

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Government Offices – Intra-government services

187SC – Joint-user complex at Tseng Choi Street, Tuen Mun

Members are invited to recommend to Finance Committee the upgrading of **187SC** to Category A at an estimated cost of \$105.1 million in money-of-the-day prices for the construction of a joint-user complex at Tseng Choi Street, Tuen Mun.

PROBLEM

We need to provide additional welfare and community facilities and extra office space for expanding existing Government services in the Tuen Mun District.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs (SHA), proposes to upgrade **187SC** to Category A at an estimated total cost of \$105.1 million in money-of-the-day (MOD) prices for the construction of a joint-user complex at Tseng Choi Street, Tuen Mun.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of **187SC** comprises the construction of a seven storeys government joint-user complex at Tseng Choi Street, Tuen Mun with a construction floor area (CFA) of 6 828 square metres (m²) to accommodate the following facilities –

(a) **Home Affairs Department (HAD)**

- a multi-purpose hall with a stage and seating capacity of 450 (with a CFA of 1 673 m²), office accommodation for the Building Management Liaison Team (BMLT) of Tuen Mun District Office (with a CFA of 252 m²) and other ancillary facilities including three vehicle parking spaces and loading/unloading area;

(b) **Food and Environmental Hygiene Department (FEHD)**

- office accommodation for the Markets Section, Cleansing Section, Hawkers Section and Pest Control Section of the Tuen Mun district office (with a CFA of 2 248 m²) and nine vehicle parking spaces;

(c) **Social Welfare Department (SWD)**

- an Integrated Children and Youth Services Centre (with a CFA of 1 975 m²);

(d) **Hong Kong Police Force (HKPF)**

- a Crime Prevention Exhibition Room for the New Territories North Region (with a CFA of 311 m²); and

(e) **Civil Aid Service (CAS)**

- office accommodation for the Cadet Platoons CD31, CD32, CD33 and CD34 (with a CFA of 369 m²)

A site plan is at Enclosure 1 and views of the joint-user complex (artist's impression) are at Enclosure 2. D Arch S plans to start the construction works in October 2004 for completion in December 2006.

/JUSTIFICATION

JUSTIFICATION***HAD***

4. There is a lack of community facilities in the north-eastern part of Tuen Mun Town Area which consists mainly of private stand-alone buildings, small-scale private estates and village houses with an estimated population of 25 000. The nearest community hall is the Tuen Mun Town Centre Community Hall which is about 30 minutes' walk away. It has recorded a high average utilisation rate of 83% in 2003, representing a rise of 9% over the past three years. As a result of the increase in population in Tuen Mun District from 489 000 in 2001 to 504 000 in 2003, the demand for community hall facilities from local residents is very high. The average utilisation rate of the community halls in the district has increased from 73% in 2000 to 81% in 2003. There is a dire need for an additional community hall to meet the demand from the local residents. Major users of the proposed community hall include 51 owners' corporations, three owners' committees/residents' associations, 19 mutual aid committees, five villages and 15 local organisations. Since 1998, the Tuen Mun District Council (TMDC) and various resident and concerned organisations in the vicinity have urged and pressed hard for the early development of the community centre to meet the demand of the ever increasing population in the district.

5. We propose to rationalise the office accommodation of the existing BMLT of the Tuen Mun District Office (TMDO). In the past four years, the number of owners' corporations has increased from 131 to 170, representing an increase of 30%. Because of the physical constraint in the main office of the TMDO, the BMLT staff are separately accommodated in different places, not close to each other. To accommodate the BMLT staff under one roof, permanent office space at the proposed community complex is required. A larger office would also facilitate BMLT to adopt a more pro-active approach in providing advisory services to building owners on building management and maintenance through exhibitions, seminars, workshops, training sessions, etc. To enable the team to provide more out reaching and comprehensive services, it is considered more accessible and suitable for the BMLT office to be located on the subject site as there are a number of old private buildings with poor building management around Tseng Choi Street. The BMLT office could better serve the owners of private buildings so that they would in turn better manage their buildings.

