

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Recreation, Culture and Amenities - Sports facilities

235RS - Improvement works to Lady MacLehose Holiday Village and Sai Kung Outdoor Recreation Centre

Members are invited to recommend to Finance Committee the direct injection of **235RS** to Category A at an estimated cost of \$108.6 million in money-of-the-day prices for the improvement works to be carried out at the Lady MacLehose Holiday Village and the Sai Kung Outdoor Recreation Centre.

PROBLEM

The existing facilities in both the Lady MacLehose Holiday Village (LMHV) and the Sai Kung Outdoor Recreation Centre (SKORC) need to be upgraded to comply with the latest licensing requirements stipulated in the Hotel and Guesthouse Accommodation (H & GA) Ordinance.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **235RS** to Category A at an estimated cost of \$108.6 million in money-of-the-day (MOD) prices for improvement works to be carried out at the LMHV and the SKORC in compliance with the H & GA Ordinance.

PROJECT SCOPE AND NATURE

3. The LMHV covers an area of 13 hectares and comprises 35 single-storey bungalows with a total of 85 lodging units, while SKORC covers an area of 6.45 hectares and comprises a three-storey dormitory block with a total of 33 lodging units. The scope of **235RS** comprises the following improvement works to be carried out at both venues –

- (a) installation of fire services provisions, including smoke detection systems, sprinkler systems, hose reels, street hydrants, fire alarm systems and pump installation; enhancement of building safety inclusive of replacement and/or construction of fire rated doors and walls, provision of emergency power supply and the associated works to comply with the latest licensing requirements as stipulated in the H & GA Ordinance;
- (b) demolition and reprovisioning of some of the existing facilities to make room for accommodating the building and building services provisions in association with paragraph 3(a) above; and
- (c) slope stabilization works and transplanting in association with paragraph 3(a) above.

The site plan for LMHV and SKORC are at Enclosures 1 and 2 respectively for Members' reference. We plan to start the construction works in November 2000 for completion in January 2002 for both venues. During the construction, both venues would only be partially closed in order to minimize disruption to the public.

JUSTIFICATION

4. The LMHV was built in the 1970's to provide quarters for government engineers while the SKORC was originally an army camp. Both venues were handed over to the then Regional Services Department (RSD) for management in 1985 upon their conversion to holiday camps. The LMHV and SKORC are both very popular holiday camps, with 101 275 and 130 575 lodgers in 1998-99 respectively.

5. Starting from 1991, the operation of holiday camps has been regulated by the H & GA Ordinance, Chapter 349, for which the Home Affairs Department (HAD) is the enforcement and licensing authority. During the period from 1991 to 30 June 1998, all holiday camps were issued with a Certificate of Exemption. In 1997, i.e. before the exemption period expired, the then RSD applied to HAD for the issue of the relevant licences for LMHV and SKORC. HAD subsequently issued a licence under the H & GA Ordinance each for LMVH and SKORC with a schedule specifying the upgrading works required for completion before a full license is issued.

6. To comply with the licensing requirements and in view of the high patronage rate of these two holiday camps, RSD has drawn up, with the agreement of HAD, a range of upgrading works to be completed by phases for both venues in order that both holiday camps could continue operating during the construction period. These upgrading works need to be completed as soon as practicable with their completion dates to be agreed with HAD.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$108.6 million in MOD prices (see paragraph 8 below), made up as follows -

	LMHV	SKORC	Total	
	\$ million			
(a) Geotechnical works	3.3	3.3	6.6	
(b) Building	13.3	14.7	28.0	
(c) Building services	24.4	21.0	45.4	
(d) Drainage and external works	3.2	3.4	6.6	
(e) Contingencies	4.3	4.3	8.6	
Sub-total	48.5	46.7	95.2	(at December 1998 prices)

	LMHV	SKORC	Total	
	\$ million			
(f) Provisions for price adjustment	6.9	6.5	13.4	
Total	55.4	53.2	108.6	(in MOD prices)

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

Year	\$ million (Dec 1998)			Price adjustment factor	\$ million (MOD)		
	LMHV	SKORC	Total		LMHV	SKORC	Total
2000 – 2001	2.0	2.0	4.0	1.05814	2.1	2.1	4.2
2001 – 2002	24.5	23.9	48.4	1.11104	27.3	26.5	53.8
2002 – 2003	15.5	15.1	30.6	1.16660	18.1	17.6	35.7
2003 – 2004	6.5	5.7	12.2	1.22493	7.9	7.0	14.9
	48.5	46.7	95.2		55.4	53.2	108.6

9. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2000 to 2004. We will tender the contract on a lump-sum basis without provision for price fluctuation because the construction period will be less than 21 months.

