

**For discussion  
on 3 March 2015**

**Legislative Council Panel on Security**

**Construction of Staff Quarters for Immigration Department at Heng Lam Street, Kowloon**

**PURPOSE**

This paper invites Members' views on upgrading the staff quarters for the Immigration Department at Heng Lam Street, Kowloon, construction project (the Project) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$391 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 to maintain morale in the disciplined services.

3. Currently, there is a substantial shortfall in DQ for staff of the Immigration Department (ImmD) at the rank and file (R&F) Grade. As at 1 February 2015, there were 2 077 R&F officers eligible for DQ and 1 088 DQ units, representing a shortfall rate of 48%. In the coming years, ImmD will continue to recruit staff at the R&F Grade 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.

**PROJECT SCOPE**

4. The Project is located at the site of the former married quarters of the Housing Department located at 20 Heng Lam Street, Kowloon which had been demolished. We plan to construct one 15-storey building on this "Government, Institution or Community" site of about 2 670 square metres (m<sup>2</sup>). The total construction floor area of the Project is approximately about 8 800 m<sup>2</sup>. The Project will provide a total of 112 DQ units (viz. 96 G-grade

and 16 H-grade DQ units<sup>1</sup>) with ancillary facilities, including a management office, a multi-function room<sup>2</sup>, 15 car parking spaces, two motorcycle parking spaces and residents' recreational facilities. A location and site plan for the Project is at **Enclosure**.

## **FINANCIAL IMPLICATIONS**

5. We estimate the total cost of the Project at about \$391 million in MOD prices, which includes the costs for site works, foundation, building works, drainage, domestic 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.

6. The estimated annual recurrent expenditure of the Project is about \$5.6 million, mainly comprising management and maintenance costs, as well as electricity charges for the common area.

## **PUBLIC CONSULTATION**

7. ImmD consulted the Housing Committee of Wong Tai Sin District Council on 9 December 2014. Members of the Committee did not object to the Project.

## **ENVIRONMENTAL IMPLICATIONS**

8. 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 June 2014, which concluded that the Project would not have long term environmental impacts. Suitable mitigation measures will be implemented to keep short-term construction impacts to the surroundings within the established standards and guidelines during construction.

---

<sup>1</sup> The Government Property Agency classifies DQ units into different grades with reference to floor area, location, facilities and other factors. The reference area of G-grade and H-grade units is 55 m<sup>2</sup> and 50 m<sup>2</sup> respectively.

<sup>2</sup> Covering an area of approximately 15 m<sup>2</sup>, the multi-function room primarily serves as a meeting room for the residents' association or the Mutual Aid Committee.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

9. The Project will incorporate appropriate energy efficient features for lighting and lift systems. For the adoption of renewable energy technologies, a small-scale solar photovoltaic system will be installed to generate electricity for the building. For recycling features, we will adopt a rainwater recycling system for irrigation purpose.

