

**For discussion on
11 November 2013**

**Legislative Council Panel on
Information Technology and Broadcasting**

**Construction of the New Broadcasting House for
Radio Television Hong Kong at Area 85, Tseung Kwan O**

Purpose

This paper seeks Members' support for the proposed construction of the new Broadcasting House (New BH) of Radio Television Hong Kong (RTHK).

Proposal and Project Scope

2. RTHK needs a New BH with modernised broadcasting and production facilities to fulfill the role as the public service broadcaster (PSB) of Hong Kong.

3. We propose to construct the New BH at a site of around 30 600 meter squares (m²) in Area 85, Tseung Kwan O to re-provision and co-locate its existing facilities at Broadcast Drive, the leased accommodation in InnoCentre, Kowloon Tong and scattered outpost storages and temporary workshops/offices in various Government buildings. A site plan for the project is shown in **Enclosure 1**.

4. The proposed New BH of RTHK will provide a total net

operational floor area (NOFA)¹ of about 27 660 m². The proposed scope of the project comprises the provision of the following facilities –

- (a) sound broadcasting facilities;
- (b) digital terrestrial television (DTT) broadcasting facilities;
- (c) news centre;
- (d) miscellaneous areas for engineering and media asset management (MAM);
- (e) office accommodation for staff;
- (f) departmental common facilities;
- (g) information technology and new media technical facilities;
- (h) specialist facilities; and
- (i) parking spaces for departmental vehicles, staff, guests and artists.

5. Details of the accommodation requirements are set out at **Enclosure 2**. A comparison of the existing and planned accommodation arrangements is at **Enclosure 3**.

6. The conceptual layout and sectional plans and artist's impression drawings for the New BH are at **Enclosures 4 to 8**.

Justifications

7. RTHK's broadcasting facilities and programme production centres are mainly accommodated at its premises along the Broadcast Drive, namely Broadcasting House (BH), Television

¹ 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 lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/services ducts, toilets, bathrooms and showers, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, car parking spaces, loading/unloading areas, mechanical plant rooms, etc.

House (TVH) and Educational Television Centre (ETC). It also has leased offices in the InnoCentre, Kowloon Tong, one town office in the Queensway Government Offices (QGO) and scattered outpost storages and temporary workshops/offices in various Government buildings.

8. Apart from retaining the office at QGO as its town office for operational reason, RTHK is in need of new accommodation to –

- (a) replace the existing premises which have become extremely crowded over the years with various obsolete and sub-standard facilities which failed to keep abreast with the rapid development of broadcasting technology; and
- (b) implement new services and projects to fulfilling its mission tasked by the Government as the PSB of Hong Kong.

Upon completion of the new BH, the existing premises (save for the town office in QGO) occupied will be vacated for other purposes.

Aging Buildings and Obsolete Facilities

9. The three existing RTHK buildings at the Broadcast Drive first came into operation in 1969 (BH), 1971 (TVH) and 1975 (ETC) respectively. Built about 40 years ago, the buildings can hardly meet the present building services standards, including those for fire safety, energy preservation, security and facilities for the disabled. The building service facilities therein are in extremely poor conditions with frequent breakdowns in air-conditioning systems, lift service and broadcasting facilities, etc. These old buildings require regular repair and maintenance, apart from the renovation and alterations that are often required because the current infrastructure and compartments of the buildings are not compatible with the present technological requirements and workflows. Renovations and alterations are however not always feasible because

the out-dated designs of the buildings have made it extremely difficult for major alteration or refurbishment to be undertaken in an efficient and cost-effective manner to meet the present day requirements. Apart from resource and cost-effectiveness implications, the 24-hour operation of radio services and space constraints pose further hurdles for carrying out renovations and alterations.

Inadequate Space

10. The operational usable areas² of the three existing buildings, leased offices (except for the town office in QGO) and scattered outpost storages and temporary offices add up to around 15 600 m². They are inadequate for meeting the present and future accommodation requirement of RTHK. Many staff members are now working in poor and congested conditions. There are also inadequate work places for freelancers, interns and ad hoc manpower which RTHK has to engage from time to time to support special and ad hoc programme production. Despite the acquisition of out-post storages and temporary workshops at some Government premises, storage space is also inadequate for keeping various equipment and properties necessary for production (e.g. costume, set and props) as well as for providing archive space for the ever-growing volume of valuable media assets which are the collective memories of RTHK and Hong Kong. Rental of storage space does not provide a cost-effective solution. Besides, since RTHK has to operate at different premises, staff are often required to work in various locations for radio, television and new media production and technical operation. This causes unnecessary travelling and inconvenience and is not conducive to the optimal use of manpower and other resources.

