

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 36BA – Mong Kok ambulance depot with Ambulance Command and Fire Safety Command Headquarters at Anchor Street, Mong Kok

INTRODUCTION

In considering PWSC(2002-03)90 on the above project on 26 February 2003, the Public Works Subcommittee requested the Administration to provide supplementary information on –

- (a) the existing space provision and number of staff accommodated at the existing offices of Fire Services Department (FSD offices) to be relocated from other government/leased premises to the proposed complex;
- (b) justification for the increased space provision, if any, in the proposed complex; and
- (c) whether the space provision of the present proposal would be fully utilised and whether there would be spare space in the proposed complex for undetermined uses.

THE ADMINISTRATION'S RESPONSE

Existing space provision and number of staff accommodated

2. The FSD offices to be relocated to the proposed complex include the Ambulance Command Headquarters currently at the Fire Services Headquarters Building at Tsim Sha Tsui East, the Ambulance Command Kowloon Regional Headquarters temporarily provided at the Cheung Sha Wan Ambulance Depot, and the Fire Safety Command Headquarters and its three subsidiary offices¹ at /leased.....

¹ The three subsidiary offices are the Railway Development Strategy Division, the Kowloon Office of the Building Improvement and Support Division and the Kowloon Office of the Commercial Buildings and Premises Division.

leased premises in Mong Kok. They are now occupying in total a net operational floor area² (NOFA) of around 1 843 m² for 98 staff.

Space provision in the proposed complex

3. To maximise cost-effectiveness and utilisation of space, the three FSD offices to be relocated to the proposed complex will share the use of facilities including the locker-cum-changing room, exercise room, conference rooms, officers' mess, interview rooms, room for storage of plans and plan processing room. The NOFA of the FSD offices in the proposed complex is about 1 886 m², which is comparable to their existing provision with a slight increase mainly for rationalising the originally over-crowded office accommodation. The leased office accommodation currently occupied by the Fire Safety Command Headquarters and its three subsidiary offices will be relinquished and provide savings from rental payments. A detailed breakdown showing the existing space provision, the number of staff accommodated and the space provision of the respective FSD offices in the new complex is at the Enclosure.

4. The space to be allocated to the FSD offices and the ambulance facilities in the proposed complex was drawn up in accordance with the Government's space standards, taking into consideration the number of staff to be accommodated and the operational requirements of FSD. The level of space provision is consistent with those for other government buildings. There is no spare space set aside for undetermined uses.

² Net Operational Floor Area (NOFA) is a standard 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, escalators and lift shafts, pipe/service ducts, refuse chutes and refuse rooms, balconies, verandahs, open decks and flat roofs, car parks, driveways and loading/unloading areas, mechanical plant rooms and refuge floors.

Security Bureau
April 2003

Enclosure to PWSCI(2003-04)1

Breakdown of existing space provision, number of staff accommodated and space provision for the FSD offices in the proposed complex

FSD offices to be relocated to the proposed complex	<i>Existing location</i>	Number of staff accommodated	Net Operational Floor Area (NOFA) in existing premises i.e. actual occupation (m²)	NOFA in the proposed complex (m²)
1) Ambulance Command Headquarters	7/F Fire Services Headquarters Building at Tsim Sha Tsui East	23	455	417
2) Ambulance Command Kowloon Regional Headquarters	Cheung Sha Wan Ambulance Depot	4	47 (note 1)	74
3) Fire Safety Command Headquarters and three of its subsidiary offices	Leased offices at Mong Kok	71	1 341 (note 2)	1 395
Total		98	1 843	1 886 (note 3)

Note 1 The Ambulance Command Kowloon Regional Headquarters has been occupying temporary offices with below-standard space provision in Cheung Sha Wan Ambulance Depot and no space was earmarked for it in the approved Schedule of Accommodation (SoA) of Cheung Sha Wan Ambulance Depot.

Note 2 The NOFA of the leased offices was originally allocated for the accommodation of 67 staff only, but the actual number of staff accommodated has subsequently increased to 71 due to expansion of the offices. The approved SoA in the new complex is calculated on the basis of an establishment of 71.

Note 3 With the inclusion of all building structures and partition walls, toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, lift shafts, pipe/service ducts, balconies, verandahs, open decks and flat roofs and mechanical plant rooms, the construction floor area (CFA) of the FSD offices in the proposed complex, as cited in the paper of reference PWSC(2002-03)90, is about 4 940 m².