For discussion **PWSC(2015-16)20**
(date to be confirmed)

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS
Quarters – Internal security
66JA – Construction of staff quarters for Immigration Department at Heng Lam Street, Kowloon

Members are invited to recommend to the Finance Committee the upgrading of **66JA** to Category A at an estimated cost of $391 million in money-of-the-day prices for the construction of staff quarters for Immigration Department at Heng Lam Street, Kowloon.

PROBLEM

There is a substantial shortfall of departmental quarters (DQ) for married rank and file (R&F) staff of the Immigration Department (ImmD).

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Security, proposes to upgrade **66JA** to Category A at an estimated cost of $391 million in money-of-the-day (MOD) prices for the construction of staff quarters for ImmD at Heng Lam Street, Kowloon.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 2 670 square metres (m^2) at Heng Lam Street, Kowloon. The scope of the project comprises –

/(a) …..

(a) construction of a 15-storey quarters block with a total construction floor area (CFA) of 8 800 m^2 for provision of a total of 112 DQ units (96 G-grade and 16 H-grade DQ units[1]); and

(b) the following ancillary facilities —

(i) a management office;

(ii) amenity and communal areas including a multi-function room[2] and small-scale outdoor children playing fixtures and facilities; and

(iii) 15 car parking spaces and two motorcycle parking spaces on ground floor.

4. A site plan, layout plans, a sectional plan and an artist's impression drawing for the project are at Enclosures 1 to 6. Subject to the funding approval of the Finance Committee, we plan to commence construction in late 2015 for completion in the second quarter of 2018.

JUSTIFICATION

5. It is an established government policy to provide DQ for married disciplined services staff subject to the availability of resources.

6. Currently, there is a substantial shortfall in DQ for married R&F staff of ImmD. As at 1 March 2015, ImmD has 2 076 R&F officers eligible for DQ and 1 088 DQ units, representing a shortfall of 48%. Eligible R&F staff have to wait for almost six years on average to be allocated a DQ unit. In the coming years, ImmD will continue to recruit R&F staff to fill existing vacancies and meet the manpower requirement of various new initiatives. We therefore anticipate that the demand for DQ will continue to rise.

/**FINANCIAL** …..

---

[1] The reference areas of G-grade and H-grade units are 55 m^2 and 45-50 m^2 respectively.

[2] Covering an area of approximately 15 m^2, the multi-function room primarily serves as a meeting room for the residents' associations or the Mutual Aid Committee.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be $391 million in MOD prices (please see paragraph 9 below), broken down as follows -

			$ million	
(a)	Site works		10.6	
(b)	Piling		19.1	
(c)	Building		157.0	
(d)	Building services		27.8	
(e)	Drainage		5.2	
(f)	External works		34.0	
(g)	Additional energy conservation, green and recycled features		2.8	
(h)	Furniture and equipment[3]		14.6	
(i)	Consultants' fees for		6.7	
	(i) contract administration	6.1		
	(ii) management of resident site staff (RSS)	0.6		
(j)	Remuneration of RSS		9.5	
(k)	Contingencies		28.7	
	Sub-total		316.0	(in September 2014 prices)
(l)	Provision for price adjustment		75.0	
	Total		391.0	(in MOD prices)

/8. …..

[3] The estimated cost is based on an indicative list of furniture and equipment required.

8. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at Enclosure 7. The estimated construction unit cost, represented by the building and building services costs, is $21,000 per m^2 of CFA in September 2014 prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

Year	$ million (Sept 2014)	Price adjustment factor	$ million (MOD)
2015 – 2016	5.0	1.05725	5.3
2016 – 2017	40.0	1.12069	44.8
2017 – 2018	107.0	1.18793	127.1
2018 – 2019	100.0	1.25920	125.9
2019 – 2020	37.0	1.33475	49.4
2020 – 2021	19.0	1.40483	26.7
2021 – 2022	8.0	1.47507	11.8
	316.0		391.0

10. 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 2015 to 2022. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

11. We estimate the annual recurrent expenditure arising from this project to be $5.6 million.

PUBLIC CONSULTATION

12. We consulted the Housing Committee of the Wong Tai Sin District Council on 9 December 2014 and Members did not object to the project.

13. We consulted the Legislative Council Panel on Security on 3 March 2015. Members of the Panel supported the project and requested details on the project plot ratio be included in the submission to the Public Works Subcommittee. The information is in paragraph 25 below.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a preliminary environmental review (PER) for the project in August 2014. The PER has concluded and the Director of Environmental Protection agreed that the project would not have any long-term environmental impacts.

15. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines by implementing mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site and the provision of wheel washing facilities. We have included in the project estimate the cost of the environmental mitigation measures.

16. 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 (e.g. use of excavated materials for filling within the site) on 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 facilities[4]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

/17. …..

---

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

17. 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 and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate in total about 6 780 tonnes of construction waste. Of these, we will reuse about 2 610 tonnes (38%) of inert construction waste on site and deliver 2 760 tonnes (41%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 1 410 tonnes (21%) 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 $250,770 for this project (based on a unit charge rate of $27 per tonne for disposal at public fill reception facilities and $125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

19. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt various forms of energy efficient features and renewable energy technologies, including lift power generation and photovoltaic system.

22. For greening features, planters and vertical greening will be provided. For recycled features, we will adopt rainwater recycling system for irrigation purpose.

/23. …..

23. The total estimated additional cost for adopting the above features is around $2.8 million (including $9,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 1.1% energy savings in the annual energy consumption with a payback period of about 5.5 years.

BACKGROUND INFORMATION

24. We upgraded **66JA** to Category B in September 2011. We engaged consultants to undertake various services, including topographical and tree survey, layout design in August 2013, traffic impact assessment and other environmental investigations in April 2014, detailed design in June 2014 and preparation of tender documents in November 2014. The total estimated cost was about $9.5 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 the Public Works Programme".

25. The permitted building height of the project site is 11 storeys under the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/21. With the aim to increasing the provision of DQ units, approval from the Town Planning Board was obtained in June 2014 for a relaxation of the building height restriction from 11 storeys to 15 storeys, thereby increasing the plot ratio from 1.6 to 3.4.

26. Of the 47 trees within the project boundary, 35 trees will be preserved. The proposed works will involve the felling of 12 trees. All trees to be removed are not important trees[5]. We will incorporate planting proposals as part of the project, including the planting of about 14 trees, 15 000 shrubs and groundcovers, and 25 m^2 of lawn area.

/27. …..