FEHD

6. At present, the Tuen Mun district office of FEHD is located at the Tuen Mun Government Offices (TMGO). As there is insufficient space to meet

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its office accommodation needs, the Hawkers Section and Pest Control Section are separately located in the leased premises at Tai Hing Estate. In order to meet the current shortfall of office space and to accommodate the Markets Section and Cleansing Section (located at TMGO) as well as the Hawkers Section and Pest Control Section under one roof for better management and operations, permanent office space at the proposed joint-user complex is required.

SWD

7. The proposed Integrated Children and Youth Services Centre (ICYSC) falls within the youth service catchment area “Tuen Mun Town Centre, San Hui, Prime View, Handsome and Tuen Mun Rural” which has an estimated children and youth population of 28 200. At present, this catchment area is served by the Yan Oi Tong Community Centre at Kai Man Path (equivalent to one Children and Youth Centre (CYC)) and the Tuen Mun East Integrated Services Centre for Young People (an ICYSC) of the Salvation Army in Fu Tai Estate. Both centres have been performing very satisfactorily and are providing much-needed services far exceeding the planned level. According to the planning ratio of one CYC for every 6 500 children and youth population and one ICYSC for every 12 000 children and youth population, this catchment area requires an additional ICYSC to meet the service demand.

HKPF

8. The Crime Prevention Exhibition Room (CPER) of the New Territories North Police Region was situated at the Old Tai Po Police Station. The location was far from ideal. There was no direct access to public transport, thus reducing the attractiveness for the public to visit the CPER. Moreover, as a former police station, there was also no purpose-built accommodation to meet the specific requirements of the CPER for thematic display of crime prevention devices and equipments. With effect from March 2003, the service of the CPER has been suspended from the Old Tai Po Police Station to enable police officers of the Marine North Division to decant in the building whilst the new Marine Outer Waters District Headquarters and Marine North Division Building is being built. The proposed joint-user complex is located in the hub of Tuen Mun and is easily accessible to visitors. Therefore, the move of the CPER to the complex will not only revive its operation, and will render it more attractive to visitors, which will in turn enhance the crime prevention awareness of the public.

CAS

9. Since 1996, CAS had requested that additional office accommodation upon the formation of Cadet Platoons D33 and D34 (the then CAS NT West Girl Cadet Unit) be provided to cope with the growing need for discipline and civic training for girls in the western districts of the New Territories. Whilst awaiting the permanent allocation, Cadet Platoons D33 and D34 have been temporarily accommodated in the leased office of Cadet Platoons D31 and D32 in the Butterfly Estate as an interim measure. However, all the four Cadet Platoons have now been suffering seriously from insufficient space and facilities for their training and activities. It is planned to reprovision the four Cadet Platoons together at the proposed joint-user complex so that the training and other activities can be conducted in a more effective way.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$105.1 million in MOD prices (see paragraph 11 below), made up as follows –

	\$ million
(a) Piling	11.0
(b) Geotechnical works	1.2
(c) Building	52.3
(d) Building services	23.6
(e) Drainage and external works	5.6
(f) Furniture and equipment ¹	0.9
(g) Consultants' fees for	5.3
(i) Contract administration	2.2
(ii) Site supervision	3.1

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¹ The estimated cost of furniture and equipment is for the requirements of FEHD, HKPF, HAD and CAS and is based on an indicative list of items required.

	\$ million	
(h) Contingencies	9.4	
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Sub-total	109.3	(in September 2003 prices)
(i) Provision for price adjustment	(4.2)	
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Total	105.1	(in MOD prices)
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D Arch S proposes to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 3. The construction floor area (CFA) of **187SC** is 6 828 m². The estimated construction unit cost, represented by the building and the building services costs, is \$11,116 per square metre of CFA in September 2003 prices. D Arch S considers this unit cost comparable to that of other similar projects built by the Government.

