

For discussion  
on 7 December 1999

## **Legislative Council Panel on Security**

### **Redevelopment of Police Headquarters – Stage 2 (234LP)**

#### **Purpose**

This paper informs Members of the progress of stage 1 of the Police Headquarters (PHQ) redevelopment project and the details of the planned stage 2 of the project, which will shortly be submitted to the Public Works Subcommittee for approval

#### **Background**

2. We briefed Members at the meeting on 13 October 1998 on a proposal to redevelop the PHQ complex at Arsenal Street, Wanchai to provide accommodation to replace May House and Caine House in PHQ, the existing Wanchai District Headquarters and Divisional Police Station, and leased accommodation currently occupied by other PHQ units. A sketch plan showing the location of the redevelopment site (approximately 7,400 m<sup>2</sup>) is at Annex A. The project is being implemented in two stages, viz. stage 1 – preparatory works; and stage 2 – main works. The Public Works Subcommittee and the Finance Committee approved \$45.1 million in money-of-the-day prices for the implementation of stage 1 of the project at its meeting on 20 January 1999 and 5 February 1999 respectively. As suggested by the Public Works Subcommittee, we now put forward details of stage 2 of the project to the Panel for consideration before submitting the project to the Subcommittee.

#### **Stage 1 of the redevelopment project**

3. Stage 1 of the project includes the following preparatory

works -

- (a) demolition of May House and associated services buildings/structures, including an emergency generator room, a transformer room, an underground oil storage tank and a car wash facility;
- (b) reprovisioning of the transformer room, workshops and the underground oil storage tank; and
- (c) consultancy services, including detailed design.

4. The stage 1 works commenced in May 1999 and are on schedule. Hoarding and scaffoldings have been erected at the redevelopment site and reprovisioning of the transformer room and the underground oil storage tank are in progress. Up to now, essential facilities such as telephone and information technology (IT) cables, PABX system, rooftop antennae have already been reprovisioned and all reprovisioning works are scheduled for completion in December 1999. The demolition of May House is scheduled to commence in January 2000. It is planned that all stage 1 works will complete around June 2000.

## **Stage 2 of the redevelopment project**

5. Stage 2 of the project covers the main construction works. It includes works on the piled foundation, construction of a four-level basement structure and a 43-storey integrated complex consisting of an office tower to accommodate the PHQ units, the Wanchai District Headquarters and Divisional Police Station and support facilities. The new complex will be a modern building providing operationally efficient facilities for the Police. It is designed and fitted out in accordance with the prevailing standard of a modern Police station and offices, and will meet the current operational requirements of the Police. The new complex will be an intelligent building. Modern and advanced technologies will be adopted to conserve energy, and to facilitate building management, fire safety and security management. To facilitate IT applications and to cater for future technological development, computer

flooring and fibre optic cables will be installed in the new building.

6. The new complex will have a construction floor area<sup>1</sup> of about 138,830 m<sup>2</sup> and a gross floor area<sup>2</sup> of 110,000 m<sup>2</sup>, achieving a plot ratio of approximately 15 which is the maximum permissible plot ratio of private developments in the area. Excluding the mechanical areas, circulation spaces, vehicle parks, staircases, lifts, toilets and refuge, the net operating floor area<sup>3</sup> (NOFA) of the new complex is 54,813 m<sup>2</sup>. Taking account of the NOFA of 39,525 m<sup>2</sup> currently occupied by the units/formations concerned and the existing shortfall of 8,188 m<sup>2</sup> in space provision, the net increase of the new complex in terms of NOFA is 7,100 m<sup>2</sup> including a provision of 4,680 m<sup>2</sup> for future expansion. A comparison of the NOFAs of the existing facilities and the new complex is at Annex B.

7. The new complex will accommodate approximately 3,500 – 3,600 personnel currently housed in May House, Caine House, various PHQ units now located in leased premises and the Wanchai District Headquarters and Divisional Police Station. Upon completion, all PHQ units will be accommodated in the PHQ complex. Facilities and support services can therefore be shared among different units/formations to enhance cost-effectiveness. The quality of services provided to the public will be further improved through the provision of -

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<sup>1</sup> The Construction floor area is the term used by the Architectural Services Department in describing the amount of building works completed. It is the sum of all areas at all floor levels, including basements, mezzanine floors, balconies and enclosed rooftop structures, measured to the outer face of the external walls including any external cladding i.e. the main building line, and measured over all partitions, columns, internal or external structures and load-bearing walls, party walls, stair wells, escalator openings, pipe and drain ducts, cable riser shafts and the like. Areas of bay windows are also included.

