

The Legislative Council Commission

Preliminary study of the options for providing accommodation for meeting the future needs of the Legislative Council

Purpose

This paper provides a preliminary analysis of the various options and arrangements to enable the Legislative Council (LegCo) to have the necessary facilities and office accommodation to meet the day-to-day needs of LegCo from 2008 onwards.

Background

2. On 19 November 2003, the Chief Secretary for Administration (CS) informed the Legislative Council Commission (LCC) that the Government had decided to defer the Tamar Development Project. They also decided to terminate forthwith the procurement exercise for the Design-and-Build Contract for the Tamar Project. Concerned about the prospect of having a new LegCo Building ready for the term commencing October 2008, LCC invited CS to its meeting on 17 December 2003 to discuss the ways to address the accommodation needs of LegCo by and beyond 2008. CS reiterated that the deferment of the project was solely due to financial consideration and there was no plan for the Tamar site to be used for other purposes. Nevertheless, the Administration was prepared to explore interim measures such as refurbishment of the current LegCo Building and hiring of other conference venues to meet the needs of increased membership of the Council, if that was the case. CS also stated that the Administration had no objection to exploring an alternative site for the new LegCo Complex, and for this purpose, the Administration had examined the feasibility of seven other sites. At the request of LCC, the Director of Administration provided technical information on the sites selected as alternative site options for the new LegCo Complex.

3. Since December 2003, the LegCo Secretariat has sought information from various sources with a view to presenting to members a clearer picture of the viability of the various options for meeting the needs of LegCo from 2008 onwards. The information aims to facilitate discussion in the following areas:

- (a) accommodation shortfall by 2008;
- (b) the extent of refurbishment and additional facilities required by 2008 if no new Complex is available, and the capital and recurrent costs for providing and maintaining all current and "expanded" facilities;
- (c) objective criteria in determining the viability of sites;

- (d) assessment of the alternative sites put forward by the Administration; and
- (e) production time-table and process in bringing the LegCo project back to the Public Works Programme system.

Accommodation shortfall

4. Since 1993, the Legislative Council has been pursuing various arrangements to provide adequate office facilities to Members and the Secretariat and to put LegCo facilities and offices under one roof. These arrangements include the construction of an annex to the current LegCo Building, which was turned down by the Town Planning Board in February 1995. In May 1995, the LCC agreed to temporarily house all out-stations in the additional space provided in the Central Government Offices (CGO) and in a commercial building in the vicinity. In March 1996, four floors of the Citibank Tower (with a Gross Floor Area (GFA) of 5 800m²) were purchased at \$820 million by the Government to accommodate 14 Members' offices and offices for some Secretariat staff originally working in the outstations. Three floors of CGO (West Wing) (with a GFA of 3 664m²) were allocated for 46 Members' offices. In the meantime, major refurbishment took place in the LegCo Building (which has a GFA of 6 855m²) to provide additional conference facilities.

5. Housing LegCo Members and staff in three different locations brought about enormous operational problems. The pursuit for long-term accommodation under one roof was reactivated in September 1997. The earlier proposal of building an annex to the existing LegCo Building was re-examined but was considered to be undesirable in view of the constraints of the LegCo Building and other technical considerations. The construction of a purpose-built building for LegCo remained the most viable option, and the new building should preferably be ready by 2007. In the meantime, another office with a GFA of about 381m² was rented by the Government to move the legal staff working in the LegCo Building to Prince's Building to make available space for additional Members' rooms in the Building. The total GFA of all conference and office facilities of LegCo had by then reached some **16 700m²**. Based on current prices, total rental of the offices in Prince's Building together with the rental value for Citibank Tower and CGO(WW) amounts to **\$16.8 million** per annum. If market rent were to be calculated for LegCo Building which could otherwise be used for accommodating other Government departments in leased premises, it would be in the region of **\$27.6 million** per annum^{Note¹}.

6. The Administration's decision in April 2002 to develop the 4.2 hectare Tamar site aimed to provide a new LegCo Building together with a Central Government Complex and other community facilities by 2007. In drawing up the planning parameters, agreement was reached between LCC and the Administration that the new LegCo Complex should be capable of meeting the accommodation needs of LegCo for

Note

¹ Based on market rent of commercial offices in the vicinity.

the next 30 to 50 years in order to be cost-effective. Having regard to the possibility of increased membership of LegCo by 2008, it was agreed that the new Complex should provide conference and major common facilities to cater for up to 120 Members, while office space should initially be planned on the basis of 60 Members but allowing progressive expansion by the increase of every 15 Members. The new facilities should also facilitate greater public participation through the provision of larger public galleries and public education facilities as well as enhanced facilities for the media. The new Complex would also allow outdated electronic systems to be replaced and greater efficiency to be introduced through integration of computer and electronic systems.

7. It was agreed that the new Complex should be planned on the basis of a Net Operating Floor Area (NOFA)^{Note²} of **16 002m²** for 60 Members in the first phase of development. A breakdown of the floor area requirement by various types of facilities is at **Appendix I**. Each phase of expansion should be capable of providing an additional NOFA of about 2 300 m² (for 15 additional Members). The total potential expansion should not be more than **9 200 m²** (NOFA). Hence, the total floor requirement of the new Complex in the final phase of development would be about **25 200 m²** (NOFA).

8. At the meeting with the LCC on 17 December 2003, CS undertook to explore interim arrangements to provide adequate facilities for LegCo to conduct its business. These interim arrangements include refurbishment of the LegCo Building and hiring of conference venues and office accommodation. To assess the practicality and financial implications of these interim arrangements, it is necessary to set out the minimum requirements and shortfall in space and facilities. Since refurbishment of the LegCo Building will involve significant capital costs, it would not be cost-effective to plan major refurbishment works for a usable time frame of less than 4 years. The interim arrangements, if made, should aim at meeting the needs of LegCo for at least a full term, i.e. from October 2008 to July 2012, so as to cause the least disruptions to the operation of LegCo. On such premises, the accommodation requirements listed below are based on the assumption that there is an increase of up to 15 Members before 2012 and a corresponding increase in the number of committee meetings -

- (a) a meeting venue to seat 75 Members and 22 Public Officers with public and press galleries for holding Council meetings and meetings of the Finance Committee (FC) and House Committee (HC);
- (b) 3 conference rooms with seating capacity ranging from 30 to 60 persons with public and press galleries for open meetings;
- (c) 2 conference rooms each to seat 30 persons for closed meetings; and

Note

² NOFA does not cover areas for lift lobbies, stair halls, primary shared/common/public circulation areas, stairwell, escalators, and lift openings, thickness of walls, columns and structures, including projecting/exposed structures, pipe/cable/drain ducts and all associated risers, garbage chutes, garbage rooms, balconies, verandahs, toilets, washrooms, bathrooms and showers etc. GFA covers the above.

- (d) 1,900 m² (NOFA) additional office space to be rented for the offices of 15 Members^{Note³}, one additional meeting room and corresponding increase in Secretariat's office space.

Interim arrangements

Option A: Improvement of existing accommodation with additional hired conference venues and office accommodation

9. In considering the implications of using existing accommodation with additional hired premises, it is useful to refer to the earlier proposals submitted by the Architectural Services Department (ArchSD) in 1998 for enlarging the current facilities in the LegCo Building. As the existing LegCo Building is a declared monument, structural alterations to the Building are prohibited. To further examine the practicality of these proposals, ArchSD has been further consulted. To meet the accommodation shortfall in 2008, the following arrangements may have to be made:

- (a) the Chamber to be enlarged to increase the total seating capacity to 99 seats (as compared to the current 82 seats) by relocating S/I Rooms to the existing Conference Room B and reducing the size of photographers' rooms and technician facilities (layout plan at **Appendix II**);
- (b) the existing office of the Council Business Division 3 (around 220 m²) on the ground floor of the LegCo Building to be converted into a conference room for open meetings (layout plan at **Appendix III**);
- (c) all Members' Rooms on G/F and the adjacent offices of the Administration Division (around 174 m²) to be converted into a conference room for closed meetings;
- (d) additional office space to be rented for the reprovisioning of displaced Members' Rooms and staff offices (around 394 m²); and
- (e) one conference room for open meetings to be hired/leased.

