

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Law and Order – Police

#### 242LP – Marine Police Outer Waters District Headquarters and Marine Police North Division at Ma Liu Shui, Sha Tin

Members are invited to recommend to Finance Committee the upgrading of **242LP** to Category A at an estimated cost of \$124.4 million in money-of-the-day prices for the construction of a purpose-built operational base to accommodate the Marine Police Outer Waters District Headquarters and the Marine Police North Division on the existing marine police site at Ma Liu Shui, Sha Tin.

### PROBLEM

The existing temporary accommodation of the Marine Police North Division (MNDIV) at Ma Liu Shui, Sha Tin is reaching the end of its economic life, and the facilities therein are far below acceptable standards. In addition, the Marine Police Outer Waters District Headquarters (MOWDIST HQ) is not strategically located to cope with the operational demands within the District.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Security, proposes to upgrade **242LP** to Category A at an estimated cost of \$124.4 million in money-of-the-day (MOD) prices for the construction of a purpose-built operational base on the existing marine police site at Ma Liu Shui, Sha Tin, to re-provision MNDIV and MOWDIST HQ.

/PROJECT.....

## PROJECT SCOPE AND NATURE

3. The scope of the project comprises –
- (a) temporary reprovisioning of the staff and facilities of MNDIV during the construction of the new facility;
  - (b) demolition of the existing accommodation of MNDIV at Ma Liu Shui; and
  - (c) construction of a purpose-built operational base (including a three-storey main building and a one-storey ancillary block) on the existing site of MNDIV to provide essential facilities including –
    - (i) office accommodation of about 522 square metres (m<sup>2</sup>);
    - (ii) operational facilities of about 408 m<sup>2</sup>, including operations rooms, a report room, a briefing room, a video interview room and related facilities;
    - (iii) supporting facilities of about 1 152 m<sup>2</sup>, including operational standby accommodation, armoury, changing and dining areas;
    - (iv) police launches/vessels maintenance workshops and facilities of about 360 m<sup>2</sup>;
    - (v) other ancillary facilities of about 926 m<sup>2</sup>, including store rooms, equipment rooms, laundry room, kitchen and pantries; and
    - (vi) vehicle spaces for police and visitor uses, and an open space for safe crane operations and boat handling.
4. A helipad on the existing site, for use by Government Flying Services and emergency use, will be retained. A site plan and a three-dimensional perspective view of the proposed facilities are at Enclosures 1 and 2 respectively. A comparison of the existing space provisions and the proposed space provisions for MOWDIST HQ and MNDIV is set out at Enclosure 3. We plan to start the construction works in February 2004 for completion in March 2006.

## JUSTIFICATION

### Need for improved accommodation for MNDIV

5. The existing temporary accommodation of MNDIV at Ma Liu Shui was
- /converted.....

converted from a ferry terminal built in 1983. This single-storey structure is constructed of steel supports, brick and plaster walls with a corrugated metal roof. It is far below acceptable standards to be used as a marine police divisional base. As the building is reaching the end of its economic life span, substantial maintenance has been carried out to maintain its serviceability. Moreover, the old and deteriorating condition of the building structure has made any attempt to upgrade the information technology system and operational facilities therein difficult and not cost-effective.

6. MNDIV was established in 1965, initially with an establishment of 32 officers for operating three vessels. MNDIV now covers an establishment of 359 disciplined officers and 28 civilian staff operating a total of 12 launches of various types. With such expansion over the years, its temporary accommodation is unable to cope with the demand. It falls short of standard office accommodation and does not have adequate space for its operational, supporting and other facilities. To alleviate the acute shortfall in office and facilities areas of about 1 887 m<sup>2</sup>, MNDIV is making use of shipping containers as a stop-gap measure. Such a working environment, however, is highly undesirable. To solve the problem of space shortage, we propose to demolish the existing ex-ferry terminal building and re-construct in situ a purpose-built marine police base for MNDIV. A set of photographs showing both the external and internal working environments of MNDIV is at Enclosure 4.

#### **Need for a strategic location for MOWDIST HQ**

7. The MOWDIST, comprising MNDIV, Marine Police East Division and Marine Police West Division, has a large geographical spread of boundary. At present, the MOWDIST HQ is accommodated at Marine Police East Division at a distance of 45 kilometres (km) and a minimum of one hour's drive from Marine Police West Division. As MNDIV is situated mid-way between Marine Police East Division (17 km distance/30 minutes' drive) and Marine Police West Division (28 km distance/30 minutes' drive), relocating MOWDIST HQ to MNDIV will improve the former's operational efficiency, deployment, management and communications within the District. A plan showing the current locations of MOWDIST HQ, MNDIV, Marine Police East Division and Marine Police West Division is at Enclosure 5.