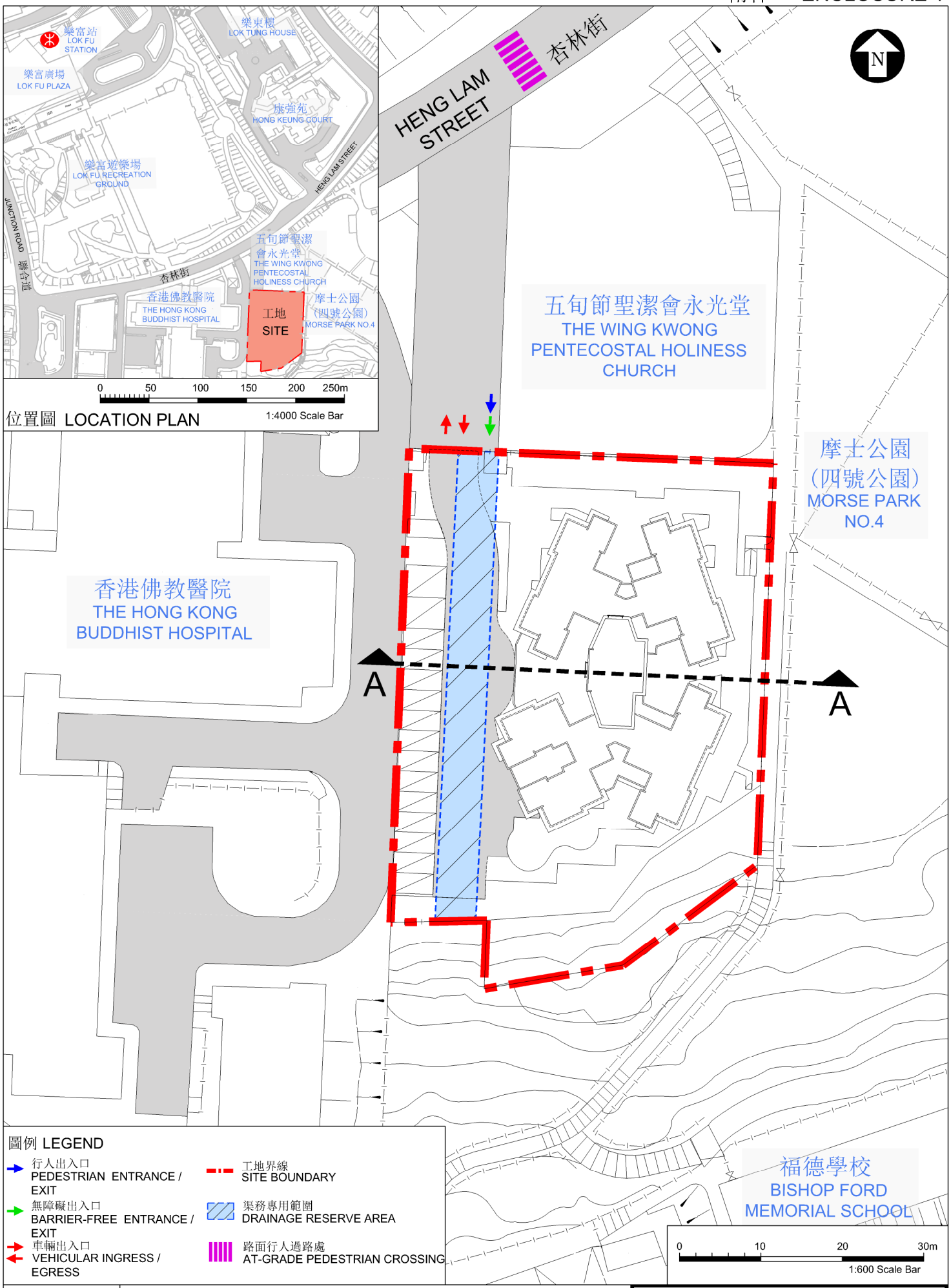
---

[5] "Important trees" 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 account of 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 (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

27. We estimate that the proposed works will create about 130 jobs (115 for labourers and 15 for professional/technical staff) providing a total employment of 2 830 man-months.