10. According to the advice of ArchSD, it will take about 10 months to complete the above alterations, including the enlargement of the Chamber. During the works period, it would be necessary to decant all conference facilities and staff offices housed in the LegCo Building to other premises on a temporary basis as activities in the Building would be subject to immense disruptions caused by the alteration works. The capital cost for the above arrangements will be in the region of **\$100.19 million**. The capital cost includes the rental of conference facilities for 10 months (from October 2007 to July 2008), the fitting-out cost and rental for temporary offices, fitting-out cost

Note

³ On the basis of 40 m² per Member.

for displaced Members' Rooms and staff offices and additional offices for Members and staff (*plus rental for the fitting-out period*), installation of broadcasting and S/I facilities and the costs for electronic and computer systems to replace the existing ones, which are due for replacement by 2008.

11. The recurrent cost for this option will be in the region of **\$57.1 million** per annum. This includes the rental for displaced Members' Rooms and staff offices, the leasing/hiring of one conference room for open meetings, the rental for or rental value of existing and additional offices for Members and staff, the rental value of the existing LegCo Building, and other recurrent costs arising from the interim arrangements.

12 The costs for Option A are -

Capital cost: **\$100.19 million**

Recurrent cost: **\$57.1 million per annum**

13 In considering the practicality of this arrangement, it should be noted that so far no conference facilities providers, including the Hong Kong Convention and Exhibition Centre (HKCEC), have indicated that they can provide the extent of facilities required by LegCo for a period of 10 months. The hiring charges are quoted from HKCEC just to provide an indication of the cost implications. The enlargement of the Chamber in **Appendix II** is the maximum alteration that could be done. In other words, it is not possible to further enlarge the Chamber to increase the seating capacity.

Option B: Continued use of existing accommodation with hiring of a Chamber and additional office space from outside venues

14. Another option is to hire an outside venue for Council meetings and meetings of FC and HC instead of pursuing massive alteration works in the LegCo Building. In this option, the Chamber and Conference Rooms A in the LegCo Building will be used for open meetings, and Conference Rooms B and C for closed meeting. There is a need to convert the offices of CBD3 (around 220 m²) and part of the office of the Administration Division into a conference room for open meetings. Conversion works will be carried out during non-meeting days. A large conference hall will have to be hired as the Chamber. This conference hall, as well as other associated facilities such as rooms for the President, staff, public officers, reporters, a Members' lounge, etc., will be required on Wednesdays and Fridays. The conference hall should be large enough to accommodate at least 100 seats for Members and Government Officers, three S/I cubicles, and public/press galleries to seat 200 persons. As the setting up of the conference room involves the installation of the Electronic Voting System, broadcasting and S/I facilities, it would be necessary to hire the conference rooms continuously from Tuesday evening to Friday evening in an ordinary week. There is also a need to hire an office permanently for accommodating core supporting staff and basic equipment such as telephones, photocopying and fax machines in the same venue. Additional staff will also be required to provide administrative support to meetings taking place in two locations on Wednesdays and Fridays. Including transportation expenditure, the

estimated hiring charges based on the rates of HKCEC will be about \$43 million for 4 years. The capital cost will be in the region of **\$60.35 million**. This amount includes the cost for conversion works, fitting-out costs for displaced Members' Rooms and staff offices and additional offices for Members and staff.

15. The recurrent cost will be about **\$63.25 million** per annum which covers the hiring charges for the conference hall and associated facilities, the rental for displaced Members' Rooms and staff offices, the rental for additional offices for Members and staff, rental value of existing premises including the existing LegCo Building, and other recurrent costs arising from the interim accommodation arrangements.

16. The costs for Option B are -

Capital cost: **\$60.35 million**

Recurrent cost: **\$63.25 million per annum**

17. To enable members to have a full picture of the cost implications of adopting interim arrangements to be used for 4 years, as in Options A and B, as against apportioned the cost of a new Complex, a summary of the cost implications is set out in **Appendix IV**. The total/apportioned capital cost and additional recurrent expenses for 4 years are as follows -

Option A	Option B	Construction of a
(\$ million)	(\$ million)	new LegCo Complex
		(\$ million)
328.59	313.35	213.6

Constructing a new LegCo Complex

18. Apart from the huge costs involved, the improvements works and hiring of additional facilities to be used for 4 years only will also create a lot of operational difficulties. Constructing a new LegCo Complex remains the most desirable option. Consideration may be given to either identifying an alternative site for the new Complex or seeking phased implementation of the Tamar project.

Option C: Identifying an alternative site for the new LegCo Complex

19. On site options, the Administration has provided technical information in the table in **Appendix V** on the eight sites identified for the construction of the new LegCo Complex.

Criteria for determining the suitability of sites

- *Design objectives*

20. For the purpose of assessing the suitability of alternative sites, it is necessary to draw up criteria, including the minimum footprint, for the site. These criteria would be different from the essential requirements used for the purpose of the tender exercise of the Design-and-Build Contract of the Tamar Development Project (**Appendix VI**) as the essential requirements only refer to the specific design requirements based on the characteristics of the Tamar site. Nevertheless, the design objectives, which are as follows, may be useful as reference for the purpose of drawing up the criteria for identifying site for the new LegCo Complex:

- (a) to project the independent and special status and image of the Legislature;
- (b) to provide the necessary meeting and supporting facilities to facilitate the smooth conduct of Council business;
- (c) to be easily accessible to the public including those with physical disability;
- (d) to allow easy access for Members, Secretariat and Members' staff and LegCo Beat reports to attend to the business of the Council and its committees;
- (e) to give special consideration to environmental protection; and
- (f) to allow for expansion in conference and office facilities to meet future demands.

- *Location and accessibility*

21. Design Objectives (a), (c) and (d) give indications of preference in relation to its location, surroundings and accessibility to users and visitors. To project the special status of the Legislature, it is important that the Complex should stand prominently on the site, easily observable from a distance and is not sandwiched between tall buildings. There should also be direct vehicular and pedestrian access to the site, and Members should have free and easy passage to the Complex from adjacent roads. The site may also be at a location convenient to Members, Principal Officials, the media and the general public.

- *Estimated footprint of site*

22. Apart from considering the location, surroundings and accessibility of the site, it is also necessary to have a footprint large enough to provide the necessary meeting and ancillary facilities for current and future needs. This is to take into account Design Objectives (c) and (f). During the planning of the new LegCo Complex in early

2003, the Administration supported **16 002 m²** (NOFA) for 60 Members in the first phase of development, with each phase of expansion capable of providing an additional 2 300 m² (NOFA) for every 15 additional Members. Hence, the total floor requirement of the new Complex in the final phase of development is about **25 200 m²** (NOFA).

23. According to the advice of the Director of Architectural Services, should the same planning and design parameters for the Tamar site be adopted, the Construction Floor Area (CFA) of the low block, the high block in the first phase of development, i.e. for 60 Members, and the high block in the final phase of development, i.e. for another 60 Members, would be 14 000 m², 22 000 m² and 20 700 m² respectively. Hence, the total CFA of the LegCo Complex in the final phase of development would be **56 700 m²**. On this basis, the minimum footprint of the low block, the high block in the first phase of development and the high block in the final phase of development would be in the region of 1 900 m², 1 100 m² and 1 050 m² respectively. The total minimum footprint of the LegCo Complex in the final phase of development is therefore about **4 050 m²**. DArchS also advises that in addition to the minimum footprint of 4 050 m², consideration should be given to the provision of vehicular drop-off points outside the entrances of the Complex and the provision of open space within the LegCo precincts. The relevant letter of DArchS is at **Appendix VII**.

