

**For discussion
on 2 June 2015**

Legislative Council Panel on Security

Construction of Quarters for the Disciplined Services in Kwun Tong

PURPOSE

This paper invites Members' views on upgrading the construction project of quarters for the disciplined services in Kwun Tong (the Project) to Category A. The estimated cost of the Project, in money-of-the-day (MOD) prices, is about \$1,510 million.

BACKGROUND AND JUSTIFICATION

2. It is an established government policy to provide departmental quarters (DQ) for married disciplined services staff subject to availability of resources.

3. Currently, there is a substantial shortfall in DQ for staff of the Immigration Department (ImmD), Fire Services Department, Correctional Services Department and Customs and Excise Department at the rank and file (R&F) Grade. As at 1 April 2015, among the above four disciplined services departments, there were 12 284 R&F staff eligible for DQ and only 8 240 DQ units were available for allocation, representing a shortfall of 33%. Eligible R&F staff have to wait for about 4 to 8 years on average to be allocated a DQ unit. In the coming years, these disciplined services departments will continue to recruit staff at the R&F Grade to fill existing vacancies and meet the manpower requirement of various new initiatives.¹ We therefore anticipate that the demand for DQ will continue to rise.

¹ Some units of the Project will be allocated to officers of the Government Flying Service who are on a pay scale equivalent to the eligible R&F of other disciplined services.

PROJECT SCOPE

4. The project site occupies an area of about 4 150 square metres (m²) at the site of the former married quarters of the Housing Department at 4 Tseung Kwan O Road, Kowloon. The project scope includes –

- (a) the demolition of existing quarters buildings;
- (b) the construction of 464 DQ units (viz. 47 F-grade, 225 G-grade and 192 H-grade DQ units²); and
- (c) the following ancillary facilities –
 - (i) a building management office;
 - (ii) amenity and communal areas including a multi-function room, outdoor children playing fixtures and facilities, as well as outdoor residents' recreational facilities; and
 - (iii) 46 car parking spaces and five motorcycle parking spaces.

5. Regarding the planning parameters, the site falls within an area zoned “Residential (Group A)” on the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/19, which is restricted to a maximum domestic plot ratio of 7.5, having taken into account a wide range of consideration including the overall transport, environmental and infrastructural constraints. The current project scope is expected to reach a plot ratio of close to 7.5 to fully utilize the development potential of the site.

6. A location and site plan for the Project is at **Enclosure**.

² The Government Property Agency classifies units into different grades with reference to floor area, location, facilities and other factors. The reference area of F-grade, G-grade and H-grade DQ units is 70 m², 55 m² and 45-50 m² respectively.

FINANCIAL IMPLICATIONS

7. We estimate the total cost of the Project at about \$1,510 million in MOD prices, which includes the costs for demolition, 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.

8. The estimated annual recurrent expenditure of the Project is about \$16.2 million, mainly comprising management and maintenance costs, as well as electricity charges for the common area.

PUBLIC CONSULTATION

9. ImmD consulted the Housing Committee of the Kwun Tong District Council on 13 November 2014. Members of the Committee were generally supportive of the Project.

ENVIRONMENTAL IMPLICATIONS

10. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). An environmental review for the Project was carried out, 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.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

11. The Project will adopt various forms of energy efficient features and renewable energy technologies, including lift power regeneration and photovoltaic system. For greening features, we will provide green roof, vertical green as well as planting areas for environmental and amenity benefits. For recycling features, we will adopt a rainwater harvesting system for irrigation purpose.

