

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Museums

51RE – Dr Sun Yat-sen Museum

Members are invited to recommend to Finance Committee the upgrading of **51RE** to Category A at an estimated cost of \$90.5 million in money-of-the-day prices for conversion of the Kom Tong Hall into the Dr Sun Yat-sen Museum.

PROBLEM

We need to provide a museum to commemorate Dr Sun Yat-sen's life and activities in Hong Kong in order to help enhance the public's understanding of the significant role he played in modern Chinese history.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **51RE** to Category A at an estimated cost of \$90.5 million in money-of-the-day (MOD) prices for conversion of the Kom Tong Hall (KTH) into the Dr Sun Yat-sen Museum.

PROJECT SCOPE AND NATURE

3. The KTH is located at 7 Castle Road, Mid-levels, with a site area of about 1 020 square metres (m²) and construction floor area (CFA) of about 2 560 m². The scope of **51RE** comprises –

/(a)

- (a) five exhibition galleries cum lecture rooms for holding permanent and thematic exhibitions;
- (b) an activity room;
- (c) an interactive room;
- (d) a reading room;
- (e) two video rooms; and
- (f) other supporting facilities such as offices, a reception area, a gift shop, a meeting room, a collection store and drop-off/pick-up facilities for rehabilitation mini-buses.

A site plan is at Enclosure 1. Layout plans for the upper and the lower ground floors are at Enclosure 2 and computer rendered drawings of the proposed Museum are at Enclosure 3. We plan to start the construction works in September 2005 for completion in December 2006 so as to tie in with the scheduled opening of the proposed Museum in early 2007.

JUSTIFICATION

The need for a Dr Sun Yat-sen Museum

4. Dr Sun Yat-sen, a well-known revolutionary, spent his entire life on overthrowing the Qing dynasty, as well as setting up a Republic. His achievements are recognized throughout the world. Being revered by the Chinese everywhere, Dr Sun enjoyed worldwide reputation. Museums or mausoleums named after him can be found in Beijing, Fuzhou, Shanghai, Nanjing, Wuhan and Guangzhou in the Mainland; in Taipei; as well as in Kobe, Singapore and Hawaii.

5. Hong Kong was the place where Dr Sun received his secondary and university education, nurtured revolutionary ideas and organized revolutionary attempts. He regarded Hong Kong as an important revolutionary base and set up the headquarters of Xingzhonghui (Revive China Society) here. He once revealed openly that Hong Kong was a place from which his revolutionary ideas originated. There has been a long cherished desire to provide for a Dr Sun Yat-sen Museum to commemorate his life and activities in Hong Kong in order to help enhance the public's understanding of the significant role he played in modern Chinese history.

/Suitability

Suitability of KTH for Use as the Dr Sun Yat-sen Museum

6. Over the years, the Government has considered a number of sites and KTH is found most suitable for the proposed Museum. KTH is centrally located in the Central and Western District where Dr Sun studied and organized his revolutionary activities. It is situated at the junction of Castle Road and Caine Road, in the vicinity of the Sun Yat-sen Historical Trail and the various historical attractions. The building was constructed in 1914 by Mr Ho Kom Tong (1866-1950) who was personally associated with Dr Sun, as both were admitted to the Central School (now Queen's College) in 1884. The site is zoned as "Government, Institution and Community" in the Mid-Levels West Outline Zoning Plan. The proposed Museum is therefore a permitted use. Given the CFA of about 2 560 m², KTH provides adequate space for the proposed Museum.

7. Being a typical Edwardian Classical building, the majestic and magnificent building is among the very few surviving structures in Hong Kong with a history of 90 years. The stained-glass windows, veranda, wall tiles and staircase railings are all preserved intact. The excellent physical condition in the building makes any major repair or conservation work unnecessary and saves the project a lot of time and money. The linkage of KTH with Central via the Mid-Levels Escalator and the accessibility of public transport to Caine Road and Robinson Road in its vicinity also make the premises ideal for use as a museum.

