work. The findings of the study revealed that there was a trend that young people lack the motivation to participate in community affairs and to take up responsibilities. This also reinforced the concerns of many subscribers to the Charter for Youth who have urged the Administration to provide more training and development opportunities to equip young people for challenges of the future and the next millennium. In the light of these findings, we have adopted the recommendations of the Commission on Youth that we should encourage more youth development programmes to promote the widely accepted positive values, leadership training, voluntary participation in community affairs and stronger understanding of our community, culture and other countries. As part of the long term strategy, we propose to construct a youth development centre which would provide various facilities to help promote youth development.

Objective

3. The CYD will act as a focal point for non-governmental organisations (NGOs) and youth groups to organise youth development activities. It would serve the territory-wide youth population in addition to providing district-based services to young people. The Administration considers that the project, of which the capital cost is funded by Government, would be able to provide the necessary hardware support for NGOs to organise youth development projects at relatively low cost. This would relieve the burden of NGOs in repaying any capital cost incurred in the construction of the building by the land grant approach. Moreover, by funding the project, the Government could further indicate its commitment to promoting youth development on one hand, and provide opportunities for NGOs to take part in community building on the other. To give support to the project, the Board of Management of the Chinese Permanent Cemeteries has agreed to donate \$200 million to help finance its capital costs.

Location

4. Since the CYD will be a central facility for youth development activities, it should be located at a site to be conveniently visited by young people. We have identified the existing Chai Wan Community Centre, a five-storey building situated at the junction of Chai Wan Road and Wan Tsui Road in Chai Wan, for redevelopment into the CYD. The site is in a prominent corner location in the centre of Chai Wan and could be easily connected to the Chai Wan MTR station. It is surrounded by commercial and residential developments. The Chai Wan Park and the Chai Wan Indoor Games Hall are located within fifteen to twenty minutes' walk distance from the site while the Lei Yue Mun Holiday

Village is also located in the vicinity. The site is ideal given its proximity to the MTR station, the commercial and residential developments and the sports and recreational facilities. With the continuing expansion of the transportation network, young people from various districts would be able to visit the CYD conveniently. Location map of the site is at Annex I. The Chief Executive announced this project in his 1998 Policy Address.

Reprovisioning of services

5. Apart from serving the territory wide youth population, the project will continue to serve the local residents of the Chai Wan District. The 1996 Population By-Census reveals that about one-third of the population in Chai Wan falls within the age group of 15-34. People under the age of 34 actually constitute over 50% of the total population in Chai Wan (Annex II). With further residential development in the next five years, it is estimated that a total of 28,000 people will add to the current population and half of them would fall under the age of 35.

6. The proposed project will reprovision all the existing services in the Chai Wan Community Centre, including the group work unit under the Social Welfare Department, the day nursery and the community hall. In addition, by redeveloping the existing community centre and combining it with the proposed youth development facilities, the site can be fully optimised at a plot ratio of 9, providing a total gross floor area of more than 35,000 m², twelve times of the existing total gross area of 2,808m².

Consultation

7. The Administration consulted the Eastern Provisional District Board in April 1998 and Members of the Board supported the project. To oversee the project, the Administration has set up a Steering Committee comprising representatives from relevant Government departments, the Eastern Provisional District Board and the Board of Management of Chinese Permanent Cemeteries, the Chairman of the Commission on Youth and members of active youth groups. The Steering Committee, after taking into consideration the view of the Commission on Youth, conducted a large scale consultation between 10 December 1998 to 15 January 1999 to collect the views from different youth groups. It issued invitation letters to more than 150 youth groups and uploaded the invitation letter to the Homepage of the Home Affairs Bureau for their views. 21 written submissions were received. The Steering Committee also held two consultation sessions on 16 December 1998 and 6 January 1999 respectively with 46 youth groups. The project received general support.

Facilities

8. The Steering Committee, having studied the views of the youth groups, proposed that apart from reprovisioning the existing facilities in the Chai Wan Community Centre, the following new facilities should be provided in the CYD -

	Facilities	Objective
(a)	A youth hostel with 150 twin guest bedrooms and ancillary facilities. [approximate gross floor area : 7,800m ²]	To provide residential facilities for exchange programmes and leadership training programmes.

