

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Government Office – Intra-governmental services

112KA – Relocation of the Court of Final Appeal to No. 8 Jackson Road

Members are invited to recommend to Finance Committee the upgrading of **112KA** to Category A at an estimated cost of \$463.6 million in money-of-the-day prices for the relocation of the Court of Final Appeal to No. 8 Jackson Road.

PROBLEM

The current accommodation of the Court of Final Appeal (CFA) at No. 1 Battery Path is manifestly inadequate for the smooth and efficient functioning of the Court. There is no room for on-site expansion of the present CFA Building, which is a declared monument.

PROPOSAL

2. The Director of Architectural Services, with the support of the Judiciary Administrator, proposes to upgrade **112KA** to Category A at an estimated cost of \$463.6 million in money-of-the-day (MOD) prices for the relocation of the CFA to No. 8 Jackson Road.

/PROJECT

PROJECT SCOPE AND NATURE

3. We propose to convert and refurbish the building on No. 8 Jackson Road¹ for relocation of the CFA. The future CFA building will provide a total net operational floor area (NOFA)² of about 3 070 square metres (m²). The proposed scope of **112KA** comprises the provision of the following facilities –

- (a) a fully-equipped courtroom (about 230 m²) for hearing substantive appeals;
- (b) a fully-equipped courtroom (about 95 m²) for hearing leave applications and taxation cases;
- (c) eight chambers for Judges;
- (d) two galleries³;
- (e) a Judges' retiring room;
- (f) a library for Judges and judiciary staff of the CFA;
- (g) two conference rooms;
- (h) two lawyers' robing rooms, four lawyers' consultation rooms and a lawyers' common room;
- (i) a press room;

/ (j)

¹ The building was the Supreme Court of Hong Kong until 1978 and was converted into the use of the Legislative Council Building in 1985.

² NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/services ducts, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, car parking spaces, loading/unloading areas, mechanical plant rooms, etc.

³ One gallery on 1/F for the hosting of exhibits relevant to the Judiciary; and the other at the basement for the display of the history of architectural development of the building. The former gallery also serves as a venue for the hosting of talks and functions.

- (j) offices for the Development Division ⁴ of the Judiciary Administration;
- (k) a general registry, printing rooms, storage areas, etc;
- (l) a digital audio recording room ⁵ and a computer control room;
- (m) a custody area for defendants and an office for staff of the Correctional Services Department; and
- (n) ancillary facilities including a security control room, toilets, disabled access facilities, a baby-care facility, pantries, a cleaner room, plant rooms, electrical and mechanical rooms and parking spaces.

4. Since the exterior of No. 8 Jackson Road is a declared monument and the building is accorded with a Grade 1 historic building status, we have taken steps to minimize the impact on or alteration to the original building in planning the works project for the relocation. The works are broadly divided into the following three parts.

- (a) Preservation and repair of the existing building structure

The objective of this part of the works is to preserve and repair the original building and their character-defining elements with minimum intervention. The works include –

- (i) repair and restoration works to the exterior of the building. No alteration works to the exterior will be carried out; and

/(ii)

⁴ The Development Division, a key task of which is to provide administrative support for the Chief Justice, is at present located at both the present CFA building and the High Court. It will be centralized at the future CFA building in future.

⁵ The digital audio recording room will accommodate the operators and equipment for the provision of digital audio recording and transcription services to the two courtrooms mentioned in paragraph 3 (a) and (b) above.

(ii) conservation of the building features with heritage value as set out in paragraph 30 below.

(b) Internal layout restructuring and functional improvements

Internal alterations, additions and fitting-out works will be carried out to accommodate the facilities listed in paragraph 3 above, and to meet functional and operational needs.

(c) Enhancement works for complying with statutory requirements

Enhancement works will be carried out in No. 8 Jackson Road to improve fire safety and provide a barrier-free environment in compliance with prevailing building requirements. The works mainly include the provision of the following –

- (i) an automatic sprinkler system;
- (ii) fireman cum accessible lifts;
- (iii) installation of ramps at key passageways; and
- (iv) additional accessible toilets.

5. A site plan is at Enclosure 1. Layout plans, a sectional drawing of the building are provided at Enclosures 2 to 5. Perspective drawings and a barrier-free access plan are provided at Enclosures 6 to 9. Subject to funding approval of the Finance Committee, we plan to start the construction works in May 2013 for completion in March 2015.

/JUSTIFICATIONS

JUSTIFICATIONS

6. The present CFA Building, with a NOFA of around 1 600 m², at No. 1 Battery Path is manifestly inadequate for the smooth and efficient functioning of the Court, as explained below –

- (a) there is only one courtroom and the courtroom is too small (140 m²)⁶ and not ideally designed due to space constraints;
- (b) facilities for Judges (including the chambers and essential common facilities for Judges) are inadequate, for example, there is no designated conference room and no proper reception area for receiving guests and visitors. Further, the working space for Judges' support staff and administrative staff is insufficient. As a result, the Development Division of the Judiciary Administration, which mainly provides administrative support for the Chief Justice, is currently located at both the present CFA building and the High Court. This is not conducive to effective operation of the Division;
- (c) facilities for the legal professionals are not satisfactory in that the robing and consultation facilities are inadequate. This has brought inconvenience to the legal professionals who have requested better provision of facilities. Under the prevailing arrangement, legal representatives have to robe to attend court hearings at the CFA, but due to the limited space at the present CFA Building, no toilet facilities are available in the robing rooms. Also, there are only two consultation rooms available for the legal professionals to discuss cases among themselves or with the parties before/after hearings and during adjournment;

/(d)

⁶ By drawing reference to the courtrooms of the High Court, the size of criminal courtrooms ranges from 180 m² to 210 m².

- (d) the press room (25 m²) is too small for its proper functioning, particularly when there are a large number of reporters to cover high-profile court cases. Reporters will have to spill over to corridors and common areas, which is not conducive to court operation; and
- (e) facilities for the public (e.g. public seats at courtrooms, baby-care facility, and lifts) are either lacking or inadequate to meet the present-day court services requirements.

7. Since the present CFA Building is a declared monument, there is no room for on-site expansion of the building. The only practicable solution to address the inadequacies of the current accommodation lies in the project. Having regard to the CFA's status as Hong Kong's final appellate court, there is no better place to accommodate the CFA than No. 8 Jackson Road, which was formerly the Supreme Court of Hong Kong. This prestigious building is situated on a prominent site. The building was accorded with a Grade 1 historic building status in 1980 while its exterior was declared as a monument in 1984. The project is a live case of adaptive re-use of Hong Kong's treasured heritage.