10. We estimate the additional annually recurrent expenditure of the LMHV and SKORC to be \$70,000 and \$80,000 respectively.

PUBLIC CONSULTATION

11. The then Provisional Regional Council (Pro RC) consulted its Sai Kung District Committees in March 1999 and Members of the Committees supported the project. The then Pro RC approved the development of the project

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in November 1999. The Administration consulted the LegCo Subcommittee to Follow up on Outstanding Capital Projects of the Two Provisional Municipal Councils for Inclusion into Government's Public Works Programme on 1 February 2000 and Members did not raise any questions on the proposal to inject this project into the Public Works Programme (PWP) as a Category A item.

ENVIRONMENTAL IMPLICATIONS

12. The project will not cause any adverse environmental impact in the long term. During construction, we will control noise, dust and site run-off nuisances through the implementation of mitigation measures in the relevant works contracts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, as well as frequent cleaning and watering of the site.

13. We estimate that some 500 and 300 cubic metres of construction and demolition waste produced from LMHV and SKORC respectively will be disposed of at landfills and 1 000 cubic metres of public fill will be delivered to public filling areas from each venue. We have considered in the planning and design stages ways of reducing the generation of construction and demolition material. As a result, we will require the relevant contractor to submit a waste management plan to the D Arch S for approval, with appropriate mitigation measures including allocation of an area for waste segregation. We will ensure that the day-to-day operations on site comply with the waste management plan submitted. We will also require the contractor to re-use as far as possible excavated material as filling materials on site or at other sites in order to minimize the disposal of public fill to public filling areas. To further reduce the generation of construction and demolition materials, we will encourage the contractor to use non-timber formwork, hoarding and other temporary works. We will require the contractor to separate public fill from construction and demolition waste for disposal at appropriate locations and to sort the construction and demolition waste by category on site to facilitate re-use/re-cycling in order to reduce the generation of such waste. We will control the disposal of public fill and construction and demolition waste to designated public filling facility and landfills respectively through a trip ticket system, and record the disposal, re-use and re-cycling of construction and demolition materials for monitoring purposes.

