

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Social Welfare and Community Buildings – Community centres and halls

193SC – Community hall at the housing site in Area 18, Tuen Mun

Members are invited to recommend to Finance Committee the upgrading of **193SC** to Category A at an estimated cost of \$74 million in money-of-the-day prices for the construction of a community hall at the housing site in Area 18, Tuen Mun.

PROBLEM

We need to construct a community hall in Area 18, Tuen Mun to meet the demand for community facilities in the district.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **193SC** to Category A at an estimated cost of \$74 million in money-of-the-day (MOD) prices for the construction of a community hall in Area 18, Tuen Mun.

PROJECT SCOPE AND NATURE

3. The scope of **193SC** comprises the construction of a two-storey free-standing community hall within the site boundary of public housing development in Area 18, Tuen Mun. The proposed community hall, with a construction floor area (CFA) of 1 913 square metres (m²), will provide the following facilities –

/(a)

- (a) a multi-purpose hall (with a seating capacity of 450) with a stage;
- (b) a stage store room;
- (c) a meeting room;
- (d) male and female dressing rooms;
- (e) a conference room; and
- (f) ancillary facilities including a management office, a store room for office, a baby care room, toilets, etc.

— A site plan, an artist's impression, layout plans, and an elevation and section plan of the proposed community hall are at Enclosures 1 to 4. As the proposed community hall will be built within the site boundary of the public housing development in Area 18, Tuen Mun, we intend to entrust the design, construction and supervision management of works of the project to the Director of Housing (D of H) for better interface with the development of public housing in Tuen Mun Area 18. Subject to funding approval by the Finance Committee, we plan to start construction works for the community hall in March 2011 for completion in September 2013 to tie in with the master programme of the public housing development.

JUSTIFICATION

4. At present, there are a number of residential developments, including Lung Mun Oasis, Glorious Garden and Sun Tuen Mun Centre in Tuen Mun Area 18. The population in the area is about 39 000 residents. With further intake of population upon completion of the public housing development in Tuen Mun Area 18, the population is expected to reach 42 000 by end 2013.

5. Since there is currently no community centre or community hall in the vicinity, residents in Tuen Mun Area 18 can only make use of the nearest Butterfly Bay Community Centre and Shan King Community Hall, which are about two to three Light Rail Transit stops or 20 to 30 minutes' walk away. These two community facilities are already serving a total population of about 115 000 in southwest Tuen Mun (including those residing in Butterfly Estate, Wu King Estate, Melody Garden, Siu Hei Court, etc. as well as Shan King Estate and Tuen Mun Area 18) and are heavily utilised. The average utilisation rates of Butterfly Bay Community Centre and Shan King Community Hall were 93% and 88% respectively in the first nine months of 2010.

6. We envisage that the local demand for community facilities will continue to increase with further population intake, particularly upon completion of the public housing development in Tuen Mun Area 18, and this growing demand cannot be fully met by the existing facilities. We therefore need to construct a new community hall in Tuen Mun Area 18 to provide the local community with a venue for organising community activities to help cultivate a sense of belonging among local residents. The new community hall can also help relieve the pressure on the Butterfly Bay Community Centre and Shan King Community Hall.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$74 million in MOD prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Piling	12.0
(b) Building	27.3
(c) Building services	9.7
(d) Drainage	0.7
(e) External works	1.6
(f) Additional energy conservation measures	0.5
(g) Furniture and equipment ¹	0.3
(h) On-cost payable to Housing Authority ²	6.5
(i) Contingencies	5.2
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/\$ million.....

¹ The estimated cost of furniture and equipment is based on an indicative list of items required.

² We will pay on-costs to the Housing Authority for the entrusted works at 12.5% of the estimated construction cost.

		\$ million	
	Sub-total	63.8	(in September 2010 prices)
(j)	Provision for price adjustment	10.2	
	Total	74.0	(in MOD prices)

The CFA of **193SC** is 1 913 m². The estimated construction unit cost, represented by the building and building services costs, is \$19,341 per m² of CFA in September 2010 prices. We consider the estimated project cost reasonable as compared with similar projects built by the Government.