² There is no record of NOFA for the existing three buildings as they were built a long time ago. Operational usable areas are a measurement comparable to NOFA. Operational usable areas are based on actual measurement of operationally usable areas, excluding common facilities such as corridors, toilet facilities, pantries and lift lobbies.

11. In addition, with the development of digital technology and growing expectations of the community, RTHK has worked to offer enhanced services via the digital and new media platforms. To this end, RTHK has to strengthen its internet infrastructure to support reliable and enhanced webcasting and various multimedia services. However, this enhancement is limited by the availability of space.

New Services and Projects

12. To fulfill its role as the PSB of Hong Kong as tasked by the Government in September 2009, RTHK has been planning and implementing various new services and projects. However, RTHK cannot fully launch the services and projects unless there is a **purpose-built New BH** with infrastructure providing adequate space for new broadcasting facilities, extra production, additional manpower, and modern workflow efficiencies to support the enhanced services. The main reasons are as follows –

(a) Digital Audio Broadcasting (DAB)

RTHK's five DAB channels were formally launched on 17 September 2012. On top of attracting audience from the existing AM channels, RTHK has been enriching the programme contents of the DAB channels by producing new types of programme targeted at new audience groups. However, the development of this initiative is hindered by the inadequacy of studios and production facilities in the existing BH.

(b) DTT

As part of the PSB service package, RTHK will be providing DTT service with three television (TV) channels. Since 1 July 2012, RTHK has been conducting signal tests for the TV channels and will

start trial of DTT channel transmission with effect from January 2014. The DTT service, however, cannot be fully delivered from the existing RTHK premises owing to a lack of space for accommodating the necessary digital and broadcasting facilities. New technology cannot be used unless there is a revamp of the engineering infrastructure in purpose-built premises. Besides, there should be sufficient studios with modernised equipment to support the increase in programme production but this is not possible with limited space available on the existing RTHK.

(c) MAM

RTHK has embarked on an MAM project starting from 2011-12 to restore archive materials at risk, digitise the most valuable portion (about 25%) of RTHK archives, and provide specialised storage for the archive materials. The objective is to build up a digitised RTHK archive, which is necessary and essential not only for supporting programme production but also for preserving the public media assets of Hong Kong. While the works are being carried out in RTHK's temporary workshops on other government premises, the permanent archive system can only be established in the New BH, which will have the required infrastructure and space.

Project Implementation

13. A design-and-build approach will be adopted under which a single contractor will be selected to undertake both the design and construction works for the New BH. The adoption of such an approach will facilitate close communication and interaction

among the works agent, the project proponent and the selected contractor throughout the design and construction period, and thus expediting project completion. We completed a pre-qualification exercise in October 2012 and invited tenders from the pre-qualified tenderers in February 2013. We completed the tender assessment in September 2013.

14. Subject to funding approval of the Finance Committee (FC), we will award the design-and-build contract to the successful tenderer and commence construction of the New BH in the first quarter of 2014 for commissioning in 2018.

