

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

### **HEAD 703 – BUILDINGS**

#### **Social Welfare and Community Buildings – Community centres and halls**

#### **191SC – Community hall and integrated family service centre at Tung Tau Estate Phase 9, Wong Tai Sin**

Members are invited to recommend to Finance Committee the upgrading of **191SC** to Category A at an estimated cost of \$47.0 million in money-of-the-day prices for the development of a community hall and an integrated family service centre at Tung Tau Estate phase 9, Wong Tai Sin.

### **PROBLEM**

We need to provide a community hall (CH) and an integrated family service centre (IFSC) at Tung Tau Estate phase 9, Wong Tai Sin to meet the demand for community and welfare facilities in the district.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **191SC** to Category A at an estimated cost of \$47.0 million in money-of-the-day (MOD) prices for the construction of a CH and an IFSC at Tung Tau Estate phase 9, Wong Tai Sin.

### **PROJECT SCOPE AND NATURE**

3. The project site is about 1 545 square metres (m<sup>2</sup>). It abuts Lok Sin Road at its north-west boundary, the cul-de-sac Tung Lei Road to the south west

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and the Kai Tak Nullah to the north east. The proposed CH and IFSC, with a construction floor area (CFA) of 2 730 m<sup>2</sup>, will consist of the following facilities –

### **Community hall**

- (a) a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a stage meeting room and dressing rooms;
- (b) a conference room;
- (c) a management office;
- (d) a store room and toilets; and
- (e) other ancillary facilities such as private car parking area, loading/ unloading area, circulation area, and mechanical and electrical plant rooms.

### **Integrated family service centre**

- (a) a drop-in area cum exhibition area;
- (b) an information and resource corner;
- (c) a special family care room;
- (d) a play room;
- (e) an activities cum audio-visual room;
- (f) a study room;
- (g) a common room;
- (h) a conference room;
- (i) three small group rooms;
- (j) three interview rooms; and
- (k) a cyber point and other office spaces including a store room, an open plan office as well as an office for the centre supervisor and unit coordinator.

A site plan showing the conceptual layout of the proposed CH and IFSC is at Enclosure 1. An artistic impression of the building is at Enclosure 2. As the proposed CH and IFSC will be built within the site boundary of the public housing development in Tung Tau Estate phase 9, we will entrust the design, construction and supervision of works of the project to the Director of Housing (D of H) for better interface in the development of the whole project site. To tie in with the master programme of the above housing development, we plan to start the construction works in January 2008 for completion in December 2010.

## **JUSTIFICATION**

### **Community Hall**

4. There is a pressing need for the construction of a CH in Wong Tai Sin West where there are a number of public rental housing estates with a population of around 80 000 at present. It will also serve the neighbouring area of San Po Kong, with a population of over 20 000, which has no CH facilities. In addition, the new housing estates at Tung Tau Estate phase 9 (with population intake around end 2011) will further increase the population by 3 000. Hence, it is estimated that more than 100 000 people will benefit from the provision of the proposed CH.

5. There is no community centre (CC) or CH in the vicinity of the subject site. The nearest CC, namely Wong Tai Sin CC, is located in the centre of Wong Tai Sin District. The average utilization rate of the Wong Tai Sin CC in 2006 was 92%. This is considered an exceptionally high utilization rate when compared to the territory average of 76%. Besides, residents in Wong Tai Sin West have requested the provision of a CH in the area for a long time. The need for a CH to serve residents in the area has been the long-standing request of the Wong Tai Sin District Council (WTSDC) and the Wong Tai Sin (South West) Area Committee. We therefore propose to construct a new CH in Wong Tai Sin West to provide the local community with a proper venue for holding community activities.

### **Integrated Family Service Centre**

6. Caritas – Hong Kong (the operating agency of the IFSC proposed to be included in the project site) has set up a total of eight IFSCs in eight districts. The Caritas IFSC – Tung Tau (Wong Tai Sin South West) (the Centre), which has commenced operation since January 2005, is serving a well-defined geographical area in the Wong Tai Sin district. At present, the Centre is providing services at two different premises in different blocks in the Tung Tau (II) Estate, Wong Tai Sin, Kowloon, namely at Wing Tung House and Wai Tung House respectively, with a total usable floor area of only 364 m<sup>2</sup>.

7. The total internal floor area of the Centre is below the accommodation requirement of 526.1 m<sup>2</sup> usable floor area. Besides, the separation of the present Centre into two premises is not desirable from the management and operational points of view. Hence, as a long-term plan, the Director of Social Welfare proposes to re-provision the Centre in the present project site, which would meet in full the Centre's accommodation requirement.

## FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$47.0 million in MOD prices (see paragraph 9 below), made up as follows –

	<b>\$ million</b>	
(a) Foundation	6.1	
(b) Building	16.9	
(c) Building services	12.7	
(d) Drainage	0.3	
(e) External works	1.3	
(f) Housing Authority on-cost <sup>1</sup>	4.7	
(g) Furniture and equipment <sup>2</sup>	0.2	
(h) Contingencies	3.8	
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Sub-total	46.0	(in September 2006 prices)
(i) Provision for price adjustment	1.0	
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Total	47.0	(in MOD prices)
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The above estimate does not include the cost estimate for the internal fitting out works of IFSC, which is estimated to be \$4.0 million and to be funded by

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1 We will pay on-costs to the Housing Authority for the entrusted works at 12.5% of the estimated construction cost.