Security Bureau
June 2015



工地平面圖
SITE PLAN

66JA
九龍杏林街入境事務處職員宿舍建造工程
CONSTRUCTION OF STAFF QUARTERS FOR IMMIGRATION DEPARTMENT AT HENG LAM STREET, KOWLOON

ARCHITECTURAL SERVICES DEPARTMENT 建築署

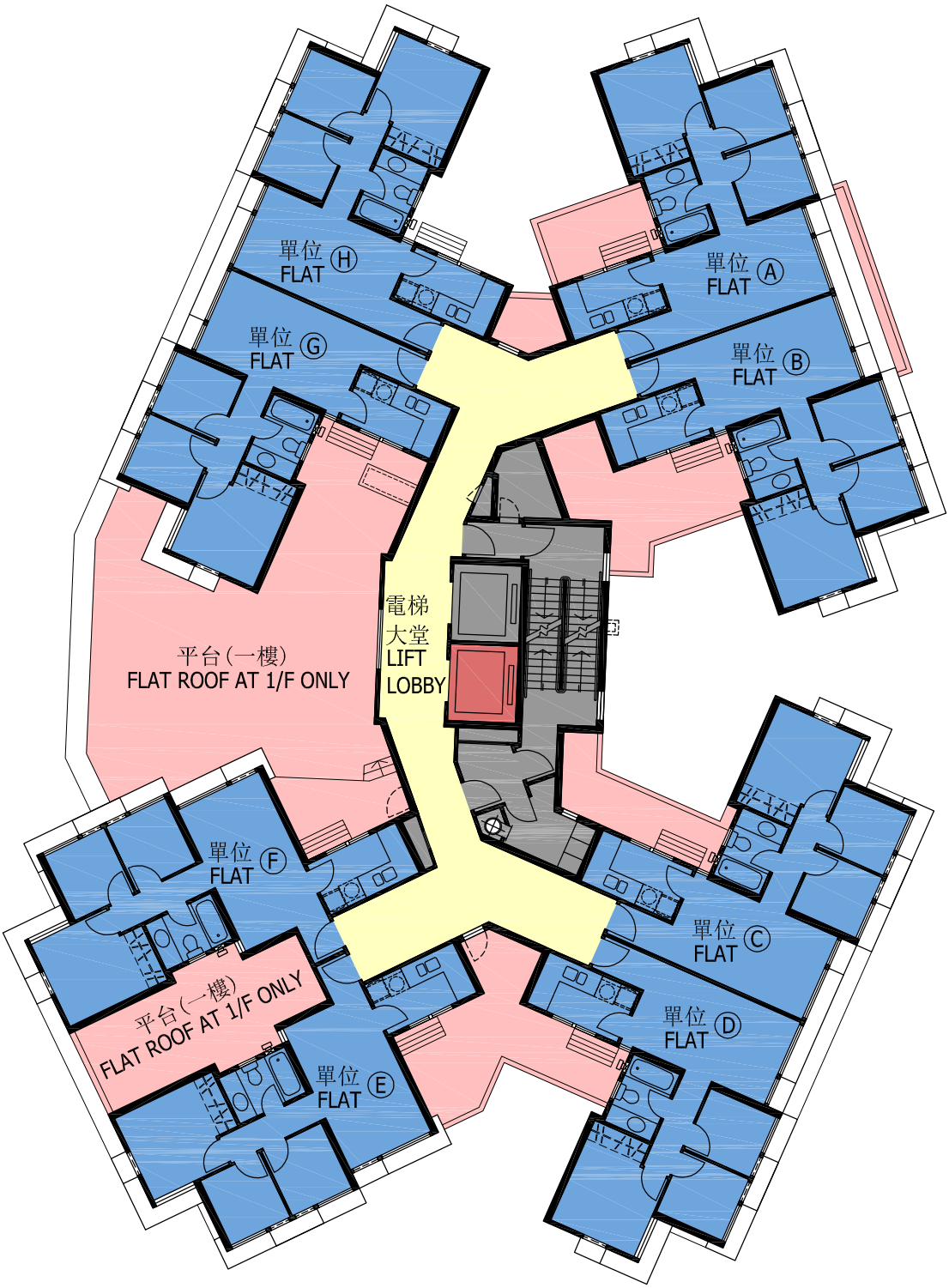
圖例 LEGEND

- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 工地界線 SITE BOUNDARY
- 圍牆 BARRIER WALL
- 無障礙通道 BARRIER-FREE ACCESS
- 暢通易達停車位 ACCESSIBLE CAR PARKING SPACE
- 暢通易達升降機 ACCESSIBLE LIFT
- 公用地方 COMMON AREA
- 地面綠化 AT-GRADE GREENING
- 機房/樓梯/升降機 PLANT ROOMS/STAIRCASES/LIFTS
- 附屬設備 ANCILLARY FACILITIES
- 垂直綠化 VERTICAL GREENING
- 裝卸貨區 LOADING & UNLOADING BAY
- 落客處 DROP-OFF