Improved Facilities

8. The future CFA building on No. 8 Jackson Road will provide a total NOFA of about 3 070 m². This can provide sufficient space for accommodating the necessary and up-to-standard facilities, which in turn will help enhance the court services of the CFA.

Courtrooms

9. There will be two courtrooms. The larger one (about 230 m²) will be the venue for hearing substantive appeals. It will be equipped with enhanced services and facilities, including audio-visual presentation systems and acoustic and audio systems. There will be sufficient seats for various parties involved in a substantive appeal hearing, including the legal professionals, the press and the public.

10. The smaller courtroom (about 95 m²) will be the venue for hearing leave applications and taxation cases.

Facilities for Judges and Support Staff

11. Apart from Judges' chambers, common facilities for Judges (e.g. Judges' retiring room) will be enhanced. There will be sufficient space provision for accommodating support staff and ancillary facilities. Adequate accommodation will also be provided to allow the Development Division of the Judiciary Administration be centralized at the future CFA Building.

Facilities for Legal Representatives

12. A lawyers' common room, two robing rooms and four consultation rooms will be provided. Moreover, a proper interview room will be provided in the cell area.

Facilities for the Press

13. A larger press room (30 m²) will be made available for use by reporters to better serve the needs of the media.

Facilities for the Public

14. Ample waiting areas with sufficient seats will be provided in the court lobby and registry counter. A viewing booth will be provided to facilitate members of the public to search and view court records. Moreover, facilities for the disabled, for both defendants and the public, will be enhanced, and a baby-care facility will be provided in line with the prevailing practice to enhance communal facilities to care for children.

15. The present CFA building at No. 1 Battery Path will be returned to the Administration after the relocation of the CFA. The Development Bureau will consider the most suitable adaptive re-use of the building after relocation of the CFA.

/FINANCIAL

FINANCIAL IMPLICATIONS

16. We estimate the capital cost of the project to be \$463.6 million in MOD prices (please see paragraph 17 below), broken down as follows –

		\$ million	
(a)	Site works	6.2	
(b)	Building ⁷	203.6	
(c)	Building services	72.0	
(d)	Drainage	4.4	
(e)	External works	22.9	
(f)	Additional energy conservation measures	1.1	
(g)	Furniture and equipment ⁸	50.9	
(h)	Consultants' fees for heritage assessments ⁹	7.0	
(i)	Contingencies	36.8	
	Sub-total	404.9	(in September 2012 prices)
(j)	Provision for price adjustment	58.7	
	Total	<u>463.6</u>	<u>(in MOD prices)</u>

/We

⁷ The building cost includes the costs for carrying out heritage preservation, building renovation works, structural & building repair works and construction of an underground chiller plant room.

⁸ The estimated cost of furniture and equipment is based on an indicative list of items required.

⁹ The heritage consultant will be responsible for vetting the contractor's proposed method statements and materials submissions, and providing on-site supervision of the heritage preservation and repair works, including compilation of reports and as-built drawings.

We propose to engage consultants to undertake heritage assessments for the project. A breakdown of the estimates for the consultants' fees is provided at Enclosure 10. The construction floor area of **112KA** is about 8 080 m². The estimated construction unit cost, represented by building and building services costs, is \$34,109 per m² of construction floor area in September 2012 prices. We consider this reasonable as compared with similar projects.

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

Year	\$ million (Sept 2012)	Price adjustment factor	\$ million (MOD)
2013 – 14	80.0	1.06250	85.0
2014 – 15	205.0	1.12625	230.9
2015 – 16	78.0	1.19383	93.1
2016 – 17	25.0	1.26545	31.6
2017 – 18	12.0	1.34138	16.1
2018 – 19	4.9	1.41180	6.9
	404.9		463.6

18. 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 from 2013 to 2019. We will award the contract on a lump-sum basis because the scope of the works can be clearly defined in advance. The contract will provide for price adjustments.

19. We estimate the additional annual recurrent expenditure arising from the project to be \$15.0 million.

/PUBLIC

PUBLIC CONSULTATION

20. We consulted the Criminal Court Users' Committee¹⁰ and the Civil Court Users' Committee¹⁰ on 4 May 2012 on the project. The two committees generally supported the project. In response to their comments, we have increased the number of lawyers' consultation rooms from two to four, added 16 movable seats for legal representatives in the large courtroom, and added a lawyers' common room.

21. We consulted the Central and Western District Council on 17 May 2012 on the project. Members generally supported the project and enquired about the implementation timeline, the space requirements, the arrangements for opening the future CFA building to the public and the project cost. We provided them with the relevant information at the meeting.

22. We consulted the Antiquities Advisory Board (AAB) on the Heritage Impact Assessment (HIA) report for this project in May 2012 and received its support. The HIA report was endorsed by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department in July 2012.

23. We consulted the Legislative Council Panel on Administration of Justice and Legal Services on 10 July 2012 and 26 February 2013. Members raised no objection to the proposal. At the meeting on 26 February 2013, some Members made a number of suggestions regarding the project –

- (a) at least one of the two public galleries in the former Legislative Council Chamber should be retained, to preserve the history of the Legislative Council which was accommodated in the building on No. 8 Jackson Road for over a quarter of a century (1985 – 2011);

/(b)

¹⁰ The Criminal Court Users' Committee and the Civil Court Users' Committee are appointed by the Chief Justice and chaired by a High Court Judge to discuss matters of concern to users of the criminal and civil courts, including all matters of practice and procedure, and the administration of the courts. Members comprise judges, representatives of the legal profession, representatives of other court users and lay members.

- (b) it is not appropriate to completely restore the building on No. 8 Jackson Road to its earliest condition as the Supreme Court, as it would have the effect of wiping out an important part of the history of constitutional development and the development of democracy during the quarter of a century when the Legislative Council was accommodated in the building;
- (c) the pantry on the ground floor of the building should be retained, and its previous use to detain persons (e.g. those ordered to leave the Legislative Council Chamber public galleries before the arrival of law enforcement officers) could be included in the guided tour information for visitors of the building; and
- (d) members of the public should be given access to the roof terrace on the second floor outside the former Dining Hall of the building on weekends and Sundays, to enable appreciation of the building from the best angle.

_____ On the instruction of the Chief Justice, the response of the Judiciary is at Enclosure 11.

ENVIRONMENTAL IMPLICATIONS

24. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

25. During construction, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through the implementation of mitigation measures as required. These include the use of silencers, mufflers, acoustic shields/enclosures for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance.

/26.

26. 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 facilities¹¹. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

27. 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.

28. We estimate that the project will generate in total about 10 295 tonnes of construction waste. Of these, we will deliver 7 295 tonnes (71%) of inert construction waste to public fill reception facilities for subsequent reuse and dispose of the remaining 3 000 tonnes (29%) 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 \$0.57 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills¹²).