LAND ACQUISITION

14. The project does not require any land acquisition.

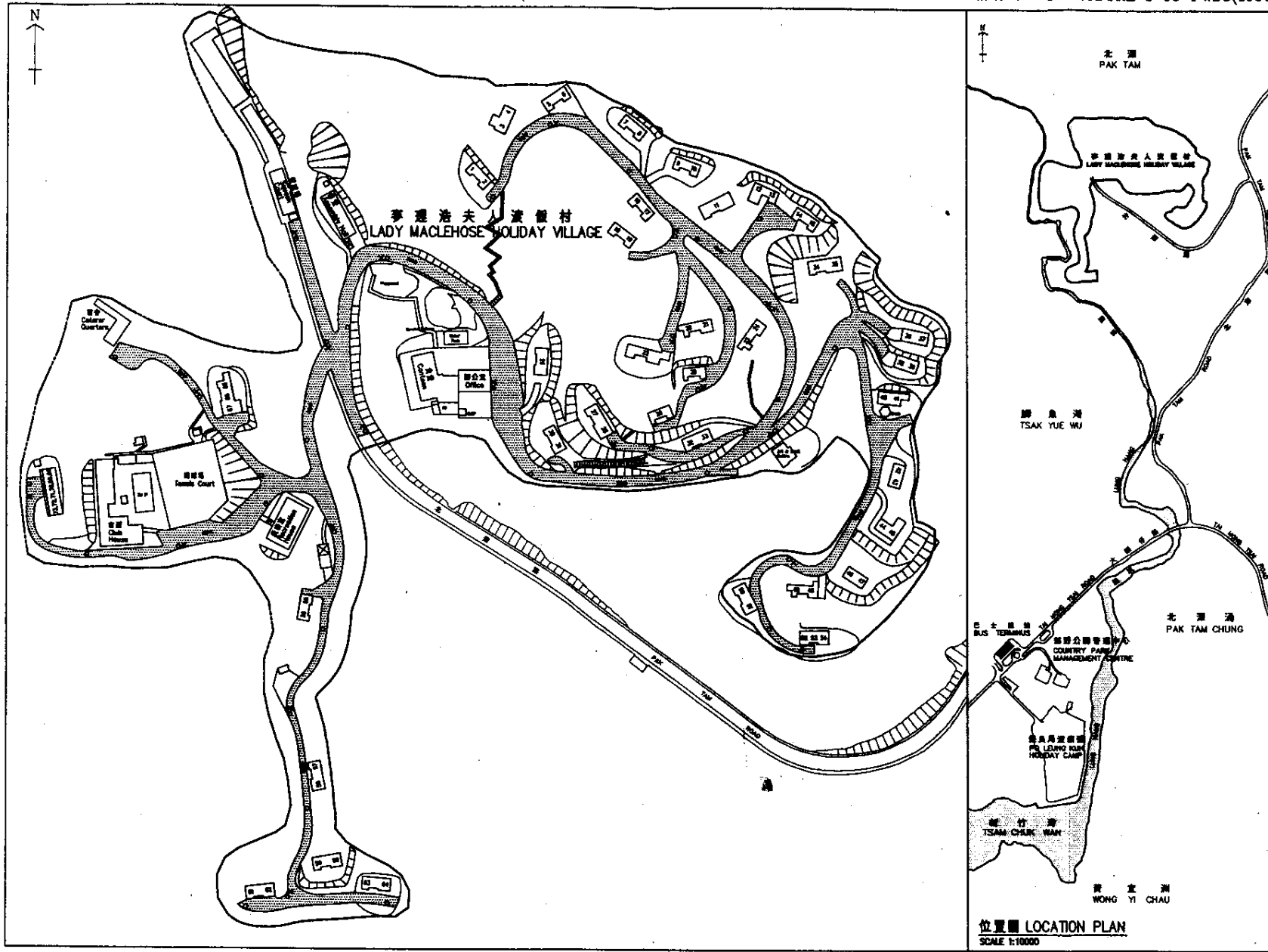
BACKGROUND INFORMATION

15. We injected this project to Category I of the Pro RC Capital Works Programme in November 1999. At the Public Works Subcommittee Meeting on 8 December 1999 and 17 December 1999, the Administration agreed to set aside funding for 12 projects which have received funding support from the two Provisional Municipal Councils but which had not yet entered into any contractual commitments, and to fast-track their direct injection into the Public Works Programme as Category A items. **235RS** is one of the 12 projects. The original project scope, estimated cost and schedules remain unchanged.

16. We engaged consultants to carry out ground investigation works for the project at an estimated cost of \$500,000. We charged this amount to the then RSD's block allocation **Subhead 910** "Minor site investigations block vote" in December 1999. D Arch S has substantially completed the detailed design and is preparing tender documents of the project using in-house staff resources.

Home Affairs Bureau
February 2000

(PWSC0225/WIN9)