Project Estimate

15. The estimated cost of the proposed project is \$6.056 billion in money-of-the-day prices.

Public Consultation

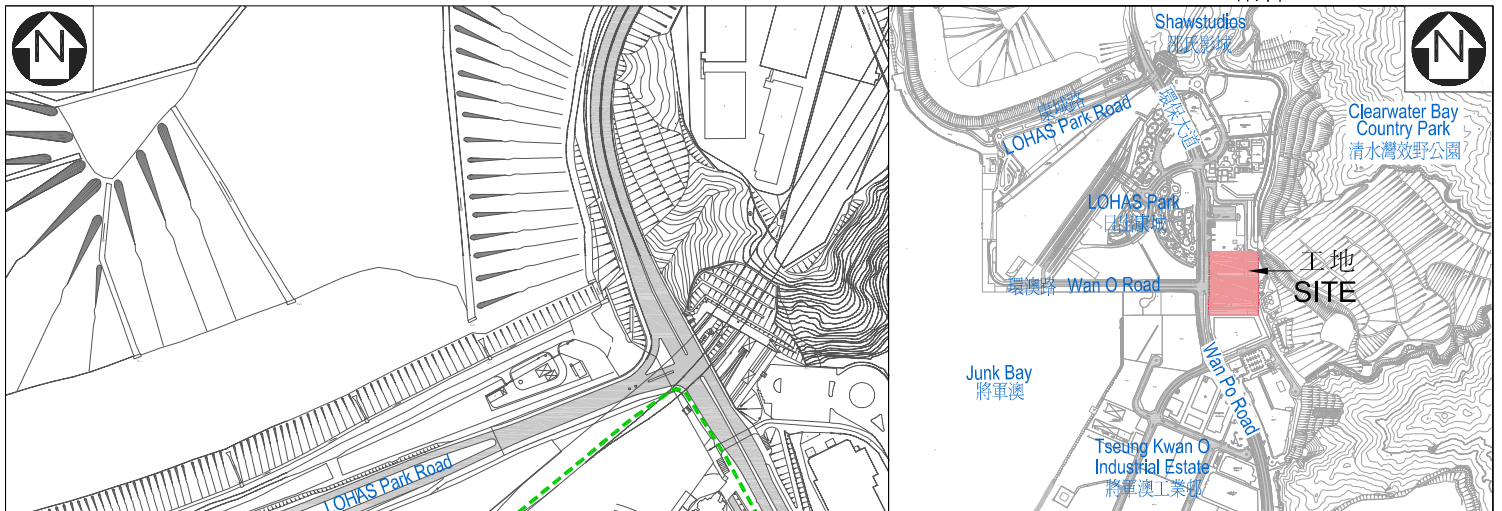
16. We consulted the Sai Kung District Council on 3 May 2011 on the project. Members expressed support for the project.

17. We also conducted a value management workshop on 24 September 2012 for multi-stakeholders to exchange views on the desired visitors' experience in the New BH. Forty-nine people from various disciplines, including Members of the Sai Kung District Council, academics, members of the RTHK Programme Advisory Panel, media industry personnel and representatives from various government bureau/departments, attended the workshop. Views collected from the workshop had been incorporated in the project requirement as far as possible.