/HERITAGE

¹¹ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

¹² This estimate has taken into account the cost of developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost of 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

29. Pursuant to the prevailing requirements, this project is subject to HIA. The AMO has no objection to the HIA report for the project. We also consulted the AAB on the HIA report for this project in May 2012 and received its support. We will ensure that the conversion works and further maintenance of the building will comply with the mitigation measures, recommendations and requirements stipulated in the HIA report. In case of any amendments to the scheme or the detailed design, we will further consult the AMO and AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the conservation perspective.

30. The HIA report proposes that the following building features with heritage value be conserved for heritage interpretation. Photos showing the features concerned as set out below are at Enclosure 12 –

- (a) the entire building façade;
- (b) the original decorative mouldings at ceiling;
- (c) the original timber teakwood flooring that is in good condition;
- (d) the former double height Ante-Chamber of the Legislative Council and its features including the supporting brackets, mouldings and metal railings;
- (e) the verandah on 1/F;
- (f) the features at the basement including the granite arches, skylights and vent openings;
- (g) the features with heritage value in the former Chamber of the Legislative Council including the granite columns, ceiling mouldings and timber wall panels; and
- (h) the remains of the “Bridge of Sighs”, which was the former passage from the defendant’s area to the Courtrooms of the former Supreme Court.

31. In the future CFA building, we will set up two galleries, one for exhibits relevant to the Judiciary; and the other in connection with the history of architectural development of the building. The future CFA building is a building of great historical value and interest, and it belongs very much to the community. Our intention is to open as much as possible the building to the public, provided that the functioning of the Court is not adversely affected.

LAND ACQUISITION

32. The project does not require land acquisition.

ENERGY CONSERVATION MEASURES

33. This project will adopt various forms of energy efficient features, in particular –

- (a) direct sea-water cooling air-conditioning system with high efficiency water cooled chiller;
- (b) automatic demand control of chilled water circulation system;
- (c) demand control of fresh air supply with carbon dioxide sensors; and
- (d) fan coil units with brushless direct current motors.

34. The total estimated additional cost for adoption of the energy conservation measures is around \$1.1 million (including \$0.69 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.9% energy savings in the annual energy consumption with a payback period of about 7.9 years.

BACKGROUND INFORMATION

35. We upgraded **112KA** to Category B in September 2010. We employed consultants and contractors to carry out building condition surveys and site investigations in November 2011. We engaged a consultant to conduct the HIA in October 2011. The total cost of the consultancy services is about \$4.1

/million.

million. We have charged this amount to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of Public Works Programme”. The consultants and contractors have completed the building condition surveys, site investigations and HIA. We have completed the detailed design and tender documents of the project with in-house staff resources.

36. Of the 13 trees within the project boundary, 12 trees will be preserved. The proposed project will involve removal of one tree, which will be transplanted outside the project site. The tree to be removed is not an important tree¹³. We will incorporate planting proposals as part of the project, including an estimated quantity of 250 shrubs.

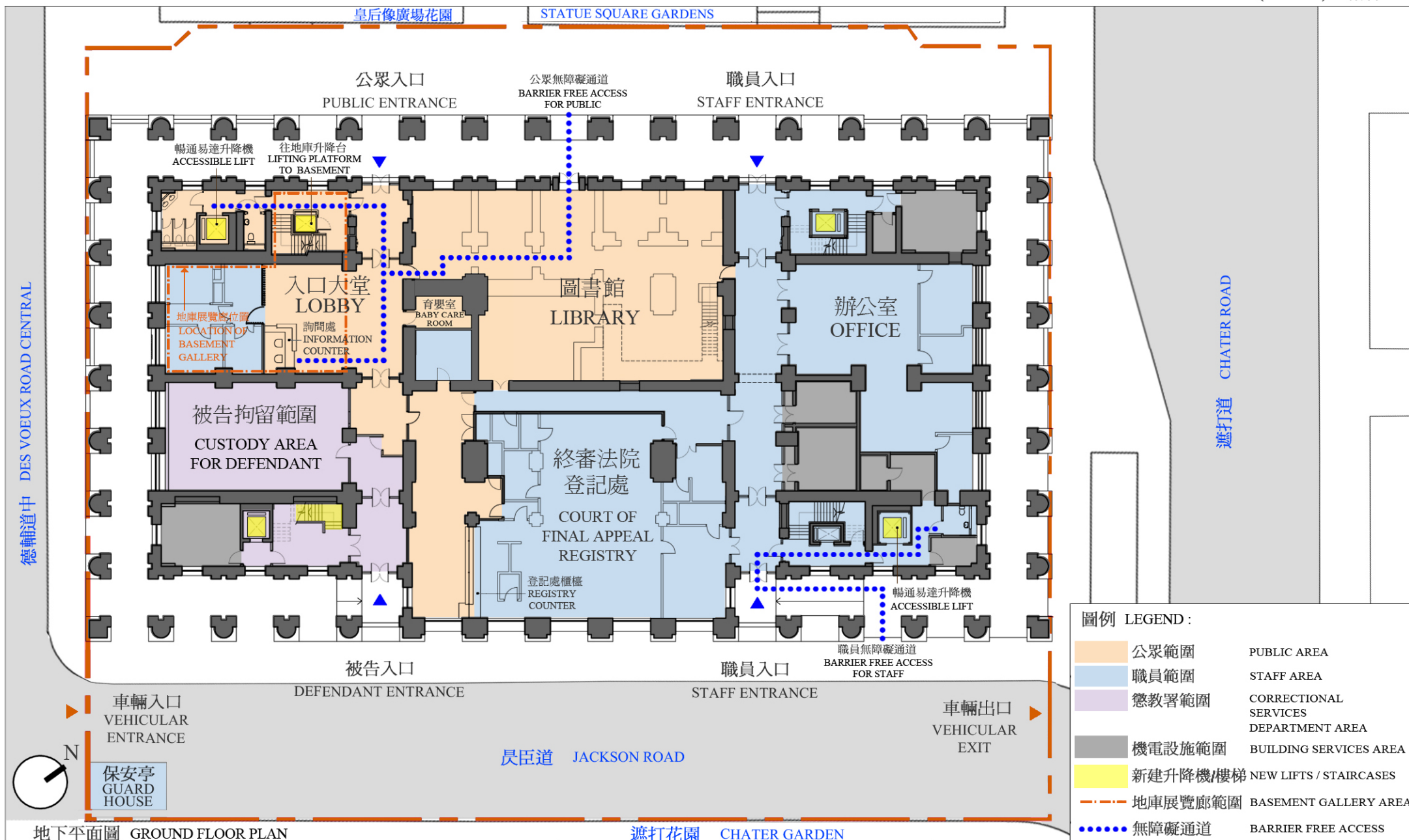
37. We estimate that the proposed works will create about 207 jobs (189 for labourers and another 18 for professional/technical staff) providing a total employment of 3 915 man-months.