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

	\$ million (Sept 2010)	Price adjustment Factor	\$ million (MOD)
2011 – 12	4.8	1.04250	5.0
2012 – 13	16.4	1.09463	18.0
2013 – 14	22.6	1.14936	26.0
2014 – 15	10.0	1.20682	12.1
2015 – 16	7.1	1.27169	9.0
2016 – 17	2.9	1.34163	3.9
	63.8		74.0

9. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2011 to 2017. D of H will deliver the contract on a lump-sum basis because the scope of the project can be clearly defined in advance. The contract will provide for price adjustments.

10. We estimate the additional annual recurrent expenditure arising from the project to be \$1.1 million. This project would increase the administration cost of the relevant departments/bureaux. The cost increase would be taken into account in fee review exercise for the relevant services.

PUBLIC CONSULTATION

11. The Housing Department (HD) (TMDC) organised a public forum on the public housing development in Tuen Mun Area 18 and the proposed project on 23 October 2009. Residents in the vicinity of the project site welcomed the provision of the proposed community hall.

12. Tuen Mun District Council (TMDC) has been urging the Government to provide a community hall in Tuen Mun Area 18 since HD began to consult TMDC on the public housing development in 2007. We consulted the Environment, Hygiene and District Development Committee of the TMDC on the proposed community hall on 16 May 2008, 28 May 2010 and 26 November 2010. Members supported the community hall project and urged for its early implementation.

13. We circulated an information paper to the Legislative Council Panel on Home Affairs in early December 2010. Members did not raise any objection against the proposed project.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will have no long-term adverse environmental impact.

15. During construction, we will control noise, dust and site runoff 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 and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance.

16. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste on site (e.g. use of excavated materials for filling within the site) or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities³. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

17. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate in total about 3 000 tonnes of construction waste. Of these, we will reuse about 1 400 tonnes (46.7%) of inert construction waste on site and deliver 1 300 tonnes (43.3%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 300 tonnes (10%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$72,600 for this project (based on an unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne⁴ at landfills).

/ **HERITAGE**.....

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

⁴ 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 per m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

HERITAGE IMPLICATIONS

19. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION MEASURES

21. This project has adopted various forms of energy efficient features, including –

- (a) automatic demand control of chilled water circulation system;
- (b) demand control of fresh air supply with carbon dioxide sensors;
- (c) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors;
- (d) light-emitting diode (LED) type exit signs; and
- (e) automatic on/off switching of lighting and ventilation fan inside the lift.

22. For renewable energy technologies, we will install a solar hot water system for environmental benefits.

23. For greening features, we will provide a green roof at rooftop of the building for environmental and amenity benefits.