8. Conversion of KTH for use as the Dr Sun Yat-sen Museum will meet the community's need for both provision of the facility and heritage preservation. It will also enhance the heritage and attraction of the district and help promote cultural tourism.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$90.5 million in MOD prices (see paragraph 10 below), made up as follows –

	\$ million
(a) Building	35.4
(b) Building services	10.6
(c) Drainage	2.3
	/(d)

	\$ million	
(d) External works	10.6	
(e) Furniture & equipment ¹	11.8	
(f) Exhibition works	14.1	
(g) Contingencies	6.5	
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Sub-total	91.3	(in September 2004 prices)
(h) Provision for price adjustment	(0.8)	
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Total	90.5	(in MOD prices)
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The CFA of **51RE** is 2 560 m². The estimated construction unit cost, represented by the building and the building services costs, is \$17,969 per m² of CFA in September 2004 prices. We consider this unit cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2004)	Price adjustment factor	\$ million (MOD)
2005 – 06	20.0	0.99000	19.8
2006 – 07	48.0	0.98753	47.4
2007 – 08	14.2	0.99123	14.1
2008 – 09	5.4	0.99990	5.4
2009 – 10	3.7	1.01515	3.8
	<hr/>		<hr/>
	91.3		90.5
	<hr/>		<hr/>
			/11.

¹ Calculation of the estimated cost of furniture and equipment is based on an indicative list of items required, including audio-visual equipment, telephone system, public address system, close circuit television, security system and furniture.

11. 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 2005 to 2010. We intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance, leaving little room for uncertainty. The contract will not provide for price adjustments because the contract period will not exceed 21 months.

12. We estimate the annually recurrent expenditure arising from this project to be \$6.7 million.

PUBLIC CONSULTATION

13. Since June 2004, a panel of honorary advisors for the Museum has been set up by the Leisure and Cultural Services Department, which includes Dr Sun's grandson, members of the Central and Western District Council, and leading historians from tertiary institutions. A series of consultation forums have been arranged subsequently with the Committee on Museums, Museums' honorary advisors, Central and Western District Council, members of academic associations and residents in the vicinity of KTH. Unanimous support was received from all parties. Their views on the exhibit contents, range of museum services and ancillary facilities have been solicited.

14. We consulted the Legislative Council Panel on Home Affairs at its meeting on 4 February 2005.

ENVIRONMENTAL IMPLICATIONS

15. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will have little potential for giving rise to adverse environmental impact. 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 contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, and frequent cleaning and watering of the site.

16. At the planning and design stages, we have considered measures to reduce 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 sites 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.

17. 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. We will require the contractor 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 600 cubic metres (m³) of C&D materials. Of these, we will reuse about 504 m³ (84%) as fill in public filling areas², and dispose of 96 m³ (16%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$12,000 for this project (based on a notional unit cost³ of \$125/m³).

LAND ACQUISITION

18. In late 2002, there were strong appeals from the community and the mass media urging the Government to prevent the KTH from demolition. The Government commenced in early 2003 negotiation with the Church of Jesus Christ of Latter-day Saints, the then owner of KTH, to explore the possibility of acquiring KTH through purchase, and acquired this historical building at a cost of \$53 million (charged to **Head 701** "Land Acquisition") in February 2004. The building was handed over to the Government in June 2004 for preparation of the Dr Sun Yat-sen Museum.

/BACKGROUND

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 and Development.

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.