<sup>2</sup> The Gross floor area (GFA) is the area contained within the external walls of the building measured at each floor level (including any floor below the level of ground), together with the area of each balcony in the building, which shall be calculated from the overall dimensions of the balcony (including the thickness of the sides thereof), and the thickness of the external walls of a building. However, in determining the GFA, any floor space constructed or intended to be used solely for parking motor vehicles, loading or unloading of motor vehicles or occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar services may be excluded.

<sup>3</sup> The Net operating floor area (NOFA) is the term used to describe the floor area required by the user to carry out the activities intended. NOFA includes functional space and circulation corridors but excludes toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/services ducts, refuse shutes and refuse rooms, balconies, verandahs, open decks and flat roofs, car parks, driveways and loading/unloading areas, mechanical plant rooms, and refuge floors.

- (a) one-stop services by co-location of all offices providing direct services to the public (such as the Licensing Office, Shroff, Certificate of No Criminal Conviction and Central Traffic Prosecutions Bureau) on the lower floors of the office tower with convenient access;
- (b) modern and user-friendly public service areas, including the Wanchai Station Report Room, by expanding the concept adopted in the Station Improvement Project approved by the Public Works Subcommittee in June 1999;
- (c) a multi-purpose hall that can accommodate about 200 people for holding Force community activities such as open days, exhibitions, road safety events and so on;
- (d) parking spaces for the public; and
- (e) facilities specially designed for providing barrier free access to the disabled including wheelchair access, tactile path, visual fire alarm and induction loop.

8. Apart from office accommodation, the new complex also provides common support facilities for the use of officers working in the PHQ complex or the Force as a whole. They include -

- (a) an armoury which is the central point of delivery and storage for all ammunition used by the Force;
- (b) an indoor firing range which is mainly used by specialized units such as Crime Wing, VIP Protection Unit and Special Duties Unit and officers undergoing further training;
- (c) a library and resource centre which provides computerized research facilities including Internet services to members of the Force;
- (d) an auditorium with fixed seating for 300 people mainly used

for presentation, seminars and conferences; and

- (e) catering facilities, including a fast food shop and a Chinese restaurant, serving a total of 7,800 staff working in the PHQ complex including Arsenal House and Arsenal House West Wing and the new complex.