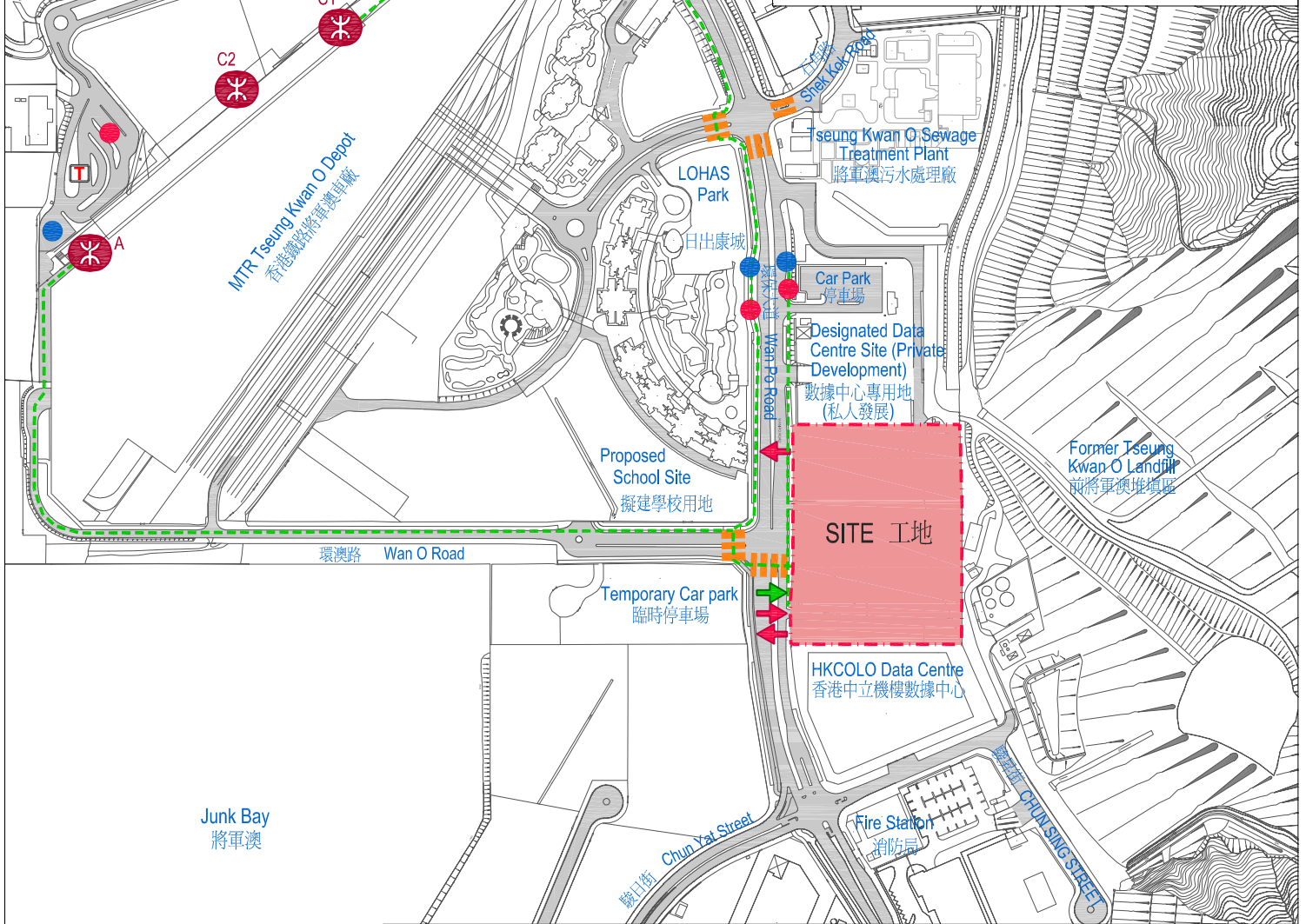
Advice sought

18. Subject to Members' views, we plan to submit the proposal for the Public Works Subcommittee's endorsement and FC's approval in December 2013 and January 2014 respectively.

**Commerce and Economic Development Bureau/
Radio Television Hong Kong
November 2013**



LOCATION PLAN 位置圖



圖例 LEGEND

- | | | |
|---|--|--|
| 現有的士落車處(地面) EXISTING TAXI DROP OFF (GROUND LEVEL) | 車輛出入口 VEHICULAR INGRESS / EGRESS | 無障礙通道(地面) BARRIER FREE ACCESS (GROUND LEVEL) |
| 現有巴士站 EXISTING BUS STOP | 無障礙出入口(地面) BARRIER FREE ENTRANCE / EXIT (GROUND LEVEL) | 現有行人過路處 EXISTING PEDESTRIAN CROSSING |
| 現有小巴站 EXISTING MINI-BUS STOP | | |
| 港鐵日出康城站出口 MTR LOHAS PARK STATION EXIT | | |

60m 0 120m

69KA
香港電台新廣播大樓
NEW BROADCASTING HOUSE
OF RADIO TELEVISION HONG KONG

SITE PLAN
工地平面圖



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

**New Broadcasting House for
Radio Television Hong Kong –
Accommodation Requirements**

| Facilities | Net Operational Floor Area (NOFA) Required |
|---|--|
| <p>(a) Sound broadcasting facilities which include the following key facilities –</p> <ul style="list-style-type: none"> (i) continuity studios for existing analogue service and for digital audio broadcasting service; (ii) small and large production studios; (iii) self-operation studios; and (iv) other facilities for equipment, servers, offices, workshops and stores, etc. | 2 470m ² |
| <p>(b) Digital Terrestrial Television (DTT) broadcasting facilities which include the following key facilities –</p> <ul style="list-style-type: none"> (i) 5 studios of varying sizes and capacities; (ii) DTT transmission system and related facilities, including master control room, presentation rooms, playout and scheduling room, transmission equipment room, uninterrupted power supply and battery room, etc; and (iii) other facilities for production equipment, post-production, and stores, etc. | 5 220m ² |
| <p>(c) News Centre which includes the following key facilities –</p> <ul style="list-style-type: none"> (i) newsroom; (ii) radio news production studios and self-operating studios; | 1 910 m ² |

