

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Government Offices – Intra-government services

123KA – Conversion of the former French Mission Building for accommodation use by law-related organisations and related purposes

Members are invited to recommend to the Finance Committee the upgrading of **123KA** to Category A at an estimated cost of \$234.2 million in money-of-the-day prices for the conversion of the former French Mission Building for accommodation use by law-related organisations and related purposes.

PROBLEM

We need to convert the former French Mission Building (FMB) for accommodation use by law-related organisations (LROs) and related purposes.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Justice, proposes to upgrade **123KA** to Category A at an estimated cost of \$234.2 million in money-of-the-day (MOD) prices for the conversion of the former FMB for accommodation use by LROs and related purposes.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project site of the FMB occupies an area of about 1 360 square meters (m²). It is a four-storey building on an elevated ground, roughly rectangular in shape, with an internal courtyard at the centre. The proposed scope of works is as follows –

- (a) to renovate and refurbish the building to meet the needs of LROs and related purposes;
- (b) to upgrade the building in order to comply with the prevailing statutory requirements without compromising the conservation principles; and
- (c) to restore the building to the French Mission era dating back to 1919 based on available records, while the history of the Hong Kong Court of Final Appeal (CFA) will be displayed by means of public interpretation so as to enhance the understanding of the historical and cultural significance of the building.

4. The FMB was declared a monument on 14 September 1989. To preserve the heritage value of the building, we have carried out an assessment of the heritage impact of the proposed works as detailed in paragraphs 22 to 24 below and have taken steps to minimise the impact on or alteration to the original building in planning the conversion works for the building. The key proposed works for conservation and conversion, as well as enhancement to facilitate future office use by LROs and related purposes are set out below.

(a) Conservation works

- (i) Retain the original layout at the time the FMB was built in 1919 as far as practicable. New door openings will be avoided unless absolutely necessary for the purpose of complying with the statutory requirements of fire escape;
- (ii) Remove interior partitions of later interventions to restore the original layout as far as possible;

/(iii)

- (iii) Re-open the existing enclosed southeast-facing verandahs on G/F, 1/F and 2/F to restore the original façade design;
 - (iv) Restore the parapet walls at the internal courtyard on 1/F and 2/F previously dismantled for the installation of the existing lift in 1997 by taking down the lift (serving only G/F and 1/F), based on available old architectural drawings and photos with reference to the existing parapet walls at the internal courtyard;
 - (v) Restore the existing courtroom on 1/F to the original setting and design of the former Chapel based on available records. Remove the existing later-added court furniture, wall furring and carpet to reveal the original finishes; and
 - (vi) Preserve one of the cells on LG/F and the existing concrete staircase leading down to the cell area for public interpretation.
- (b) Conversion works to comply with statutory requirements and meet operational needs of the users
- (i) Modify the gradient of one existing accessible ramp and add one demountable ramp for barrier-free access;
 - (ii) Add a new lift to meet the prevailing requirements of barrier-free access for serving all floors. The location of the new lift, which has experienced various interventions throughout the history of the building and thus has comparatively lower heritage significance, is carefully chosen. It is also a less prominent location such that the major building layout will not be disturbed. For the spatial arrangement of the building, the location of the new lift is close to the access point for persons with disability to facilitate convenient access;
 - (iii) Add a new staircase to meet the prevailing requirements of the means of escape;

/(iv)

- (iv) Upgrade the existing staircases, balustrades and window sills to meet the requirements for barrier-free access, means of escape and protective barriers; and
 - (v) Provide fire barrier such as fire rated doors and fire dampers to form fire separations to meet the requirements for fire-resisting construction.
- (c) Structural works

The existing building generally complies with the data in record drawings. Comprehensive investigation works are proposed to re-confirm the condition, which have to be carried out after the site is vacated and before commencement of site works. Strengthening works would be carried out where necessary.

- (d) Refurbishment works

In view of the technical requirements and constraints for carrying out refurbishment works in a monument building and the interface with the overall renovation works, refurbishment works to meet operational needs will also be carried out under this project for areas to be occupied by LROs as well as communal facilities so as to facilitate future use of the building.

5. A site and location plan, layout plans, a sectional drawing, an artist's impression, a barrier-free access plan and a list of key Character Defining Elements (CDEs) identified for the project are at Enclosures 1 to 10. Subject to the funding approval of the Finance Committee, we plan to commence the works in the fourth quarter of 2017 for completion by the first quarter of 2020.

/JUSTIFICATION

JUSTIFICATION

6. The FMB is located at No. 1, Battery Path, Central. It was most recently used as CFA from 1997. The CFA was relocated from the FMB to the old Supreme Court building at No. 8, Jackson Road, Central in September 2015. As announced in January 2014, the Department of Justice (DoJ) will take over the FMB and provide space in the building for use by LROs and related purposes after carrying out the necessary renovation and refurbishment works, on top of the allocation of certain space to them in the West Wing of the former Central Government Offices (CGO), in order to facilitate them to develop their services in Hong Kong¹.

7. The proposed arrangement is conducive to achieving the policy objective of enhancing Hong Kong's position as a hub for international legal and dispute resolution services in the Asia-Pacific region as stated in the Policy Addresses from 2013 to 2017 as well as the Financial Secretary's 2014 Budget Speech. It will also enable the building and the former CGO² to form a "Legal Hub", which is commensurate with the status and historical background of the building as a declared monument.