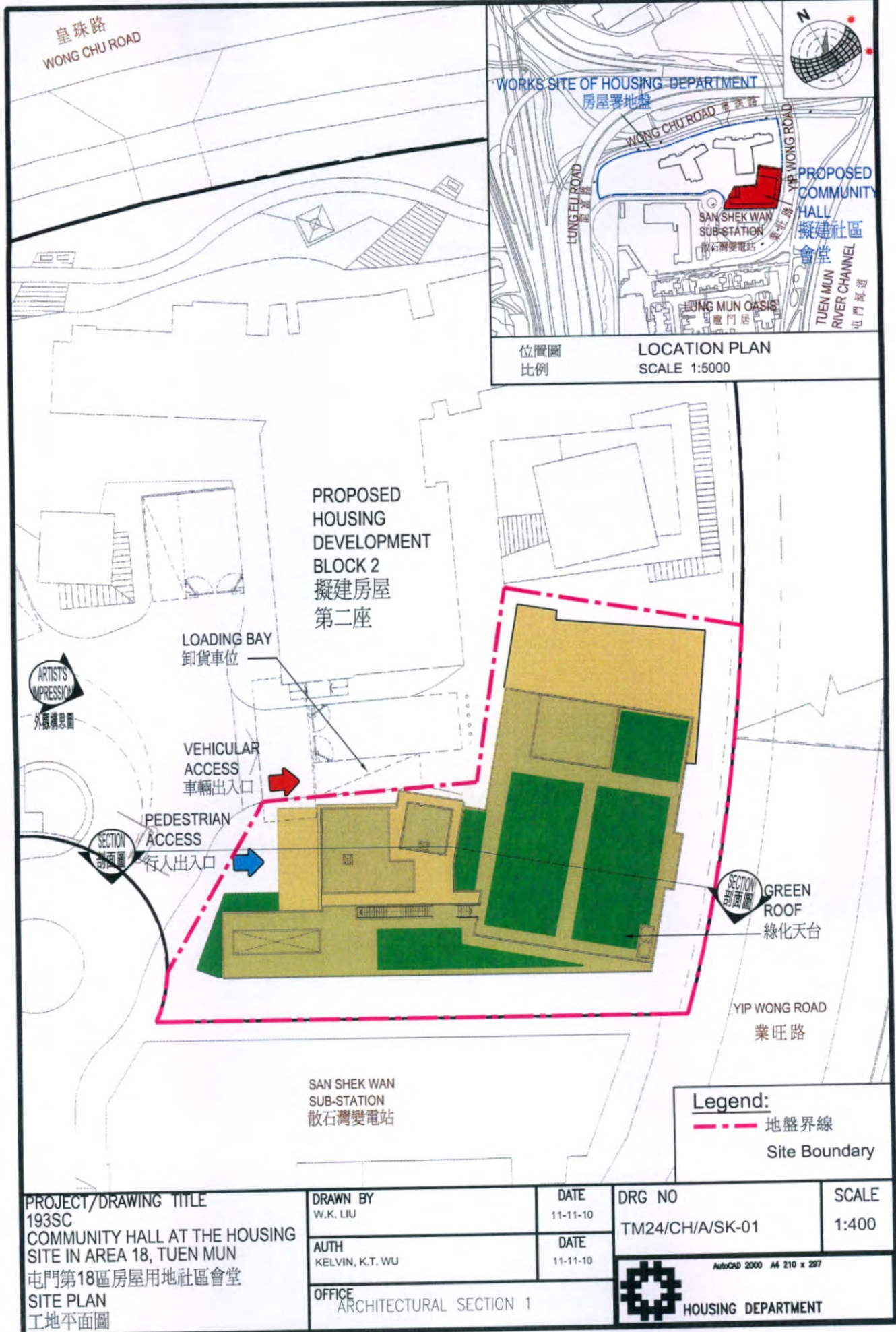
24. The total estimated additional cost for adoption of the above features is around \$0.5 million (including about \$0.15 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.7% energy savings in the annual energy consumption with a payback period of about 6.4 years.

BACKGROUND INFORMATION

25. We upgraded **193SC** to Category B in December 2008. D of H has completed the topographical survey of the project.

26. The proposed project will not involve any tree removal. We will incorporate planting proposals as part of the project, including planting of about 50 shrubs and 100 ground covers.

27. We estimate that the proposed works will create about 45 jobs (41 for labourers and another 4 for professional/technical staff) providing a total employment of 700 man-months.