8. The District Commander MOWDIST is responsible for commanding District resources for policing the strategically important north Lantau coastline, including the waters surrounding the Hong Kong International Airport (HKIA), the very busy Urmston Road shipping lane, the River Trade Terminal (at which port security is to be ensured) and Deep Bay (which is vulnerable to illegal entry into Hong Kong waters due to its close proximity to the Mainland). In the event of a major incident or operation, in particular at HKIA, District Commander MOWDIST is

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required to promptly attend the scene and take command of the sea-going duties. Currently, District Commander MOWDIST has to take at least 1 hour 15 minutes to arrive at the waters off the HKIA and almost two hours to Deep Bay, given the distance from the divisional base of Marine Police East Division at Tui Min Hoi, Sai Kung.

9. By relocating MOWDIST HQ to MNDIV at Ma Liu Shui, the response time for District Commander and his officers to attend to major incidents within the District would be 45 minutes at the maximum. There will be a saving of 30 minutes in travelling from MOWDIST HQ to HKIA. In addition, the rapid infrastructural developments in northwestern part of the New Territories, including the Deep Bay Link and Lantau Island, have increased the need for MOWDIST HQ to be re-located closer to these key areas.

#### **Other benefits**

10. Currently MOWDIST HQ is accommodated at Marine Police East Division base, which was not designed for the co-location of MOWDIST HQ. However, in the absence of suitable alternatives, MOWDIST HQ had to move into the Marine Police East Division base. This deprives the Marine Police East Division of necessary space for operational purposes, resulting in a cramped report room and over-crowded office accommodation. Upon the proposed relocation of MOWDIST HQ to MNDIV, valuable space will be released to improve the working environment and operational efficiency of Marine Police East Division. On the other hand, the new operational base of MNDIV will provide adequate accommodation and more up-to-date facilities for both MOWDIST HQ and MNDIV.

#### **Alternative measures considered not feasible**

11. Over the last five years, more than \$4 million was spent solely on maintaining the minimum serviceability of the overcrowded and sub-standard temporary structure of MNDIV. As the building is located at the seafront and constantly attacked by salty mist and wind, especially its corrugated metal roof and steel support, the pace of deterioration of the structure is faster than the pace of normal maintenance activities. It is therefore considered not economical to sustain the serviceability of the building through maintenance in the medium or long term.

12. It is also considered not practicable to accommodate MOWDIST HQ and MNDIV in any existing Police buildings far away from the seafront. These sea-going units ought to be located near the seafront to facilitate mooring boats, fast response and essential vessel maintenance.

**/FINANCIAL.....**

**FINANCIAL IMPLICATIONS**

13. We estimate the total capital cost of the project to be \$124.4 million in MOD prices (see paragraph 14 below), made up as follows –

	<b>\$ million</b>	
(a) Temporary reprovisioning <sup>1</sup> , demolition and site works	4.0	
(b) Foundations	7.0	
(c) Building	50.1	
(d) Building services	26.5	
(e) Drainage and external works	23.5	
(f) Furniture and equipment <sup>2</sup>	3.9	
(g) Consultants' fees for –	7.7	
(i) contract administration	2.1	
(ii) quantity surveying services	1.8	
(iii) site supervision	3.8	
(h) Contingencies	11.1	
	<hr/>	
Sub-total	133.8	(in September 2002 prices)
	<hr/>	
(i) Provision for price adjustment	(9.4)	
	<hr/>	
Total	124.4	(in MOD prices)
	<hr/>	

A breakdown of the estimate for consultants' fees by man-months is at Enclosure 6. The construction floor area (CFA) of **242LP** is about 7 038 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$10,884 per m<sup>2</sup> of CFA in September 2002 prices. The construction unit cost is comparable to that of other similar projects built by the Government.

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1 It involves setting up of a temporary Divisional Operations Room and a strong room (for storage of firearms during MNDIV officers' change of shifts) to enable normal day-to-day operation of MNDIV during construction of the new operational base. The estimated cost is about \$0.4 million.