(b)	<p>A youth convention centre with multi-purpose function/activity rooms and exhibition halls (including the community hall to be re-provisioned).</p> <p>[approximate gross floor area : 8,000m²]</p>	<p>To provide facilities for organising seminars, activities and functions targeted at young people.</p>
(c)	<p>Youth development activities areas for various youth development programmes/services.</p> <p>[approximate gross floor area : 4,000m²]</p>	<p>To provide facilities for organising youth development activities to promote arts and culture, information technology and leadership training.</p>
(d)	<p>Operational areas for non-governmental organisations promoting youth development on a rental basis and government departments (including the Day Nursery Centre and the Group Work Unit to be reprovisioned).</p> <p>[approximate gross floor area : 7,300m²]</p>	<p>To provide operational areas for non-governmental organisations and related government departments in running activities for young people.</p>

(e)	A cafe and shops to be run by youth entrepreneurs and commercial enterprises interested in promoting youth development. [approximate gross floor area : 8,000m ²]	To serve the needs of the local and overseas visitors of the centre and to provide an area where young people could gain meaningful experience and could get involved in the promotion of youth development.
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Cost estimation and implementation plan

9. It is proposed that the project should be implemented partly by consultants and partly by Government using in-house resources of the Architectural Services Department for consultant liaison. Because the project involves different end-users and is a large project, it is considered necessary to prequalify contractors for the main building works and appropriate to use the "traditional" type of building contract which allows flexibility in the design process instead of a design-and-build form of contract. The project will be implemented in two phases with the design and construction supervision undertaken by the consultants. The first phase will include the demolition of the existing community centre on the site and substructure works while the second phase will include the main building works and fitting-out of the facilities.

10. The estimated capital cost of the proposed project is approximately \$850 million (at December 1998 price levels) at the stage of the Preliminary Feasibility Study in March 1998. A breakdown is at Annex III. The building and associated costs are based on the latest information from the Architectural Services Department on projects of similar nature. The costs for contract and project contingencies were determined after a risk analysis and having taken all known factors into consideration. Other costs such as furniture and equipment together with temporary reprovisioning costs were also based on the requirement of similar projects. With a constructed floor areas of about 38,500 m², the construction unit cost is in the order of \$18,470 per m² at December 1998 price levels.

11. The total fees required for the necessary works to be carried out by consultants will be \$81.85 million at 1998 price levels apportioned as at Annex IV. It is proposed that the project be partially upgraded to Category A at this stage to meet the design fee of \$48.5 million. It will be further upgraded, concurrently with the main construction works, to include the construction supervision fees of \$33.35 million.

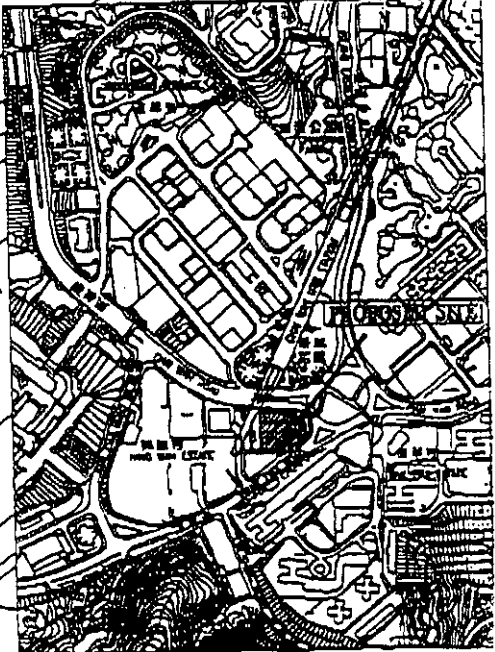
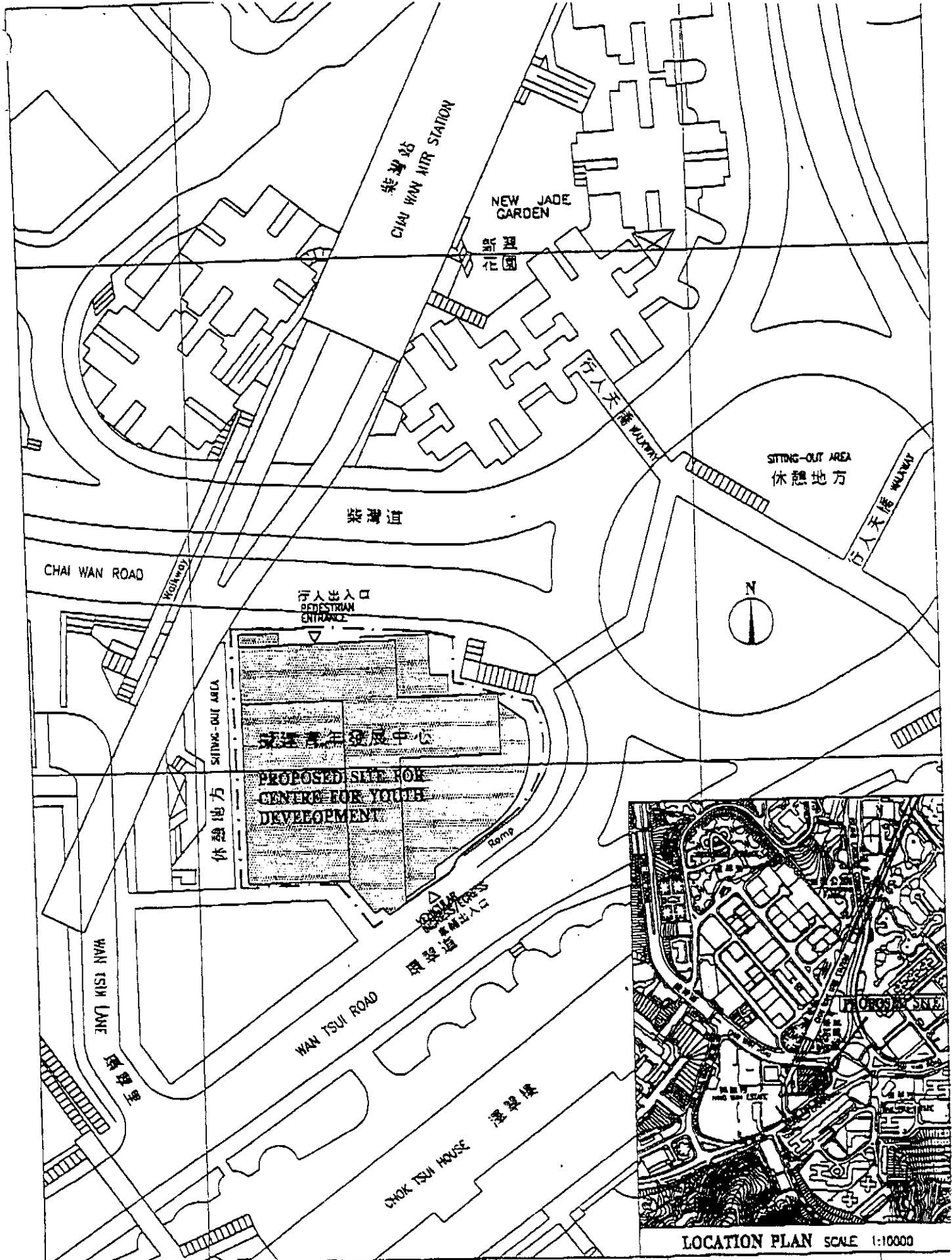
12. As regards the need to engage consultancy services, the Architectural Services Department had reviewed its overall workload and advised that deploying resources in-house for this project would be at the expense of other already committed projects.