位置圖
比例

LOCATION PLAN
SCALE 1:5000


Legend:
 - - - 地盤界線
 Site Boundary

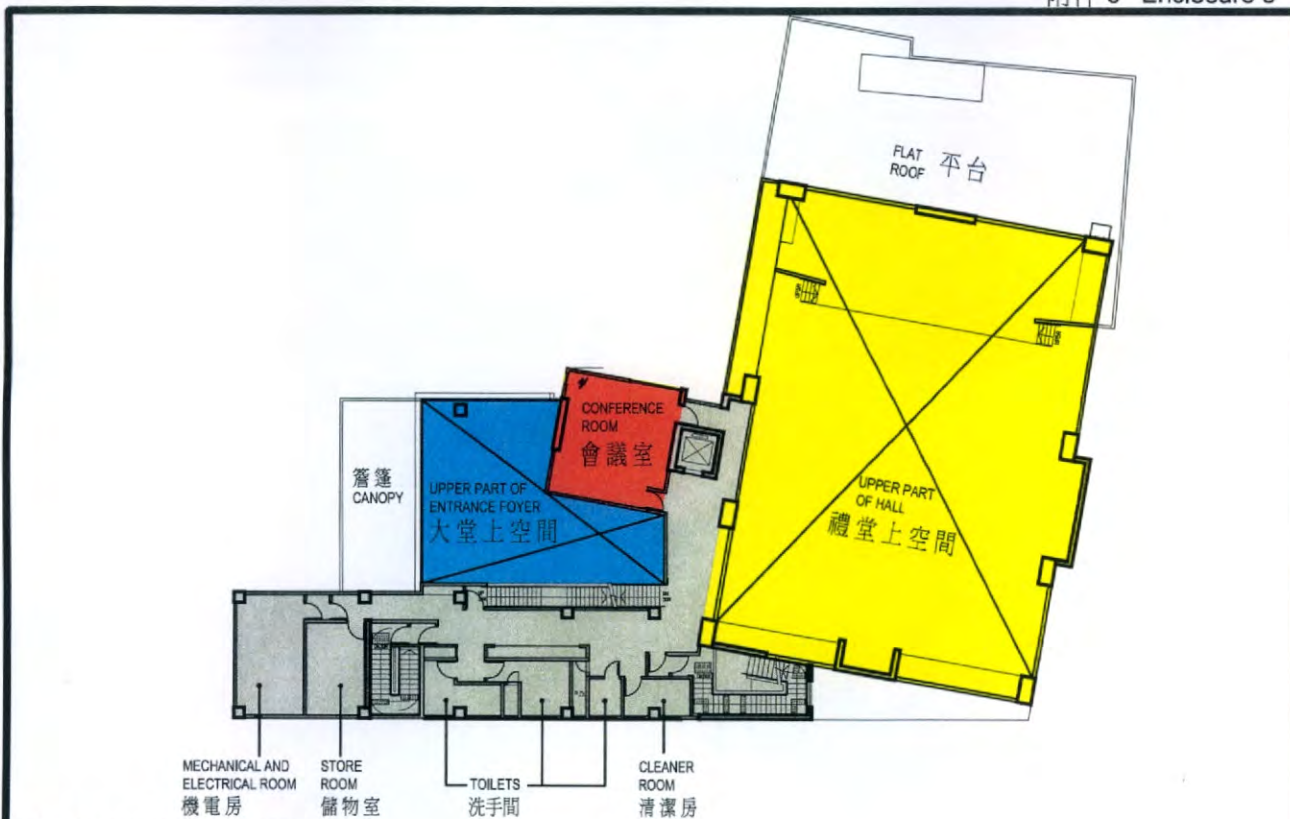
PROJECT/DRAWING TITLE
 193SC
 COMMUNITY HALL AT THE HOUSING
 SITE IN AREA 18, TUEN MUN
 屯門第18區房屋用地社區會堂
 SITE PLAN
 工地平面圖