2 Calculation of the estimated cost for furniture and equipment is based on an indicative list of items required, including office furniture, audio-visual equipment for conference room, briefing room, operation room, video interview room, equipment for the Front Line Maintenance Workshop, communications, 6.5 tonne pillar crane, telephone systems, etc.

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

<b>Year</b>	<b>\$ million (Sep 2002)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2003 – 04	0.1	0.94300	0.1
2004 – 05	14.0	0.93003	13.0
2005 – 06	37.0	0.93003	34.4
2006 – 07	70.5	0.93003	65.6
2007 – 08	12.2	0.93003	11.3
	133.8		124.4

15. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2008. We intend to award the contract on a lump-sum basis with provision for price fluctuation as the contract period will be more than 21 months.

16. At present, the recurrent expenditure for the MOWDIST HQ and MNDIV is about \$2.2 million. We estimate the annual recurrent expenditure arising from the project to be in the region of \$4.1 million.

## **PUBLIC CONSULTATION**

17. We briefed the Development and Housing Committee of the Sha Tin District Council on the proposed development in February 2003. We explained details of the proposal to members of the Committee. Members of the Committee fully supported the proposal.

18. We first briefed the Legislative Council Panel on Security on the proposal on 6 March 2003 and have considered in detail Members' concerns raised at the meeting. We briefed the Panel again on 6 May 2003 and provided supplementary information to address Members' concerns vide paper no. CB(2)1915/02-03(04). While Members generally acknowledged the practical need for the project, some

/Members.....

Members expressed reservation for pursuing it at this point in time, given the budget deficit. In response to Members' suggestion, we have reviewed the project scope and reduced the project cost by about \$17 million.

## ENVIRONMENTAL IMPLICATIONS

19. The project is not designated under the Environmental Impact Assessment Ordinance. We completed a Preliminary Environmental Review (PER) for the project in June 2001. The PER concluded and the Director of Environmental Protection agreed that the project would not have long term adverse environmental impacts. During construction, we 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 include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, and frequent cleaning and watering of the site.

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

21. We 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. We will ensure that the day-to-day operations on site comply with the approved WMP. We 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. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 12 400 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 1 700 m<sup>3</sup> (13.7%) on site, 7 300 m<sup>3</sup> (58.9%) as fill in public filling areas<sup>3</sup>, deliver 2 000 m<sup>3</sup> (16.1%) to the recycling plant at Tuen  
/Mun.....

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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.

Mun Area 38 for production of recycled aggregates, and dispose of 1 400 m<sup>3</sup> (11.3%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$175,000 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

## LAND ACQUISITION

22. The project does not require land acquisition.

## BACKGROUND INFORMATION

23. We upgraded **242LP** to Category B in December 2001. We have engaged consultants to carry out a Preliminary Environmental Review (PER), a topographical survey and an asbestos survey, an architectural lead consultant to prepare building design and a quantity surveying consultant to tender documents for the project. We have also employed a term contractor to carry out a preliminary ground investigation for the project. The total cost of the above consultancy services and works is \$6.6 million. We charged 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". The consultants have completed the PER, topographical survey, asbestos survey and building design, and preparation of tender documents is in progress. The term contractor has completed the preliminary ground investigation.

24. We estimate that the project will create 100 jobs, comprising ten professional/technical staff and 90 labourers, totalling 2 200 man-months.