2 The estimated cost of furniture and equipment for the community hall is based on an indicative list of items required, including office furniture, recreational and conference facilities.

Lotteries Fund. The construction floor area of **191SC** is 2 730m<sup>2</sup>. The estimated construction cost, represented by the building and building services costs, is \$10,842/m<sup>2</sup> in September 2006 prices. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	1.0	0.99900	1.0
2008 – 09	5.1	1.00649	5.1
2009 – 10	13.1	1.01656	13.3
2010 – 11	18.3	1.02672	18.8
2011 – 12	6.0	1.03699	6.2
2012 – 13	2.5	1.05514	2.6
	46.0		47.0

10. 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 2007 to 2013. D of H will deliver the works on a lump-sum basis because they can clearly define the scope of the works in advance, leaving little room for uncertainty. The main contract will be subject to price adjustment because the contract period of the main contract will exceed 21 months.

11. We estimate the additional annual recurrent expenditure arising from this project to be around \$1 million.

## **PUBLIC CONSULTATION**

12. We consulted the Leisure and Cultural Services Committee of the WTSDC on the proposed project on 21 November 2006. Members supported the project and urged for its early implementation.

13. We consulted the Legislative Council Panels on Welfare Services and Home Affairs on 12 and 13 April 2007 respectively by circulation of an information paper. Members have not raised any comments on the proposed project.

## ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long term environmental impact.

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

16. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible. In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible (e.g. use suitable excavated materials for filling within the site, use metal site hoardings and signboards so that these materials can be recycled or reused in other projects), in order to minimise the disposal of C&D materials to public fill reception facilities<sup>3</sup>. We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

17. We will also require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will also control the disposal of public fill, C&D materials and C&D waste to public fill reception 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 also record the disposal, reuse and recycling of C&D materials for monitoring purposes.

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3 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

18. We estimate that the project will generate about 130 tonnes of C&D materials. Of these, we will reuse about 120 tonnes (92.3%) on site, and deliver 10 tonnes (7.7%) to public fill reception facilities for subsequent reuse. The total cost for accommodating C&D materials at public fill reception facilities is estimated to be \$270 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities).