/FINANCIAL

¹ In July 2014, we briefed the Legislative Council Panel on Administration of Justice and Legal Services (the Panel) on the provision of space to LROs in the CGO West Wing and FMB. As foreshadowed in the paper submitted to the Panel in July 2014, a Committee on Provision of Space in the Legal Hub chaired by the Secretary for Justice has been set up to consider matters relating to the provision of space to LROs in the legal hub. We have announced the outcome of the Stage 1 application exercise on 1 March 2017 and the launch of the supplementary application exercise from the same date in light of the recent announcement of government's decision for the Hong Kong International Arbitration Centre (HKIAC) to stay at its existing premises instead of moving to the legal hub and with the receipt of expression of new interest in the legal hub.

² With Legislative Council's funding approval in July 2016, renovation works for the West Wing of the former CGO commenced in October 2016 and upon completion, it would be used to accommodate DoJ's offices that cannot be relocated to the Main and East Wings of the former CGO as well as for office use by LROs with related common facilities.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$234.2 million in MOD prices (please see paragraph 10 below), broken down as follows –

		\$ million	
(a)	Site works	1.6	
(b)	Building	90.8	
(c)	Building services	39.1	
(d)	Drainage	2.2	
(e)	External works	7.1	
(f)	Additional energy conservation features	0.7	
(g)	Exhibition works	3.0	
(h)	Furniture and equipment	10.6	
(i)	Consultants' fees for	12.8	
	(i) contract administration	11.9	
	(ii) management of resident site staff (RSS)	0.9	
(j)	Remuneration of RSS	9.6	
(k)	Contingencies	17.8	
	Sub-total	195.3	(in September 2016 prices)
(l)	Provision for price adjustment	38.9	
	Total	234.2	(in MOD prices)

/9.

9. 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 11. The construction floor area of **123KA** is about 3 200 m². The estimated construction unit cost, represented by the building and building services costs, is \$40,594 per m² of construction floor area in September 2016 prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

Year	\$ million (Sept 2016)	Price adjustment factor	\$ million (MOD)
2017 – 2018	2.0	1.05750	2.1
2018 – 2019	47.0	1.12095	52.7
2019 – 2020	100.0	1.18821	118.8
2020 – 2021	25.0	1.25950	31.5
2021 – 2022	11.0	1.32562	14.6
2022 – 2023	8.0	1.39190	11.1
2023 – 2024	2.3	1.46150	3.4
	195.3		234.2

11. 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 2017 to 2024. Subject to funding approval, we will deliver the 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.

12. We estimate the annual recurrent expenditure arising from this project to be \$13.4 million.

PUBLIC CONSULTATION

13. An information note on the proposed conversion works had been submitted to the Antiquities Advisory Board (AAB) which was followed by a site visit by AAB members in February 2016. AAB members noted the proposed works and had no particular comment.

14. We consulted the Central and Western District Council on 10 March 2016 about the proposed project. District Council members had no in-principle objection to the project.

15. We consulted the Legislative Council Panel on Administration of Justice and Legal Services on 27 February 2017 in respect of the project. Members of the Panel supported the submission of the funding application to the Public Works Subcommittee of the Finance Committee for consideration.

ENVIRONMENTAL IMPLICATIONS

16. The proposed conversion works in the FMB constitute a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (Cap. 499) and an Environmental Permit (EP) is required for its construction.

17. Having regard to the project profile prepared and submitted by DoJ, the Director of Environmental Protection was satisfied that the environmental impacts of the works concerned could meet the requirements of the Technical Memorandum on Environmental Impact Assessment Process. With the consent of the Secretary for the Environment, the permission to apply directly for an EP was granted on 27 May 2016 and the EP was issued on 26 July 2016. DoJ shall implement the mitigation measures as set out in the EP and comply with any requirements therein accordingly.

18. For short-term environmental impacts during construction, we will control noise, dust, and site run-off to levels within the established standards and guidelines through implementation of environmental mitigation measures, such as the use of silenced construction equipment and noise barriers to reduce noise generation, water-spraying to reduce emission of fugitive dust, and proper treatment of site run-off before discharge. To protect the internal structure of the monument and to further minimise construction noise and dust impacts, only

/hand-held

hand-held power tools and hand-held manual tools will be used for carrying out the internal works of the project. We will also carry out environmental monitoring and audit programme to ensure that these recommended mitigation measures and good site practices will be properly implemented. We have included the costs of implementing the environmental mitigation measures including environmental monitoring and audit programme in the overall project estimate.

19. As regards waste management of the project, we have considered measures to reduce the generation of construction waste where possible at the planning and design stages. In addition, we will require the contractor to reuse inert construction waste 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 facilities³. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

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

21. We estimate that the project will generate in total about 2 440 tonnes of construction waste. Of these, we will reuse about 10 tonnes (0.4%) of inert construction waste on site and deliver 1 020 tonnes (41.8%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 1 410 tonnes (57.8%) 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 \$0.4 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

/HERITAGE

³ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

HERITAGE IMPLICATIONS

22. The current structure is the third generation of the building on the same site⁴. A heritage consultant was engaged to conduct an assessment of the heritage impact of the proposed works on this site of cultural heritage and to devise mitigation measures if adverse impact is unavoidable.

