

**For discussion
18 March 2014**

Legislative Council Panel on Security

**Construction of Rank and File Quarters for
Customs and Excise Department at Yau Yue Wan Village Road,
Tseung Kwan O**

PURPOSE

This paper invites Members' views for upgrading the above quarters construction project (the Project) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$590 million.

BACKGROUND AND JUSTIFICATION

2. It is an established government policy to provide, subject to the availability of resources, departmental quarters (DQ) for married disciplined services staff, including the disciplined staff of the Customs and Excise Department (C&ED).

3. Currently, there is a substantial shortfall in DQ for officers of C&ED at the Rank and File (R&F) Grade. As at early January 2014, there were 2 258 R&F officers eligible for DQ, but only 1 359 DQ units were available, representing a shortfall rate of 40%.

4. In the coming years, C&ED will continue to recruit staff at the R&F Grade to meet the manpower requirement of various new control points. We therefore anticipate that the demand of C&ED for DQ will continue to rise.

PROJECT SCOPE

5. We are planning to construct one 19-storey building on a "Government, Institution or Community" site of some 4 200 square metres (m²) at Yau Yue Wan Village Road at Area 22, Tseung Kwan O. The total construction floor area will be of 12 960 m² approximately. The Project will provide a total of 136 DQ units (28 F-grade and 108 G-grade DQ units¹) with

¹ The Government Property Agency classifies units into different grades with reference to floor area, location, facilities and other factors. The area of F grade and G grade units for reference are 70 m² and 55 m², respectively.

ancillary facilities, including a management office, a multi-function room², 26 car parking spaces, 3 motorcycle parking spaces and a small-scale outdoor children playing fixtures/facilities. A site plan for the Project is at **Annex**.

FINANCIAL IMPLICATIONS

6. We estimate that the total cost of the Project is about \$590 million in MOD prices, which includes the costs for site works, foundation, building works, drainage, domestic fixtures, appliances and furniture, etc. The provision standard for relevant domestic appliances, furniture and equipment is the same as that for other government quarters of the same grade.

7. The estimated annual recurrent expenditure of the Project is about \$4.8 million, mainly comprising the costs of management and maintenance, as well as the electricity charges for the common area of the quarters.

PUBLIC CONSULTATION

8. C&ED consulted the Housing and Environmental Hygiene Committee of the Sai Kung District Council on 16 January 2014. Members of the Committee were generally supportive.

ENVIRONMENTAL IMPLICATIONS

9. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). An environmental review for the Project was carried out in February 2013 which concluded that the Project would not have long term environmental impacts. Suitable mitigation measures will be implemented to control short-term construction impacts to within established standards and guidelines during construction.

ENERGY CONSERVATION MEASURES

10. The Project will incorporate appropriate energy efficient features for lighting, air-conditioning and elevator systems. For the adoption of renewable energy technologies, a small-scale solar photovoltaic system will be installed to generate electricity for the building.

² Covering an area of approximately 18m², the multi-function room primarily serves as a meeting room for the residents' associations or the Mutual Aid Committee.

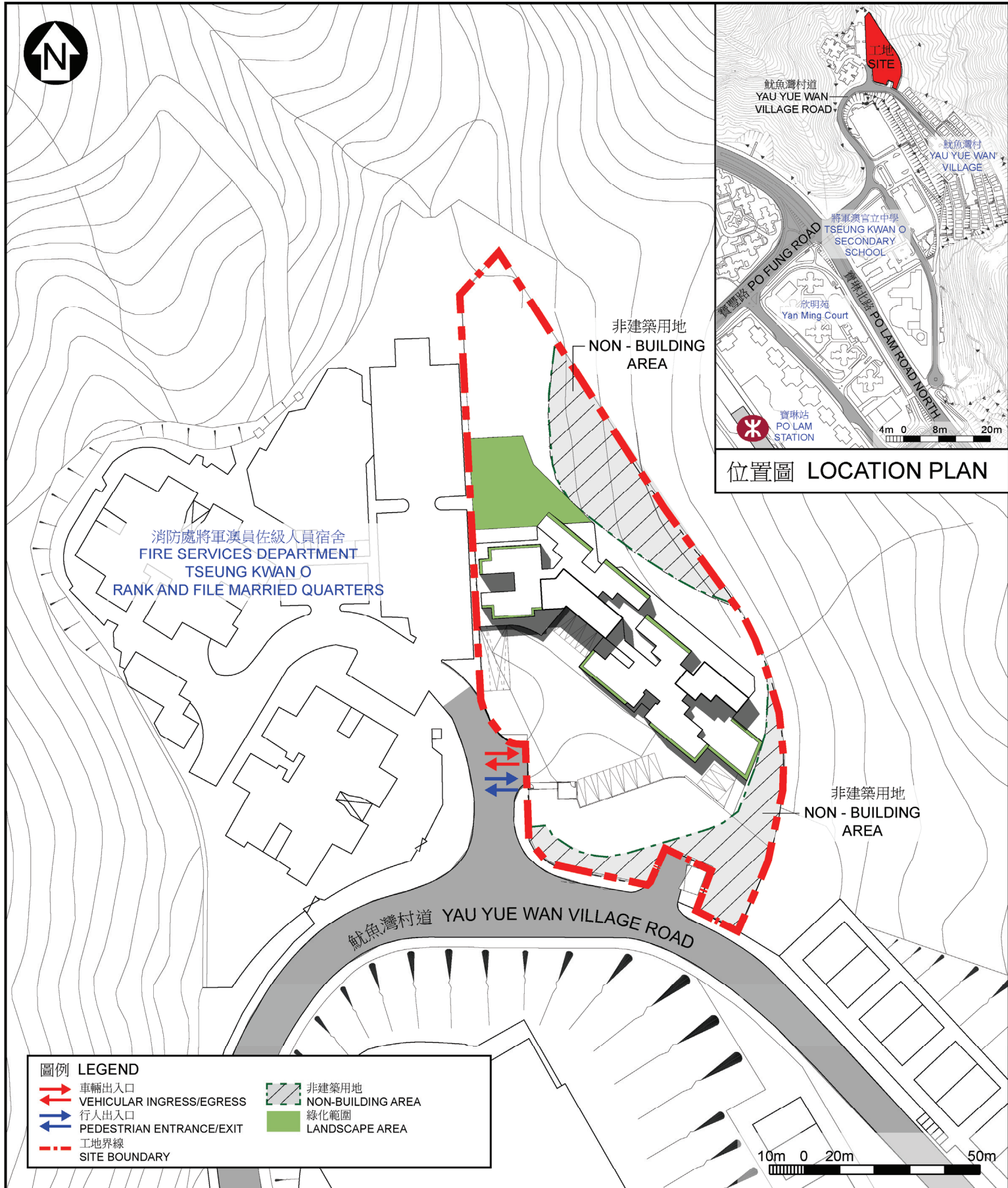
LAND ACQUISITION

11. The Project does not require any land acquisition.

IMPLEMENTATION

12. Subject to Members' views on the Project, we will seek the endorsement of the Public Works Subcommittee in May 2014 and funding approval of the Finance Committee in June 2014. With the funding approval, the proposed works will commence in December 2014 with a view to completion in around July 2017.

Security Bureau
Customs and Excise Department
March 2014



工地平面圖
SITE PLAN

3065JA
將軍澳鮫魚灣村道香港海關員佐級職員宿舍建造工程
Construction of Rank and File Quarters for Customs and Excise
Department at Yau Yue Wan Village Road, Tseung Kwan O



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署