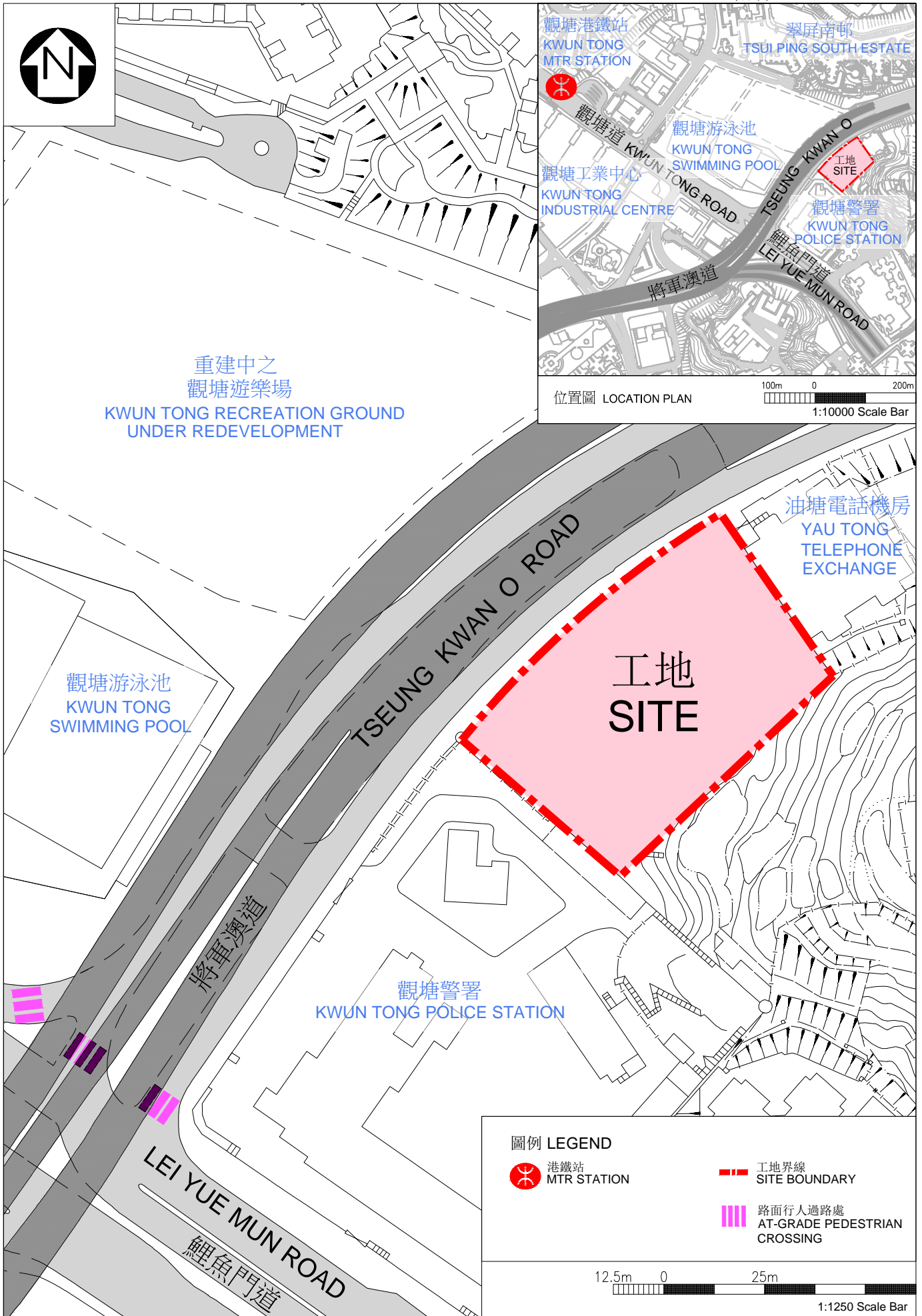
LAND ACQUISITION

12. The Project does not require any land acquisition.

IMPLEMENTATION

13. Subject to Members' views on the Project, we will seek the support of the Public Works Subcommittee and funding approval from the Finance Committee. Subject to funding approval, the proposed works will commence in the third quarter of 2015 with a view to completion in mid-2019.

Security Bureau
Immigration Department
May 2015



重建中之
觀塘遊樂場
KWUN TONG RECREATION GROUND
UNDER REDEVELOPMENT

位置圖 LOCATION PLAN

100m 0 200m
1:10000 Scale Bar

圖例 LEGEND

港鐵站
MTR STATION

工地界線
SITE BOUNDARY

路面行人過路處
AT-GRADE PEDESTRIAN
CROSSING

12.5m 0 25m

1:1250 Scale Bar

工地平面圖
SITE
PLAN

69JA

觀塘紀律部隊宿舍興建計劃

CONSTRUCTION OF QUARTERS FOR THE DISCIPLINED SERVICES IN KWUN TONG