23. The impact assessment concluded that the project will restore the original atmosphere of the FMB and its surrounding area, enhancing the public interpretation of the monument, and thus the proposed works are beneficial to the monument.

24. The key CDEs identified will be preserved, repaired or reinstated with minimum intervention so that the heritage value of the building will be observed and respected without compromising the significance of the heritage place. The key CDEs with photos showing the features concerned are set out in Enclosure 10.

25. Under Section 6 of the Antiquities and Monuments Ordinance (Cap. 53), a permit is required from the Antiquities Authority (i.e. the Secretary for Development) for carrying out works in the declared monument. ArchSD will follow the statutory requirement of the Antiquities and Monuments Ordinance in taking forward the project. Moreover, a Conservation Management Plan, detailed specifications, works drawings of the proposed works and other relevant information will be submitted to the Antiquities and Monuments Office (AMO) for approval before commencement of works. Monitoring checks and surveys will be conducted under the supervision of a heritage consultant engaged by ArchSD during the construction period.

/26.

⁴ The first generation was a two-storey building completed in 1841 occupying the exact same lot, and it was among one of the first houses completed after the establishment of the Victoria City.

In 1860, the building was reconstructed into a three-storey building with a basement and two corner towers, which was the second generation of the building on the same lot, used by private companies and the Russian Consulate as office and subsequently leased by the Government for use as offices between 1897 and 1911.

In 1915, the French Mission Etrangères de Paris (“the French Mission”) purchased the house from the hands of a Jewish merchant. The building was officially in use on 27 April 1919. This transformation of the building marked the third generation of the building on the same lot, which is the building on the site today.

26. Although the FMB will mainly be used as office area of LROs, we will liaise with LROs concerned to open up some designated areas for public access and interpretation on scheduled days in future provided that the daily operation of LROs will not be affected. We will examine and discuss with the AMO the appropriate mode and arrangement in this respect.

LAND ACQUISITION

27. The project does not require any land acquisition.

ENERGY CONSERVATION FEATURES

28. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) high efficiency air-cooled chillers with variable speed drive;
- (b) brushless direct current motor for fan coil units; and
- (c) solar powered light fittings.

29. The total estimated additional cost for adoption of the above features is around \$0.7 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.6% energy saving in the annual energy consumption with a payback period of about 8.6 years.

