

Public Works Subcommittee
Meeting on 1 June 2011
List of issues requiring follow-up actions by the Administration
before the relevant meeting of the Finance Committee

Item PWSC(2011-12)17

192SC – Joint-user complex in Area 44, Fanling

Further to discussion of this item at the PWSC meeting on 1 June 2011, the Administration has been requested to address members' concerns as follows:

Issue

The Administration was requested by Hon CHAN Hak-kan and Hon WONG Sing-chi to consider the feasibility of providing a small-scale library at the existing premises housing the Integrated Family Service Centre or the District Elderly Community Centre cum Integrated Home Care Services Team upon their relocation to the proposed joint-user complex.

Response

The existing Integrated Family Service Centre (IFSC) and District Elderly Community Centre cum Integrated Home Care Services Team (DECC cum IHCST) are currently located in Wah Ming Estate, Fanling. Upon completion of the proposed joint-user complex at Fanling Area 44, the IFSC and the DECC cum IHCST will be reprovisioned to the new complex. The existing IFSC is accommodated in a set of commercial premises at the Wah Ming Shopping Centre. The existing DECC cum IHCST occupy about 311 sq m in Net Operational Floor Area (NOFA) at Chung Ming House, Wah Ming Estate. The Social Welfare Department (SWD) will explore the suitability of using the premises for the provision of appropriate social welfare services, having regard to the social needs of the local community and the service demands in the wider context. However, as there is still a considerable lead time before the completion of the proposed Joint-user Complex, SWD has no concrete plan on the use of the to-be-vacated premises for the time being.

North District has a population of about 310,000 and is expected to reach 340,000 in 2019. As far as library facilities are concerned, the Leisure and Cultural Services Department (LCSD) has set up two district libraries

(Fanling and Sheung Shui Public Libraries), one small library (Sha Tau Kok Public Library) and five mobile library stops (Cheong Shing Court, Wah Sum Estate and Ka Fuk Estate in Fanling; Ching Ho Estate in Sheung Shui; Ta Kwu Ling in Ping Che) to provide services for residents of the district. On the whole, the government has made reference to the guidelines set out in the Hong Kong Planning Standards and Guidelines by the Planning Department for the provision of library facilities in the North District which stipulate that there should be a district library for every 200,000 people.

To cater for the community's needs for public library services in Fanling, LCSD has continued to enhance the library services in the area in recent years. In 2003, the department has set up a district library in Wo Mun Street, Fanling as well as a mobile library stop at Cheong Shing Court. It has also provided mobile library stops at Wah Sum Estate and Ka Fuk Estate in 2009 and 2010 respectively to augment the library services in Fanling South. Generally speaking, extensive library services have been provided in Fanling.

Besides, LCSD also collaborates proactively with community organizations to set up community libraries to provide residents with library services with flexibility, convenience and efficiency. Currently, a total of seven community libraries have been set up in North District and five of them are in Fanling South. At present, LCSD has no plan to provide additional static library in the proposed joint-user complex in Area 44, Fanling nor the existing premises of Caritas – Hong Kong Fanling IFSC / Hong Kong Young Women's Christian Association DECC cum IHCST in Wah Ming Estate/Shopping Centre, Fanling. If any non-profit-making organization(s) is/are interested in setting up more new community library(ies) in the district, LCSD will be most willing to work in collaboration with them and provide them with professional support.

Apart from setting up static libraries and mobile library stops services, LCSD also strives to provide the community with library services unrestricted by time or space via different means, such as telephone renewal service, 24-hour online library services and online Multimedia Information

System services. LCSD has also installed book drops for readers to return borrowed materials at their convenience. LCSD is committed to strengthen the network between district libraries and local communities by actively liaising with local schools, organizations and agencies to promote library facilities and offers block loan service in order to meet residents' needs for information and self-learning.

LCSD will continue to keep in view closely the future development, demographic changes, library usage and demand for library services in the North District (including Fanling) and to enhance its library services through the above measures with available resources.

Issue

Addressing the concerns of the Chairman and Prof Hon Patrick LAU, the Administration was requested to provide information on the increased cost for additional loading in the piling works if two or three storeys would be added to the proposed joint complex, and advise whether the Administration would consider doing so.