地下平面圖
G/F PLAN

66JA
九龍杏林街入境事務處職員宿舍建造工程
CONSTRUCTION OF STAFF QUARTERS FOR IMMIGRATION DEPARTMENT AT HENG LAM STREET, KOWLOON

ARCHITECTURAL SERVICES DEPARTMENT 建 築 署



圖例 LEGEND

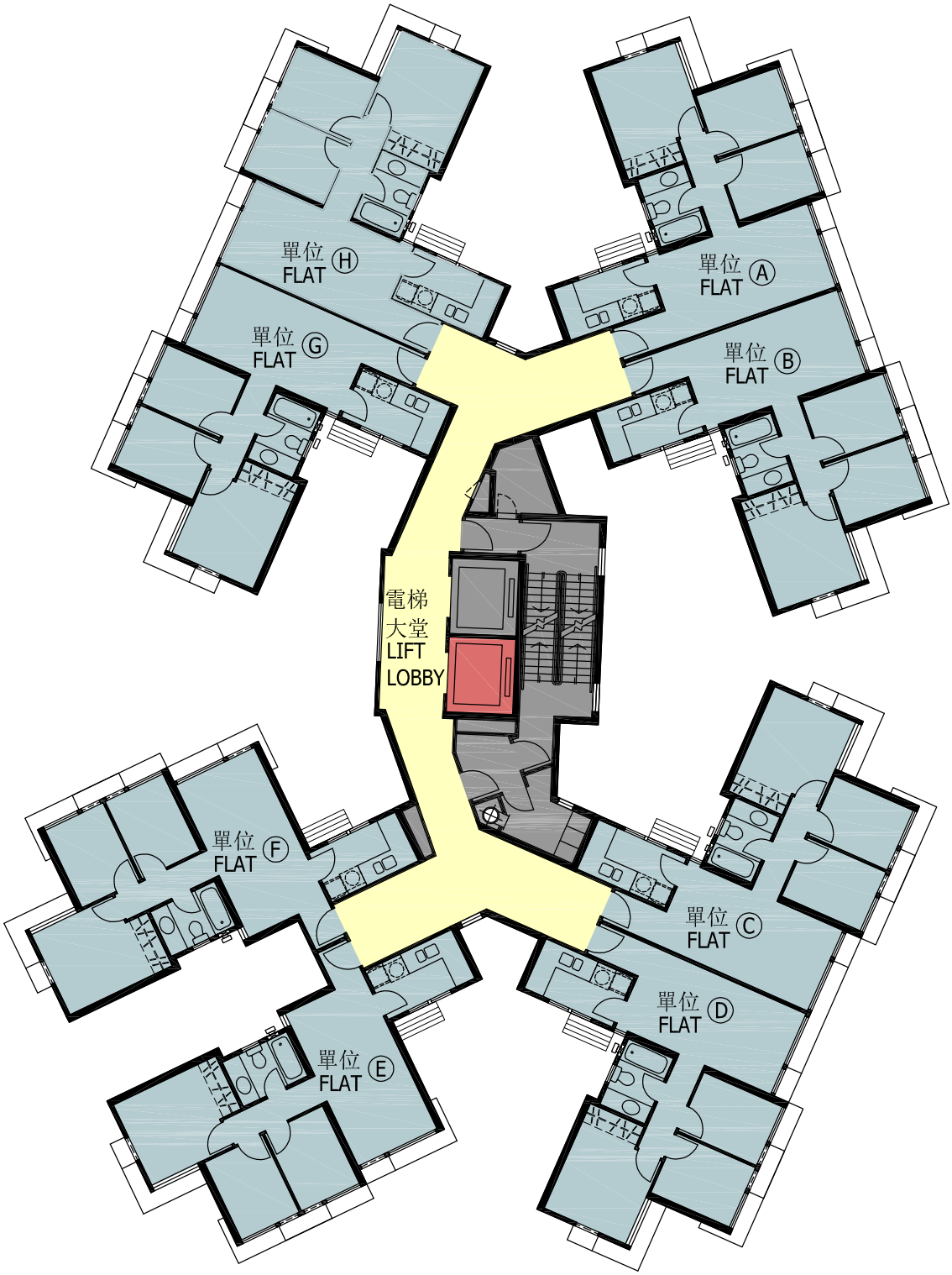
- 公用地方 COMMON AREA
- 機房/樓梯/升降機 PLANT ROOMS/STAIRCASES/LIFTS
- H級單位 H-GRADE UNITS
- 暢通易達升降機 ACCESSIBLE LIFT
- 平台(一樓) FLAT ROOF AT 1/F ONLY

0 2 4 6 8 10m
1:200 Scale Bar

一至二樓
平面圖
1ST TO 2ND
FLOOR PLAN

66JA
九龍杏林街入境事務處職員宿舍建造工程
CONSTRUCTION OF STAFF QUARTERS FOR IMMIGRATION
DEPARTMENT AT HENG LAM STREET, KOWLOON

ARCHITECTURAL
SERVICES
DEPARTMENT 建 築 署



圖例 LEGEND

- 公用地方 COMMON AREA
- 機房/樓梯/升降機 PLANT ROOMS/STAIRCASES/LIFTS
- G級單位 G-GRADE UNITS
- 暢通易達升降機 ACCESSIBLE LIFT