- *Timing of the availability of site*

24. Another factor that will have impact on the suitability of site is the timing of its availability. The most ideal time frame for LegCo is that the new Complex is completed by mid 2008, i.e. 52 months from February 2004. According to the information provided by the Administration, a typical medium-sized public building project normally takes about 56 months from inception to completion of all construction works. Since much of the planning work has been completed, the time required is basically for tender and completion of works. In the context of the Tamar Project, the total production time frame for constructing the Central Government Complex, LegCo Complex, Exhibition Gallery and civil place under a Design-and-Build Contract was 59 months, including 20 months for preparatory work and 39 months for the construction of the development. For the LegCo Complex alone, the pre-contract preparatory work would require 16 months and the actual construction time would be around **30 months**. Upon completion of construction, **6 months** are required for installation of equipment and specialized systems, testing and commissioning moving-in, as advised by ArchSD. An implementation programme for development of a LegCo Complex alone at the Tamar site is at **Appendix VIII**. In the circumstances, the site ought to be available for commencement of works **not later than August 2005**.

25. Where a design competition is to be considered, it may be necessary to allow an additional 12 months for the competition. If construction could commence in May 2006, the new complex may be completed in the summer of 2009. According to ArchSD's advice, phased completion of the new Complex is feasible.

26. On the basis of the above, it is proposed that the alternative site options should be assessed according to the following criteria:

- (a) the site should be free standing and easily accessible to the public, with direct vehicular and pedestrian access to the structures built on the site;
- (b) the minimum footprint for the site should be **4 050 m²** with a potential and gross floor area (GFA) of no less than **23 472 m²** in the first phase of development, and **35 892 m²** in the final phase of development^{Note⁴};
- (c) the site should allow the construction of a low block which houses a Chamber of a size of no less than 1 574 m², with the plenary hall of the Chamber and the Ante-Chamber located on the same floor and the travel distance between the nearest entrances of the two facilities not exceeding 50 meters; and
- (d) the site should be available for commencement of works on 1 August 2005.

Assessment of alternative site options suggested by the Administration

27. Apart from the Tamar site, the Administration has provided the following seven alternative site options for the construction of a New LegCo Complex -

- (i) Continued use of the existing LegCo Building and redevelopment of Charter Garden (part) for a new annex.
- (ii) Continued use of the existing LegCo Building plus redevelopment of the Murray Road Carpark building.
- (iii) Redevelopment the Murray Road Carpark building.
- (iv) Comprehensive redevelopment and/or reuse of the public carpark building in front of the Star Ferry Pier, the existing City Hall carpark and the existing High Block of the City Hall.
- (v) Redevelopment of the Central Market building.
- (vi) Using the "Commercial" site north of the International Finance Centre (IFC) Two.
- (vii) Development on the site north of Citic Tower.

28. The Administration's preliminary assessment of the suitability of these sites is at **Appendix IX**.

Note

⁴ The technical information on the selected sites provided by the Administration only provides the "potential gross floor area" but not NOFA. To facilitate analysis of the site options, the Secretariat works out the gross floor area (GFA) requirement for the new Complex based on an efficiency ratio of 60% for the low block and 75% for the high block(s). The total GFA required for the new Complex at the first phase of development is around **23 472 m²**, and total GFA at the final phase of development is **35 892 m²**.

29. The Secretariat's preliminary assessment is set out as follows:

Option		Location & accessibility	Footprint and floor area requirements	Provision of a Chamber capable of meeting future requirements	Availability of site for commencement of works
i	LegCo Building plus Charter Garden (part)	✓	✓	✗	✓ Subject to TPB on planning
ii	LegCo Building plus Murray Road Carpark Building	✓	✓	✗	✗
iii	Murray Road Carpark Building	✓	✗	✗	✗
iv	Star Ferry Carpark & City Hall area	✓	✓ Subject to TPB on relaxation in height restriction	✓	✓
v	Central Market Building	✗	✓ marginal	✓	✓ Subject to TPB on zoning
vi	Site north of International Finance Centre Two (IFC II)	✓	✓ marginal	✓	✓ Subject to TPB on zoning
vii	Site north of Citic Tower	✓	✓	✓	✗

30. Based on the criteria listed in paragraph 22, only two sites appear to be suitable but may still be subject to Town Planning Board's decisions. They are Option (iv) redevelopment of Star Ferry Carpark and City Hall area; and Option (vi) north of IFC II. To further examine the feasibility of the two sites, a working meeting between the Planning Department and the LegCo Secretariat was held.

31. Having regard to Planning Department's advice, a preliminary assessment of the feasibility of the two sites is as follows-

Site option (iv)

- The site area is 4 060m².

- Approval of the Town Planning Board for changes to the original outline zoning plan including zoning and building height is required. Hence, pre-works preparation time, including tender, may take some 24 months.
- There may be disruption to planned visual corridor and pedestrian spine between Statute Square and the new Star Ferry Piers. Substantial planning and urban design effort would be required.
- Development of a LegCo Complex on the site is compatible to the original plan for redirection of traffic flows, which however in turn may be affected by the court decision on Central Reclamation Phase III.

Site option (vi)

- The site area is 4 100m².
- The site is an "island site" and is easily accessible by the public.
- Application for rezoning is not compulsory as it is legally in order to have government facilities built on a commercial site.
- An alternative site for the planned public transport interchange needs to be identified.
- The re-planning and tendering process may take up to 20 months.

The two relevant site plans are at **Appendices X** and **XI**.

Option D: Phased implementation of the Tamar project

32. The phased implementation of the Tamar project has never been ruled out. As pointed out by CS, the deferment of the project was solely due to financial consideration. While the whole Tamar project will cost \$4,854.2 million, the LegCo Complex on its own only costs \$1,280 million. The consequential recurrent cost involved is not substantial when compared with cost of refurbishing and maintaining the LegCo Building, which is an old and preserved building. Unless the Administration has other plans for the Tamar site, phased implementation of the project may also be pursued.

Processing of the LegCo Complex project under the Public Works Programme

33. The New LegCo Complex under the Tamar Project was planned on the basis of functional needs and hence site specific requirements are very limited. It is expected that the planning and construction time-frame for building a new LegCo complex on Tamar or an alternative site is basically the same, as no substantial modifications are necessary to the user requirements already drawn up for the new LegCo Complex. Under the circumstances, it is anticipated that once a suitable site has been agreed upon between the LCC and the Administration, the preparatory work for

the New LegCo Complex project can immediately be proceeded with. The question is whether the Administration is prepared to allocate funds for the project.

34. At the LCC meeting on 17 December 2003, CS reiterated that in view of the fiscal deficit, the Government considered the Tamar Project, which would incur a cost of **\$4.854 billion** for the entire project, was of a lower priority compared with some other major infrastructural projects. Despite his undertaking to consider all possible arrangements to address the accommodation needs of LegCo, there was no commitment that the LegCo Complex project on its own, which costs **\$1.28 billion**, would be compared fairly with other capital works projects in bidding for the **\$143 billion** earmarked for expenditure on public works for the five years from 2003-04 to 2007-08. While LCC will continue to discuss with the Administration the viability of alternative sites, it may be useful to pursue separately the inclusion of the project back on the list of capital works items for upgrading to Category A in each year's Resource Allocation Exercise (RAE).

