

**For discussion
6 June 2006**

Legislative Council Panel on Security

Junior Police Officers' Married Quarters at Area 44, Tuen Mun

PURPOSE

This paper sets out the proposed project to construct quarters for married Junior Police Officers (JPOs) at Area 44, Tuen Mun, i.e. Wu Hong Street, Castle Peak (the project).

BACKGROUND

2. Like their counterparts in other disciplinary services, married JPOs, including the ranks of Police Constable, Sergeant, and Station Sergeant, are provided with quarters subject to the availability of resources. The provision of this discretionary housing benefit is a long-established practice, which helps to maintain the morale of disciplinary services staff.

JUSTIFICATIONS

Meeting demand for married quarters for JPO

3. As at 31 March 2006, the Force had a total of 11 687 married quarters for JPOs (72% are Government-built units and 28% are purchased quarters in private development sites). However, there are 12 751 eligible JPOs and hence a shortfall of 1 064 quarters. The average waiting time for a newly married JPOs to be allocated a quarter is 4.6 years. At the present rate, the projected waiting time will increase to 5.8 years by 2010.

Meeting demand for quarters in Northwestern New Territories (NWNT)

4. It is the Force's policy to try and facilitate JPOs living and working in the same or adjacent Police region as far as possible. At present, only 8% (i.e. 939 units) of married quarters for JPOs are located in the NWNT area (i.e. Tuen Mun and Yuen Long). However, quarters

in this area are popular among JPOs and they are practically fully taken up. Please refer to the relevant distribution statistics at **Annex A** for details.

5. As a means to improve the living conditions of occupants of departmental quarters, the Administration, with the endorsement of the Legislative Council in 2004, purchased some surplus Home Ownership Scheme flats to re-provision certain old or substandard departmental quarters, including Au Tau Departmental Quarters and Tai Lam Chung Police Married Quarters (located in NWNT). Upon the moving out of occupants, these two dilapidated sites will be handed over for disposal in June 2006. Subsequently, the number of married quarters for JPOs in NWNT will be reduced by 240 units (or 25.6%) to only 699 by July 2006. At the same time, the various infrastructural and tourism development projects (e.g. the Shenzhen Western Corridor, major boundary crossing facilities at Dongjiatou, Shekou and Sheung Shui to Lok Ma Chau Spur Line at the East Rail Extension) will give rise to a greater policing need in NWNT in the coming years, and we expect that the demand for JPOs married quarters in the NWNT will increase. It is important that in anticipation additional quarters be provided in NWNT to accommodate the increasing number of married police officers who will be working in the vicinity.

PROJECT SCOPE

6. The proposed scope of the project is to construct two 22-storey quarter blocks atop a 2-storey podium, of total construction floor area (CFA) of 29 000 m², on a site of approximately 3 600 m². The building height will be compatible with the surrounding residential developments. The quarter blocks will comprise of the following –

- (a) 336 quarters;
- (b) ancillary facilities of about 256 m², including a management office, a guard booth, and a multi purpose room; and
- (c) 101 vehicle and motor-cycle spaces.

A site plan for the project is attached at **Annex B**.

7. The project will be procured through the “Design-and-Build” method.

FINANCIAL IMPLICATIONS

8. We estimate the total capital cost of the project to be approximately \$352.1 million in money-of-the-day (MOD) prices, made up as follows –

	\$ million	
(a) Site works	1.9	
(b) Piling	46.1	
(c) Building	172.8	
(d) Building services	49.8	
(e) Drainage and external works	10.0	
(f) Noise abatement measures (for quarters affected by traffic noise)	5.3	
(g) Building domestic appliances (e.g. refrigerators, cooking appliances, etc.)	5.4	
(h) Furniture and equipment	7.3	
(i) Consultants' fees for construction stage	3.8	
(j) Contingencies	28.6	
	331.0	(in September 2005 prices)
(k) Provision for price adjustment	21.1	
	352.1	(in MOD prices)

9. The CFA of the proposed building is 29 000 m². The estimated construction unit cost, represented by building and building services costs, is \$7,676 per m² of CFA in September 2005 prices. The construction unit cost is comparable to that of other government quarters built by the Government.

10. The recurrent expenditure for the project is estimated to be no more than \$6.1 million.

11. The Director of Architectural Services (D Arch S) estimates that the proposed works will create about 232 jobs (210 for labourers and another 22 for professional/technical staff) providing a total employment of 5 000 man-months.

PUBLIC CONSULTATION

12. We consulted the Environment, Hygiene and District Development Committee of the Tuen Mun District Council on the proposed project on 19 May 2006. Members of the Committee generally supported the proposal but suggested that the Administration should minimize the possible noise nuisance to both occupants of the proposed quarters and residents in the neighborhood. (In this regard, noise abatement measures will be provided in the current project. Please refer to paragraphs 13 and 14 below for details.)

ENVIRONMENTAL IMPLICATIONS

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We employed a consultant to conduct a Preliminary Environmental Review (PER) on the project in December 1996, which was updated in May 2006. The Director of Environmental Protection vetted the PER and its update which concluded that subject to the provision of suitable noise abatement measures such as incorporation of noise barriers, window insulation, fixed glazing and/or installation of air-conditioners, the project will have no long term environmental impact. We will require the contractor to carry out further environmental review to work out the exact package of the noise abatement measures at the detailed design stage.