Judiciary Administration
March 2013

¹³ “Important tree” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking into account the overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.





地下平面圖 GROUND FLOOR PLAN

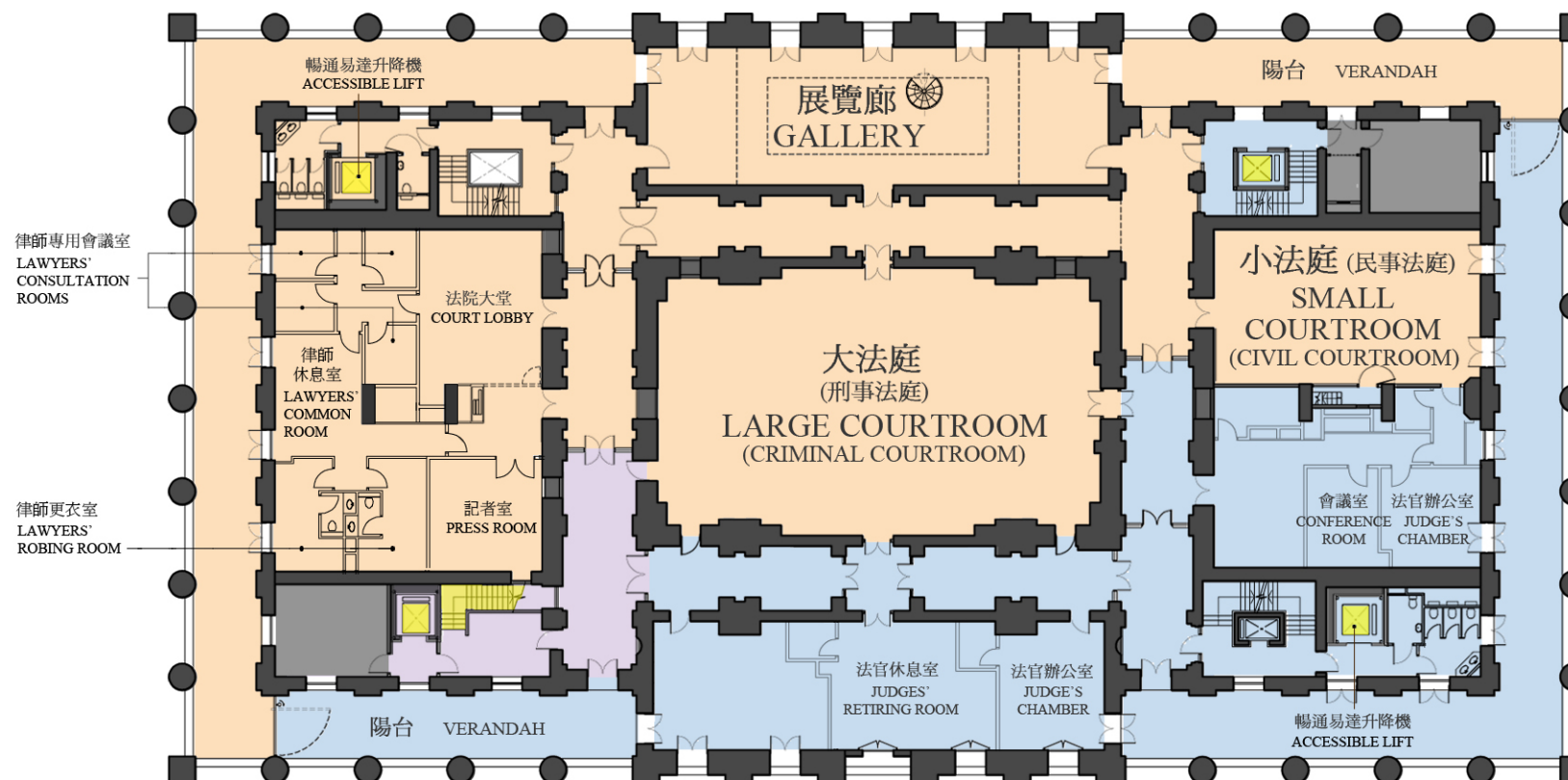
112 KA

終審法院遷往晨臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD



建築署
ARCHITECTURAL SERVICES DEPARTMENT

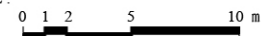


一樓平面圖 FIRST FLOOR PLAN

圖例 LEGEND:

公眾範圍	PUBLIC AREA
職員範圍	STAFF AREA
懲教署範圍	CORRECTIONAL SERVICES DEPARTMENT AREA
機電設施範圍	BUILDING SERVICES AREA
新建升降機/樓梯	NEW LIFTS / STAIRCASES

比例 SCALE:



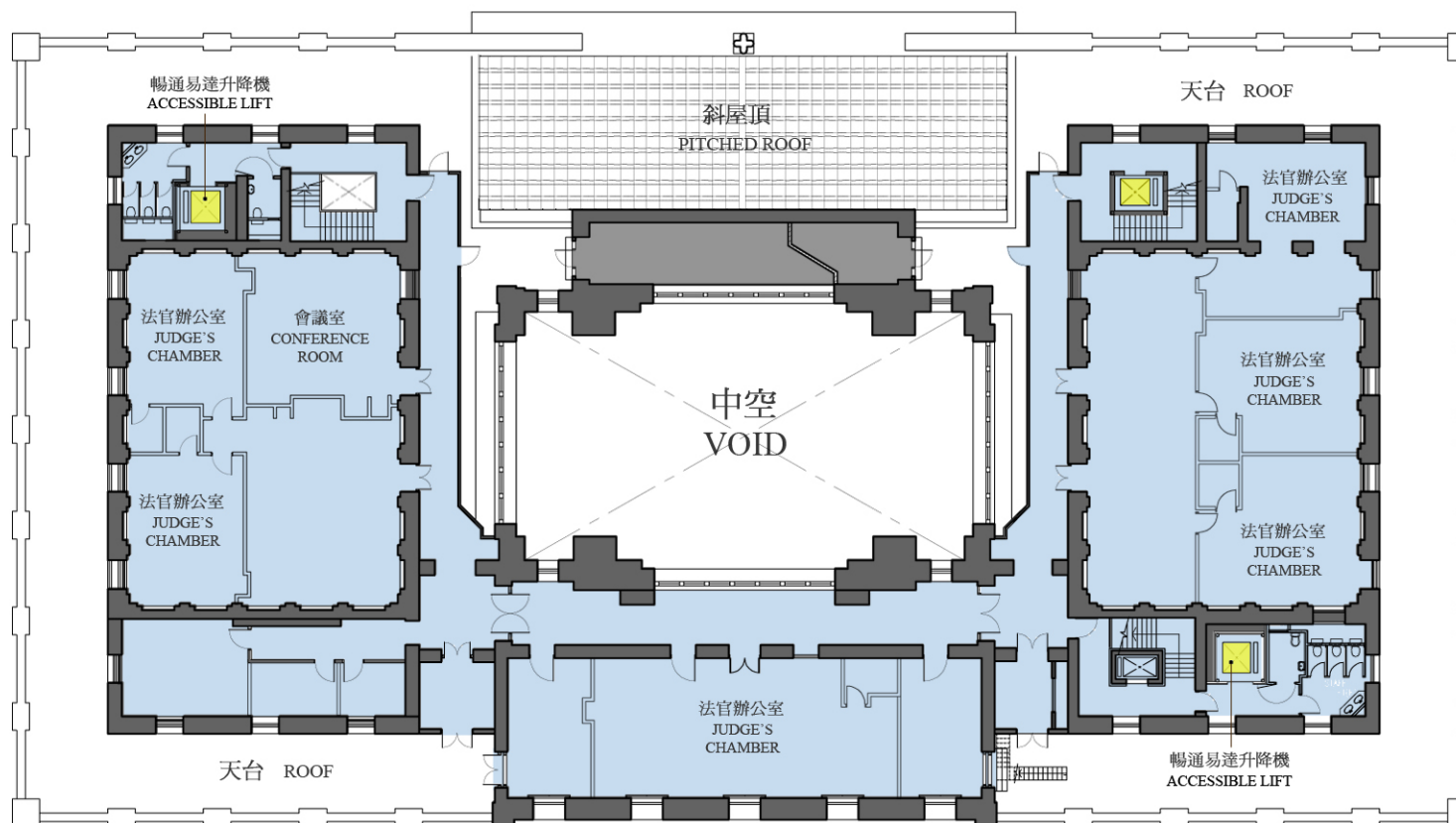
112 KA

終審法院遷往臬臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD



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二樓平面圖 SECOND FLOOR PLAN

圖例 LEGEND :

職員範圍	STAFF AREA
機電設施範圍	BUILDING SERVICES AREA
新建升降機/樓梯	NEW LIFTS / STAIRCASES

112 KA

終審法院遷往臬臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

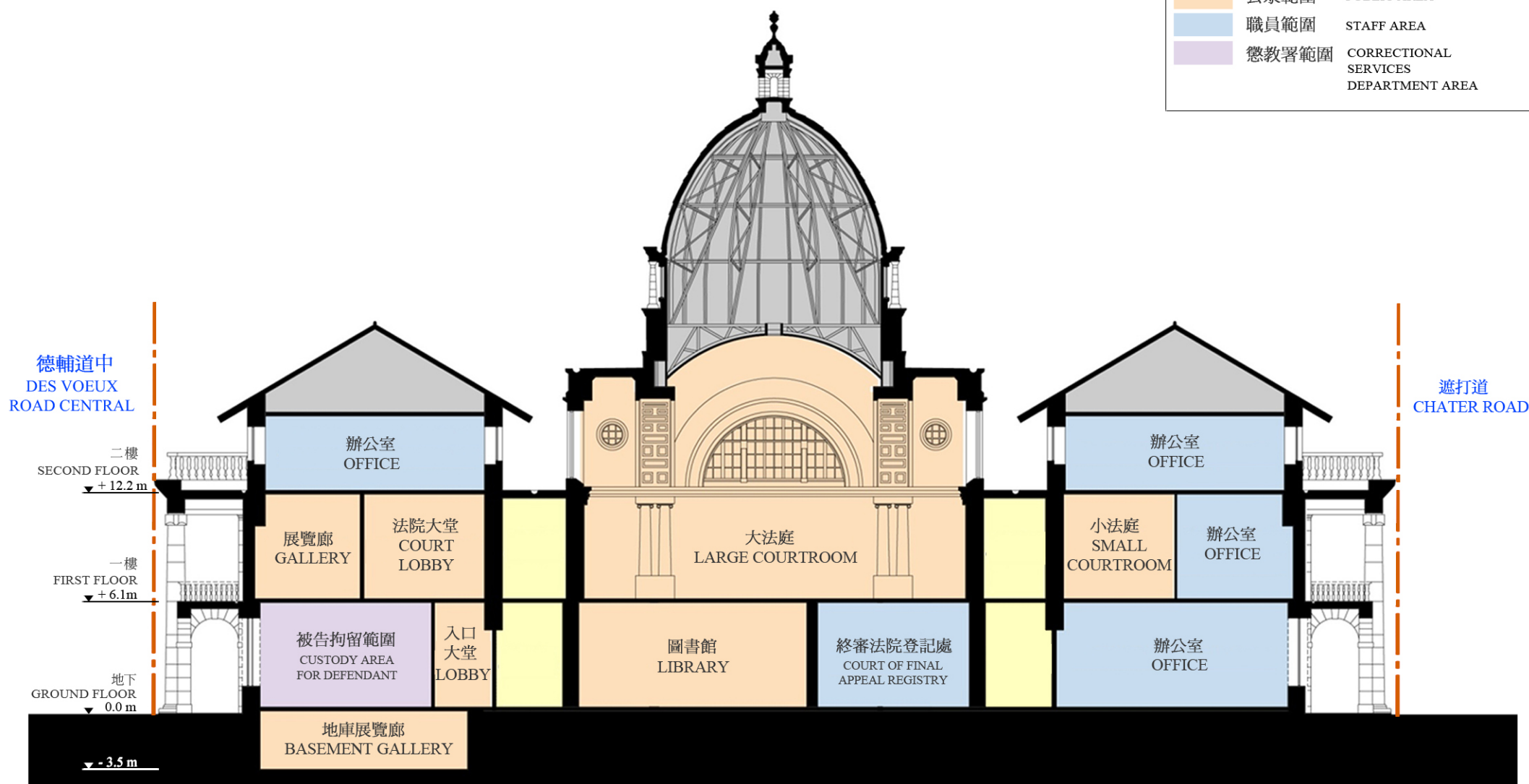
比例 SCALE :
0 1 2 5 10 m



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圖例 LEGEND :

公眾範圍	PUBLIC AREA
職員範圍	STAFF AREA
懲教署範圍	CORRECTIONAL SERVICES DEPARTMENT AREA



概要剖面圖 SCHEMATIC SECTION

112 KA
終審法院遷往貝臣道8號
RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

比例 SCALE :
不適用 N/A



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大法庭的構思透視圖

VIEW OF THE LARGE COURTROOM (ARTIST'S IMPRESSION)