35. In considering the upgrading of a capital works project, there is no restriction on the timing for inclusion of projects under the Government's Public Works Programme, and this can be considered as and when works departments have completed an acceptable Technical Feasibility Statement to establish a project's feasibility on a prima facie basis, its scope and the rough order of cost. The upgrading of projects is normally considered within the Administration during the annual RAE in summer. To allow flexibility and to cater for unforeseen urgent projects, in-year RAE bids for upgrading projects would also be considered. Under normal circumstances, once a project has been upgraded to Category B with internal resources earmarked, works departments can proceed to carrying out site investigations, detailed planning, detailed design and the preparation of tender documents. Works departments can make a submission to PWSC/FC anytime in the year for the upgrading of projects from Category B to Category A taking into account the progress on the design and other preparatory works. In the LegCo's case, the new LegCo Complex project has in fact well passed these stages, but it has been put on hold due to the difficulty of the Government to commit funding for the entire Tamar Project. It would therefore only be fair to argue for the LegCo Complex project to be considered independently in each RAE and as and when any new development has taken place. As the next RAE will take place in May this year, it is considered necessary to make a formal submission to the Administration for seeking its submission of the LegCo Complex project to FC for upgrading it to Category A.

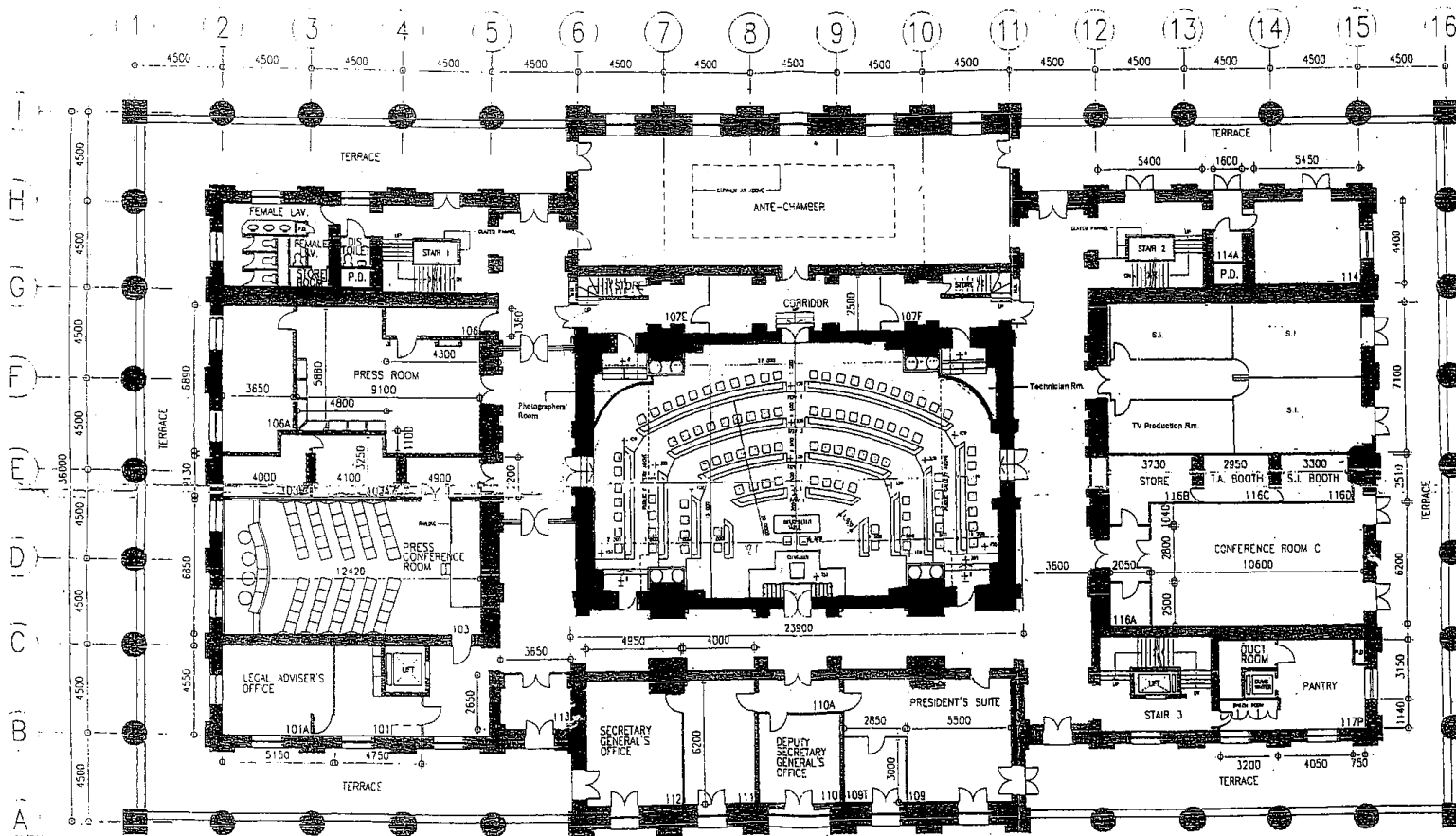
Advice Sought

36. Members' views are sought on matters raised in the paper.

**Floor area requirement of the proposed Legislative Council Complex
by various types of facilities**

Facilities	NOFA (m ²) of existing accommodation	NOFA (m ²) of new LegCo Complex
(1) Conference facilities	820	3 558
Conference facilities open to the public		
Chamber	360	1 480
Conference Rooms	370	1 730
Conference facilities for closed-door meetings	90	348
(2) Facilities for the public, media and visitors	1 450	3 459
Facilities open to the general public		
Main Entrance Foyer, Souvenir Kiosk, Cafeteria and Library	450	1 620
Complaints Office	170	280
Facilities for the media	260	509
Facilities for use by Members and guests of the Council	570	1 050
(3) Offices for Members and staff and related ancillary facilities	6 111	7 710
Offices for Members	2 914	4 160
Offices for staff	3 197	3 550
(4) Ancillary facilities	1 270	1 275
Security, printing, receipt-and-despatch office, servers	1 270	936
TV Production, building management, etc.	-	339
Total NOFA (m²)	9,651	16,002

