

Legislative Council Panel on Housing

**Public Works Programme Item No. B195SC –
Community Hall at Sau Ming Road, Kwun Tong**

PURPOSE

This paper seeks Members' support for the Administration's proposal to upgrade Public Works Programme (PWP) Item No. **B195SC** to Category A for the construction of a Community Hall (CH) adjoining the public housing development at Sau Ming Road, Kwun Tong.

PROPOSAL

2. We propose to demolish the existing Sau Mau Ping (Central) Estate Community Centre (SMP(C)ECC) at Sau Ming Road, Kwun Tong and construct a new standard CH (the Project), which will be located within the site boundary of the public housing development at Sau Ming Road, Kwun Tong. We intend to entrust the demolition of SMP(C)ECC, the design and construction of the new CH to the Hong Kong Housing Authority (HA) for implementation by the Housing Department, so as to facilitate better coordination for the development of the whole site. The facility will be jointly developed with public housing as a standalone structure of about 1 095 square metres (m²) abutting the public housing block. The site plan is at **Enclosure 1**.

3. The proposed facilities to be housed in the CH comprises —

- (i) a multi-purpose hall which can be converted into two small venues divided by full-height sliding partitions, with a seating capacity of 450 persons and a stage;
- (ii) a stage store room;
- (iii) a multi-purpose stage meeting room;
- (iv) male and female dressing rooms;
- (v) a multi-purpose conference room; and
- (vi) ancillary facilities including a management office, a store room for the management office, toilets, mechanical and electrical plant rooms.

JUSTIFICATION

4. At present, there are approximately 86 000 residents living in the vicinity of the proposed CH. The proposed public housing development at Sau Ming Road, Kwun Tong to be constructed by HA will provide 318 flats.

5. The demand for CH facilities is very strong in the local community but the existing SMP(C)ECC is too small to meet its rising demand. It is also the only community hall in the vicinity. The internal floor area (IFA) of the existing hall of the SMP(C)ECC is only about 280m² with a seating capacity of 180 persons. Besides, the headroom of the existing CH is substandard and the middle of it has a number of columns, which obstruct the view lines. In this regard, the Kwun Tong District Council (KTDC) has been urging the Government to redevelop the existing Community Center into a standard CH. To cater for the aspiration of the KTDC and the local community, we propose to provide a replacement CH, to comprise a hall with standard IFA of about 400m² and seating capacity of 450 persons.

6. The proposed CH is adjacent to a bus terminus and within 10 to 20 minutes walking distance from nearby estates such as Sau Mau Ping Estate, Sau Mau Ping (South) Estate, Po Tat Estate and Hiu Lai Court. To optimize the site development potential, composite development of the CH together with a public housing block is suggested at the Sau Ming Road site upon demolition of the existing SMP(C)ECC.

PUBLIC CONSULTATION

7. We consulted the KTDC on the public housing development and the proposed CH project at its full council meeting and Housing Committee meeting on 8 January 2010 and 17 March 2011 respectively. The Council and the Committee showed their support for the project and urged for its early implementation.

PROJECT ESTIMATE

8. The proposed Project was upgraded to Category B in September 2012. The estimated project cost is \$135.5 million in money-of-the-day prices.

IMPLEMENTATION PLAN

9. We plan to submit the proposed Project to the Public Works Subcommittee and the Finance Committee of the Legislative Council in November 2013 and December 2013 respectively. Subject to funding approval, we plan to start construction works in March 2014 for completion in December 2017 to tie in with the scheduled completion of the adjoining public housing development.

ADVISE SOUGHT

10. Members are invited to support the redevelopment of the proposed community hall.

Transport and Housing Bureau
May 2013