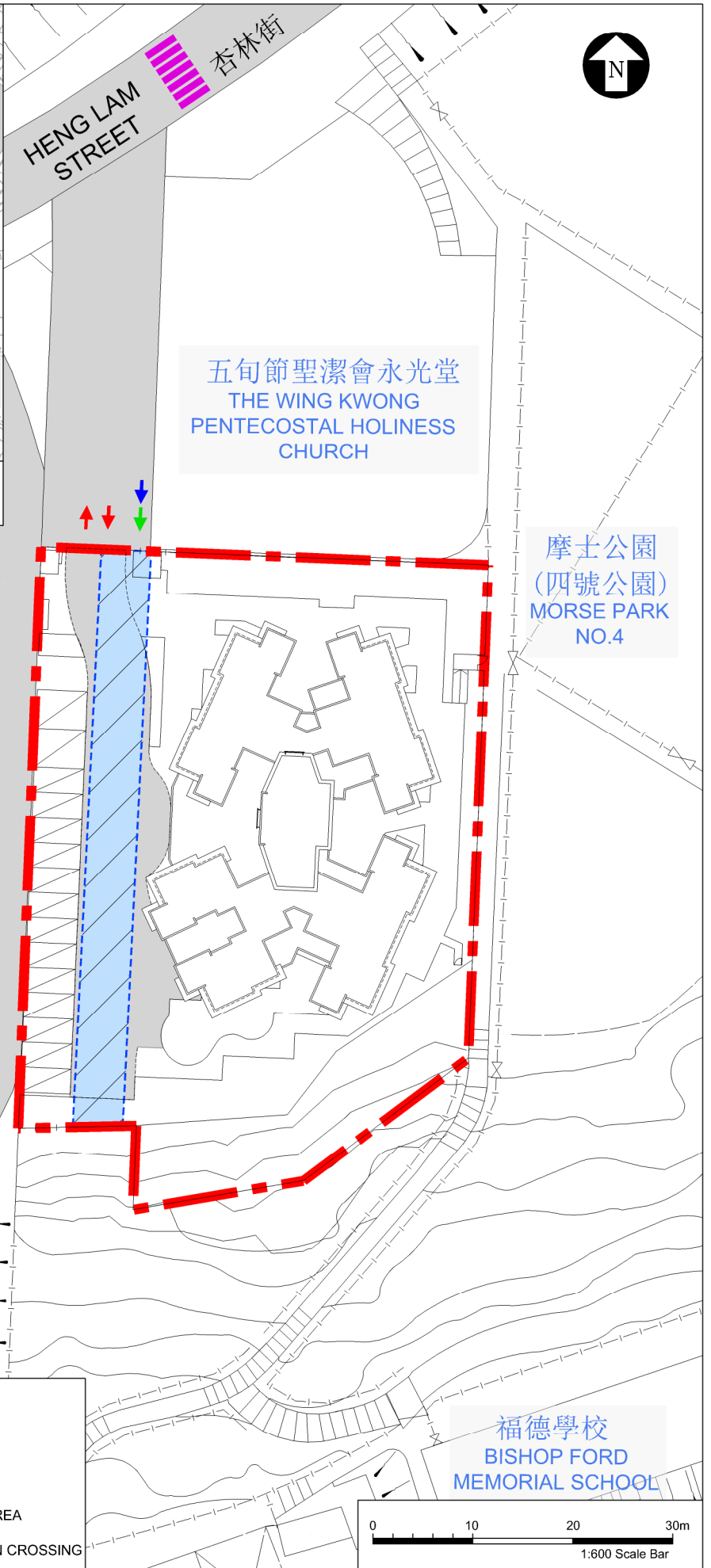
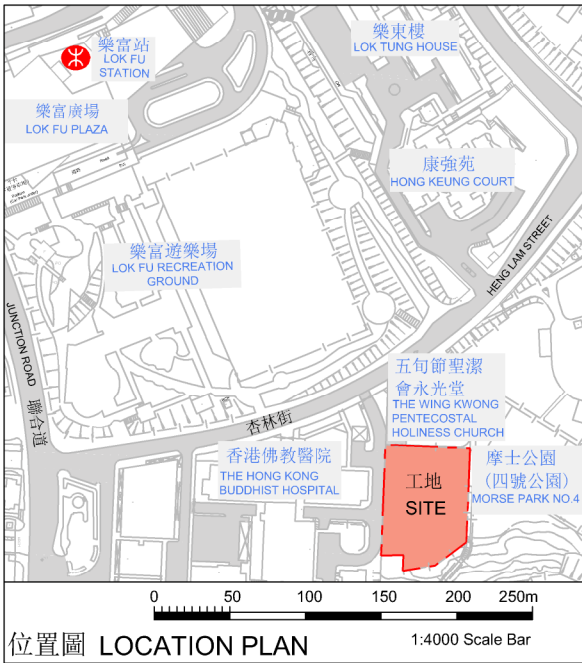
## **LAND ACQUISITION**

10. The Project does not require any land acquisition.

## **IMPLEMENTATION**

11. Subject to Members' views on the Project, we will seek the endorsement of the Public Works Subcommittee and funding approval from the Finance Committee in the second quarter of 2015. Subject to funding approval, the proposed works will commence in late 2015 with a view for completion in mid-2018.

Security Bureau  
Immigration Department  
February 2015



圖例 LEGEND

- 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- 車輛出入口  
VEHICULAR INGRESS / EGRESS
- 工地界線  
SITE BOUNDARY
- 渠務專用範圍  
DRAINAGE RESERVE AREA
- 路面行人過路處  
AT-GRADE PEDESTRIAN CROSSING

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