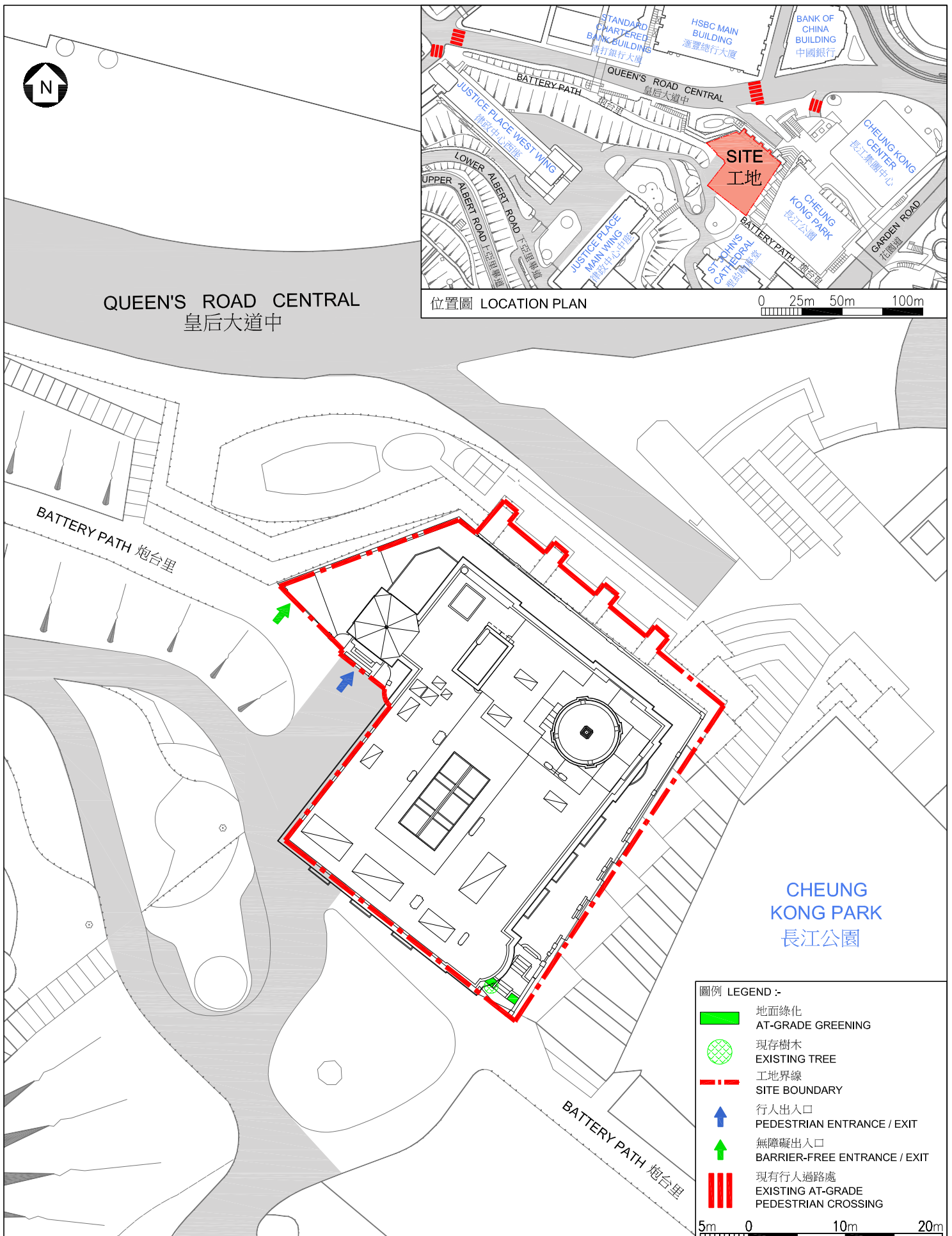
BACKGROUND INFORMATION

30. We upgraded **123KA** to Category B in September 2014. We engaged a lead consultant in April 2015 to undertake design and various services, including topographical survey, underground utility survey, structural survey, ground investigation, heritage survey, and cartographic, photographic, building and building services condition survey; and a quantity surveying consultant in July 2016 to prepare tender documents. The total cost of the consultancy services and works is about \$14 million. The services and works by the consultants are funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”.

31. There is only one tree within the project boundary and it will be retained. The proposed project will not involve any tree removal or planting proposal.

32. We estimate that the proposed works will create about 70 jobs (60 for labourers and ten for professional or technical staff), providing a total employment of 1 500 man-months.