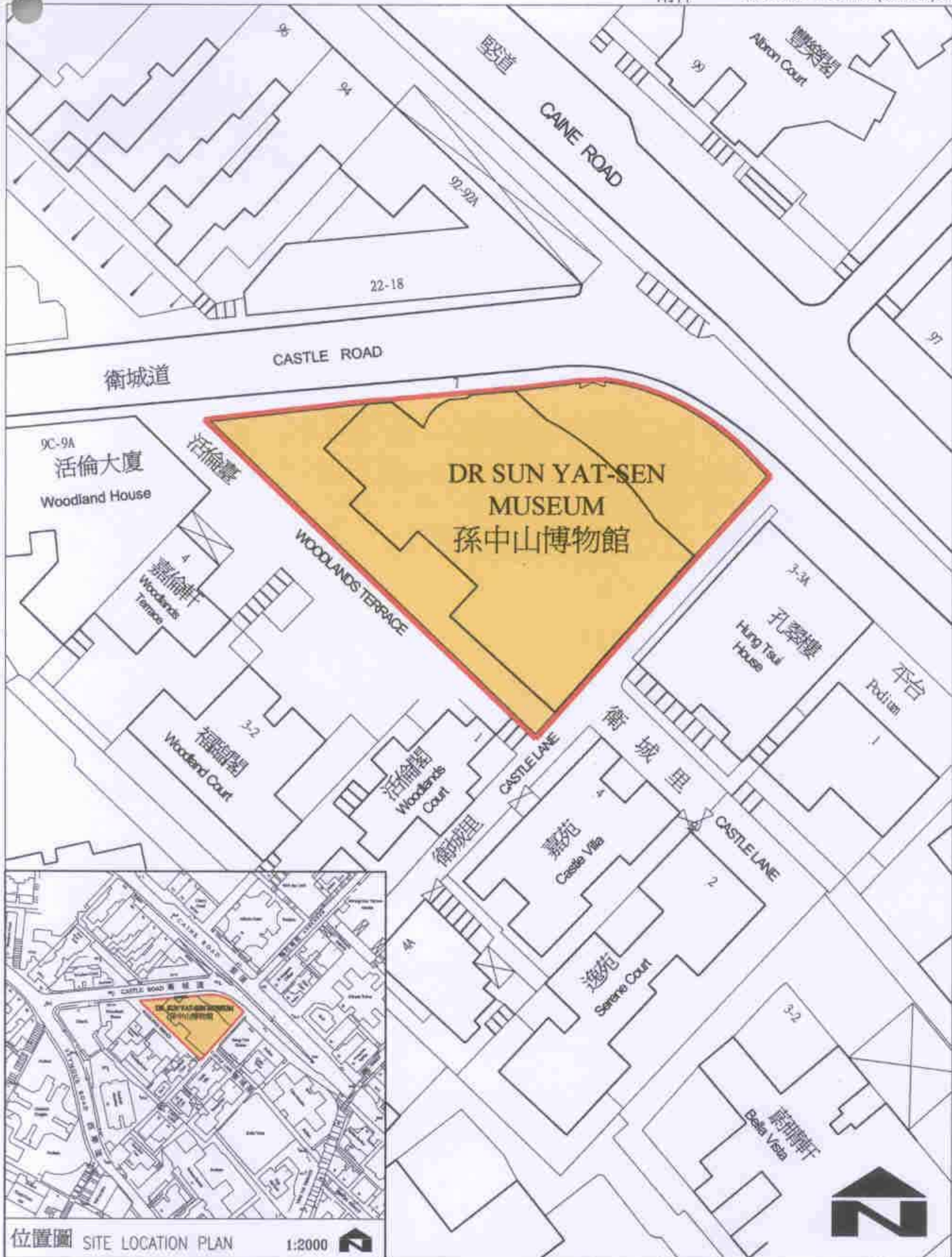
BACKGROUND INFORMATION


19. We upgraded **51RE** to Category B in March 2004. We engaged a term contractor in June 2004 to carry out topographical survey at a cost of \$22,000. We also engaged consultants in June 2004 to carry out structural survey, ground investigations and geotechnical assessment; in September 2004 to carry out traffic impact assessment; and in October 2004 to carry out fire engineering study for the project at a total cost of \$2.2 million. We have charged these amounts 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 contractor and consultants have completed all the aforementioned works. We have completed the detailed design and tender documents of the project with in-house staff resources.