地盤平面圖 SITE PLAN
SCALE 1:2000

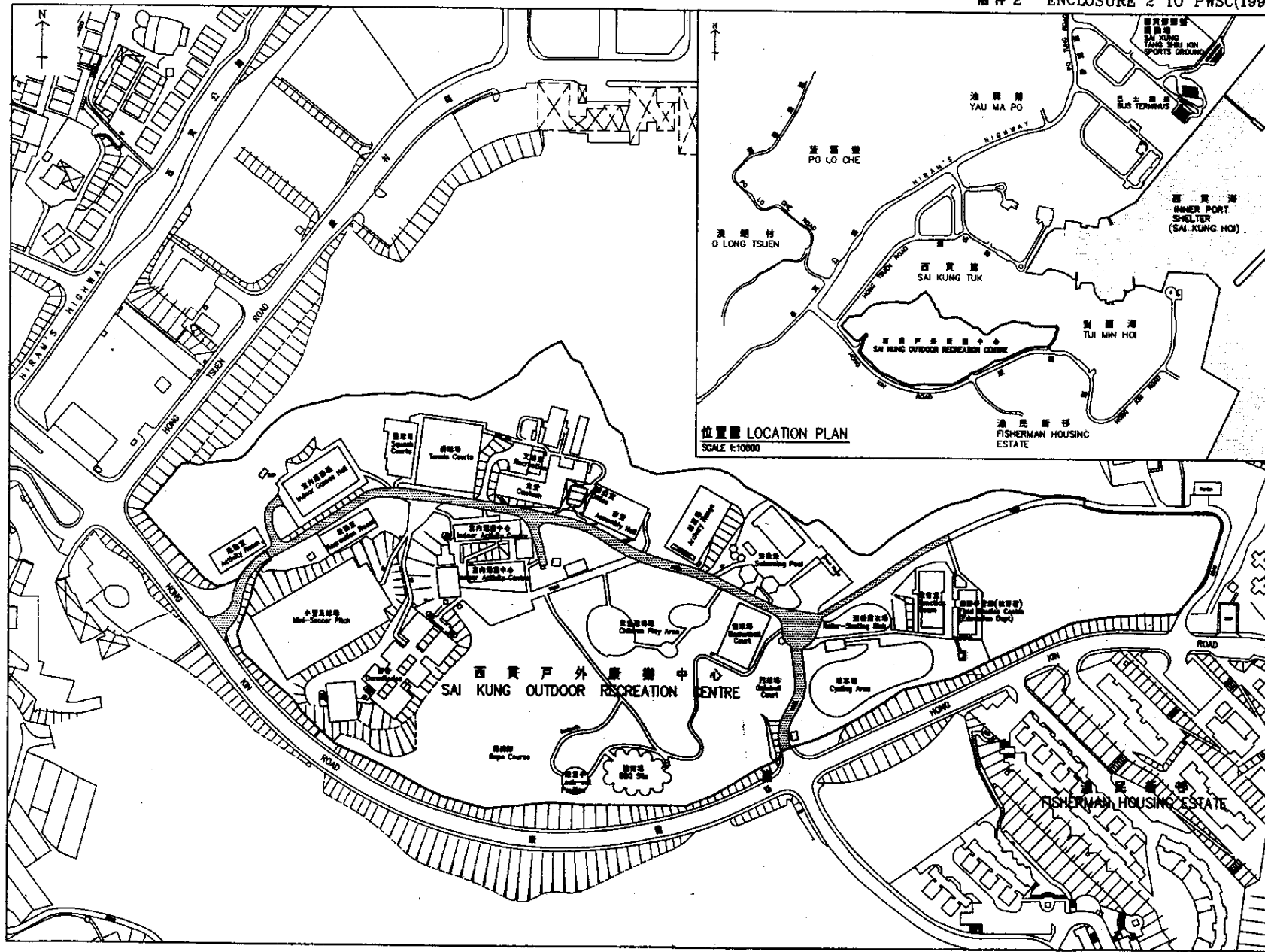
位置圖 LOCATION PLAN
SCALE 1:10000

TITLE : 235RS

賽理浩夫人渡假村及西貢戶外康樂中心改善工程
IMPROVEMENT WORKS TO LADY MACLEHOSE HOLIDAY VILLAGE & SAI KUNG OUTDOOR RECREATION CENTRE
(賽理浩夫人渡假村 LADY MACLEHOSE HOLIDAY VILLAGE)



建築署
ARCHITECTURAL
SERVICES
DEPARTMENT



地盤平面圖 SITE PLAN
SCALE 1:2000

位置圖 LOCATION PLAN
SCALE 1:10000

TITLE : 235RS

賽理浩夫人渡假村及西貢戶外康樂中心改善工程
IMPROVEMENT WORKS TO LADY MACLEHOSE HOLIDAY VILLAGE & SAI KUNG OUTDOOR RECREATION CENTRE
(西貢戶外康樂中心 SAI KUNG OUTDOOR RECREATION CENTRE)



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