Legislative Council Building

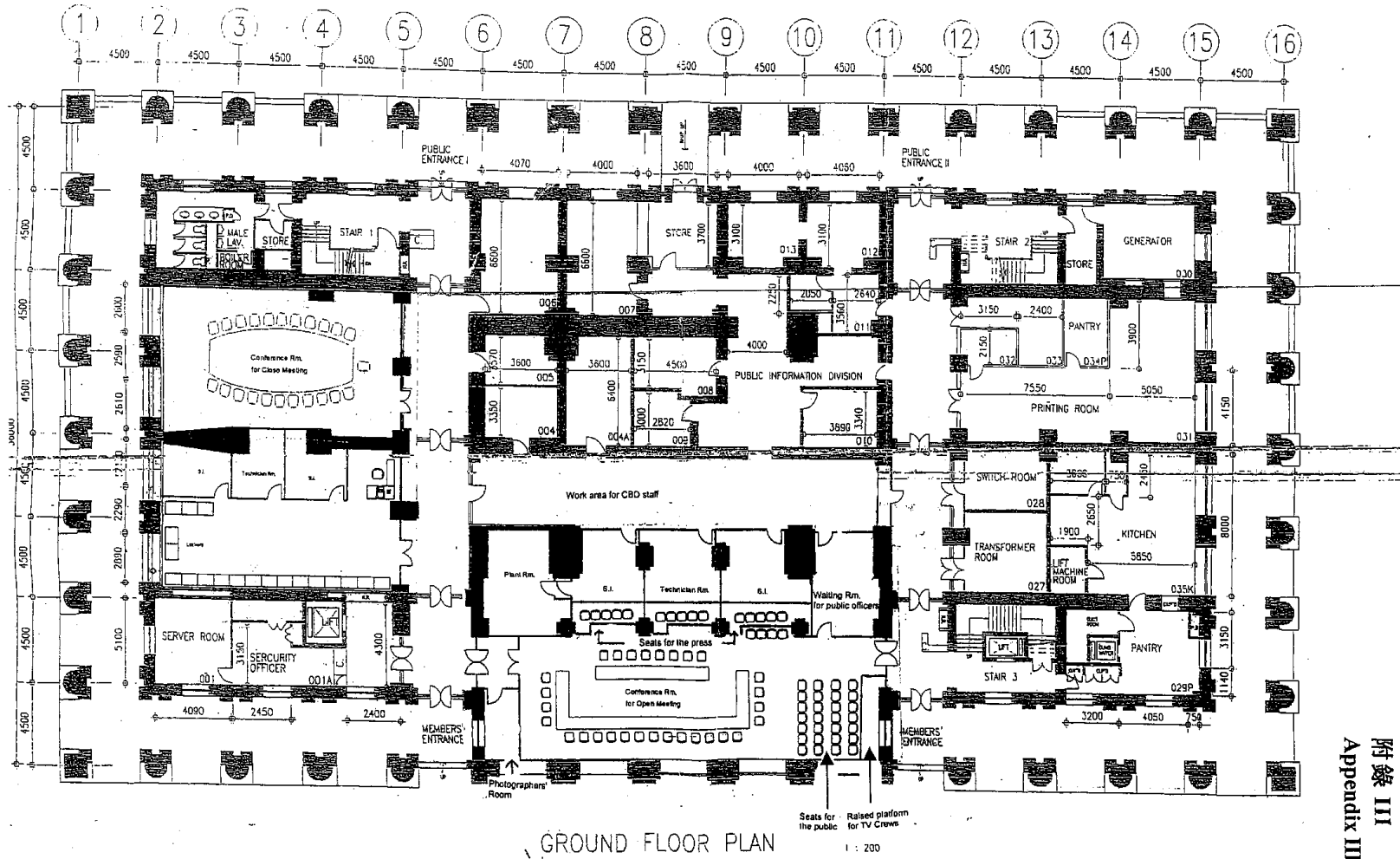


FIRST FLOOR PLAN

1 : 200

附錄 II
Appendix II

Legislative Council Building



GROUND FLOOR PLAN

附錄 III
Appendix III

Appendix IV

Cost implications of the various options in addressing the accommodation needs of LegCo from 2008 onwards

	<u>Option A</u> Using existing premises with enlarged Chamber and additional Conference Room up to 2012 <i>(Enlarged Chamber only good for up to 75 Members)</i> (\$million)	<u>Option B</u> Using existing premises with hired Chamber and additional Conference Rooms in LegCo Building up to 2012 (\$million)	<u>Options C & D</u> New LegCo Complex to commence operation in October 2008 (\$million)
1) Capital cost:			
a) Construction cost of a new complex for LegCo	N/A	N/A	1,280
b) Refurbishment of LegCo Building to provide a Chamber with 99 seats	4.38	N/A	N/A
c) Renovation of LegCo Building to provide for additional conference room(s) on G/F	5.06	3.17	N/A
d) Broadcasting facilities to facilitate SI team to carry work	4	N/A	(Being part of the cost for furniture and equipment and thus included in (a) above)
e) Replacement of electronic systems	35	35	
f) Hiring charges for full conference facilities and associated rooms as existed in the LegCo Building during refurbishment (10 months)	18.2	N/A	N/A

	<u>Option A</u> Using existing premises with enlarged Chamber and additional Conference Room up to 2012 <i>(Enlarged Chamber only good for up to 75 Members)</i> (\$million)	<u>Option B</u> Using existing premises with hired Chamber and additional Conference Rooms in LegCo Building up to 2012 (\$million)	<u>Options C & D</u> New LegCo Complex to commence operation in October 2008 (\$million)
g) Fitting-out cost and 10-month rental for temporary offices for the President and staff (450m²) during refurbishment (plus 2 months rental for fitting-out)	3.7 (Fitting-out cost) 1.81 (Rental)	N/A	N/A
h) Fitting-out cost and 10-month rental for displaced Members' Rooms (84m²) (plus 4 months rental for fitting-out)	0.69 (Fitting-out cost) 0.39 (Rental)	N/A	N/A
i) Fitting-out cost and 10-month rental for displaced staff offices (CBD3 (220m²) and Administration Division (90m²)) (plus 4 months rental for fitting-out)	2.55 (Fitting-out cost) 1.45 (Rental)	2.55 (Fitting-out cost) 1.45 (Rental)	N/A
j) Fitting-out cost for the hired conference room for opening meetings (500 m²) (plus 4 months rental for fitting-out)	4.11 (Fitting-out cost) 0.67 (Rental)	N/A	N/A
k) Fitting-out cost for additional Members' offices (15 additional Members (40m² @) and 100m² for meeting rooms) (plus 4 months rental for fitting-out)	5.76 (Fitting-out cost) 0.94 (Rental)	5.76 (Fitting-out cost) 0.94 (Rental)	N/A

	<u>Option A</u> Using existing premises with enlarged Chamber and additional Conference Room up to 2012 <i>(Enlarged Chamber only good for up to 75 Members)</i> (\$million)	<u>Option B</u> Using existing premises with hired Chamber and additional Conference Rooms in LegCo Building up to 2012 (\$million)	<u>Options C & D</u> New LegCo Complex to commence operation in October 2008 (\$million)
l) Fitting-out cost for additional office space for Complaints Office, staff offices and ancillary facilities (for 15 additional Members) etc. (1 200m²) (plus 4 months rental for fitting-out)	9.87 (Fitting-out cost) 1.61 (Rental)	9.87 (Fitting-out cost) 1.61 (Rental)	N/A
Total for capital works and related expenses:	100.19	60.35	1,280

	<u>Option A</u> Using existing premises with enlarged Chamber and additional Conference Room up to 2012 <i>(Enlarged Chamber only good for up to 75 Members)</i> (\$million)	<u>Option B</u> Using existing premises with hired Chamber and additional Conference Rooms in LegCo Building up to 2012 (\$million)	<u>Options C & D</u> New LegCo Complex to commence operation in October 2008 (\$million)
2) Recurrent cost:			
a) Repair, maintenance and operation of broadcasting facilities to facilitate SIs to carry their work	1	N/A	(Being part of (h) below)
b) Rental for displaced Members' Rooms (84m²)	0.35	N/A	N/A

	Option A Using existing premises with enlarged Chamber and additional Conference Room up to 2012 <i>(Enlarged Chamber only good for up to 75 Members)</i> (\$million)	Option B Using existing premises with hired Chamber and additional Conference Rooms in LegCo Building up to 2012 (\$million)	Options C & D New LegCo Complex to commence operation in October 2008 (\$million)
c) Rental for displaced staff offices (CBD3 (220m ²) and Administration Division (90m ²))	1.25	1.25	N/A
d) Hiring charges/ rental for the Chamber/ conference rooms for open meetings and relevant facilities in outside premises	2 (Conference Room)	10.4 (The Chamber)	N/A
e) Rental for additional Members' offices	2.82	2.82	N/A
f) Rental for additional office space for Complaints Office, staff offices and ancillary facilities (for 15 additional Members) etc. (1 200m ²)	4.83	4.83	N/A
g) Additional staff and administration cost resulting from holding meetings outside LegCo Building	0.15	0.35	N/A
h) Consequential recurrent cost for management of the enlarged premises	9	7.9	21.4 (with enhanced services for the public)
i) Rental for current offices in Citibank Tower, CGO (WW) and Prince's Building	16.8	16.8	N/A
j) Rental value of LegCo Building	18.9	18.9	N/A

	<u>Option A</u> Using existing premises with enlarged Chamber and additional Conference Room up to 2012 <i>(Enlarged Chamber only good for up to 75 Members)</i> (\$million)	<u>Option B</u> Using existing premises with hired Chamber and additional Conference Rooms in LegCo Building up to 2012 (\$million)	<u>Options C & D</u> New LegCo Complex to commence operation in October 2008 (\$million)
Total recurrent cost per annum:	57.1	63.25	21.4
Total recurrent costs for 4 years:	228.4	253.0	85.6
Apportioned capital and additional recurrent costs for 4 years:	328.59	313.35	213.6*

* The building cost of \$1,280 million is apportioned on the assumption that it will be used for 40 years from 2008 onwards.

