

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Social Welfare and Community Buildings – Community centres and halls 188SC – Community hall in Areas 4C and 38A, Sha Tin

Members are invited to recommend to Finance Committee the upgrading of **188SC** to Category A at an estimated cost of \$33.8 million in money-of-the-day prices for the construction of a community hall in Areas 4C and 38A, Sha Tin.

PROBLEM

We need to construct a community hall in Areas 4C and 38A, Sha Tin to meet the demand for community facilities in the district.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **188SC** to Category A at an estimated cost of \$33.8 million in money-of-the-day (MOD) prices for the construction of a community hall in Areas 4C and 38A, Sha Tin.

PROJECT SCOPE AND NATURE

3. The scope of the project comprises construction of a four-storey community hall with a construction floor area (CFA) of 2 325 square metres (m²) at the eastern portion of a free-standing carpark building to be constructed under Public Housing Development Phase 3 in Areas 4C and 38A, Sha Tin. The proposed community hall will provide the following facilities –

/(a)

- (a) a multi-purpose hall with a stage and seating capacity of 450 (with a CFA of 500 m²);
- (b) a conference room (with a CFA of 50 m²);
- (c) a meeting room (with a CFA of 30 m²);
- (d) a management office (with a CFA of 28 m²);
- (e) male and female dressing rooms (with a CFA of 150 m²); and
- (f) other ancillary facilities such as loading/unloading area, circulation area, mechanical and electrical plant rooms, etc. (with a CFA of 1 567 m²).

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A site plan is at Enclosure 1 and a three-dimensional perspective drawing of the proposed community hall is at Enclosure 2. As the proposed community hall will be built within the site boundary of Public Housing Development Phase 3 in Areas 4C and 38A, Sha Tin, we intend to entrust the design, construction and supervision of works of the project to the Director of Housing (D of H) to avoid interface problems. We plan to start the construction works in June 2003 for completion in July 2006.

JUSTIFICATION

4. Areas 4C and 38A, Sha Tin are located at Tai Wai North. There are a number of public and private housing estates, including Mei Lam Estate, May Shing Court, Mei Chung Court, Park View Garden and Granville Garden in the areas, which are housing a total population of about 44 000 at present. Following completion of the new housing estates in Area 4C and 38A and the future residential developments above the Tai Wai Kowloon Canton Railway Station and Maintenance Centre in around 2007, the population in the areas is expected to further increase to 80 000.

5. There is no community centre/community hall at Tai Wai North. The nearest one is the Lung Hang Community Centre (LHCC), which is about 45 minutes walk away from Tai Wai North (location map at Enclosure 3). It is not convenient for residents at Tai Wai North to use the facility. Besides, LHCC is already serving a population of some 42 100 from Sun Chui Estate, Lung Hang Estate and King Tin Court, and is highly utilised (average utilisation rate stood at 81% in 2002). Although the Mei Lam Indoor Recreation Centre is in the vicinity of the project site, it would not be appropriate to use it for community hall

/purpose

purpose because of its high utilisation rate (86% during peak hours and 70% off peak). We therefore need to construct a community hall in Tai Wai North to provide the local community with a proper venue for holding community building activities. The new community hall could also relieve the pressure on the existing LHCC.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$33.8 million in MOD prices (see paragraph 7 below), made up as follows –

	\$ million	
(a) Piling	7.0	
(b) Building	17.4	
(c) Building services	6.4	
(d) Drainage and external works	0.8	
(e) Furniture and equipment ¹	0.8	
(f) Housing Authority on-cost ²	0.6	
(g) Contingencies	3.2	
Sub-total	36.2	(in September 2002 prices)
(h) Provision for price adjustment	(2.4)	
Total	33.8	(in MOD prices)

The CFA of the proposed community hall under **188SC** is 2 325 m². The construction unit cost of the superstructure, represented by building and building services costs, is \$10,237/m² in September 2002 prices. The construction unit cost is comparable to that of other similar projects built by the Government.