| Facilities | Net Operational Floor Area (NOFA) Required |
|---|--|
| <ul style="list-style-type: none"> (iii) large and medium TV news studios; and (iv) other facilities for server, equipment and stores, etc. | |
| <p>(d) Miscellaneous areas for engineering and media asset management (MAM) which include the following key facilities –</p> <ul style="list-style-type: none"> (i) engineering workshop; (ii) mechanical workshop; (iii) DTT maintenance workshop; (iv) office accommodation for engineering staff and broadcast services contractor; (v) other facilities for scenery runways, engineering equipment stores, outdoor broadcasting equipment store, etc; and (vi) facilities for MAM (for media archive). | 1 730 m ² |
| (e) Office accommodation for staff | 8 090 m ² |
| <p>(f) Departmental common facilities which include the following key facilities –</p> <ul style="list-style-type: none"> (i) Broadcasting History Display Room; (ii) meeting/conference/interview rooms of varying sizes; (iii) nursery room; (iv) canteen; and (v) other facilities (e.g. reception area, security control, storage, etc). | 1 150 m ² |

| Facilities | Net Operational Floor Area (NOFA) Required |
|---|---|
| (g) Information Technology and New Media technical facilities | 1 130 m ² |
| (h) Specialist facilities which include the following key facilities – <ul style="list-style-type: none"> (i) archive restoration and processing room; (ii) libraries for records, reference materials, news, videos; (iii) makeup rooms; (iv) artist waiting room cum locker area; (v) workshops for costume, hairdressing, props, carpentry, painting, foam-fabrication; and (vi) stores for scenery, furniture, props, timber, paints, etc. | 5 960 m ² |
| (i) Parking spaces for departmental vehicles, staff, guests and artists. | 120 parking spaces |
| Total NOFA Required: | 27 660 m² |

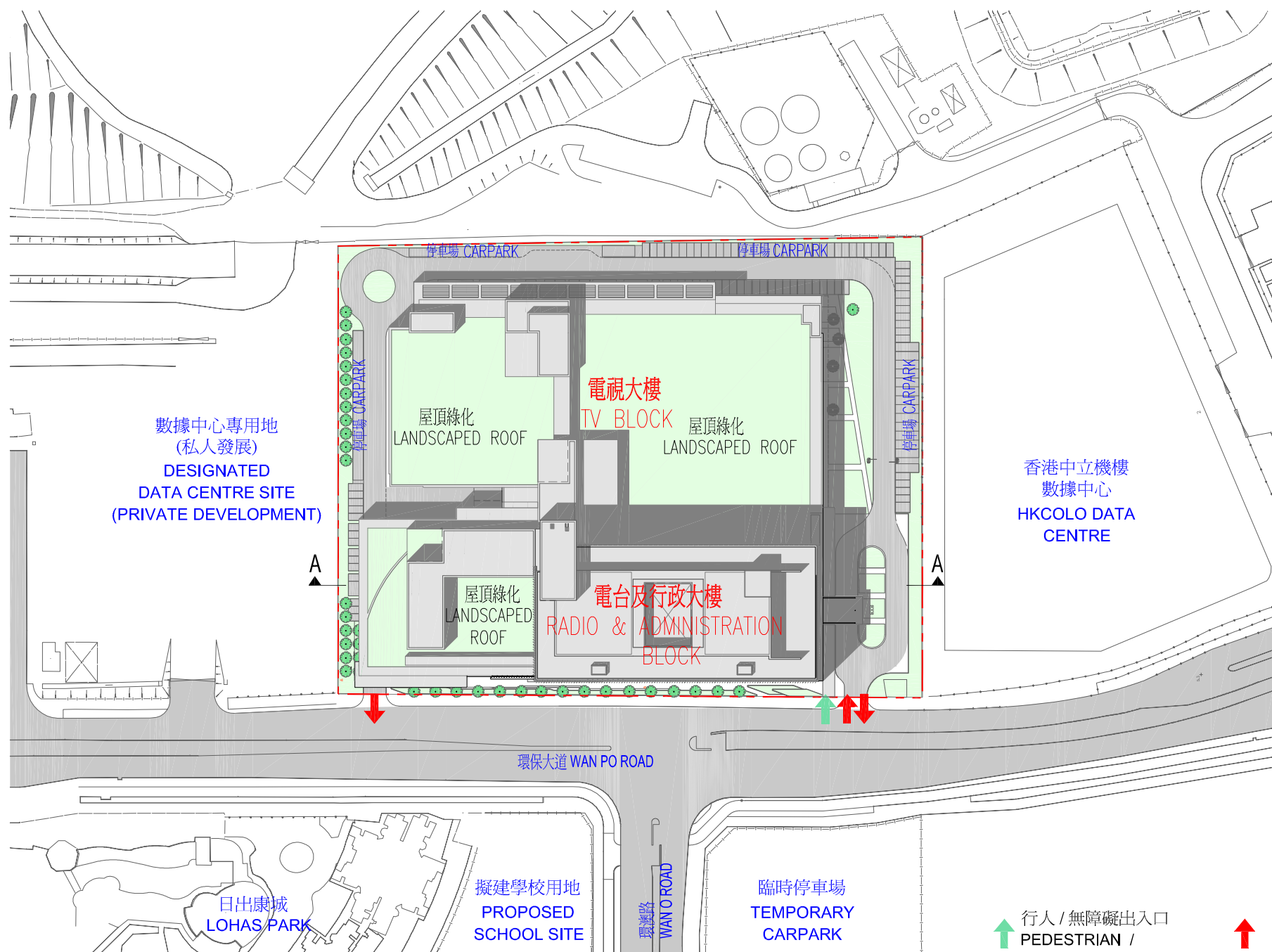
**Existing and Planned Accommodation Arrangements
of Radio Television Hong Kong**