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

Year	\$ million (Sept 2003)	Price adjustment factor	\$ million (MOD)
2004 – 05	5.0	0.97150	4.9
2005 – 06	29.0	0.95450	27.7
2006 – 07	36.0	0.95450	34.4
2007 – 08	29.0	0.96643	28.0
2008 – 09	10.3	0.98455	10.1
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	109.3		105.1
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12. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2004 to 2009. We intend to award the contracts on a lump-sum basis because we can clearly define the scope of the works in advance, leaving little room for uncertainty. The contracts will not provide for price adjustments because the contract periods will not exceed 21 months.

13. We estimate the annual recurrent expenditure arising from the project to be \$ 8 million.

PUBLIC CONSULTATION

14. We consulted the Leisure and Culture Committee under the Tuen Mun District Council in August 2003. Members supported the project and urged for its early implementation so as to meet the urgent need for community facilities for local residents.

ENVIRONMENTAL IMPLICATIONS

15. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will not cause long term 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, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

16. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has 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 project site to minimise off-site disposal. In addition, we will require the contractors to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

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17. D Arch S will require the contractors to submit waste management plans (WMPs) for approval. The WMPs will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D Arch S will ensure that the day-to-day operations on site comply with the approved WMPs. D Arch S will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. D Arch S will require the contractors 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.

18. We estimate that the project will generate about 5 600 cubic metres (m³) of C&D materials. Of these, we will reuse about 100 m³ (1.8%) on site, 5 000 m³ (89.3%) as fill in public filling areas², and dispose of 500 m³ (8.9%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$62,500 for this project (based on a notional unit cost³ of \$125/m³).

LAND ACQUISITION

19. This project does not require land acquisition.

BACKGROUND INFORMATION

20. We upgraded **187SC** to Category B in December 2002. We engaged term contractors to carry out site investigation and topographical survey in February 2004; as well as consultants to carry out PER in February 2000, detailed design in January 2004 and tender documentation in March 2004 at a total cost of \$3.0 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 term contractors and the consultant have completed the site investigation, topographical survey, PER and detailed design of the project. The other consultant is finalising the tender documents.

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² 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.

³ 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.

21. The proposed construction of a joint-user complex at Tseng Choi Street, Tuen Mun will involve removal of 12 trees, all of which are to be felled. All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 72 trees and 20 886 shrubs.

22. We estimate that the proposed works will create about 120 jobs (105 for labourers and another 15 for professional/technical staff) providing a total employment of 1 650 man-months.

Home Affairs Bureau
June 2004

⁴ Important trees refer to trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –


- (a) trees over 100 years old;
- (b) trees of cultural, historical or memorable significance;
- (c) trees of precious or rare species;
- (d) trees of outstanding form; or
- (e) trees with trunk diameter exceeding one metre (measured at one metre above ground level).



從東南面望向建築物的構思圖
VIEW OF BUILDING FROM SOUTH-EASTERN DIRECTION (ARTIST'S IMPRESSION)



從西南面望向建築物的構思圖
VIEW OF BUILDING FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)

MTRSC 屯門井財街 政府聯用大樓 JOINT USER COMPLEX AT TSENG CHEI STREET, TUEN MUN	drawn by	BRIAN FUNG	date	30.04.2004	drawing no.	AB/6319/XB102	scale	N/A
	approved	TOM IP	date	30.04.2004				
	office	ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT			

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187SC – Joint-user complex at Tseng Choi Street, Tuen Mun

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Contract administration (Note 2)	Professional	30.0	–	–	1.8
	Technical	20.0	–	–	0.4
(b) Site supervision (Note 3)	Professional	12.3	38	1.6	1.1
	Technical	67.2	14	1.6	2.0
				Total	5.3

* 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. (As at 1 January 2004, MPS point 38 = \$55,993 per month and MPS point 14 = \$18,603 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **187SC**. The assignment will only be executed subject to Finance Committee's approval to upgrade **187SC** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.