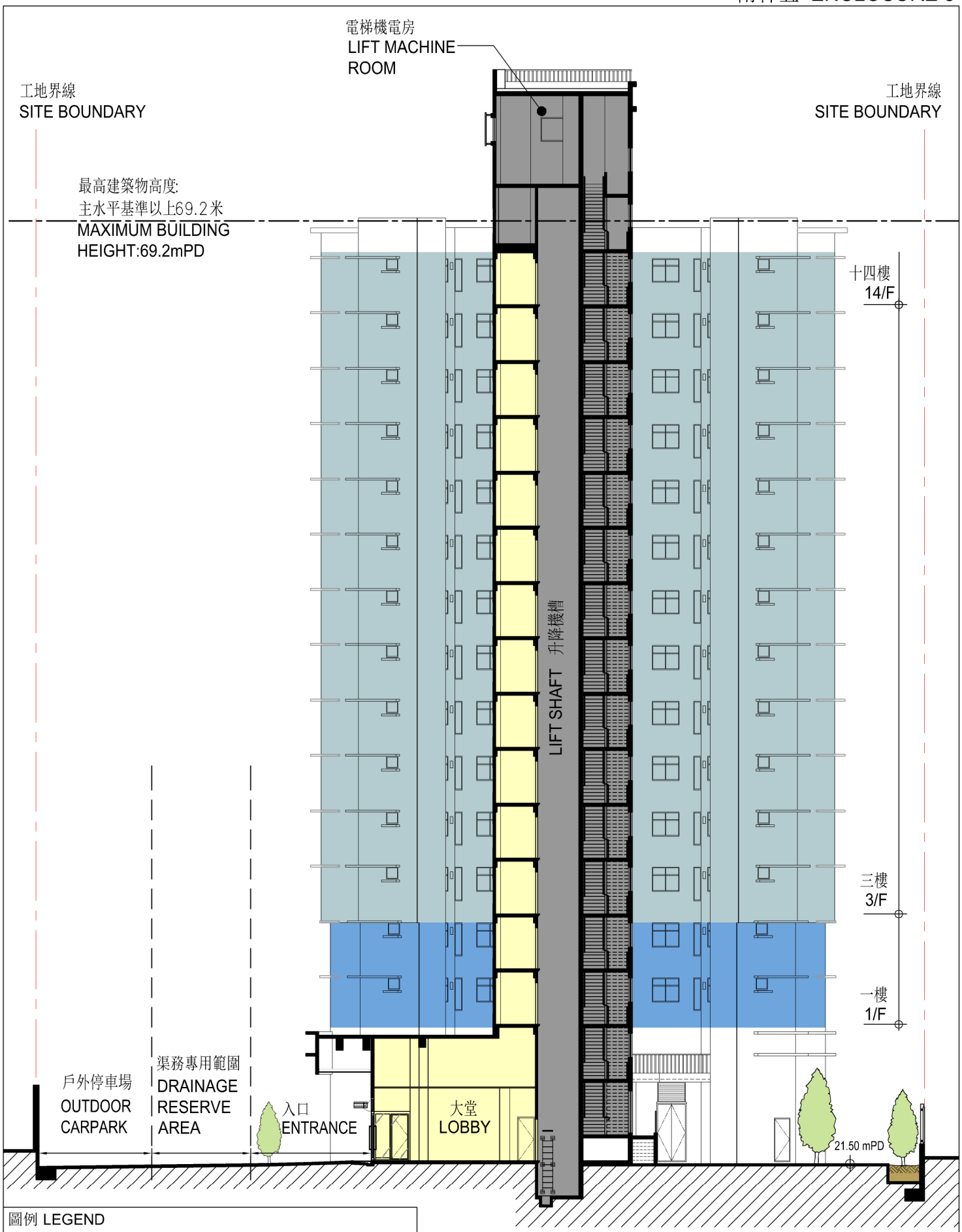
0 2 4 6 8 10m

1:200 Scale Bar

三至十四樓
平面圖
3RD TO 14TH
FLOOR PLAN

66JA
九龍杏林街入境事務處職員宿舍建造工程
CONSTRUCTION OF STAFF QUARTERS FOR IMMIGRATION
DEPARTMENT AT HENG LAM STREET, KOWLOON

ARCHITECTURAL
SERVICES
DEPARTMENT 建 築 署



剖面圖 A-A
SECTION A-A

66JA
九龍杏林街入境事務處職員宿舍建造工程
CONSTRUCTION OF STAFF QUARTERS FOR IMMIGRATION DEPARTMENT AT HENG LAM STREET, KOWLOON

ARCHITECTURAL SERVICES DEPARTMENT 建 築 署

PERSPECTIVE VIEW FROM NORTHWEST DIRECTION (ARTIST'S IMPRESSION)
從西北面望向擬建宿舍的構思透視圖

構思圖 ARTIST'S IMPRESSION	66JA 九龍杏林街入境事務處職員宿舍建造工程 CONSTRUCTION OF STAFF QUARTERS FOR IMMIGRATION DEPARTMENT AT HENG LAM STREET, KOWLOON	ARCHITECTURAL SERVICES DEPARTMENT 建 築 署

66JA – Construction of staff quarters for Immigration Department at Heng Lam Street, Kowloon

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2014 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for contract administration (Note 2)	Professional	–	–	–	3.9
		Technical	–	–	–	2.2
					Sub-total	6.1
(b)	Resident site staff (RSS) costs (Note 3)	Professional	23	38	1.6	2.6
		Technical	192	14	1.6	7.5
					Sub-total	10.1
	Comprising -					
	(i) Consultants' fees for management of RSS				0.6	
	(ii) Remuneration of RSS				9.5	
					Total	**16.2**

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 38 = $71,385 per month and MPS salary point 14 = $24,380 per month.).

2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **66JA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **66JA** to Category A.

3. The actual man-months and actual costs will only be known after completion of the construction works.