20. The proposed conversion works will not involve any tree removal or planting proposals.

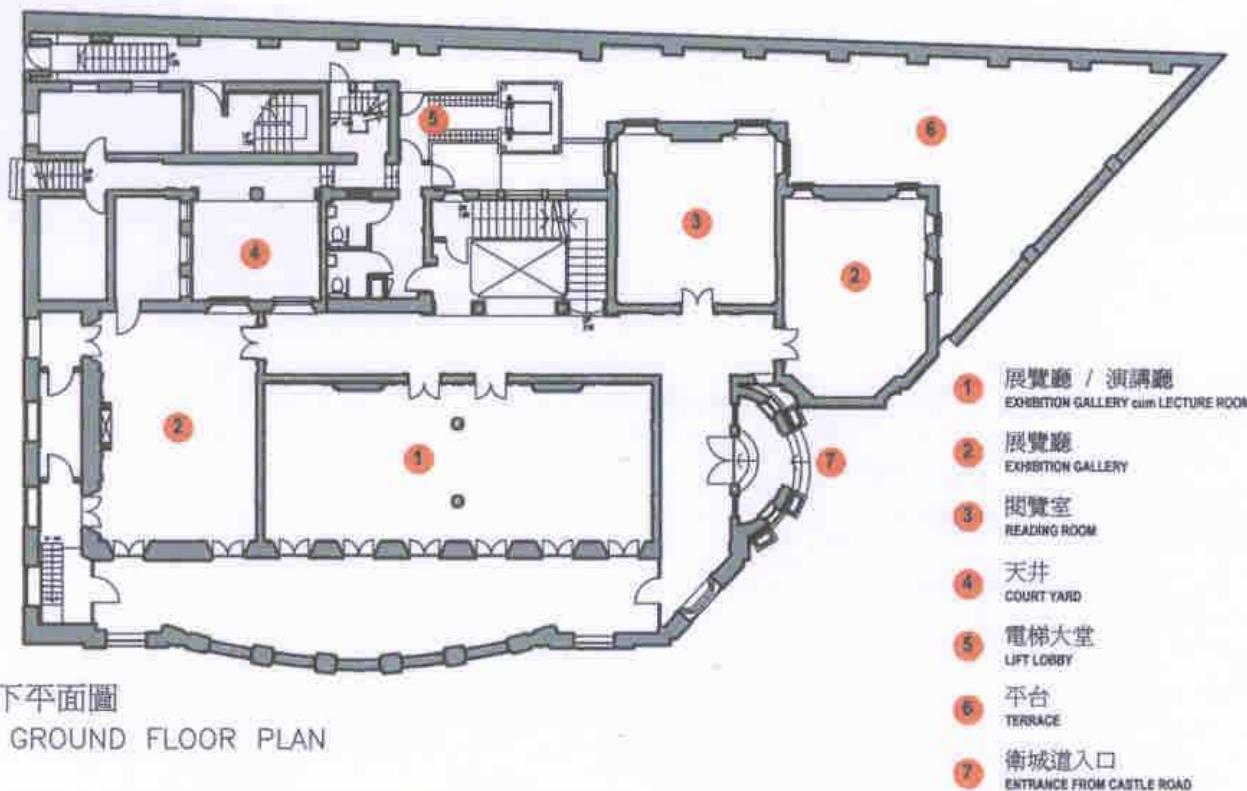
21. We estimate that the project will create about 178 jobs (166 for labourers and another 12 for professional/technical staff) providing a total employment of 1 960 man-months.