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Security Bureau  
June

2003

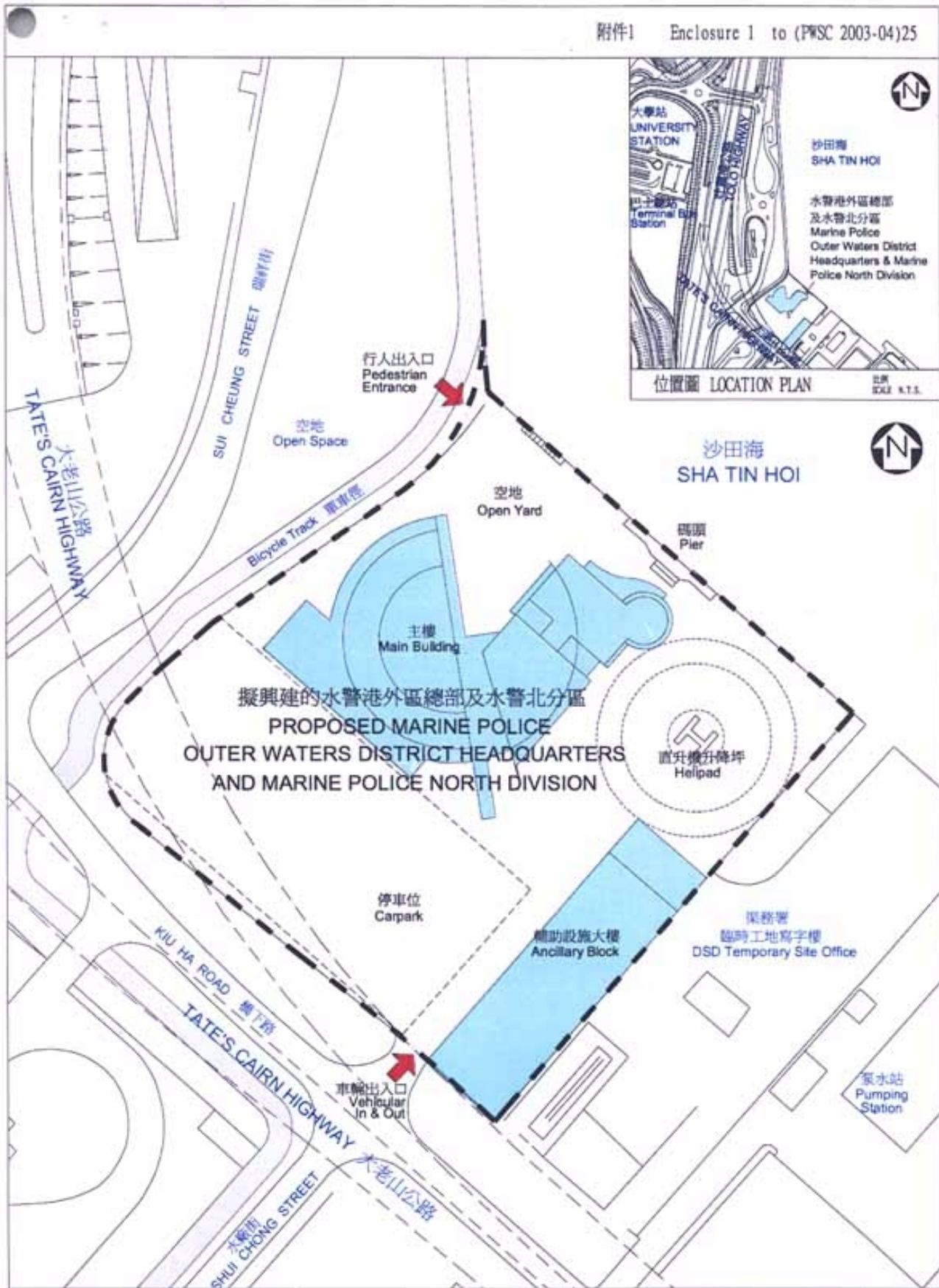
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4 This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m<sup>3</sup>), 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.