Response

The current proposal of including a community hall, an IFSC and a DECC cum IHCST in the joint-user complex in Area 44, Fanling, has already met the reference plot ratio, which is advised by the Planning Department having regard to the developments in the neighbouring areas. We consider the proposal capable of achieving an optimal degree of site utilization.

We have nonetheless assessed the estimated cost and time implications of providing additional loading in the piling works. Assuming that the additional works would be implemented during construction of the joint-user complex to cater for future addition of three storeys, the additional cost involved would be about \$12.9 million (representing 8% of the project estimate) and completion of the project would be delayed by about three months. Details are provided at **Annex**.

From the technical point of view, incorporating additional storeys to the complex after it has already been in use would entail considerable alteration works to the existing facilities. Not only would this be costly to do so, it would

also inevitably disrupt the provision of existing services and create inconvenience to the public. Furthermore there is the question of value for money if no new facilities would eventually be added to the joint user complex in the end. Works required to construct additional storeys at the complex are provided at **Annex**.

In view of the above, we will not consider providing additional loading in the piling works of the proposed joint-user complex.

Issue

In response to the concern of Hon Cyd HO about the barrier-free access for the disabled and elderly, the Administration was requested to provide detailed information, including site location and layout plan, on pedestrian facilities including footbridge, subway, and crossing leading to the proposed complex.

Response

The site location and layout plan for the barrier-free access for the disabled and elderly is at **Enclosure**.

Implications of providing additional loading in the piling works to cater for future addition of three storeys to the proposed joint-user complex in Area 44, Fanling

(1) Estimated cost implication

Assuming that three storeys would be added to the proposed joint-user complex in future, the following works would have to be implemented during construction of the complex to cater for future expansion –

- (a) addition of 25 piles, which is about 50% of the original design and the pile cap will be increased by 1 metre thick;
- (b) enlargement of the structural elements at lower floor;
- (c) widening of two staircases from existing 1 200mm to 1 250mm; and
- (d) provision of space for two additional passenger lifts.

2. The above additional works would incur an extra cost of about \$12.9 million (M), broken down as follows –

(a) Additional substructure works (including additional steel H-piles, thickening of the raft foundation and additional lift pits)	\$6.6M
(b) Additional building works (including enlargement of structural elements i.e. columns, transfer beam to Community Hall, starter bars at roof level for future expansion, widening of staircases, increasing the pipe size for pumping and drainage installation)	\$3.3M
(c) Additional contingencies	<u>\$1.0M</u>
<i>Sub-total</i>	\$10.9M (in Sept 2010 prices)

(d) Provision of price adjustment	<u>\$2.0M</u>
<i>Total</i>	<u>\$12.9M</u> (in MOD prices)

(2) Estimated time implication

3. All the tender drawings and documentation for the project have been completed. An additional three months would be required to amend the tender drawings and documentation to incorporate the above-mentioned additional works. This would delay completion of the project from February 2014 to May 2014.

(3) Works required to construct additional storeys at the complex

4. To construct additional storeys at the complex after it has been in use would entail at least the following works, which would cause significant disruptions to the normal operations of the complex and create inconvenience to the public during the period of construction –