Department of Justice
March 2017



工地平面圖

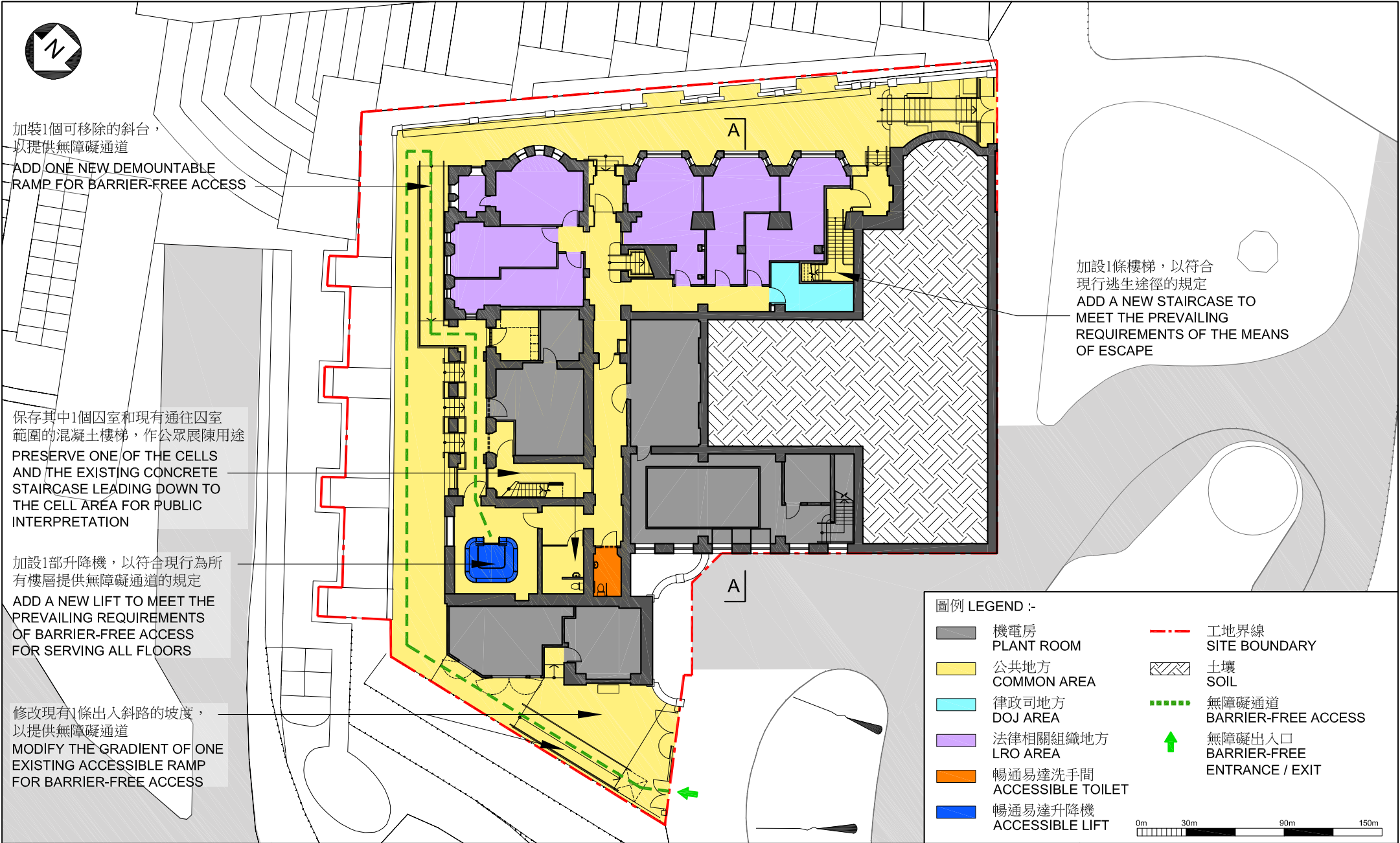
SITE PLAN

123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途
CONVERSION OF THE FORMER FRENCH MISSION BUILDING FOR ACCOMMODATION USE BY LAW-RELATED ORGANISATIONS AND RELATED PURPOSES



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地下低層平面圖
LG/F PLAN

123KA
改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途
CONVERSION OF THE FORMER FRENCH MISSION BUILDING FOR ACCOMMODATION USE BY LAW-RELATED ORGANISATIONS AND RELATED PURPOSES



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地下平面圖 G/F PLAN

123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途

CONVERSION OF THE FORMER FRENCH MISSION BUILDING FOR ACCOMMODATION USE BY LAW-RELATED ORGANISATIONS AND RELATED PURPOSES



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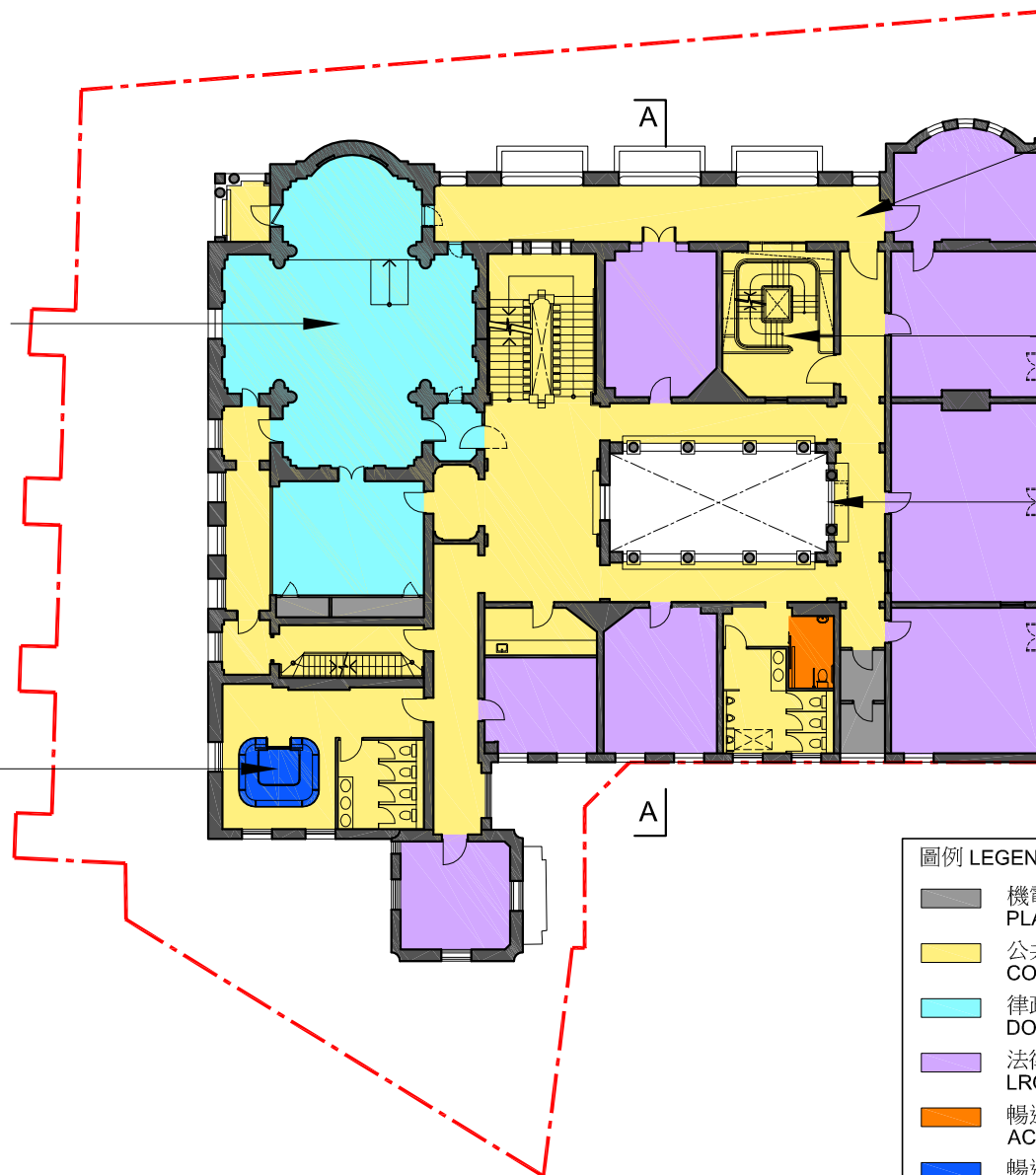
恢復現時的法庭為原有小教堂的布局和設計；
移除現有後期添置的法庭家具、
牆身壁嵌板和地氈，讓原有飾面重現
RESTORE THE EXISTING COURTROOM
TO THE ORIGINAL SETTING AND
DESIGN OF THE FORMER CHAPEL;
REMOVE THE EXISTING LATER-ADDED
COURT FURNITURE, WALL FURRING
AND CARPET TO REVEAL THE
ORIGINAL FINISHES