**For discussion  
on 11 June 2003**

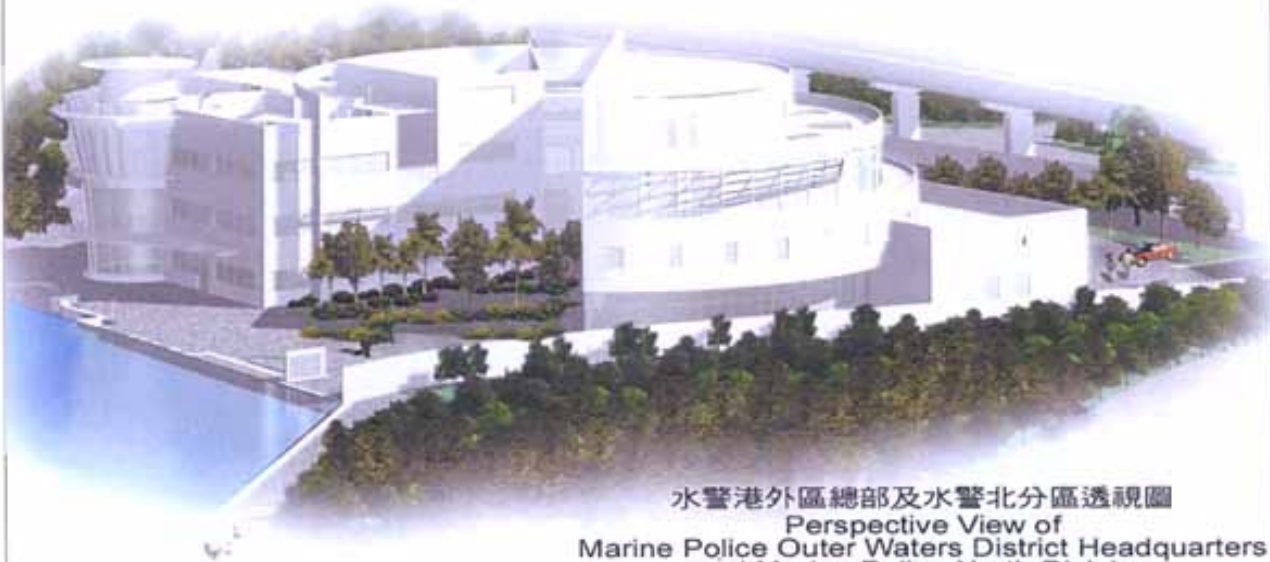
**PWSC(2003-04)25**



242LP  
 沙田馬料水  
 水警港外區總部及水警北分區  
 MARINE POLICE OUTER WATERS  
 DISTRICT HEADQUARTERS &  
 MARINE POLICE NORTH DIVISION  
 AT MA LIU SHUI, SHA TIN

drawn by	B. FUNG	date	04/2003
approved	A. TAM	date	04/2003
office	ARCHITECTURAL BRANCH		

drawing no.	scale
NT0212-SK-53	1:1000
 ARCHITECTURAL SERVICES DEPARTMENT	



水警港外區總部及水警北分區透視圖  
 Perspective View of  
 Marine Police Outer Waters District Headquarters  
 and Marine Police North Division

242LP 沙田馬料水 水警港外區總部及水警北分區 MARINE POLICE OUTER WATERS DISTRICT HEADQUARTERS & MARINE POLICE NORTH DIVISION AT MA LIU SHUI, SHA TIN	drawn by     B. FUNG	date 05/2003	drawing no. NT0212-SK-73	scale N/A
	approved     A. TAM	date 05/2003		
	office     ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT

### Comparison of the Space Provisions for the Existing and Proposed Facilities

DESCRIPTIONS	EXISTING		PROPOSED
	MOWDIST HQ (m <sup>2</sup> )	MNDIV (m <sup>2</sup> )	(m <sup>2</sup> )
<b>Office Accommodation</b>			
(a) Offices	108.67	322.36	522.3
<b>Sub-total</b>	<b>108.67</b>	<b>322.36</b>	<b>522.3</b>
<b>Operational Facilities</b>			
(a) Report Room & Related Facilities	0	6	103
(b) Divisional Operations Room	0	37.5	50
(c) District Operations Room	0	0	20
(d) Briefing/Lecture Room	0	0	60
(e) Duty Room	0	0	45
(f) Conference Room	0	0	45
(g) Interview Rooms	0	0	19.5
(h) Video Interview Room	0	0	15
(i) Pyrotechnic Store	0	0	20
(j) Small Boat Division Forward Operational Base	0	0	30
<b>Sub-total</b>	<b>0</b>	<b>43.5</b>	<b>407.5</b>
<b>Front Line Maintenance Office</b>			
(a) Frontline Maintenance Workshops & Facilities	0	120.1	360
<b>Sub-total</b>	<b>0</b>	<b>120.1</b>	<b>360</b>
<b>Supporting Facilities</b>			
(a) Locker & Changing	4	369.92	581.8
(b) Dining Area	0	68.24	210
(c) Recreation/Common Room	0	74.8	49.5
(d) Resource Centre	0	35	40
(e) Fitness Room	0	65.54	40
(f) Operational Standby Area (Night Duty Room)	0	0	170.2
(g) Armoury	0	13.44	60
<b>Sub-total</b>	<b>4</b>	<b>626.94</b>	<b>1 151.5</b>

