

政府總部
運輸及房屋局

運輸科
香港添馬添美道2號
政府總部東翼



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Transport and
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Government Secretariat

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政府帳目委員會秘書
朱漢儒先生

朱先生：

審計署署長第六十三號報告書
第3章－民航處新總部

貴處12月12日的來信收悉。就來信提出的三個事項，本人獲授權綜合回覆如下。

運輸及房屋局於2007年9月21日向負責審批民航處新總部面積分配列表的產業檢審委員會發出便箋(便箋副本隨函夾附)，表示支持民航處在大樓預留空間作日後擴展之用，以應付將來持續增長的航空交通量。當時運輸及房屋局亦於該便箋中指出，雖然並無足夠理據在一開始時便建成民航處當時正與政府產業署商討的約1,500平方米預留空間，但應可在不使建築費顯著增加的情況下，在大樓的地基及設計上作出安排，以預留彈性在將來作出擴展。

正如上文所述，當時運輸及房屋局一貫的立場，是該1,500平方米的預留空間不會在一開始時便建成，而且在大樓的地基及設計上為日後擴展預留彈性不應涉及重大費用。故此，在擬備經濟發展事務委員會2007年11月26日會議有關“在機場島興建民航處新總部”的討論文件時，考慮到民航處表示預留1,500平方米空間所涉及的費用並不龐大，當時運輸及房屋局因而同意在文件內只指出已在大樓預留地方應付日後因航空交通增長而擴展的需要。

運輸及房屋局局長

(吳家進 吳家進 代行)

2014年12月19日

副本抄送：

民航處處長
建築署署長
政府產業署署長
財經事務及庫務局局長
審計署署長

MEMO

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From Secretary for Transport and Housing

To Chair, Property Vetting Committee
(Attn: Mr. Eddy CHEUNG)

Ref. () in

Your Ref. () in

Tel. No. 2810 2687 Fax. No. 2524 9397

dated

Date 21 September 2007

Your Fax. No. 2801 4706 TOTAL PAGES 2

New CAD Headquarters Project
Schedule of Accommodation

I understand CAD and GPA will shortly finalise the proposed schedule of accommodation (SoA) of the above project, and would like to offer our support to CAD's proposal to reserve sufficient space for future expansion to meet the demand of the aviation industry.

2. The CAD project is a long term investment for the economic well-being of Hong Kong. The new building and facilities will support air traffic growth up to 2025, by which time the number of aircraft movements is forecast to double that of today's. The growth, together with the anticipated increase in the number of locally registered airlines and aircraft, maintenance service providers and other ancillary support services, presents an unprecedented challenge to CAD both in terms of service provision and regulatory functions.

3. Currently, a major constraint facing CAD is the lack of expansion space for the existing facilities. The problem has grown over the years consequent to the rapid growth of air traffic and expansion of the industry. Despite CAD's continuing efforts to maintain quality services, the lack of expansion space has impeded the provision of efficient and quality service required by the thriving industry. When we briefed the Legislative Council Panel on Economic Services on the project in February 2007, Members expressed general support to the project and urged that sufficient space be provided in the new CAD building to cater for future expansion commensurate with the forecast air traffic growth. The Administration had undertaken to ensure that this would be done.

4. I understand CAD has adopted a prudent and pragmatic approach in arriving at the present proposed SoA with a total net operational floor area (NOFA) of 25,380m². Whilst CAD and GPA are finalising the details, I would appeal to the PVC to give the proposed SoA favourable consideration, taking into account the strong demand of the aviation industry and the general support from LegCo.

* 委員會秘書附註：本文件只備英文本。

5. Furthermore, I understand CAD is also exploring with GPA a possible further 6% (approximately 1,500m²) reserve in expansion space to cater for air traffic growth beyond 2025. When considering this proposal, I should be grateful if the PVC will take into account the site's constraints¹ and the expected continuing growth of the industry. Whilst the provision of this further reserve space at Day 1 may not be justifiable, it should be possible, without significant increase in construction costs, to make provisions in the building's foundation and design to provide flexibility for this in future. In doing so, we should be able to maximise the use of the allocated land and achieve economy of scale, subject to maintaining the originally planned construction floor area of 65,000m².

6. Given the tight time-frame of the project, we will be seeking the views of the LegCo Economic Development Panel in October 2007 (tentatively on 22 October). Taking into account the time for circulation and clearance of the paper, we should be grateful if the PVC could approve the proposed SoA as soon as practicable, and in any case not later than end September 2007.



(Francis Cheng)

for Secretary for Transport and Housing

c.c.	SFST	(Attn: Mr. Leo YIM	Fax: 2147 5237)
	DArchS	(Attn: Mr. Ian DICKINSON &	Fax: 2804 6805)
	GPA	(Attn: Mr. M. O. CHONG	Fax: 2804 6805)
		(Attn: Mr. K. K. HO &	Fax: 2877 7607)
	DGCA	(Attn: Mr. Wilson CHAN	Fax: 2877 7607)
		(Attn: Miss Priscilla LAM	Fax: 2326 3654)

¹ The site on the airport island granted by the AA is close to the approach and departure path of the runway and this would limit the potential for future extension to the building. Furthermore, the site is at a secluded area on airport island bounded by the main access highway to the airport to the north and the west, a coastal protection zone to the east and the Dragonair House/CNAC building to the south. There is no usable land in the adjoining area for new development in the foreseeable future.