加設1部升降機，以符合現行為所
有樓層提供無障礙通道的規定
ADD A NEW LIFT TO MEET THE
PREVAILING REQUIREMENTS
OF BARRIER-FREE ACCESS
FOR SERVING ALL FLOORS

重開向東南現時圍封的遊廊，
以恢復原來的外觀設計
RE-OPEN THE EXISTING
ENCLOSED SOUTHEAST-FACING
VERANDAHS TO RESTORE THE
ORIGINAL FACADE DESIGN

加設1條樓梯，以符合
現行逃生途徑的規定
ADD A NEW STAIRCASE TO MEET
THE PREVAILING REQUIREMENTS
OF THE MEANS OF ESCAPE

修復內庭院的矮牆，並拆除於1997年
裝設的升降機
RESTORE THE PARAPET WALLS
AT THE INTERNAL COURTYARD
BY TAKING DOWN THE LIFT
INSTALLED IN 1997



圖例 LEGEND :-

- 機電房
PLANT ROOM
- 公共地方
COMMON AREA
- 律政司地方
DOJ AREA
- 法律相關組織地方
LRO AREA
- 暢通易達洗手間
ACCESSIBLE TOILET
- 暢通易達升降機
ACCESSIBLE LIFT

工地界線
SITE BOUNDARY

0m 30m 90m 150m

1樓平面圖

1/F PLAN

123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途

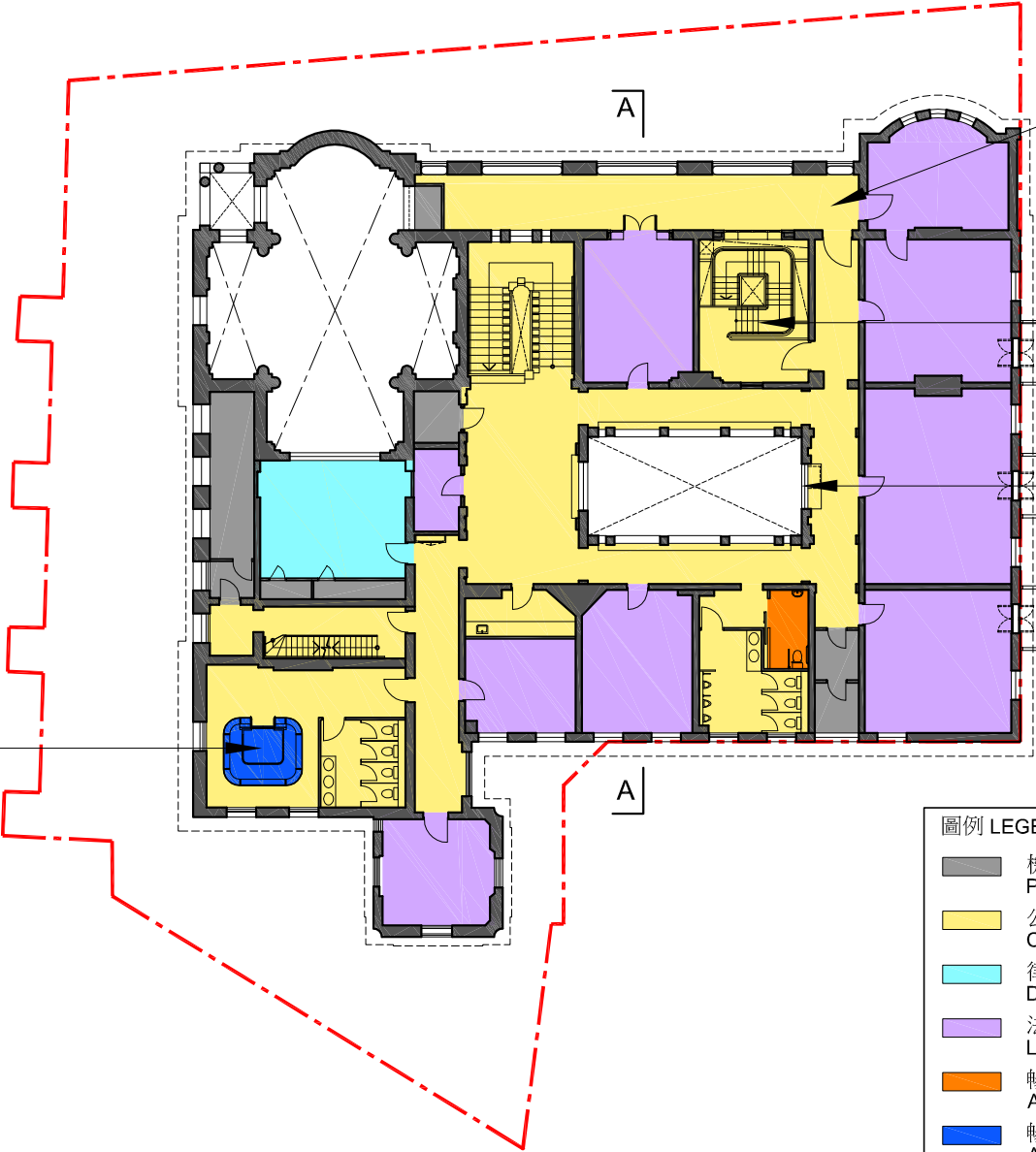
CONVERSION OF THE FORMER FRENCH MISSION BUILDING FOR ACCOMMODATION USE BY LAW-RELATED ORGANISATIONS AND RELATED PURPOSES