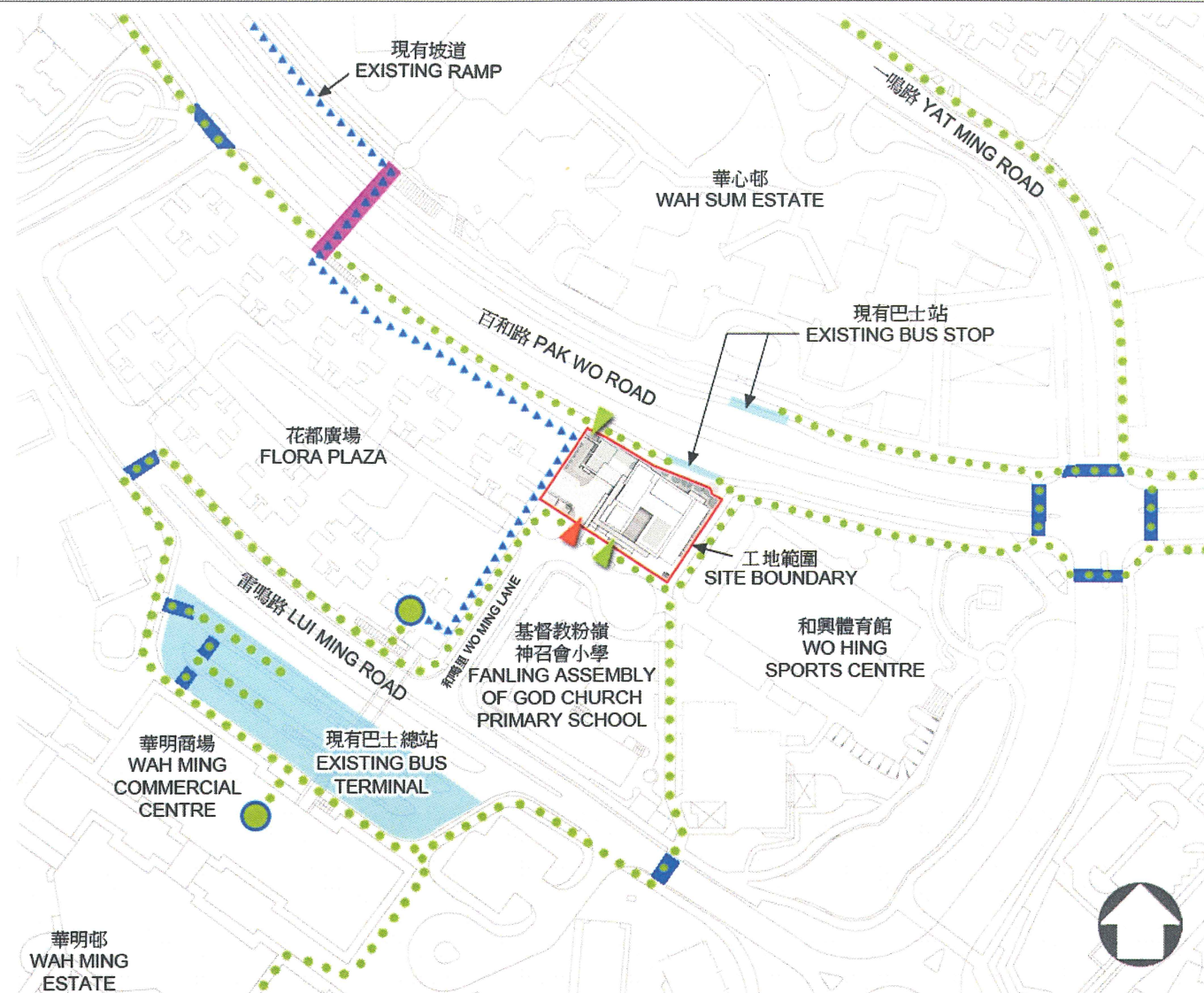
(a) Building works

- addition of new floors;
- extension of the staircase to the new floors;
- addition of two passenger lifts with associated lift lobbies to cater for additional vertical circulation and accessibility of disabled to the new floors; and
- various alteration works at various locations (e.g. removal of skylight at current roof level, modification of external curtain wall system, etc.).

(b) Building services works

- addition of transformer room and switch room; and
- addition of plant room at the new roof floor for the extra building services equipment (e.g. chiller, cooling towers, fire service, fresh and flushing water tank, pumps, etc.).

5. The costs for the additional building and building services works relating to construction of additional storeys (i.e. items under paragraph 4(a) and (b)) have not been included in the \$12.9 million estimate as stated in paragraph 2.



-  工程項目的無障礙出入口
Barrier Free Entrance to Project Site
-  現有無障礙通道(地面)
Existing Barrier Free Access (Ground Level)
-  現有無障礙通道(一樓/行人天橋)
Existing Barrier Free Access (1/F / Footbridge)
-  現有電梯
Existing Lift
-  現有行人過路處
Existing Pedestrian Crossing
-  現有行人天橋
Existing Footbridge
-  車輛出入口
Vehicular Access

無障礙通道平面圖
PLAN OF BARRIER FREE ACCESS

title
192SC
粉嶺第44區政府綜合大樓
JOINT USER COMPLEX IN AREA 44, FANLING

drawn by V. LAM	date 07/06/2011
approved V. FUNG	date 07/06/2011
office ARCHITECTURAL BRANCH	

drawing no. AB/7114/SK01a	scale 1:2500
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DEPARTMENT