### **Financial implications**

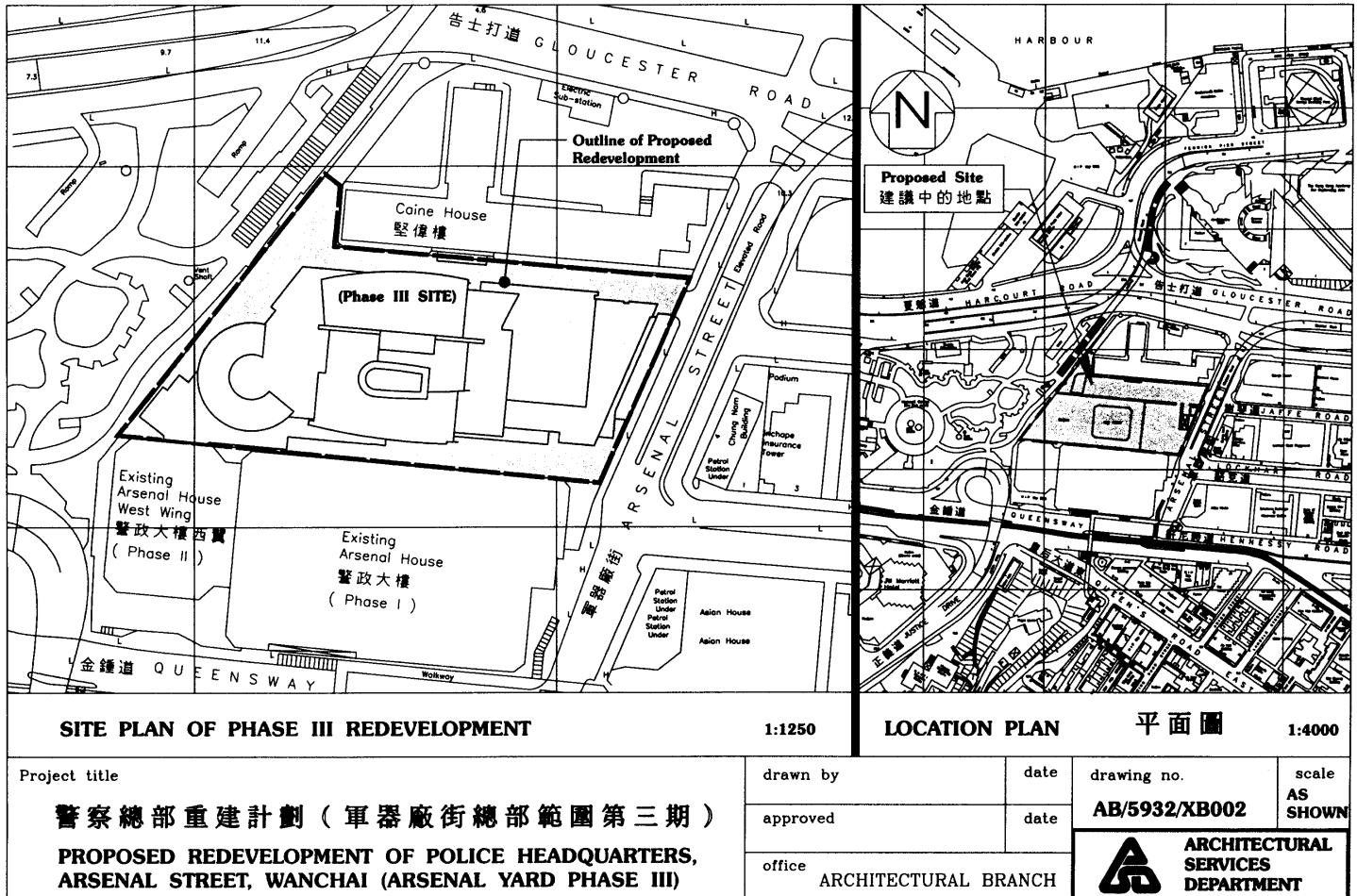
9. The estimated capital cost of stage 2 of the project is approximately \$2,710 million at December 1998 price level. A rough cost breakdown is at Annex C. The construction unit cost, represented by building and building services costs, is \$14,999 per square metre, which we consider reasonable when compared with other similar projects built by government.

10. The reprovisioning of PHQ units now located in leased premises to the new complex will generate rental savings of about \$33.5 million a year.

### **Implementation plan**

11. It is planned to start stage 2 of the project in August 2000 for completion in January 2004. We intend to submit the PHQ stage 2 to the Public Works Subcommittee in January 2000 with a view to going for tender in April 2000.

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## Annex B

### Comparison of the space provisions of the new complex and the existing facilities

<u>Arsenal Yard Phase 3 (the new complex)</u>	<u>Net Operating Floor Area (m<sup>2</sup>)</u>
Reprovision of HQ units and facilities	34,700
Reprovision of Wanchai Headquarters and Divisional Police Station	7,245
Space to address current shortfall	8,188
Space for future expansion	4,680
<b>Total:</b>	<b>54,813 (A)</b>

### Existing accommodation

Police buildings (Caine House, May House & Wanchai Headquarters and Divisional Police Station)	32,085
Current shortfall	8,188
Leased accommodation	7,440
<b>Total:</b>	<b>47,713 (B)</b>
<b>Net Increase (A) – (B)</b>	<b>7,100</b>
<b>Total Construction Floor Area of the new complex</b>	<b>138,830</b>
<b>Total Gross Floor Area of the new complex</b>	<b>110,000</b>

## Annex C

### **Cost Breakdown of Stage 2 of PHQ Redevelopment Project**

	\$ million (as at December 1998)
(a) Site formation	4
(b) Piling	93
(c) Building	1,316
(d) Building services	770
(e) Drainage & external works	119
(f) Furniture and equipment	135
(g) Consultants' fees	12
(h) Charges by EMSTF	15
(i) Contingencies	246
<b>Total:</b>	<b>2,710</b>