ARCHITECTURAL
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DEPARTMENT 建築署



加設1部升降機，以符合現行為所有樓層提供無障礙通道的規定
ADD A NEW LIFT TO MEET THE PREVAILING REQUIREMENTS OF BARRIER-FREE ACCESS FOR SERVING ALL FLOORS



重開向東南現時圍封的遊廊，以恢復原來的外觀設計
RE-OPEN THE EXISTING ENCLOSED SOUTHEAST-FACING VERANDAHS TO RESTORE THE ORIGINAL FACADE DESIGN

加設1條樓梯，以符合現行逃生途徑的規定
ADD A NEW STAIRCASE TO MEET THE PREVAILING REQUIREMENTS OF THE MEANS OF ESCAPE

修復內庭院的矮牆，並拆除於1997年裝設的升降機
RESTORE THE PARAPET WALLS AT THE INTERNAL COURTYARD BY TAKING DOWN THE LIFT INSTALLED IN 1997

圖例 LEGEND :-

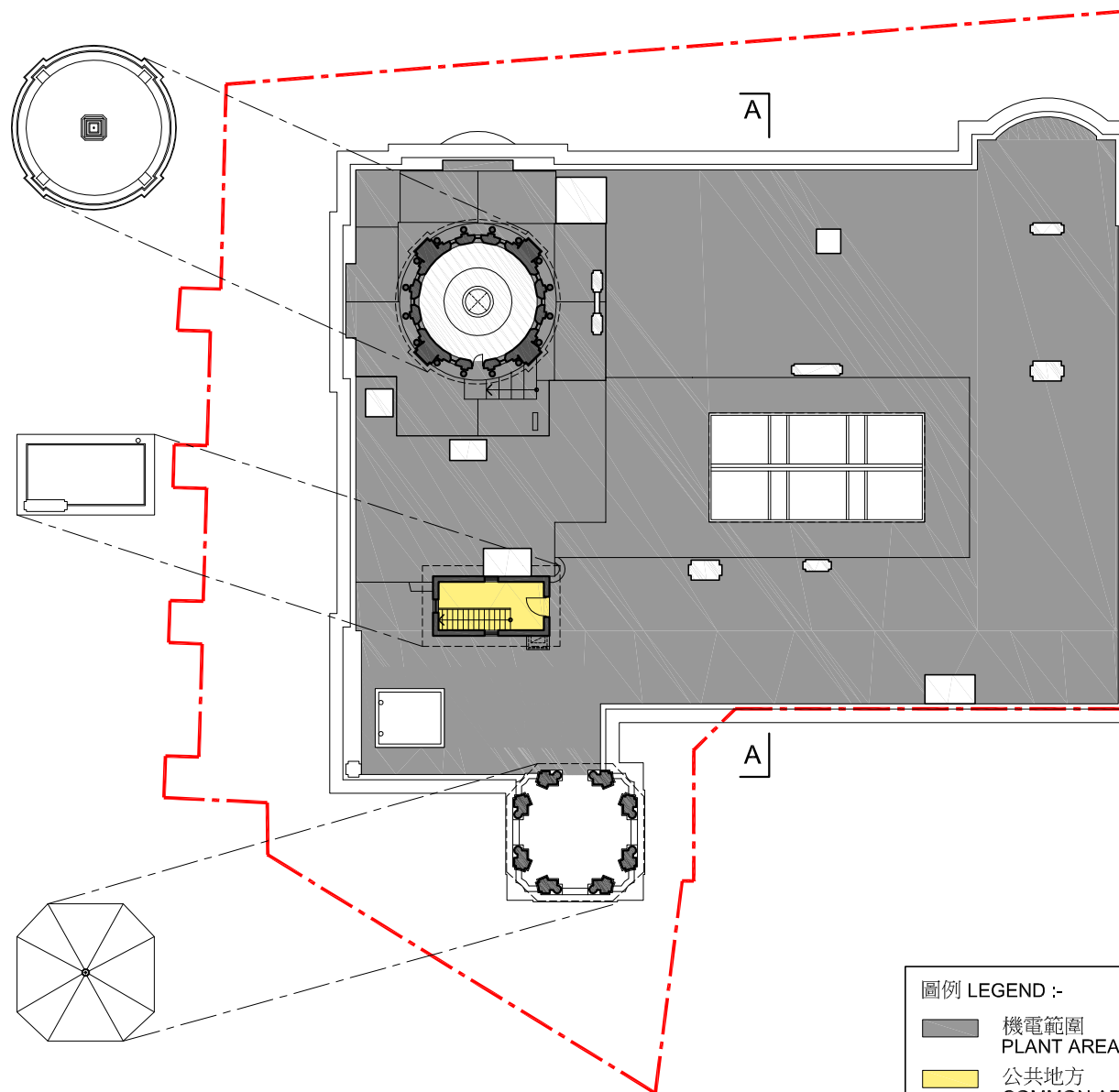
- 機電房 PLANT ROOM
- 公共地方 COMMON AREA
- 律政司地方 DOJ AREA
- 法律相關組織地方 LRO AREA
- 暢通易達洗手間 ACCESSIBLE TOILET
- 暢通易達升降機 ACCESSIBLE LIFT
- 工地界線 SITE BOUNDARY