| Facilities | Existing | Planned | | Increase [$(b-a)/a \times 100\%$] |
|---|---|---|-----------------------|--|
| | Area ¹ (m ²) [a] | Area ² (m ²) [b] | % of total area | |
| (a) Sound broadcasting facilities | 1 430 | 2 470 | 9% | +73% |
| (b) Digital Terrestrial Television broadcasting facilities | 2 170 | 5 220 | 19% | +141% |
| (c) News | 240 | 1 910 | 7% | +696% |
| (d) Engineering and Media Asset Management | 290 | 1 730 | 6% | +497% |
| (e) Accommodation for staff | 6 140 | 8 090 | 29% | +32% ³ |
| (f) Departmental common facilities | 780 | 1 150 | 4% | +47% |
| (g) Information Technology and New Media technical facilities | 190 | 1 130 | 4% | +495% |
| (h) Specialist facilities | 4 360 | 5 960 | 22% | +37% |
| Total | 15 600 | 27 660 | 100% | +77% |

¹ There is no record of Net Operational Floor Area (NOFA) for the existing three buildings as they were built a long time ago. This refers to the floor areas of the existing premises based on actual measurement of operationally usable areas, excluding common facilities such as corridors, toilet facilities, pantries and lift lobbies. The measurement is comparable to NOFA. All operational usable areas of the three existing buildings, leased offices (except for the town office in Queensway Government Offices (QGO) which will be retained for operational reason) and scattered outpost storages and some temporary offices are included.

² NOFA is used for the New Broadcasting House. It is the floor area actually allocated to the users of a building for carrying out the intended activities. The town office in QGO is not included.