112 KA

終審法院遷往昃臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

比例 SCALE:

不適用 N/A



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小法庭的構思透視圖

VIEW OF THE SMALL COURTROOM (ARTIST'S IMPRESSION)

112 KA

終審法院遷往昃臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

比例 SCALE :

不適用 N/A



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從西北面鳥瞰建築物的外觀圖

BIRD'S EYE VIEW OF THE BUILDING FROM NORTH-WESTERN DIRECTION

112 KA

終審法院遷往昃臣道8號

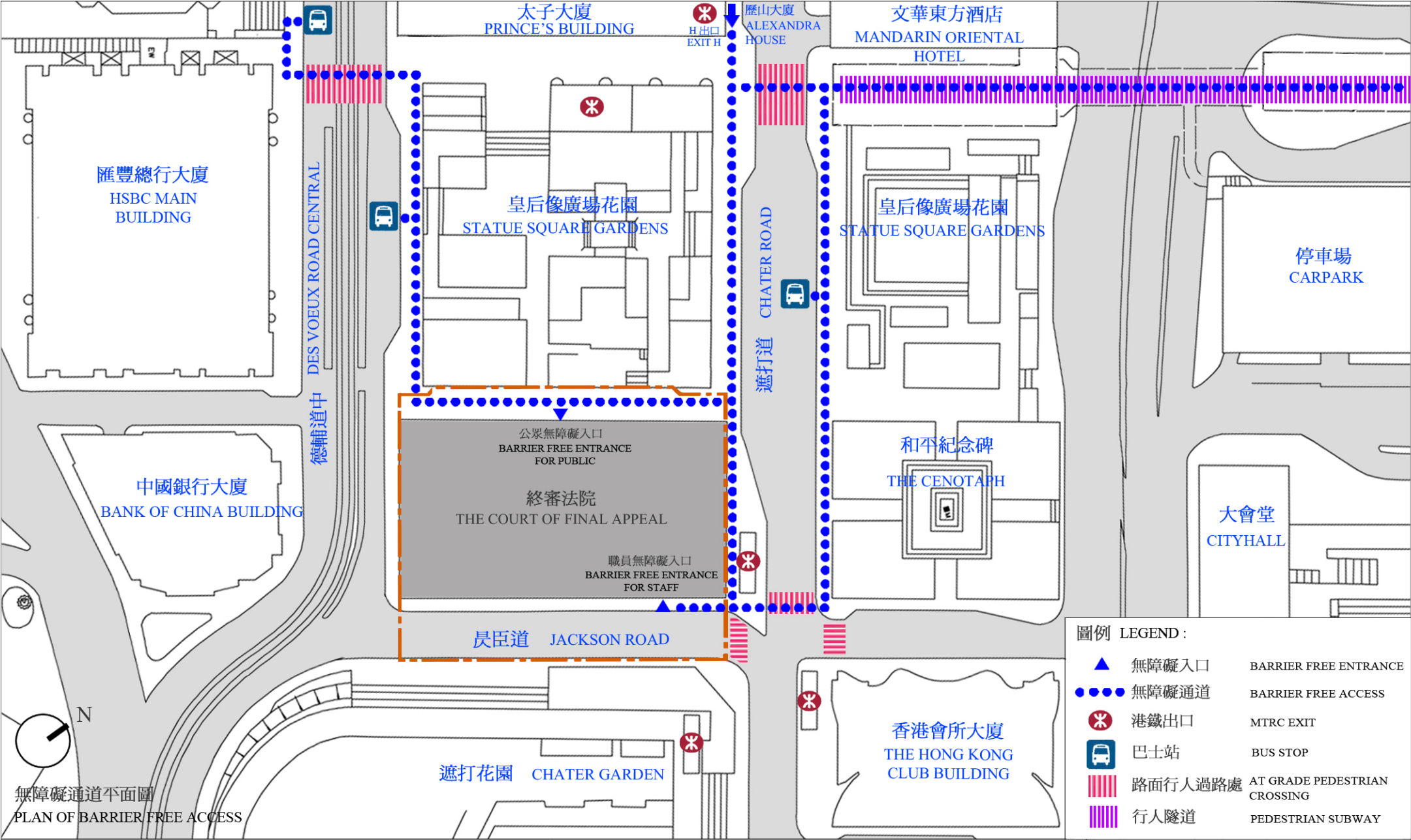
RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

比例 SCALE:

不適用 N/A



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112 KA
終審法院遷往晏臣道8號
RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD



112KA – Relocation of the Court of Final Appeal to No. 8 Jackson Road

Breakdown of the estimate for consultants' fees (in September 2012 Prices)

		Estimated man- months	Average MPS* salary point	Multiplier	Estimated fee (\$ million)
(i)	Heritage assessments ^{Note}	Professional	-	-	5.0
		Technical	-	-	2.0
Total					7.0

*MPS = Master Pay Scale

Note : The consultant fee for heritage assessments is estimated in accordance with the existing heritage impact assessment consultancy agreement. The assignment will only be executed subject to the Finance Committee's approval to upgrade 112KA to Category A.

Enclosure 11 to PWSC(2012-13)56

Public Works Subcommittee of Finance Committee
Meeting on 13 March 2013

The Judiciary's Response to Suggestions
from the Panel on Administration of Justice and Legal Services

On 26 February 2013, the Judiciary Administration consulted the Panel on Administration of Justice and Legal Services on the Judiciary's project to relocate the Court of Final Appeal (CFA) to No. 8 Jackson Road (the project) before we seek endorsement and funding approval from the Public Works Subcommittee (PWSC) and Finance Committee respectively. At the meeting, some Members made a number of suggestions regarding the project.

2. On the instruction of the Chief Justice, the Judiciary's response is set out in the ensuing paragraphs.

3. The building on No. 8 Jackson Road housed the Supreme Court from its opening in 1912 until 1978, except for the period of Japanese occupation (1941 – 45). It has been the centre of Hong Kong's judicial system and a symbol of justice since 1912.

(Suggestion One) At least one of the two public galleries in the former Legislative Council Chamber should be retained, to preserve the history of the Legislative Council which was accommodated in the building on No. 8 Jackson Road for over a quarter of a century (1985 – 2011)

4. The Judiciary is of the view that in implementing the project, it is necessary to strike a balance between conserving the existing building fabrics and making alterations or additions to meet functional and operational needs.

5. Under the plan for the project, the two public galleries will be demolished. The reasons are threefold.

6. First, the Heritage Impact Assessment (HIA) report referred to in paragraphs 22, 29 and 30 of this PWSC paper (PWSC(2012-13)56) proposes that features with heritage value in the former Chamber of the Legislative Council, including timber wall panels inside the Chamber, be conserved as they are considered significant to the integrity of the heritage building. The HIA report

proposes that the two public galleries in the Chamber and the control rooms on the mezzanine floor (which were added after the building was constructed) be removed to reinstate the original setting of the Chamber and expose the original arch wall decorations behind one of the galleries. The HIA report also proposes that after removing the mezzanine structures, the missing timber wall panels be restored.

