

## **NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **Supplementary information on 50JA – Purchase of surplus Home Ownership Scheme flats for re-provisioning departmental quarters for the disciplined services**

#### **INTRODUCTION**

In considering the paper referenced PWSC(2004-05)36 on **50JA** at the Public Works Subcommittee (PWSC) meeting on 23 June 2004, Members requested the Administration to –

- (a) confirm the extent of flexibility of the schedule for the decantation of the premises on the 15 existing departmental quarters sites;
- (b) provide detailed justification for the proposed demolition of the premises on the 15 existing departmental quarters sites;
- (c) provide information on the estimated amount of construction and demolition (C&D) materials in respect of each of the 15 existing departmental quarters sites; and
- (d) carry out consultation with the relevant staff associations and staff groups on the detailed decantation arrangements.

#### **THE ADMINISTRATION'S RESPONSE**

##### ***Schedule for the decantation of the premises on the 15 existing departmental quarters sites***

2. The Security Bureau, in consultation with the departments concerned,

/has .....

has considered the schedule for the decantation of the premises on the 15 existing departmental quarters sites. It is now proposed that the target date of completion of decantation be extended from early 2006 (as originally proposed in the PWSC paper) to June 2006. This will allow the staff residing in the premises on the 15 departmental quarters sites more time to apply for new quarters in the four Home Ownership Scheme (HOS) developments or existing quarters at other locations, and to make arrangements for removal.

3. If the reprovisioning proposal is approved, those occupants of the premises on the 15 departmental quarters sites who wish to move to the HOS flats can immediately start to apply for and select new quarters in the four HOS developments. It is estimated that the fully fitted out HOS units will be available for occupation in the second quarter of 2005, and those staff selecting these units will have at least twelve months to move into these new quarters after the quarters are ready for move in.

4. Those occupants who opt not to move to the HOS flats may apply for other existing quarters. For quarters allocation purpose, they will be granted additional points with immediate effect so that under the proposed decantation schedule, they will have around two years to select and apply for other vacant quarters and arrange for the removal. Affected occupants can choose to apply for quarters all over Hong Kong via the normal quarters allocation exercises held every two and a half months. More of such existing quarters will be available in the next two years as some units are expected to be vacated by staff moving to the HOS flats.

5. We believe that the above arrangements will allow sufficient time and flexibility for the staff residing in the premises on the 15 departmental quarters sites to select quarters and prepare for the removal. If the reprovisioning proposal is approved, the disciplined departments concerned will proceed immediately to consult the staff side on the implementation details of the decantation exercise.

***Justification for the proposed demolition of the premises on the 15 existing departmental quarters sites***

6. Subject to the land sale and redevelopment programme, early demolition of the departmental quarters premises after vacation is recommended. If these empty and idle premises are left undemolished, basic recurrent cost for security and maintenance services will be incurred. If left idle and without maintenance, these structures will deteriorate rapidly, become unsightly, and cause visual impact, hygiene and security problems to the locality. Early demolition can avoid these problems and the recurrent expenditure associated with the vacated premises.

*/Amount .....*

*Amount of demolition materials*

7. The estimated amount of C&D materials in respect of each of the 15 existing departmental quarters sites is at the Enclosure.

*Consultation with staff*

8. Since the Administration started to study the proposal to use surplus HOS flats to re-provision departmental quarters for the disciplined services, Security Bureau has kept the staff side representatives of the Disciplined Services Consultative Council (DSCC) and the Police Force Council (PFC) informed of the proposal. The representatives have also provided us with general comments such as the need for sufficient period for decantation. Taking into account such exchanges, in selecting the HOS developments, we have tried to match the locations of the HOS developments with the departmental quarters to be re-provisioned **as far as possible**. As soon as the Administration decided in May 2004 to take forward the re-provisioning proposal, Security Bureau met the DSCC and PFC staff side representatives to inform them of the details of the proposal and to consult them on the implementation arrangements. Staff side representatives welcomed the proposal.

9. So far, some of the affected Police officers have expressed particular difficulty with the proposal. Police management met the Junior Police Officers' Association (JPOA)<sup>1</sup> and residents' associations of the affected Police quarters on 28 and 29 June 2004 respectively to discuss the proposal. While welcoming the proposal to extend the decantation period to June 2006, representatives of the JPOA and the residents' associations considered that a longer decantation period would facilitate the tenants to make better removal arrangements. Representatives of residents' associations of Tanner Road and Sha Tin Police Quarters raised the request that there should be re-provisioning by HOS flats in the same district.

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Security Bureau  
July 2004

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<sup>1</sup> The Junior Police Officers' Association (JPOA) comprises junior police officers of all ranks, and about 80% of all serving junior police officers are members of the Association.

**Enclosure to PWSCI(2004-05)7**

**Estimated amount of construction and demolition (C&D) materials  
in respect of each of the 15 existing departmental quarters sites**

<b>Departmental quarters</b>	<b>Estimated amount of demolition materials (m<sup>3</sup>)</b>
Tanner Road Police Married Quarters	32 400
Wanchai Police Married Quarters	2 800
Western Police Station Married Quarters – Rank and File	6 400
Fat Kwong Street Fire Services Married Quarters	4 500
Homantin Police Married Quarters	28 000
Hung Hom Customs & Excise Married Quarters, Nos. 5-23 Lee Kung Street	4 700
Hung Hom Ko Shan Road Customs & Excise Married Quarters	10 700
Kwai Chung Police Married Quarters	45 500
Sha Tin Fire Services Rank & File Quarters	24 900
Sha Tin Police Married Quarters	23 000
Tai Lam Chung Police Married Quarters	3 700
Tsuen Wan Fire Services Rank & File Married Quarters	19 400
Tuen Mun Fire Services Rank and File Quarters	11 900
Au Tau Departmental Quarters	19 900
Tai Po Junior Departmental Quarters	5 000
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Sub-total	242 800
C&D materials in relation to the fitting out works for the 4 304 HOS flats	2 200
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Total	245 000
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