**LAND ACQUISITION**

19. The project does not require any land acquisition.

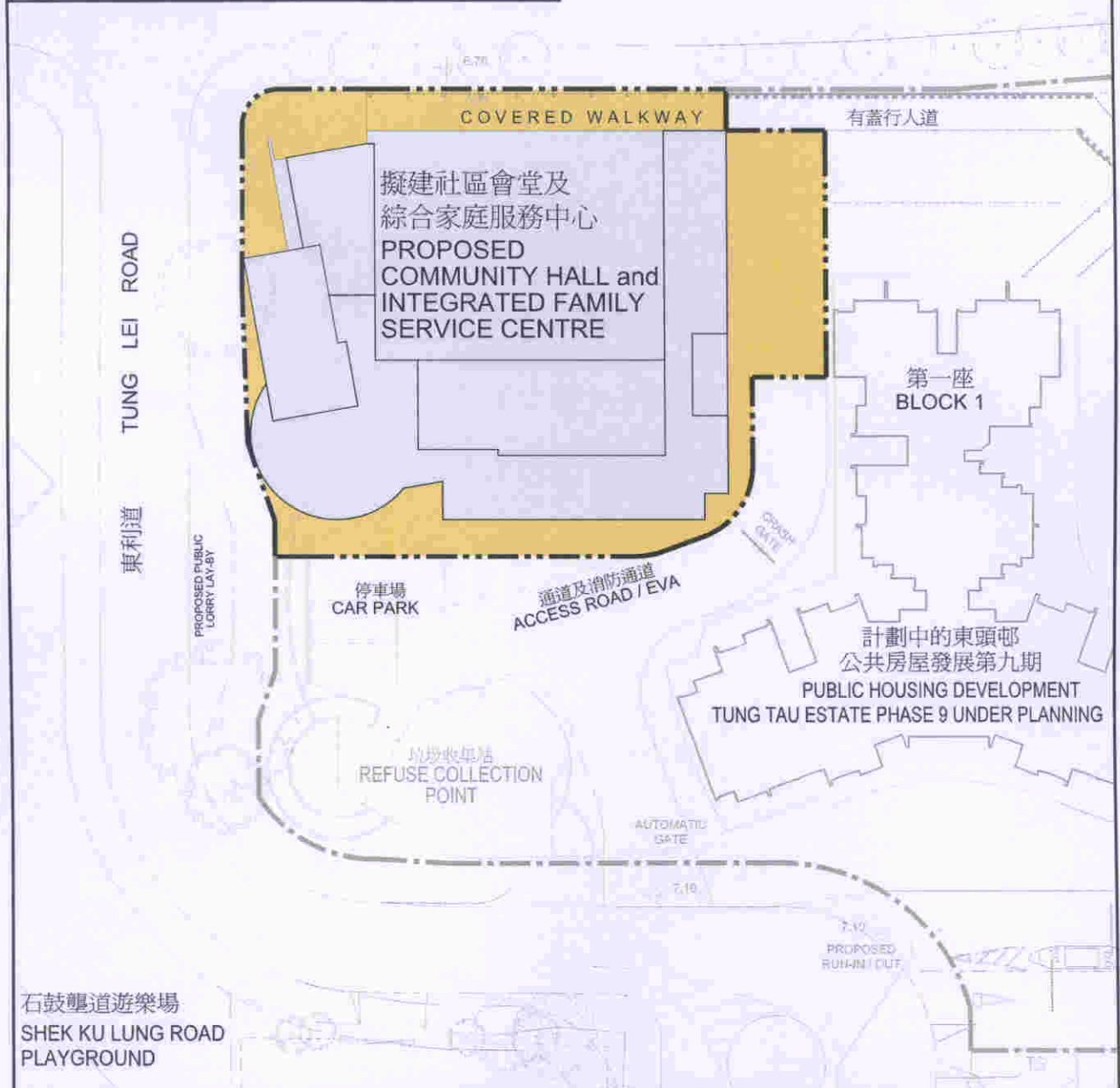
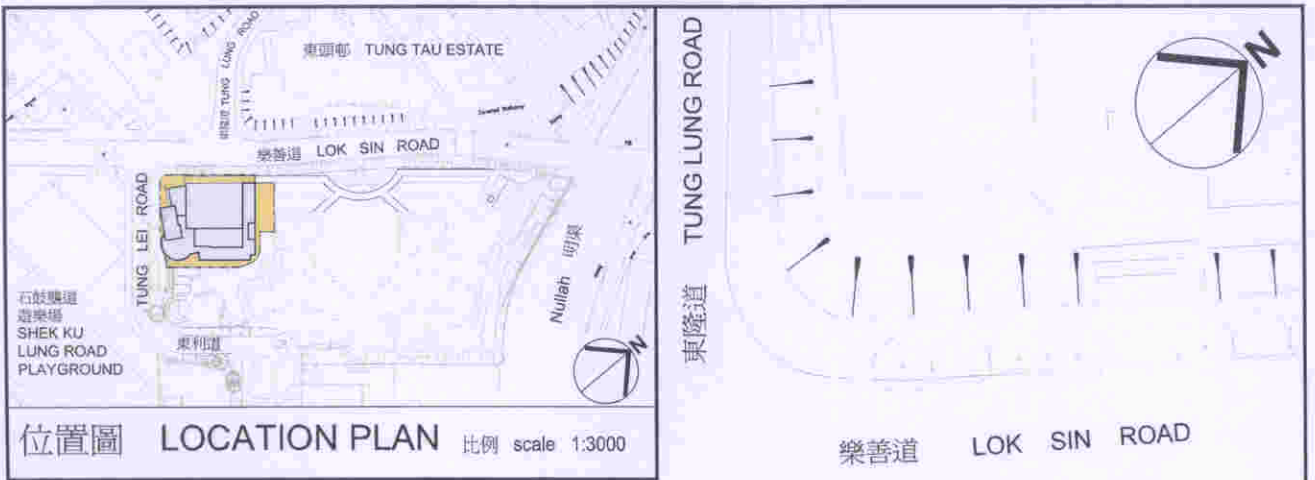
**BACKGROUND INFORMATION**

20. We upgraded **191SC** to Category B in April 2007. D of H has completed the topographical survey of the project.

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

22. We estimate that the proposed works will create about 34 jobs (30 for labourers and 4 for professional/technical staff) providing a total employment of 620 man-months.

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Title 191SC  
COMMUNITY HALL AND INTEGRATED FAMILY SERVICE CENTRE AT TUNG TAU ESTATE PHASE 9, WONG TAI SIN  
黃大仙東頭邨第9期的社區會堂及綜合家庭服務中心

General Note: For reference only, and subject to change where necessary. 只供參考，最後設計會因應需要而更改。	
Issue Note & Revision:	Date
1. HAD	3.1.2007
2. ArchSD	11.4.2007
Drawing No.	Scale
KL22/9/SITE/A/HAD-D01/P02	1:500

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從西面望向擬建社區會堂及綜合家庭服務中心的構思圖  
 VIEW OF THE COMMUNITY HALL AND INTEGRATED FAMILY SERVICE CENTRE FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)

Title 191SC  
 COMMUNITY HALL AND  
 INTEGRATED FAMILY  
 SERVICE CENTRE AT  
 TUNG TAU ESTATE PHASE 9,  
 WONG TAI SIN  
 黃大仙東頭邨第9期的  
 社區會堂及綜合家庭服務中心

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1. H.A.D.	14.12.2006
2. H.A.D.	3.1.2007
3. ArchSD	11.4.2007

Drawing No.  
 KL22/9/SITE/A/HAD-D02/P02

Scale  
 N. T. S.

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