

**For discussion  
on 7 June 2000**

Paper No. CB(2)2214/99-00(03)

**SUB-COMMITTEE TO FOLLOW UP ON  
OUTSTANDING CAPITAL WORKS PROJECTS OF THE  
TWO PROVISIONAL MUNICIPAL COUNCILS FOR INCLUSION  
INTO THE GOVERNMENT'S PUBLIC WORKS PROGRAMME**

**Head 703 - BUILDINGS**

**Progress Report on 45RG - Tai Kok Tsui Complex (Phase 2)  
370RO - Hammer Hill Road District Park**

**PURPOSE**

This paper reports on the latest position of the two captioned projects.

**45RG - TAI KOK TSUI COMPLEX (PHASE 2)**

2. At the Subcommittee meeting on 2 May 2000, we reported to Members on our consultation with the Yau Tsim Mong District Council. In view of the District Council's wish to retain the swimming pool facilities in the Complex building, we have agreed to proceed with the project although it would not be the best arrangement in the circumstances. To tackle the management problems identified, we would put in place a number of measures including designation of specific queuing areas and specific lifts for pool users to alleviate the problem of crowd control during peak hours.

3. The Public Works Subcommittee at its meeting on 24 May 2000 endorsed the Administration's proposal to directly inject the project into Category A of the Public Works Programme and would recommend to the Finance Committee for funding approval. We plan to start construction works in December 2000 for completion in March 2004.

## **370RO - HAMMER HILL ROAD DISTRICT PARK**

4. Since we last reported to Members on 2 May 2000, we have contacted Chi Lin Nunnery to invite suggestions on the design. Chi Lin have indicated that in the light of their experience in completing their nunnery complex and expertise in Tang Dynasty architecture, they are in the best position to develop the park in a style compatible with the nunnery complex.

5. We have given serious consideration to whether the project would benefit with Chi Lin's contribution. Chi Lin has demonstrated their ability to construct historical buildings and landscaped gardens of very high standard. Given their experience and wealth of knowledge in Tang style constructions, and in view of the proximity of the park to their nunnery, it would be in the public interest if we could draw on Chi Lin's resources to develop the two places coherently, blending them into a distinguished landmark of Chinese culture and heritage for the enjoyment of Hong Kong people.

6. Among other options, we are now considering entrusting Chi Lin with the project. While we have an open mind on the design of the park, we need to be adequately assured about the quality, cost, and timing of the project as a whole. If we decide to proceed with the entrustment, we would set out in a clear entrustment agreement with Chi Lin our requirements, specifying the core facilities to be included, the project cost and delivery dates, the respective responsibilities of the two parties, and the liabilities of Chi Lin should they fail to deliver the entrusted works as required. We intend to cap the budget, say, at \$177 million (MOD price), which is the funding level earmarked for this project based on the cost estimate prepared by Architectural Services Department for the original design approved by the former Provisional Urban Council. We would also require the project to be completed within three years after signing of the agreement. The Director of Architectural Services will be in-charge of project management throughout the agreement period.

7. Members are invited to comment on the above proposal.

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Home Affairs Bureau  
May 2000