## Enclosure 3 to PWSC(2003-04)25

DESCRIPTIONS	EXISTING		PROPOSED
	MOWDIST HQ (m <sup>2</sup> )	MNDIV (m <sup>2</sup> )	(m <sup>2</sup> )
<b>Ancillary Facilities</b>			
(a) Kitchen	0	36.96	68
(b) Kitchen Stores, Refuse & Support	0	11.52	31.5
(c) Storage	30	94.92	544.3
(d) Laundry Facilities	0	53.84	118
(e) Dehumidified Uniform Store	0	0	25
(f) Dry Room	0	0	20
(g) Communication Equipment Room	0	3.4	40
(h) Computer Equipment/Server Rooms	0	5.76	32.3
(i) Kit Cleaning Room	0	0	23
(j) Pantries	0	18.36	24
<b>Sub-total</b>	<b>30</b>	<b>224.76</b>	<b>926.10</b>
<b>Total</b>	<b>142.67</b>	<b>1 337.66</b>	<b>3 367.4</b>

## Notes

- 1 All items in the schedule of accommodation herein are in accordance with the Government space standards with approvals sought from the Property Vetting Committee. The area size mentioned is in terms of Net Operational Floor Area (NOFA) which is the term used to describe the floor area actually allocated to the users for carrying out the intended activities. NOFA does not include areas for toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalator and lift shafts, pipe/service ducts, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, vehicle spaces, driveways and loading/unloading areas, mechanical plant rooms and refuge floors.
- 2 The area of 3 367.4 m<sup>2</sup> was proposed in order to meet the shortfall in the existing accommodation which is in total of about 1 887 m<sup>2</sup> (3 367.4 m<sup>2</sup> - 142.67 m<sup>2</sup> - 1 337.66 m<sup>2</sup>).
- 3 We have not broken down the space provisions for the proposed facilities by MOWDIST HQ and MNDIV because most of those facilities will be for joint use.



- The current site of Marine Police North Division at Ma Liu Shui, Sha Tin, N.T., an ex-ferry terminal built in 1983, is in a dilapidated condition.
- The current accommodation is too small to accommodate the necessary supporting facilities to cope with the Division's increasing operation commitments, with an overall shortfall of about 1887 sq.m. (-56%).
- The new operational base will provide sufficient accommodation and operational efficient facilities, enhancing the efficiency and capability of the Division.
- 新界沙田馬料水的水警北分區現址，原為渡輪碼頭，於 1983 年興建，目前情況破舊。
- 主建築物地方太少，未能容納所需的支援設施以配合分區日益增多的行動職務。總共欠缺約 1887 平方米(-56%)的地方。
- 新的行動基地可提供足夠的辦公地方及可有效運作的設施，足以提高分區的效率及實力。



- The corrugated iron roof is rusting and leaks in the rain.
- 瓦楞鐵屋頂生鏽，下雨滲水。

Photo 3 相片三



Photo 4 相片四



Various parts of the corrugated iron roof of the structure are in rusty condition, showing the extent of the problem.

瓦楞鐵屋頂多處生銹，可見問題嚴重。

Photo 5 相片五







- Marine Police North Division have to use 9 shipping containers, placed in the divisional compound, for storage of equipment and stores because of shortage of space, a total divisional shortfall of about 419 sq.m. (-77%)
- The proposed new complex will increase storage space, eradicate the eye-sore containers, enhance security and improve the environment.
- 水警北分區因辦公地方短缺，需在分區空地用 9 個貨櫃存放設施及裝備。共欠缺約 419 平方米(-77%)的貯物地方。
- 擬建新大樓可提供更多的貯存地方，可不再使用有礙觀瞻的貨櫃，並可加強保安，改善環境。



- Although 22 workmen and cooks currently working at Marine Police North Division are entitled to have a changing room of about 26 sq.m, they do not have this allowance due to insufficient space. Instead, they use a 15 sq.m shipping container for changing purpose.
- The interior condition of the 'changing room' shipping container is unhealthy. The roof leaks and buckets are placed on top of the lockers to collect dripping water.
- Other shipping containers are in similar conditions.
- 現時在水警北分區工作的 22 名工人及炊事員，原應有一約 26 平方米的更衣室，但因地方短缺，只能將一個 15 平方米的貨櫃用作更衣室。
- 「貨櫃更衣室」內部環境惡劣，頂部滲水，需在貯物櫃頂放置膠桶盛水。
- 其他貨櫃情況大致相同。



- Due to the shortage of space, another shipping container is used as the carpenter's workshop. The working area is too small and no proper racks can be put up to store things in good order.
- These arrangements do not meet occupational health and safety standards.
- 因地方短缺，也需利用貨櫃用作木匠工場。由於工作面積太少，不能安裝適當的貯物架來安放用具。
- 這項安排不符職業健康及安全標準。