Appendix V
URGENT BY FAX

政府總部
香港下亞厘畢道



GOVERNMENT SECRETARIAT
LOWER ALBERT ROAD
HONG KONG

本函檔號 Our Ref.: CSO/ADM CR 9/1136/98(02)
來函檔號 Your Ref.: AM 12/01/11 (18)

Tel: 2810 3946
Fax: 2501 5779

29 December 2003

Secretary General
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Hong Kong

(Attn : Mrs Anna Lo)

Dear Anna,

New Legislative Council Complex

Please refer to SG/LegCo's letter dated 17 December 2003, requesting information on the alternative site options considered for the new LegCo Complex.

Further to our reply dated 19 December 2003, I now provide for the reference of the LegCo Commission other technical information in respect of the site options concerned.

Yours sincerely,

A handwritten signature in black ink, appearing to be "David Leung", written over a horizontal line.

(David Leung)

for Director of Administration

Encl.

Technical Information of Selected Sites in the Central District

	Site Options	Zoning	Site Area	Height restriction	Potential Gross Floor Area	Planning Considerations
(i)	Existing LegCo Building	Government/ Institution/ Community	2,660m ²	N.A. (the existing building is a declared monument)	7,219m ² (GFA of the existing building)	<ul style="list-style-type: none"> As the existing building is a declared monument, structural alterations to the Building are prohibited.
	Part of Chater Garden	Open Space	5,500m ² (The Administration's study in 1998 proposed to utilize part of Chater Garden for redevelopment in order to avoid disturbing the existing trees on site as far as possible.)	N.A.	11,000m ² (Assuming one level above ground and three basements as in the 1998 study)	<ul style="list-style-type: none"> Change of zoning of part of the Chater Garden requires formal application under the Town Planning Ordinance.

	Site Options	Zoning	Site Area	Height restriction	Potential Gross Floor Area	Planning Considerations
(ii)	Existing LegCo Building	Government/ Institution/ Community	2,660m ²	N.A. (the existing building is a declared monument)	7,219m ² (GFA of the existing building)	<ul style="list-style-type: none"> As the existing building is a declared monument, structural alterations to the Building are prohibited.
	Murray Road Carpark Building	Government/ Institution/ Community	about 2,900m ²	No height restriction in the Outline Zoning Plan (OZP)	43,500m ² (Assuming a plot ratio of 15, in accordance with the Building (Planning) Regulations ^(Note))	<ul style="list-style-type: none"> Loss of 520 public car parking spaces. The building will only be available for redevelopment in 2007.
(iii)	Murray Road Carpark Building	Government/ Institution/ Community	about 2,900m ²	No height restriction in OZP	43,500m ² (Assuming a plot ratio of 15, in accordance with the Building (Planning) Regulations ^(Note))	<ul style="list-style-type: none"> Loss of 520 of public car parking spaces. The building will only be available for redevelopment in 2007.

	Site Options	Zoning	Site Area	Height restriction	Potential Gross Floor Area	Planning Considerations
(iv)	Public carpark building in front of the Star Ferry Pier	Comprehensive Development Area	4,060m ²	16mPD	8,800m ²	<ul style="list-style-type: none"> • Loss of 375 public car parking spaces.
	City Hall carpark	Government/ Institution/ Community	1,656m ²	50mPD	13,200m ²	<ul style="list-style-type: none"> • Loss of 172 public car parking spaces.
	City Hall High Block	Government/ Institution/ Community	627m ² (footprint of the existing building)	50mPD	5,000m ² Total : 27,000m ²	<ul style="list-style-type: none"> • While the City Hall High Block is not a graded historic building, a study commissioned by the Antiquity and Monument Office recommended in 2001 that the whole City Hall Complex, including the High Block, should be kept intact.

	Site Options	Zoning	Site Area	Height restriction	Potential Gross Floor Area	Planning Considerations
(v)	Central Market Building	Other Specified Uses (Bus terminus, open space and commercial development)	about 4,200m ²	<ul style="list-style-type: none"> No height restriction in the OZP. It is Government's intention to impose a height restriction of 160mPD to protect the ridgeline. 	63,000m ² (Assuming a plot ratio of 15 in accordance with the Building (Planning) Regulations ^(Note))	<ul style="list-style-type: none"> Proposed uses of the site set out in the OZP include a public transport interchange, a public toilet, public open space and commercial development. The site offers an opportunity to provide coach parking spaces and some open space which is lacking in its vicinity. The site is surrounded by narrow streets and high-rise office buildings.
(vi)	Site north of IFC Two	Commercial	about 4,100m ²	<ul style="list-style-type: none"> No height restriction in the OZP. A height limit may be imposed in view of the waterfront location of the site. 	Subject to the height limit, if any.	<ul style="list-style-type: none"> The current planning intention is to reprovise a public transport interchange at the ground level of the 'C' zone. Change of zoning requires formal application under the Town Planning Ordinance.

	Site Options	Zoning	Site Area	Height restriction	Potential Gross Floor Area	Planning Considerations
(vii)	Site north of Citic Tower	Government/ Institution/ Community	about 11,000m ²	80mPD	about 140,000m ²	<ul style="list-style-type: none"> • Site availability subject to reclamation.
(viii)	Tamar	Government/ Institution/ Community	about 22,000m ²	180mPD	No less than 150,000m ² , subject to a plot ratio commensurate with a civic core.	<ul style="list-style-type: none"> • To develop the site as Hong Kong's prime civic core.

Note : Unless otherwise specified in the relevant outline zoning plan, the plot ratio for non-domestic buildings with height over 61 metres shall not exceed 15, according to the Building (Planning) Regulations,.

Appendix VI

Essential requirements used for the purpose of the tender exercise of the Design-and-Build Contract of the Tamar Development Project

1. The LegCo Complex shall be free standing on the project site.
2. The LegCo Complex shall comprise one low block and at least one other higher block.
3. The building height of the higher block(s) shall not exceed 86 metres measuring from the street level to the level of roof over the highest usable floor space in the block(s) concerned.
4. The Chamber shall be of a size of no less than 1 574 m² (NOFA), out of which a seating area of no less than 300 m² (NOFA) shall be provided in the Chamber behind the last row of Members' seats for future expansion horizontally.
5. The roof of the Chamber shall be the highest point of the low block.
6. The plenary hall of the Chamber and the Ante-Chamber shall be located on the same floor and the travel distance between the nearest entrances of the two facilities shall not exceed 50 metres.
7. The total horizontal travel distance between the entrances of the plenary hall of the Chamber and any Members' offices, between the entrances of the plenary hall of the Chamber and the Dining Hall shall not exceed 140 metres.
8. The Main Entrance Foyer which serves as the main entrance to the low block shall comprise a lobby hall of a size no less than 470 m² (NOFA).