14. 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, and frequent cleaning and watering of the site, and the provision of wheel washing facilities.

LAND ACQUISITION

15. The project does not require any land acquisition.

IMPLEMENTATION

16. We plan to seek funding support from the Public Works Sub-Committee and Finance Committee in June and July 2006 respectively. Subject to approval, we plan to start the construction works in late 2007 for completion by early 2010.

Security Bureau
May 2006

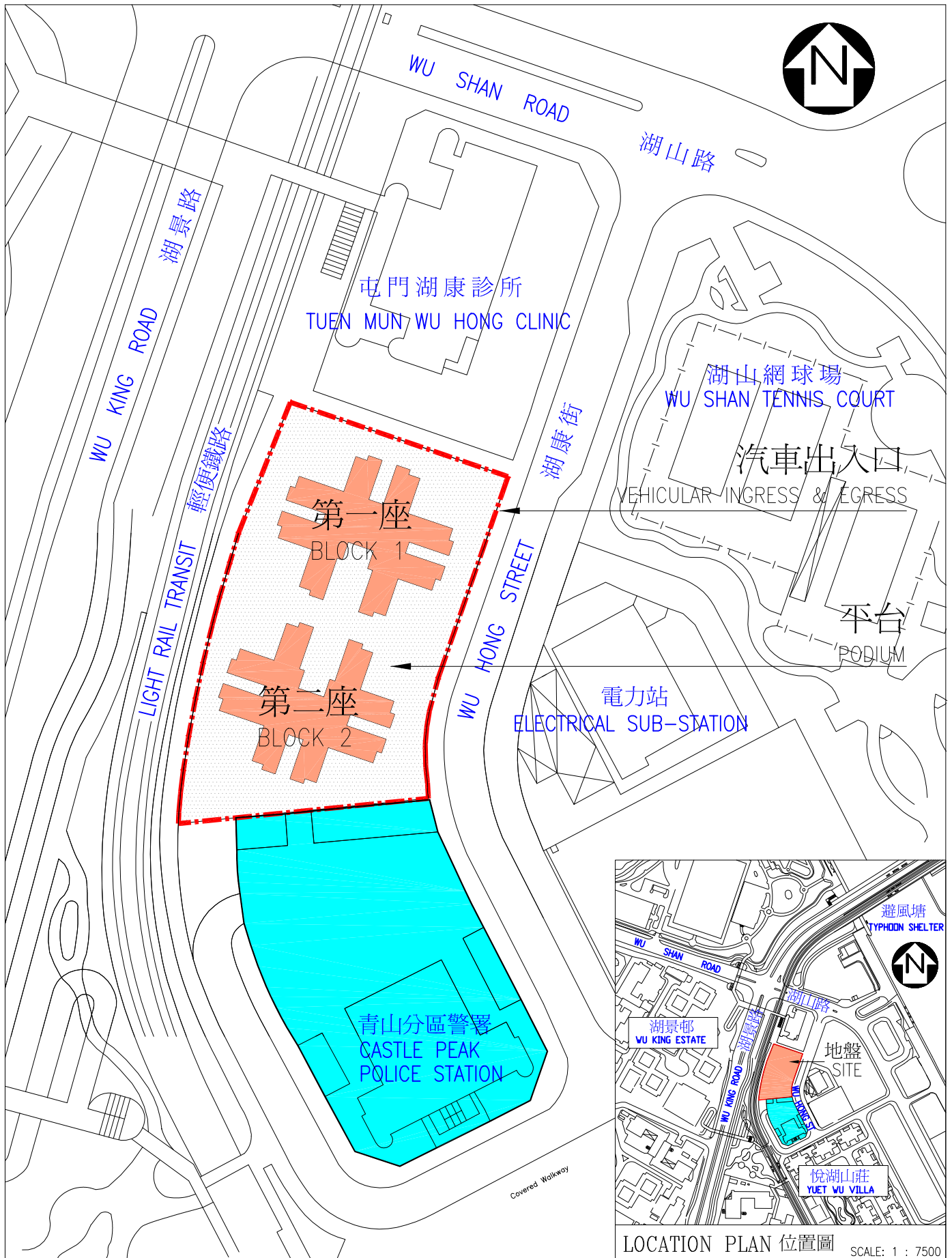
Annex A

Distribution of Married Quarters for Junior Police Officers (JPO)


	As at 31 March 2006	As at 31 March 2007 (Projected)
Location	No. of Quarters [#]	No. of Quarters [#]
Hong Kong Island	2 209 (18.9%)	1 396 (11.9%)
Kowloon East	4 144 (35.5%)	6 035 (51.7%)
Kowloon West	1 047 (9.0%)	577 (4.9%)
New Territories North*	1 537(13.1%)	1 297 (11.1%)
New Territories South	2 750 (23.5%)	2 383 (20.4%)
Total :	11 687	11 688

* As at 31 March 2006, there were 939 JPO quarters (8.0%) in Northwest New Territories. As at 31 March 2007, the projected number of quarters in Northwest New Territories will fall to 699 (6.0%).

Numbers in brackets represent the regional percentage against the total number of married quarters for JPO in Hong Kong.



LOCATION PLAN 位置圖 SCALE: 1 : 7500

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