- Currently, Marine Police North Division do not have a purpose built vessel repair bay which is a standard facility in a Marine Police Division.
- Front Line Maintenance Workshop staff have to carry out maintenance work either in this extremely congested area or in an open space, which is not properly equipped and designed for the purpose, for larger vessels. Operational efficiency is inevitably adversely affected.
- The shortfall of space for the Front Line Maintenance Workshop and Vessel Repair Bay amounts to about 240 sq.m (-66.6%)
- 現時，水警北分區並無專為該分區而設的小艇修理工場。小艇修理工場是水警分區的標準設施。
- 前線維修人員需在這處擠迫的地方進行維修工作，或在設備缺乏又不是為維修而設的空地為較大的船隻維修。行動效率難免受影響。
- 前線維修工場及小艇修理工場共欠缺約 240 平方米(-66.6%)的地方。



- Due to insufficient space and the temporary nature of its present accommodation, Marine Police North Division do not have proper areas to store equipment. It is kept outside the Front Line Maintenance Workshop.
- A purpose-built area for an outboard engine test tank should be fitted with a ceiling crane to move engines in and out of the test tank.
- In the absence of this standard facility, maintenance staff have to lift outboard engines from a trolley and place them in the test tank manually.
- 因地方不足及現時辦公地方只屬臨時性質，水警北分區並無專供存放器材的地方，只可將器材放置在前線維修工場外。
- 專為舷外機試水槽而設的地方應設有天花吊機，將舷外機吊入和吊離試水槽。
- 因無標準設施，維修人員需靠人手將舷外機從滑車抬起放入試水槽。