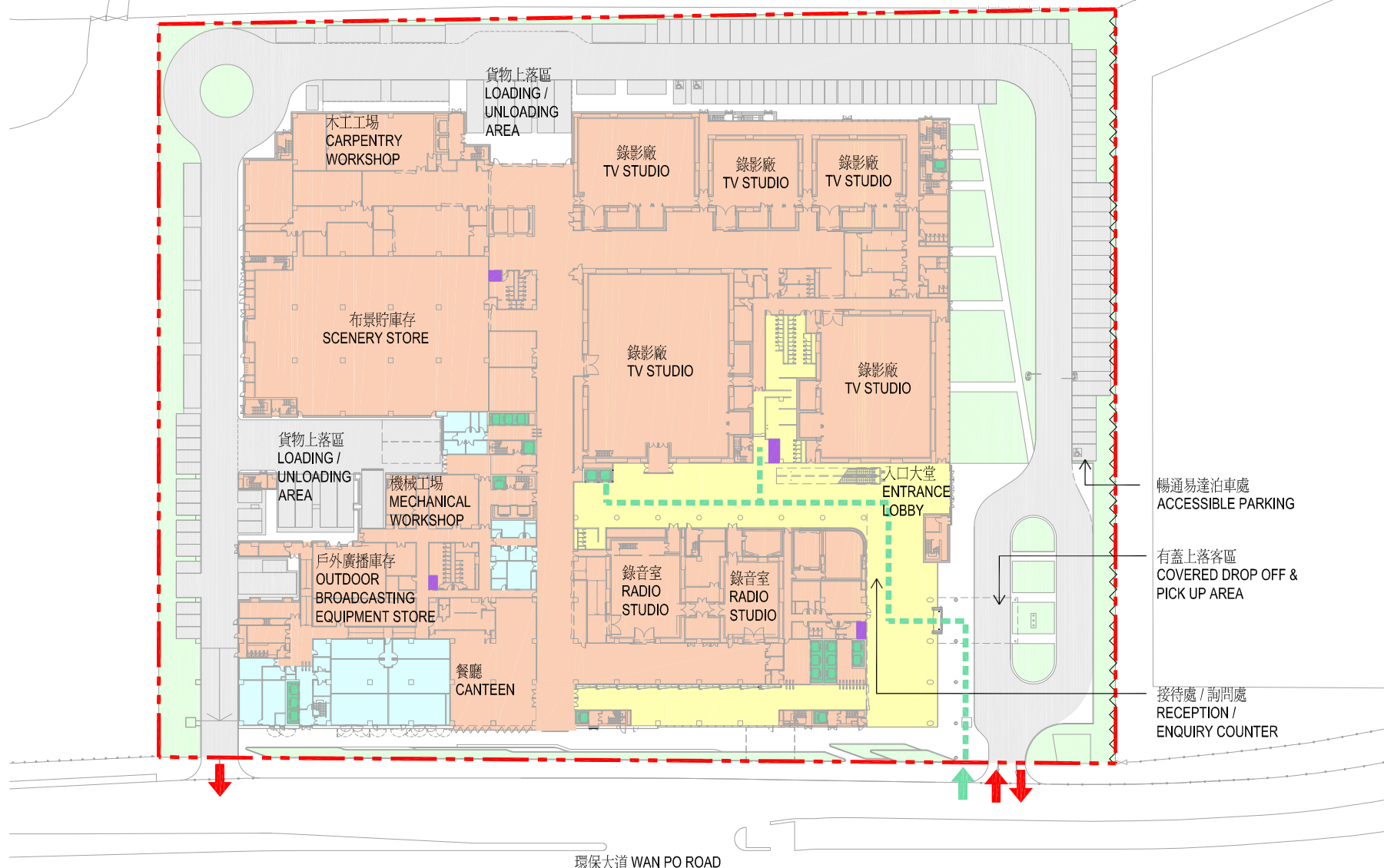
³ Additional areas are mainly required for making up shortage in office accommodation as the existing provision is below the standard provision.