7. An extract of the relevant parts of the HIA report is at **Appendix**. The HIA report has the endorsement of both the Antiquities Advisory Board and the Antiquities and Monuments Office.

8. Secondly, the demolition of the two public galleries will free the space inside the future large courtroom from any overhanging structure and consequently reveal the original intended spatial volume and proportion, thereby expressing the solemn and dignified image of the Court. It will also optimize access of daylight, a symbolism of an open and transparent Judiciary.

9. Thirdly, with the demolition of the public galleries, the staircases and control rooms on the mezzanine floor (over the corridor of the first floor) leading to the public galleries would also be taken down. Not only will this reinstate the original high headroom setting, but also the corridor will be restored to its original width. The HIA report recommends that the corridor preserved with original finishes be included in the areas for group visits. The widened corridor will provide more convenience to court users and members of the public who visit the building.

10. The Judiciary is of the view that the demolition of the public galleries and the connecting mezzanine floor and staircases is the appropriate balance between conserving the existing building fabrics and making alterations to meet functional and operational needs, and agrees with the recommendations of the HIA report.

(Suggestion Two) It is not appropriate to completely restore the building on No. 8 Jackson Road to its earliest condition as the Supreme Court, as it would have the effect of wiping out an important part of the history of constitutional development and the development of democracy during the quarter of a century when the Legislative Council was accommodated in the building

11. It has been suggested that consideration should be given as to how the history of constitutional development and the development of democracy, during the quarter of a century when the Legislative Council was accommodated

in the building, should be recorded and shown to the public. It was suggested that a useful starting point might be to identify the major events and historical moments and then consider the contents of such information for visitors of guided tours.

12. The Chief Justice has directed that the CFA building at No. 8 Jackson Road will be opened as much as possible to the public, provided that the functioning of the Court is not adversely affected. As far as guided tours are concerned, the Chief Justice has directed that such tours should focus on Judiciary-related matters and areas of architectural interest within the building. Visitors will of course be informed that the building was used by the Legislative Council for 25 years.

13. The Chief Justice is firmly of the view that subjects outside the two themes mentioned above are not matters which should concern the Judiciary, given the principle of the independence of the Judiciary. To go further than these two themes might run the risk of politicising the Judiciary and undermining the concept of independence.

(Suggestion Three) The pantry on the ground floor of the building should be retained, and its previous use to detain persons (e.g. those ordered to leave the Legislative Council Chamber public galleries before the arrival of law enforcement officers) could be included in the guided tour information for visitors of the building

14. Under the plan for the project, the pantry at the north-eastern corner on the ground floor will partly become a room for building services facilities and the remainder will become a circulation area. For optimum use of space, the building services areas of the future CFA building are mostly located on the ground floor and at the corner areas of the building.

15. For the reason given in paragraph 13 above, the information in question will not form part of the Judiciary's guided tour information.

(Suggestion Four) Members of the public should be given access to the roof terrace on the second floor outside the former Dining Hall of the building on weekends and Sundays, to enable appreciation of the building from the best angle

16. We will consider Members' suggestion having regard to operational, safety and security considerations when we work out the details of the guided tours.

**Extract of the Report on Heritage Impact Assessment for the
Former Legislative Council Building (Old Supreme Court Building)**

1.5 Objectives and Scope of Heritage Impact Assessment

This HIA aims to provide a study brief in accessing the heritage values of the Former LegCo Building both externally and internally. The study would try to figure out the cultural significance which embedded in the site.

After the part of heritage and architectural studies, the conclusion would go into the development of the Conservation Policy in advising any equivalent mitigation measures and conservation strategy needed in advance, during the process, and after the completion of the CFA relocation project.

2.7 Architectural Appraisal

2.7.3 General Description of the Building Interior

The 1/F

The Large Court Room

The large court room was originally located on 1/F under the central dome. The court was oriented in north-south setting. Judges' bench was put on north side of the room facing south. Side entrance is built on each side of judges' bench. The back wall of judges' seat was decorated with a big arched moulding. Three main entrances were built on the central portion of the wall on east, west and north side. The internal walls were fit with teak panels for a height of 12'0". Each main door entrance were flanked with elaborated timber surround with triangular pediment placed on top of them.

In 1985 conversion works, this area was converted into the Legislative Council Chamber. All the internal fitting were removed and fit with new ones. The LegCo chamber was designed in a west-east orientation. The seat of the Chairman was oriented in east side facing west. The public gallery on the mezzanine level of the chamber was added in 1985. A glass enclosure was added under the gallery. The northern glass enclosure structure make use of the two original side entrances for the judges to form additional rooms for TV/Camera Room use. The existing wall panels are only seen on two sides (east and west inner wall). It was seen later altered which are quite different from the original design shown in design drawings and historic photographs.

2.7.4 Concluding Remarks

Overall, the building has preserved significant amount of the original fabric from the Old Supreme Court period. The major damage and alterations were only limited to 4 occasions. (Firstly, ; secondly, ; thirdly, ; and the alteration works in 1984.)

The 1985 conversion works changed the use of the building During the conversion works, a portion of timber wall panels and doors were replaced or reallocated, New building facilities were installed

..... the future conversion works, if handled all elements carefully under full research and support, can restore the building more gently and preserve all existing original building features to reflect its cultural significance and for public appreciation for its effort of heritage preservation when adaptive re-use this heritage building.

3.3 Character Defining Elements

Character-Defining Elements (CDEs) are those architectural elements and features that contributing to the unique character of a historic building. It is recommended that such CDEs should be conserved, properly repaired and restored in coming conservation works to be planned for the coming conversion works.

3.3.2 Internal Elements

The internal form and configuration are significant as they form an integral part of the cultural heritage of the Old Supreme Court Building. The following individual elements should be conserved as they are considered significant to the integrity of the heritage building:

- Special internal rooms layout including the double height central main chamber with 4 double granite column piers supporting under both sides of the two barrel vaults of the great dome
- Internal arched doorways
- The domed ceiling, plasterworks, cornice and timber wall panels inside the Big Chamber

4.0 CONSERVATION POLICIES

4.1 Conservation Objectives

Internal Conservation Objectives

- The proposed conversion works should preserve those recorded CDEs, building materials and places which are culturally significant.

4.2 Conservation Principles

The main Conservation Objective of this project is to restore the historic building back to the original use as Hong Kong's highest judicial place, the Court of Final Appeal. When conserving the existing building fabrics, consideration for appropriate treatments to building fabrics and additions of new services for meeting updated functional and services requirements should be balanced off.

5.0 THE NEW PROPOSAL

5.1 Project Goal

The building was previously used by the Supreme Court. The return into court use is definitely the best adaptation scheme to reuse this important building. the conversion works also reinstate the building's original significance as a symbol of reflecting the law and order of Hong Kong.

5.3 Proposed Works

Part 1 Conservation and conversion works of the existing building into CFA

5.3.2 Interior

First Floor Level

- The existing later-added mezzanine floors, including the two public galleries in the main chamber and the control room for the main chamber at the upper level of the corridor on the west will be removed to reinstate the historical spaces and to fit for the purpose of the CFA.

5.4 The Conservation Policy

Policy 5.4.4

It is recommended that internal places where identified with historic interest or with architectural remains related to the Old Supreme Court should be preserved and integrated into the new design.

Guidelines

b.) The proposed large court room to be housed in the main chamber on 1/F is the most suitable arrangement. Considering the special arrangement to meet the court uses, the existing furniture and fitting inside can be rearranged to suit the future uses. When making the new design, it is recommended to preserve the identified original building features and integrated them into the new design.

f.) Removal of the later-added mezzanine levels in the 1/F Main Chamber and on the 1/F west corridor can reinstate the original room setting and cause positive visual enhancement to these areas therefore is recommended.

h.) It is recommended that The space allowed for group visit should include the large court room and corridor preserved with original finishes

Appendix D – Table of Impact Assessment and Mitigation Measures

Item No. 2.7

- The later-added mezzanine floor at the corridor near Statue Square will be removed to reinstate the original high headroom setting.

Item No. 2.9

1/F

Big Chamber

- The two mezzanine public galleries and the control rooms below will be removed to reinstate the original setting of the chamber. The original arch wall decorations behind one of the galleries will be exposed and preserved.
- Restore the missing timber wall panels after removing the mezzanine structures with panels of similar pattern and colour.



1. 保存建築物外牆，並進行清潔，維修與修復工程。
Preserve the building facade, and carry out cleaning, repairing and restoration works.



2. 修復原有天花裝飾線條，於合適位置向公眾展示。
Restore the original decorative mouldings at ceiling, expose the mouldings for public appreciation at appropriate locations.



3. 修復原有柚木地板，於合適位置向公眾展示。
Restore the original teakwood flooring, expose the teakwood flooring for public appreciation at appropriate locations.

文物特徵的修復、展現及突顯 RESTORE, DISPLAY AND HIGHLIGHT OF HERITAGE FEATURES

112 KA

終審法院遷往昃臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

比例 SCALE :

不適用 N/A



建築署
ARCHITECTURAL SERVICES DEPARTMENT



4.
立法會前廳將會改為展覽廊，陳列與司法機構有關的展品。
The Ante-chamber of the LegCo will be converted into a gallery for exhibits relevant to the Judiciary.



5.
開放一樓部份露台供公眾參觀。
Part of the verandah on 1/F will be opened for public visit.



6.
富有原建築的特色的地庫將改為地庫展覽廊，陳列與建築物歷史有關的展品。
The basement with rich original architectural features will be converted into basement gallery for exhibits in connection with the history of architectural development of the building.



文物特徵的修復、展現及突顯 RESTORE, DISPLAY AND HIGHLIGHT OF HERITAGE FEATURES

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RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

比例 SCALE:

不適用 N/A



建築署
ARCHITECTURAL SERVICES DEPARTMENT



7.
立法會議事廳將會改
為大法庭。議事廳內
有文物價值的裝飾，
包括石柱，天花裝飾
線，木牆身裝飾將予
以保留。

The chamber of the
LegCo will be con-
verted into Large
Courtroom. Decora-
tions with heritage
value including granite
columns, ceiling
mouldings, timber wall
panels will be pre-
served.



文物特徵的修復、展現及突顯 RESTORE, DISPLAY AND HIGHLIGHT OF HERITAGE FEATURES

112 KA

終審法院遷往臬臣道8號

RELOCATION OF THE COURT OF FINAL APPEAL TO NO. 8 JACKSON ROAD

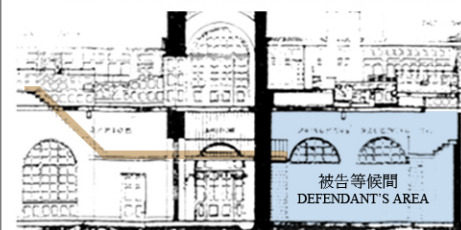


8.
『嘆息橋』為接駁原被告等候間與法庭
的通道，部份『嘆息橋』仍存在於大樓
內。本項目將建造新樓梯連接將來終審
法院圖書館及現存的『嘆息橋』部份，
讓公眾人士可於管理安排下參觀此歷史
遺跡。

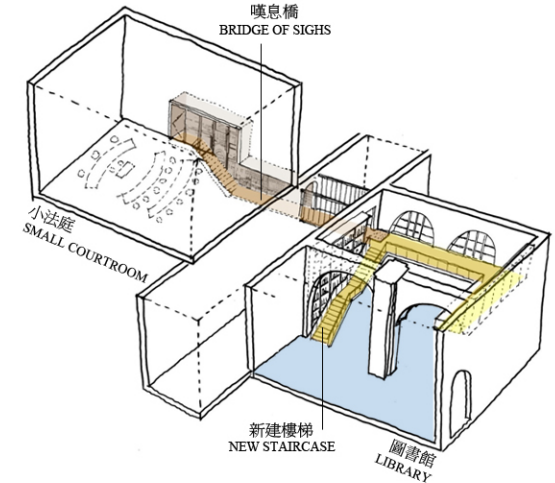
The “Bridge of Sighs” was the passage
from the original defendant’s area to the
courtrooms, a portion of the “Bridge of
Sighs” still exists in the building. A new
staircase will be constructed to connect the
future library of the Court of Final Appeal
to the existing “Bridge of Sighs”. Public
will be allowed to visit this historic re-
mains under mangement arrangement.



原告等候間
DEFENDANT'S AREA
PLAN OF THE DEFENDANT'S AREA IN THE OLD SUPREME COURT



原告等候間
DEFENDANT'S AREA
SECTION OF THE DEFENDANT'S AREA IN THE OLD SUPREME COURT



新建樓梯
BRIDGE OF SIGHs
NEW STAIRCASE
圖書館
LIBRARY
終審法院圖書館示意圖
SCHEMATIC DRAWING OF THE COURT OF FINAL APPEAL LIBRARY

比例 SCALE :

不適用 N/A



建築署
ARCHITECTURAL SERVICES DEPARTMENT