13. The consultancy fees have been prepared by each professional discipline (Architectural, Structuring Engineering, Building Services and Quantity Surveying) in the Architectural Services Department and are based on the current standard scale of fee and charges adopted by each professional body. They have also been reviewed in the context of other fee submissions received recently. The breakdown of the consultants' fees for the pre-contract works is at Annex V. The estimates will be reviewed from time to time according to the then current trends.


Way Forward

14. We submitted a paper to the PWSC at its meeting on 14 April 1999 for approval of partial upgrading of the project to Category A and the consultants' fees. We were then advised to brief Members of this Panel on the project before the funding proposal could be further considered. Subject to Members' views, we will re-submit the paper to the coming meeting of the PWSC to be held on 16 June 1999.

Home Affairs Bureau
May 1999



LOCATION PLAN SCALE 1:10000

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	approved	date	 ARCHITECTURAL SERVICES DEPARTMENT	
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Annex II**Population in Chai Wan (Source: 1996 Population by Census & Statistics Department)**

Age Group	Population
0-4	9,559
5-9	10,860
10-14	11,510
15-19	11,912
20-24	12,388
25-29	14,806
30-34	20,557
35-39	20,244
40-44	15,123
45-49	11,203
50-54	6,199
55-59	6,378
60-64	7,521
65-69	7,368
70-74	5,848
75+	6,908
Total	178,384

Annex III**Capital Cost Estimates**

Estimate based on December 1998 price levels -

	\$ million
(a) Site works, hoarding and demolitions	4.95
(b) Piling	77.00
(c) Building	317.70
(d) Building Services	216.55
(e) Drainage	1.65
(f) Connection Charges and Run-in	0.55
(g) Consultant Fees	81.85
(h) Furniture and Equipment	25.25
(i) Temporary Re provisioning Costs	38.05
(j) Contract Contingencies	43.25
(k) Project Contingencies	49.50
Total	<u>856.30</u>

Annex IV**Consultant Funding -**

Total fees required for the necessary works to be carried out by consultants will be \$81.85 million apportioned as follows -

	Design Stages 2-4 \$M	Construction Stages 5 and 6 \$M	Total \$M
Architectural	23.05	12.25	35.30
Building Services	10.15	5.90	16.05
Structural	8.35	8.25	16.60
Quantity Surveying	6.95	6.95	13.90
Total:	48.50	33.35	81.85

Annex V**Consultants' fee for pre-contract work**

	\$ million	
(a) Consultants' fee for		
(i) outline sketches	9.4	
(ii) detailed design	14.9	
(iii) contract documentation	24.2	at December 1998 prices
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Sub-total	48.5	
(b) Provision for price adjustment	3.5	
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Total	52.0	(in MOD prices)
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