Home Affairs Bureau
February 2005

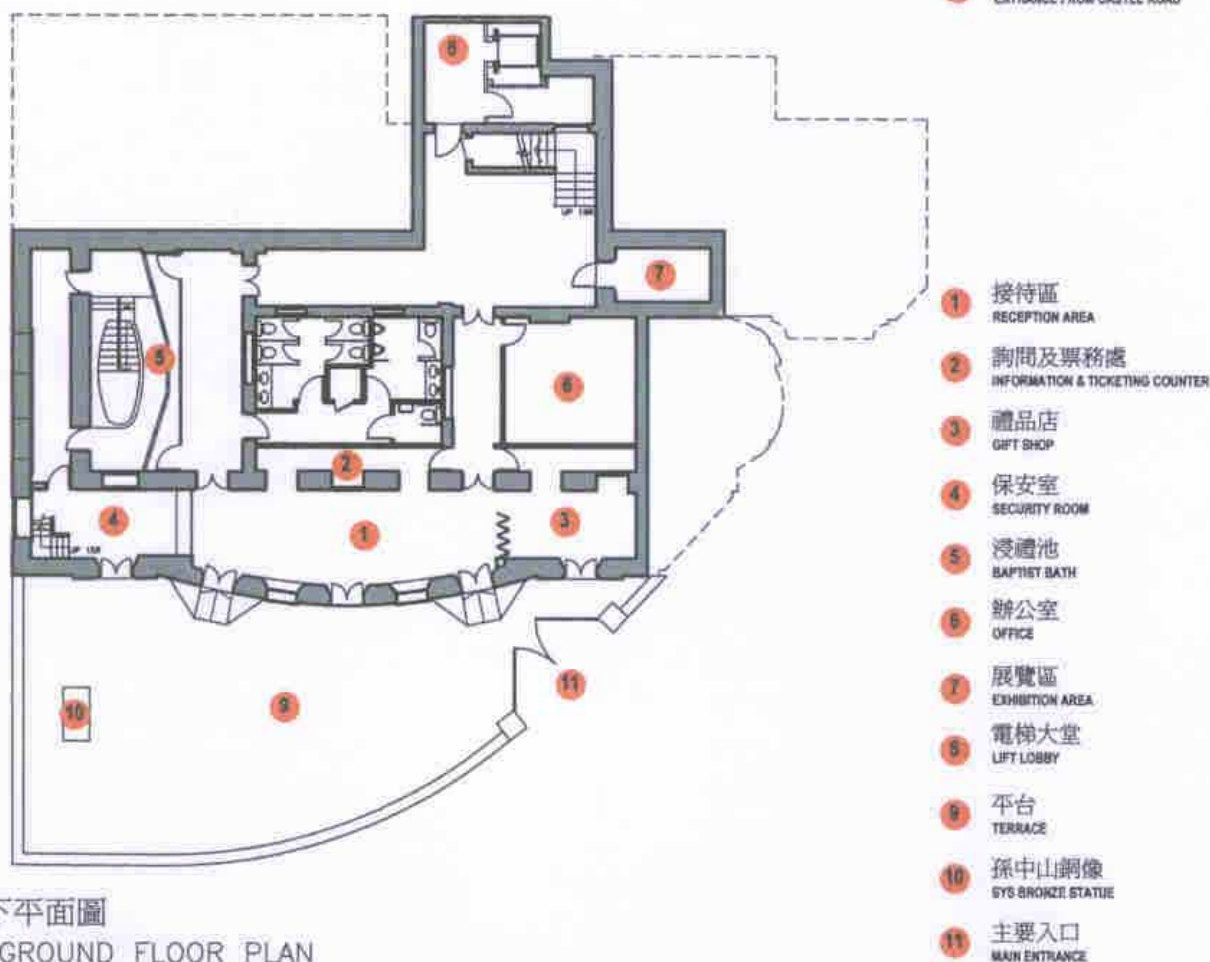


位置圖 SITE LOCATION PLAN 1:2000 


3051RE title 孫中山博物館 DR SUN YAT-SEN MUSEUM	drawn by C.K. CHUI	date JAN 2005	drawing no. AB/6911/XA001	scale 1:500
	approved C.W. LEUNG	date JAN 2005	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



上層地下平面圖
UPPER GROUND FLOOR PLAN



低層地下平面圖
LOWER GROUND FLOOR PLAN


3051RE title 孫中山博物館 DR SUN YAT-SEN MUSEUM	drawn by C.K. CHUI	date JAN 2005	drawing no. AB/6911/XA002	scale 1:300
	approved C.W. LEUNG	date JAN 2005		
	office ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT



外貌
EXTERIOR VIEW



展覽廳 / 演講廳
EXHIBITION GALLERY cum LECTURE ROOM

3051RE title 孫中山博物館 DR SUN YAT-SEN MUSEUM	drawn by C.K. CHUI	date JAN 2005	drawing no. AB/6911/XA003	scale N.T.S.
	approved C.W. LEUNG	date JAN 2005		
	office ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT