Legislative Council Panel on Planning, Lands and Works

Information to be provided by the Administration pursuant to the discussion at the Panel meeting on 25 April 2006

(a) Information on existing and proposed space requirements for the Government Secretariat and related staff numbers

The Central Government Offices (CGO) and the Murray Building (MB) currently accommodate about 2 100 staff of policy bureaux within an area of about 39 600 m^2 (in terms of Net Operating Floor Area or "NOFA"). Given the space constraints in CGO and MB, about 6 100 secretariat staff are either housed in commercial leased premises taking up some 28 800 m^2, or in other government-owned premises taking up some 97 500 m^2 of office space.

2. The proposed Central Government Complex (CGC) at Tamar is planned to accommodate units with direct policy-making contents. The proposed space requirement, as set out in the Panel paper for the meeting on 25 April 2006, totals 62 340 m^2 in terms of NOFA. With this provision, some 5 500 m^2 of leased premises may later be released and some 9 000 m^2 of other government-owned premises would be made available for other departmental use.

3. In terms of staff numbers, the proposed CGC would accommodate about 3 270 officers (including 2 100 from the CGO and MB and 1 170 from outstation offices). The breakdown is as follows –

	Office	**Indicative Staff Number**
(a)	Chief Executive's Office	80
(b)	Executive Council and its Secretariat	20
(c)	Chief Secretary for Administration and Financial Secretary's Offices, including Administration Wing and other offices[Note]	460
(d)	Offices of 11 Bureaux	2 710
	Total	**3 270**

[Note] Other offices include Central Policy Unit, Efficiency Unit, Protocol Division, Sustainable Development Unit and Economic Analysis and Business Facilitation Unit.

4. By integrating the core policy-making units of bureaux into a more coherent set-up, the proposed CGC is expected to improve the operational efficiency of all the policy bureaux, many of which are currently spread out in three or more office premises. About 5 000 secretariat staff would still be housed outside CGC. These would include the more operational units in the Education and Manpower Bureau, the Environmental Protection Department, Labour Department, the Office of the Government Chief Information Officer; and the Narcotics Division of Security Bureau, etc.

(b) Breakdown of the estimated capital cost for the Tamar development project and unit construction cost of other projects

5. According to the latest estimate, the capital cost of the Tamar development project would be around $4,840 million (in September 2005 prices) or $5,170 million (in money-of-the-day prices). The detailed breakdown is at **Annex A.** The breakdown would be submitted to the Public Works Subcommittee (PWSC) for discussion and scrutiny on 29 May 2006.

6. The CGC and LegCo Complex of the Tamar project would provide a total of 201 910 m^2 construction floor area (CFA), breakdown as follows –

(a) CGC : 124 680 m^2

(b) LegCo Complex : 36 230 m^2

(c) Other areas such as carparks and mechanical plant rooms : 41 000 m^2

The unit construction cost is around $14,500 per m^2. The calculation of the cost has taken into account the cost of office lighting, office partitioning, carpeting and other fitting-out items. If we use the private market's practice and deduct the average unit fitting-out cost of $2,900 from $14,500, the project's unit construction cost should be about $11,600 per m^2. For comparison, the unit construction cost of Grade A commercial premises is around $13,000 per m^2.

(c) Relation of definitions of net operating floor area, gross floor area and construction floor area

7. Different units for measuring floor area are deployed for different purposes, as follows –

(a) **Net operating floor area (NOFA)** means the net functional area of the office, comprising the total area of all functional room and space within buildings. It is a measurement unit uniquely used for government projects, being traditionally employed for defining floor area requirements of users.

(b) **Gross floor area (GFA)** includes other common usable area of the building in addition to the NOFA, e.g. lift lobbies and lift shafts, staircases, light wells, corridors, wall thickness, pipe ducts, refuse collection rooms and toilets. This measurement unit is usually used for calculation of plot ratio of a project.

(c) **Construction floor area (CFA)** includes all construction area in addition to the GFA, such as car parks, mechanical plant rooms, refuge floors, etc. This measurement unit is usually used for calculation of construction cost of a project.

8. For ease of reference, a diagram illustrating the relation of the three measurement units is attached at **Annex B**.

(d) CFA, GFA and NOFA of the existing Central Government Offices and Murray Building

9. The floor area of the existing CGO and MB in different measurement units is as follows –

(a) NOFA – 49 720 m^2
(b) GFA – 76 000 m^2
(c) CFA – 119 300 m^2

(e) Fencing-off of CGC

10. As stated in the prequalification document, there will be a perimeter for the CGC, with control points at the entrance and exit for

security control. The exact design, disposition and location of the perimeter would be subject to the design of the successful tenderer.

(f) Need for a helipad at Tamar

11. We do not have plans to build a helipad within Tamar for emergency purposes. In case of emergencies, there will be vehicular access for fire engines entering as well as emergency egress granting direct vehicular egress for vehicles out to the public roads.

12. The nearest helipads are at Hung Hing Road in Wan Chai (Government use) and Shun Tak Centre in Sheung Wan (commercial use). There is no operational need for a helipad in Tamar.

(g) Air quality impact of the Tamar development project

13. The Tamar development project is a modest office development project with associated open space/ amenity/ footbridges etc. within an urban environment and has no significant long-term environmental implications during both the construction and operation stages.

14. The air quality impact would be insignificant. Whilst traffic is a major reason impacting on air quality, the Government is committed to minimising the development intensity on the Tamar site and hence the additional traffic flow. According to the latest estimate of the Transport Department in April 2006, with the development plot ratio of 5.7, the CGC and LegCo Complex would attract no more than 581 and 406 passenger car units (pcu) in the morning and afternoon peak periods respectively. In other words, they would attract only some 1% and 0.7% of the Central Business District (CBD)'s total traffic flow in the morning and afternoon peak periods respectively. On average, it will be less than 1%, which only constitutes a very small portion of the total traffic flow in the CBD.

15. In the Environmental Impact Assessment (EIA) for Central Reclamation III (CRIII) completed in 2001, we have predicted the air quality of Year 2027 (the worst-case traffic scenario) of the surrounding area, including the Tamar site. As shown in the CRIII EIA report, it is predicted that the cumulative maximum 24 hour average nitrogen dioxide (NO_2) and respirable suspended particulates (RSP) concentration levels around the Tamar site would be 90 – 120 ugm^3 and 70 – 80 ugm^3

respectively. The standards of the Air Quality Objectives are 150 ugm^3 (for NO_2) and 180 ugm^3 (for RSP).

16. The predicted NO_2 and RSP concentration levels in paragraph 15 above were calculated on the basis of the Tamar project having a total GFA of 342 975 m^2. However, according to the latest estimate of April 2006, the total GFA to be developed on Tamar is significantly lower at only 125 987 m^2; hence, the lower additional traffic flow of less than 1% of the CBD. The latest development scale is substantially smaller, generating much lesser additional traffic, and there is no change to the office development nature of the Tamar project as in the CRIII EIA context.

17. In any event, the impact of 581 and 406 pcu in the morning and afternoon peak periods on air quality is limited.

(h) Measures to gauge the opinions of the public and/or LegCo Members

18. We are keen to develop the Tamar site as a landmark for Hong Kong, comprising not only the CGC but also the LegCo Complex and a key open space for public enjoyment.

19. The Government is mindful of the need to engage the public all along. At the planning stage, when the relevant Outline Zoning Plan was presented to the public for consultation in 1998, Government had informed the public of its clear intention to develop the Tamar site as a government headquarters. The Plan was approved by the Chief Executive in Council in 2000 after extensive public consultation. Whilst 70 objections were received, the Tamar site was not the subject of any of these objections.

20. When Government announced in 2002 its specific intention to develop the site, we also consulted key stakeholders including the District Council, the LegCo Panel on Planning, Lands and Works (PLW Panel) and the PWSC. We secured general support at that time.

21. Since we announced in late 2005 the intention to relaunch the Tamar project, we have continued our active dialogue with relevant parties. We have consulted the PLW Panel for four times and the Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) under the Panel three times.

22. We appreciate the public aspirations for having a part to play in developing this important landmark project. However, there are serious

constraints for allowing the public direct involvement in the tendering process. We are prepared to consider options available without compromising the Government's obligation to preserve the fairness and integrity of the tendering process for the Tamar project.

(i) Key requirements for the design of CGC and LegCo Complex

23. The key design requirements of the CGC and LegCo Complex are set out in Section A and Appendix 8 of the Prequalification Document. The document could be viewed at the project website at http://www.archsd.gov.hk/tamar/.

Chief Secretary for Administration's Office
Administration Wing
May 2006

Annex A

Breakdown of the estimated capital cost for the Tamar development project

	Item	$ (Million)	
(1)	Site works	33.6	
(2)	Piling	229.5	
(3)	Basement construction	331.4	
(4)	Building	1,863.7	
(5)	Building services	1,091.2	
(6)	Drainage	42.6	
(7)	External works	92.4	
(8)	Landscaping works	98.8	
(9)	Pedestrian footbridges	138.2	
(10)	Information technology (IT) infrastructure and cabling	95.0	
(11)	Cooling water supply system for air-conditioning	58.0	
(12)	Furniture and equipment (F&E)[Note]	289.6	
(13)	Consultancy fees for	59.7	
	(a) Quantity surveying services	13.0	
	(b) Electrical, IT, telecommunication, and mechanical engineering services	25.0	
	(c) Structural engineering and geotechnical services	9.7	
	(d) Environmental landscape and risk management services	12.0	
(14)	Overseas inspections and factory/ laboratory visits	0.3	
(15)	Contingencies	413.4	
	Sub-total	***4,837.4***	(in September 2005 prices)
(16)	Provisions for price adjustment	331.5	
	Total	**5,168.9**	(in MOD prices)

Note The estimate is made having regard to the recent trend of approved furniture and equipment facilities for other large-scale government offices buildings.

Annex B

Relation of the floor area measurement units
Net Operating Floor Area, Gross Floor Area and Construction Floor Area