69KA
香港電台新廣播大樓
NEW BROADCASTING HOUSE
OF RADIO TELEVISION HONG KONG

樓宇位置圖
BLOCK PLAN

18m 0 36m

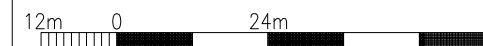


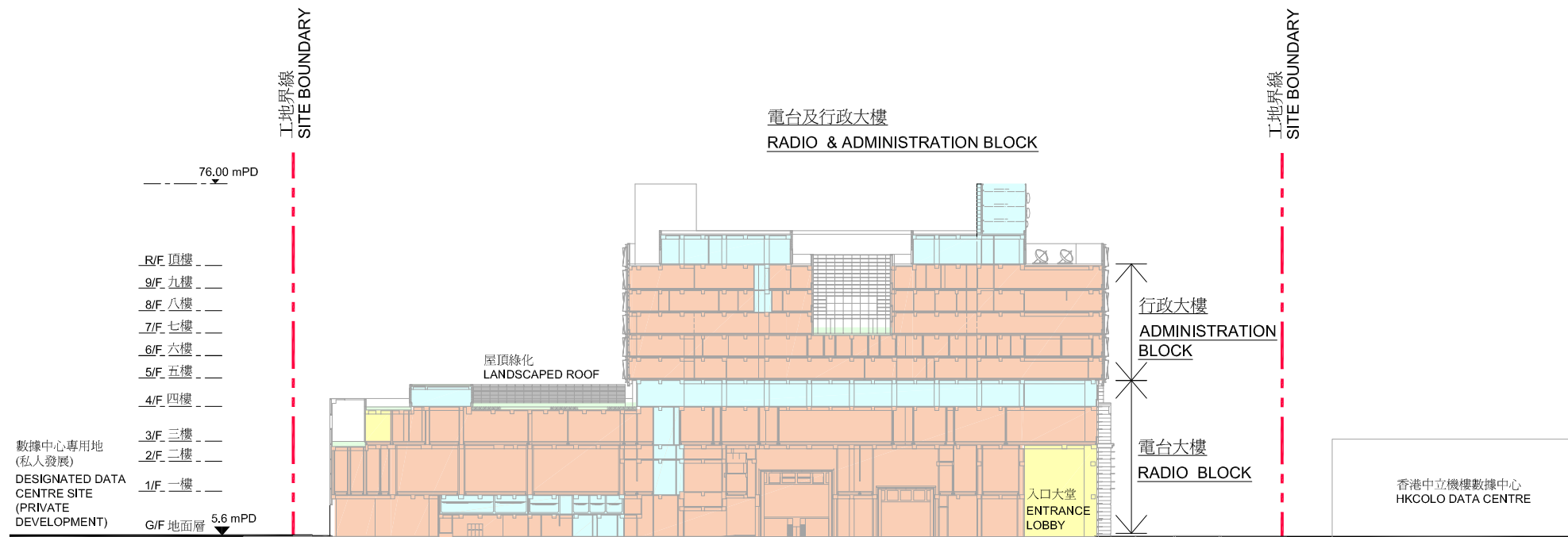
圖例 LEGEND :

| | | | | | | | | |
|---------------------|--------------------|--------------------|---------------------------|------------------------------|----------------------------|------------------------------|--|-------------------------------------|
| 公眾區域 PUBLIC AREA | 職員區域 STAFF AREA | 機電區域 PLANT ROOM | 綠化花園 LANDSCAPED GARDEN | 無障礙通道 BARRIER FREE ACCESS | 暢通易達升降機 ACCESSIBLE LIFT | 暢通易達洗手間 ACCESSIBLE TOILET | 行人 / 無障礙出入口 PEDESTRIAN / BARRIER FREE ENTRANCE / EXIT | 車輛出入口 VEHICULAR INGRESS / EGRESS |
|---------------------|--------------------|--------------------|---------------------------|------------------------------|----------------------------|------------------------------|--|-------------------------------------|

69KA
香港電台新廣播大樓
NEW BROADCASTING HOUSE
OF RADIO TELEVISION HONG KONG

地面平面圖
GROUND FLOOR PLAN





圖例 LEGEND :

- | | | | |
|---|--|--|--|
|  公眾區域 PUBLIC AREA |  職員區域 STAFF AREA |  機電區域 PLANT ROOM |  綠化花園 LANDSCAPED GARDEN |
|---|--|--|--|

69KA
香港電台新廣播大樓
NEW BROADCASTING HOUSE
OF RADIO TELEVISION HONG KONG

剖面圖
SECTION A





香港電台新廣播大樓
NEW BROADCASTING HOUSE
OF RADIO TELEVISION HONG KONG
(PROJECT CODE : 69KA)

從西南面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM SOUTHWEST DIRECTION (ARTIST'S IMPRESSION)



香港電台新廣播大樓
NEW BROADCASTING HOUSE
OF RADIO TELEVISION HONG KONG
(PROJECT CODE : 69KA)

從入口望向大樓的構思透視圖
PERSPECTIVE VIEW FROM ENTRANCE (ARTIST'S IMPRESSION)