9. There shall be no less than two entrances in the low block: the Main Entrance for all users and formal reception of VIPs and the Members' Entrance solely for use by LegCo Members. The passenger drop-off point and the walkway from the drop-off point to the Main Entrance shall be covered.
10. There shall be no less than two entrances in the high block(s): a public entrance with access to the facilities in the high block(s) and a vehicular access to a loading bay.
11. There shall be no less than 120 parking spaces for private cars. These parking spaces shall be located within the boundary of the LegCo Complex, be they on ground level or underground level(s).
12. The design of the Complex shall demonstrate flexibility to allow future expansion horizontally and/or vertically. Each phase of expansion shall be capable of providing an additional NOFA of about 2 300 m² (for 15 additional Members). The total potential expansion shall not be more than 9 200 m² (NOFA).

附錄 VII

Appendix VII



ARCHITECTURAL SERVICES DEPARTMENT 建築署

QUEENSWAY GOVERNMENT OFFICES, 66 QUEENSWAY, HONG KONG. 香港金鐘道六十六號金鐘道政府合署

Our Ref. ASD 102/6104J/CX/G16/005/2
Your Ref. CBI/TF/L-Dated 27 December 2003

Tel: 2867 3941

Fax: 2524 7981

E-mail: yuenktp@archsd.gov.hk

15 January 2004

Secretary General
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

(Attn.: Ms Pauline Ng)

Dear Pauline,

Accommodation of the Legislative Council

Thank you for your above quoted letter, which requested information on the minimum site area required for a new Legislative Council Complex.

Based on the planning and design parameters and the detailed user requirements provided to us, we have estimated that the total Construction Floor Area (CFA) of the low block, the high block at the first phase of development and the high block at the final phase of development would be 14 000m², 22 000m² and 20 700m² respectively. Hence, the total CFA of the LegCo Complex at the final phase of development would be 56 700m².

The minimum footprint of the LegCo Complex at the final phase could then be worked out from the estimated CFA taking into account the following factors:

- (i) A height limit of 86m for the high block as stated in the Mandatory Requirement (MR);
- (ii) The area of the essential facilities of the Chamber including the president's podium, plenary hall, seating area for expansion, SI and technical rooms, which are required to be grouped on the same level.

Based on the above, the minimum footprint of the low block, the high block at the first phase of development and the high block at the final phase of development would be in the region of 1 900m², 1 100m² and 1 050m² respectively. The total minimum footprint of the LegCo Complex at the final phase of development therefore works out to be about 4 050m²

In addition to the minimum footprint of 4,050 m², consideration should be given to the following factors, which will affect the site area requirement:

- (i) Vehicular drop-off points, in particular (as quoted from the draft Employer's Requirement) 'a waiting point adequate for 4 private cars waiting for Members at the same time to be provided next to the Members' Entrance of the low block';

- (ii) The LegCo precinct (as quoted from the draft Employer's Requirement) '...should be open space, on at least 3 sides of the LegCo Complex, giving due regard to the scale, spatial proportion on the site'. For example, a 4m wide open space surrounding 3 sides of the Complex would translate into an extra site area requirement of about 800 m².

I hope the above is useful to you. Please do not hesitate to contact me if you require more explanation or other information.

Yours faithfully,



(Peter Yuen)
for Director of Architectural Services

Appendix IX

政府總部
香港下亞厘畢道



GOVERNMENT SECRETARIAT
LOWER ALBERT ROAD
HONG KONG

本函檔號 Our Ref.: CSO/ADM CR 9/1136/98
來函檔號 Your Ref.: AM 6/01/20

Tel No. : 2810 3838
Fax No. : 2804 6870

19 December 2003

Mr Ricky C C Fung, JP
Secretary General
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Dear Ricky,

New Legislative Council Complex

Thank you for your letter of 17 December 2003, requesting information on the alternative site options and the reasons that they are considered not meeting the stipulated requirements of the new LegCo Complex (LCC).

In providing the LegCo Commission with the requested information, I wish to reiterate that the principal consideration for deferring the Tamar project, including the construction of the new LCC, is the current and forecast financial position of the Government, and not due to the lack of a suitable site. The Administration is of the view that the Tamar site remains the ideal site for the construction of the new LCC.

Nevertheless, as requested by the LegCo Commission, I set out below the Administration's preliminary assessment of the suitability of other site options vis-à-vis the stipulated requirements and other specifications for the new LCC as agreed in the context of preparing the tender document for the Tamar project –

Development Options**Preliminary Assessment**

- | | |
|---|---|
| <p>(i) Continued use of the existing LegCo Building and redevelopment of Chater Garden (part) for a new annex</p> | <ul style="list-style-type: none"> • Existing LegCo Building cannot allow for the expansion of the Chamber up to a NOFA of 1,574m², plus other essential support facilities. • The use of part of the Chater Garden for the construction of the new annex requires formal application under the Town Planning Ordinance. |
| <p>(ii) Continued use of the existing LegCo Building plus redevelopment of the Murray Road Carpark building</p> | <ul style="list-style-type: none"> • Existing LegCo Building cannot allow for the expansion of the Chamber up to a NOFA of 1,574m², plus other essential support facilities. • The travel distance between the two buildings exceeds 140 metres, and the technical feasibility of constructing a subway between them has yet to be explored. • The Murray Road Carpark building will only be available for redevelopment in 2007. |
| <p>(iii) Redeveloping the Murray Road Carpark building</p> | <ul style="list-style-type: none"> • The site area (about 2,900m²) could not accommodate two separate blocks. • The Murray Road Carpark building will only be available for redevelopment in 2007. |

Development Options**Preliminary Assessment**

- | | |
|--|--|
| <p>(iv) Comprehensive redevelopment and/or reuse of the public carpark building in front of the Star Ferry Pier, the existing City Hall carpark and the existing High Block of the City Hall</p> | <ul style="list-style-type: none"> • LegCo Chamber and office block(s) will be scattered in different locations. The travel distance between the public carpark building in front of the Star Ferry Pier and the existing City Hall carpark exceeds 140 metres. • The two carpark sites plus the existing High Block of the City Hall may not meet the GFA requirement of the new LCC, with particular regard to their respective height restrictions (the Star Ferry carpark is restricted to 16mPD; the City Hall carpark and the High Block are restricted to 50mPD). |
| <p>(v) Redeveloping the Central Market building</p> | <ul style="list-style-type: none"> • It is difficult to develop two blocks on the site (with a site area of about 4,200m²), especially if there were to be an open space of reasonable size in-between. |
| <p>(vi) Using the “commercial” site north of IFC Two</p> | <ul style="list-style-type: none"> • It is difficult to develop two blocks on the site (with a site area of about 4,100m²), especially if there were to be an open space of reasonable size in-between. • It is not certain at this stage whether the site can meet the GFA requirements of the LCC; much depends on whether height restriction will be imposed in view of the waterfront location of the site. |

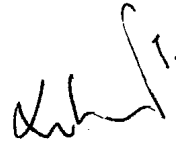
Development Options

- (vii) Developing on the site north of the Citic Tower
- (viii) Building at the Tamar site as phase one

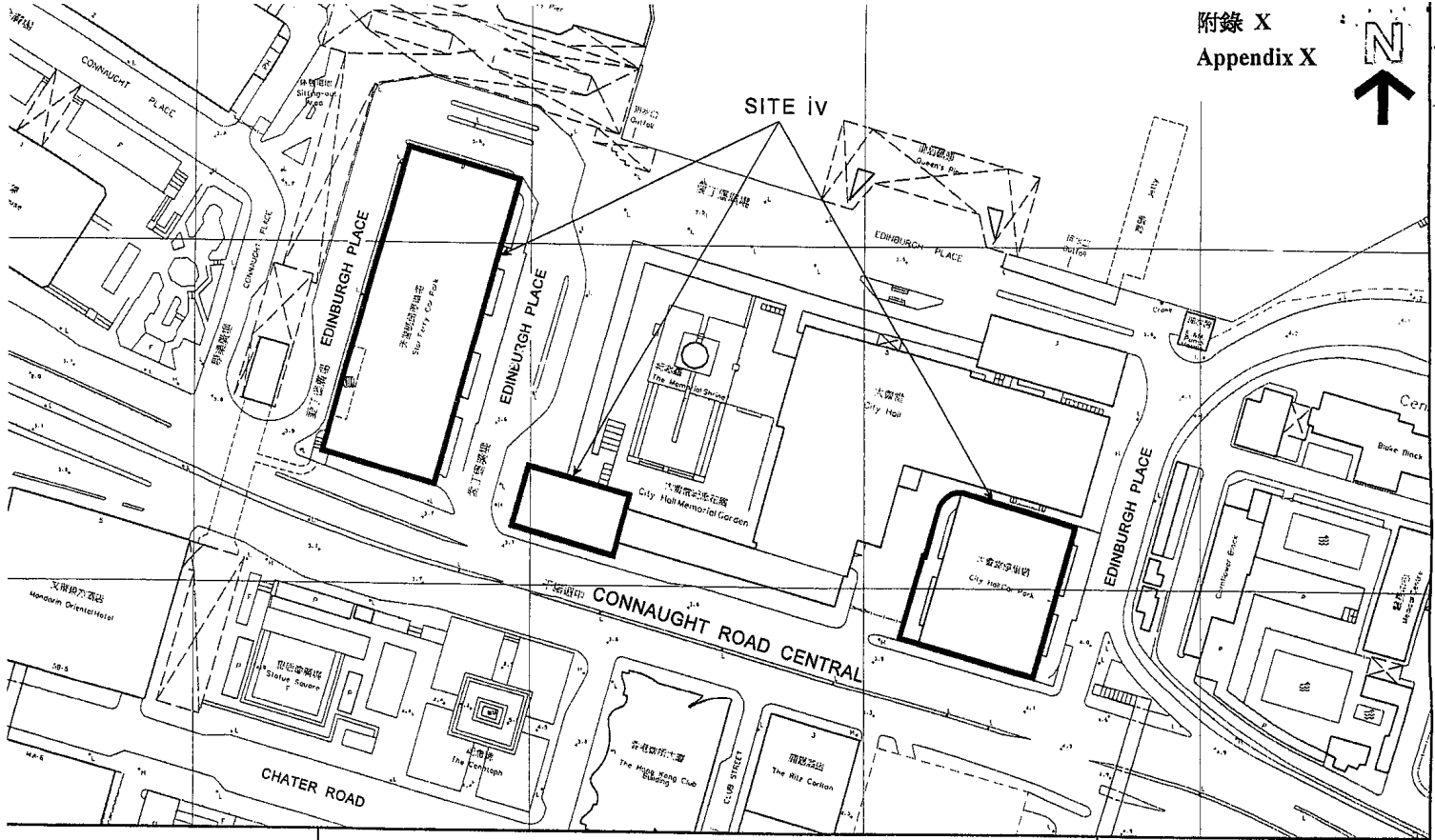
Preliminary Assessment

- The availability of the site is subject to reclamation.
- The site meets all the mandatory requirements and other specifications in respect of the new LCC.

Yours Sincerely



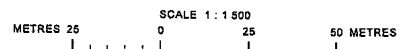
(Andrew H Y Wong)
Director of Administration



SITE OPTIONS FOR THE LEGCO COMPLEX - SITE IV

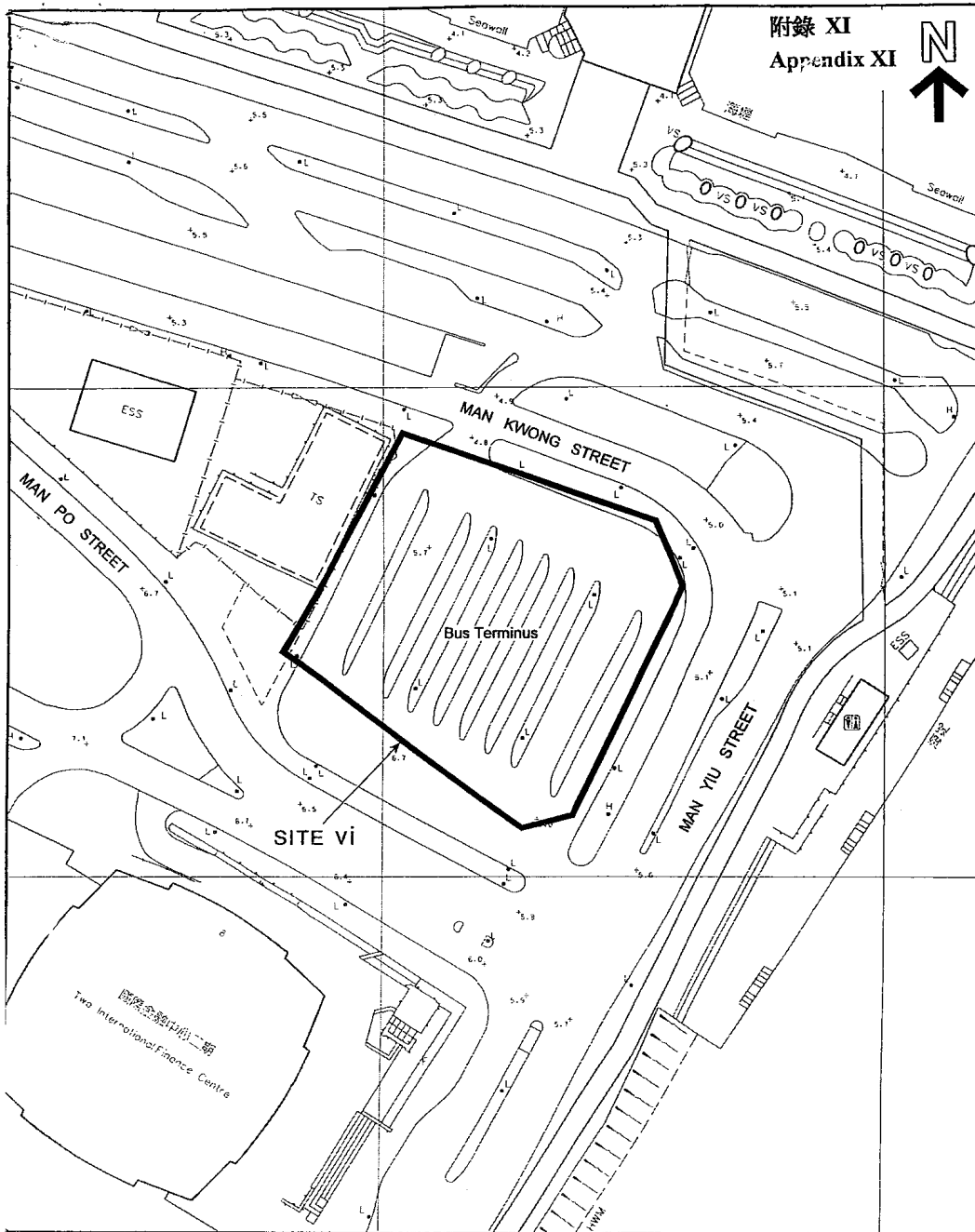
PLANNING DEPARTMENT

EXTRACT PLAN PREPARED ON 9.2.2004
BASED ON SURVEY SHEET Nos.
11-SW-8D AND 11-SW-9C



MH/04/5

PLAN



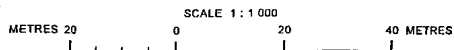
附錄 XI
Appendix XI



SITE OPTIONS FOR
THE LEGCO COMPLEX - SITE VI

PLANNING
DEPARTMENT 

EXTRACT PLAN PREPARED ON 9.2.2004
BASED ON SURVEY SHEET Nos.
11-SW-8B AND 11-SW-9A



MH/04/7

PLAN