DRAWN BY
 W.K. LIU
 DATE
 11-11-10
 AUTH
 KELVIN, K.T. WU
 DATE
 11-11-10
 OFFICE
 ARCHITECTURAL SECTION 1

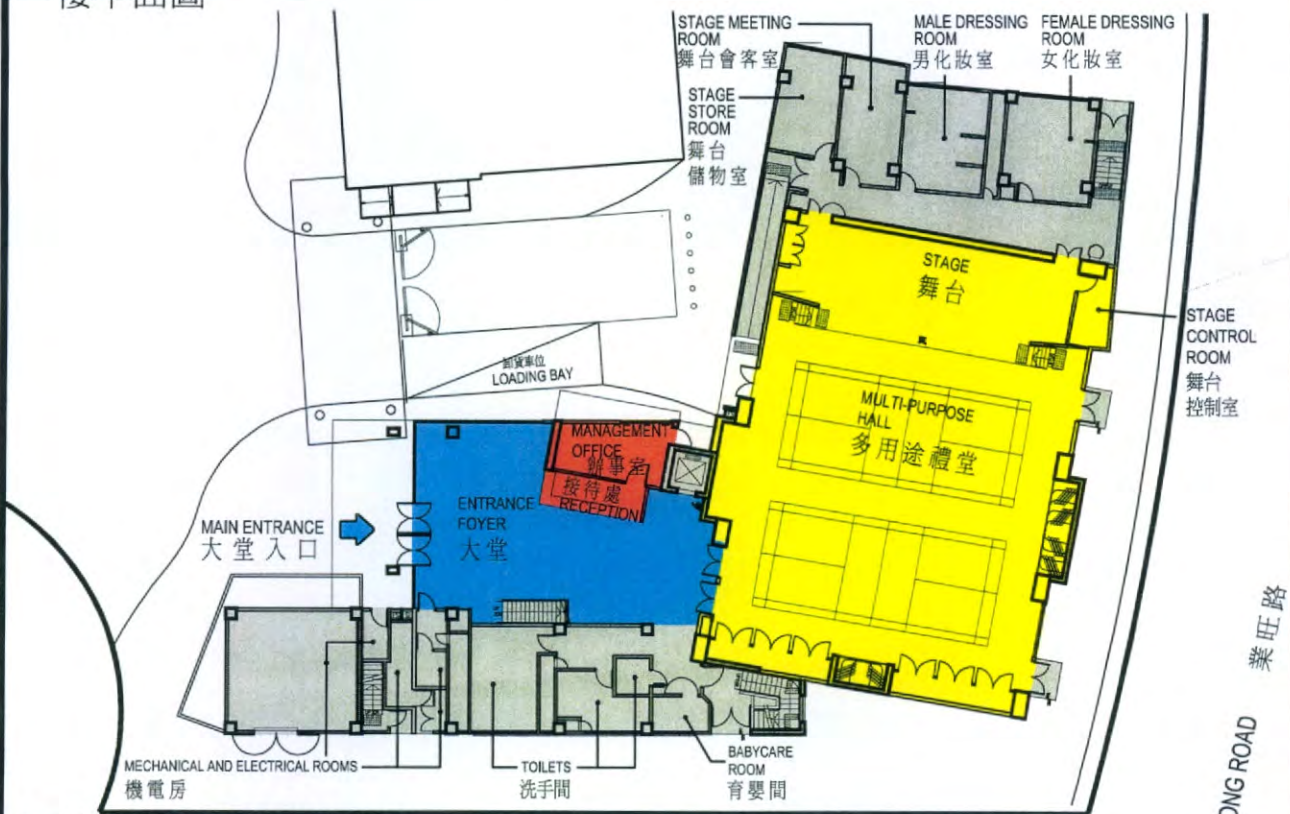
DRG NO
 TM24/CH/A/SK-01
 SCALE
 1:400
 AutoCAD 2000 A4 210 x 297
 HOUSING DEPARTMENT




DRAWING TITLE VIEW OF THE PROPOSED COMMUNITY HALL FROM NORTH-WESTERN DIRECTION (ARTIST'S IMPRESSION) 從西北面望向社區會堂的外觀構思圖	PROJECT 193SC COMMUNITY HALL AT THE HOUSING SITE IN AREA 18, TUEN MUN 屯門第18區房屋用地 社區會堂	DRAWN BY W.K.LIU	DATE 11-11-10	DRAWING NO. TM24/CH/A/SK-02	SCALE N.T.S.
		APPROVED KELVIN, K.T. WU	DATE 11-11-10	AutoCAD 2000 A4 210 x 297  HOUSING DEPARTMENT	
		OFFICE ARCHITECTURAL SECTION 1			



FIRST FLOOR PLAN
一樓平面圖



GROUND FLOOR PLAN
地下平面圖

PROJECT/DRAWING TITLE 193SC COMMUNITY HALL AT THE HOUSING SITE IN AREA 18, TUEN MUN 屯門第18區房屋用地社區會堂 GROUND AND FIRST FLOOR LAYOUT 地下及一樓平面圖	DRAWN BY W.K. LIU	DATE 11-11-10	DRG NO TM24/CH/A/SK-03	SCALE 1:400
	AUTH KELVIN, K.T. WU	DATE 11-11-10	 AutoCAD 2000 A4 210 x 297 HOUSING DEPARTMENT	
	OFFICE ARCHITECTURAL SECTION 1			


YIP WONG ROAD 業旺路



ELEVATION
立面圖



SECTION
剖面圖

PROJECT/DRAWING TITLE 193SC COMMUNITY HALL AT THE HOUSING SITE IN AREA 18, TUEN MUN 屯門第18區房屋用地社區會堂 ELEVATION OF THE PROPOSED COMMUNITY HALL FROM NORTH-EASTERN DIRECTION AND SECTION 從東北面望向社區會堂的立面圖及剖面圖	DRAWN BY W.K. LIU	DATE 11-11-10	DRG NO TM24/CH/A/SK-04	SCALE 1:400
	AUTH KELVIN, K.T. WU	DATE 11-11-10	AutoCAD 2000 M 210 x 297  HOUSING DEPARTMENT	
OFFICE ARCHITECTURAL SECTION 1				