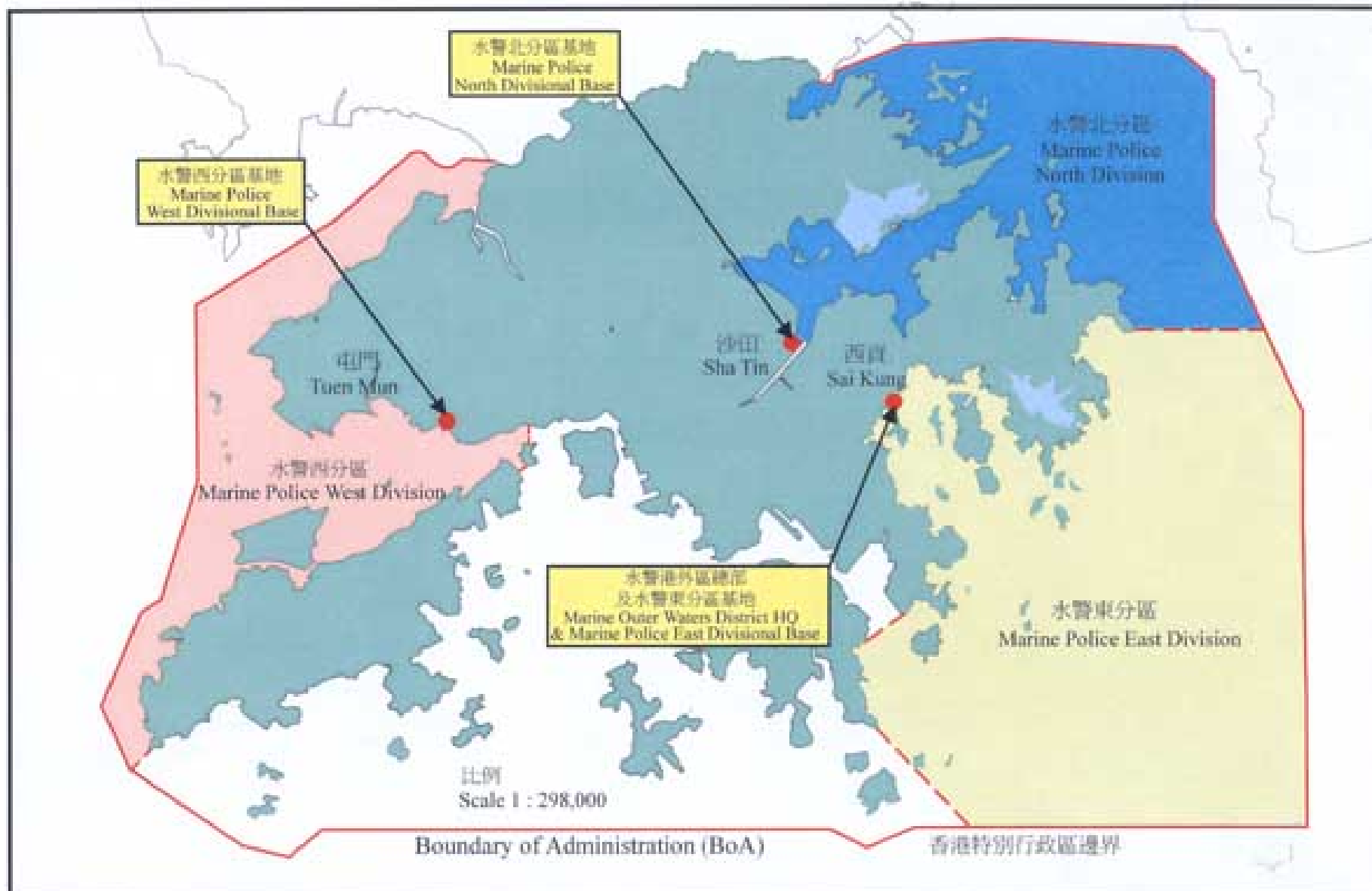


- A 65 sq.m Fitness Training Room is at present used as a multi-purpose room for documentation of cases, temporary detention of prisoners, interviews, briefings/debriefing, training/lectures and conference/meetings as there are no proper rooms for these purposes. For these facilities, there is a shortfall of about 158 sq.m. (-100%)
- Obviously, the room is too small and officers have to stand at the back throughout the briefings, debriefings and training.
- Because of its multi-purpose nature, briefing/debriefing has to be shortened and training has to give way for operational functions. The new complex will provide sufficient accommodation to improve the situation
- 因沒有專用的房間，現在只能將健身室(65 平方米)作多用途房間使用，如記錄案件、臨時扣押犯人、會見、訓示/檢討、訓練/講課、會議等，都在這裏舉行。這些設施共欠缺約 158 平方米(-100%)的地方。
- 很明顯房間太少，在訓示、檢討及訓練時都有人員需在後面站立。
- 因作多用途房間之用，訓示/檢討需縮短，而訓練優次亦放在行動職責後。新大樓可提供足夠地方改善情況。



- The current Armory is too small to accommodate all arms and ammunition of Marine Police North Division, a shortfall of 46.5 sq.m. (-77.6%).
- Due to the shortage of space, the District Internal Security Company arms and ammunition have to be stored in the armory of Marine Regional Headquarters at Sai Wan Hoi, Shau Kei Wan, Hong Kong Island.
- Such arrangement is inconducive to operational efficiency, particularly in cases of emergency.
- 現時的槍械庫地方太少，不足以存放水警北分區所有的槍械及彈藥，欠缺 46.5 平方米(-77.6%)的地方。
- 因地方短缺，區內部保安連的槍械及彈藥需存放在港島筲箕灣西灣河水警總區總部的槍械庫。
- 這項安排有礙行動效率，尤其是在緊急情況下。

Current Locations of MOWDIST HQ, MNDIV, Marine Police East Division and Marine Police West Division







**242LP – Marine Police Outer Waters District Headquarters and Marine Police North Division at Ma Liu Shui, Sha Tin**

**Breakdown of estimate for consultants' fees**

<b>Consultants' staff cost</b>		<b>Estimated man-months</b>	<b>Average MPS* salary point</b>	<b>Multiplier (Note 1)</b>	<b>Estimated fee (\$million)</b>
(a) Contract administration <sup>(Note 2)</sup>	Professional	-	-	-	1.6
	Technical	-	-	-	0.5
(b) Quantity surveying services <sup>(Note 2)</sup>	Professional	-	-	-	1.2
	Technical	-	-	-	0.6
(c) Site supervision <sup>(Note 3)</sup>	Professional	13.0	38	1.6	1.2
	Technical	84.7	14	1.6	2.6
				<b>Total</b>	<b>7.7</b>

\*MPS = Master Pay Scale

**Notes**

- 1 A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (At 1.10.2002, MPS point 38 = \$57,730 per month, MPS point 14 = \$19,195 per month)
- 2 The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the building design and the provision of quantity surveying services for the project. The post-contract stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **242LP** to Category A.
- 3 The consultants' staff cost for site supervision is based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.