/7.

¹ Calculation of the estimated cost of furniture and equipment is based on an indicative list of items required, including public address system, stage lighting and curtain, office furniture, recreational and conference facilities.

² This is the cost to be charged by Housing Authority for the design, construction and supervision of the project.

7. Subject to approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	4.6	0.94300	4.3
2004 – 05	7.2	0.93003	6.7
2005 – 06	19.0	0.93003	17.7
2006 – 07	5.0	0.93003	4.7
2007 – 08	0.3	0.93003	0.3
2008 – 09	0.1	0.93003	0.1
	36.2		33.8

8. We derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2009. D of H will deliver the piling and building works through two separate contracts with provision for price adjustment in the building contract because the contract period will exceed 21 months.

9. We estimate the annual recurrent expenditure arising from the project to be \$762,000.

PUBLIC CONSULTATION

10. We consulted the Development and Housing Committee of the Sha Tin District Council in December 2002. The Committee supported the project and urged for its early implementation.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

11. The project is not designated under the Environmental Impact Assessment Ordinance. The project will have no adverse environmental impacts. During construction, D of H will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts. These measures include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

12. At the planning and design stages, D of H has considered measures to reduce the generation of construction and demolition (C&D) materials. D of H has introduced more prefabricated building elements into the project designs to reduce temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. D of H will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, D of H will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

13. D of H will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D of H will ensure that the day-to-day operations on site comply with the approved WMP. D of H will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. D of H will record the disposal, reuse and recycling of C&D materials for monitoring purposes. D of H estimates that the project will generate about 1 500 cubic metres (m³) of C&D materials. Of these, D of H will reuse about 400 m³ (26%) on site, 940 m³ (63%) as fill in public filling areas³, and dispose of 160 m³ (11%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$187,500 for this project (based on a notional unit cost⁴ of \$125/m³).

/LAND

³ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

⁴ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

LAND ACQUISITION

14. The project does not require land acquisition.

BACKGROUND INFORMATION

15. We upgraded **188SC** to Category B in December 2002. Site formation works are currently being undertaken by the Territory Development Department under **7664CL**⁵ “Site formation, roads and drains at Mui Lee in Areas 4C and 38A, Sha Tin”, which will be completed by March 2003. D of H will then engage term contractors to carry out site investigation and topographical survey for the project at a total cost of \$868,000. We shall charge this amount to block allocation **Subhead 3100GX** - “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. D of H has completed the detailed design of the project and is preparing the tender documents using in-house staff resources.

16. We estimate that the project will create some 35 jobs, comprising five professional staff/technical staff and 30 labourers, totalling 650 man-months.

Home Affairs Bureau
March 2003

⁵ The project **7664CL** was upgraded to Category A in January 2000 at an estimated cost of \$408.1 million in MOD prices.



Title 1885C COMMUNITY HALL IN AREAS 4C AND 38A, SHA TIN 沙田第 4C 及 38A 區 社區會堂	drawn by Riggi Keung	date 11.12.02	drawing no. ST27/3/A/SK-17	scale 1 : 1000
	approved Lilian Li	date 11.12.02	 HOUSING DEPARTMENT	
	office CONSTRUCTION DIVISION 建築處			



從北面拍攝的建築物模型圖
VIEW OF BUILDING MODEL FROM NORTH DIRECTION




從西北面拍攝的建築物模型圖
VIEW OF BUILDING MODEL FROM NORTH-WEST DIRECTION

Title 1885C COMMUNITY HALL IN AREAS 4C AND 38A, SHA TIN 沙田第 4C 及 38A 區 社區會堂	drawn by Riggi Keung	date 11.12.02	drawing no. ST27/3/A/SK-18	scale N.T.S.
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	office CONSTRUCTION DIVISION 建築處			



COMMUNITY HALL IN
AREAS 4C AND 38A, SHA TIN
沙田第 4C 及 38A 區
社區會堂

drawn by Rigel Keung	date 14.2.03
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