2樓平面圖
2/F PLAN

123KA
改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途
CONVERSION OF THE FORMER FRENCH MISSION BUILDING FOR ACCOMMODATION USE BY LAW-RELATED ORGANISATIONS AND RELATED PURPOSES





圖例 LEGEND :-

- 機電範圍
PLANT AREA
- 公共地方
COMMON AREA

--- 工地界線
SITE BOUNDARY

0m 30m 90m 150m

頂樓平面圖 R/F PLAN

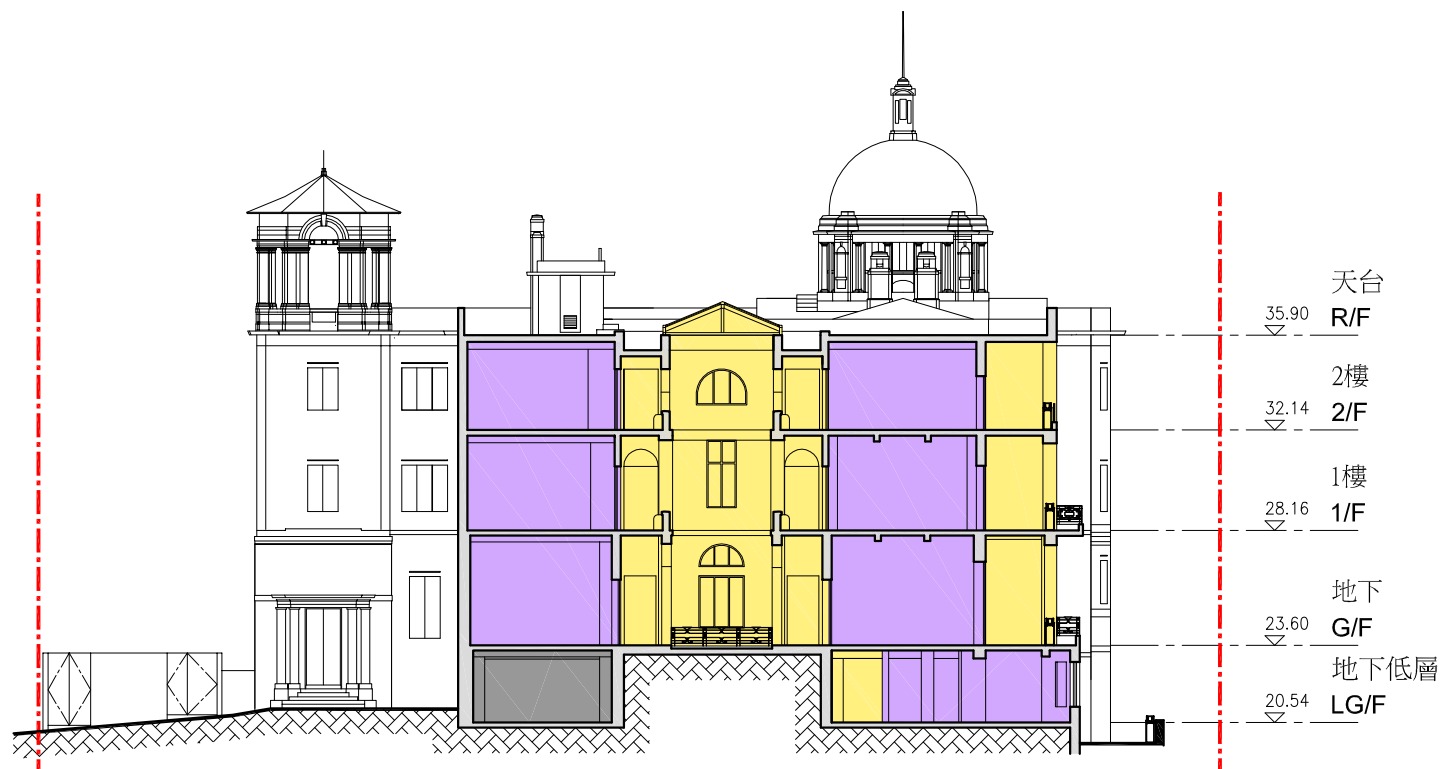
123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途

CONVERSION OF THE FORMER FRENCH MISSION BUILDING FOR ACCOMMODATION USE BY LAW-RELATED ORGANISATIONS AND RELATED PURPOSES



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圖例 LEGEND :-

- 機電範圍
PLANT AREA
- 公共地方
COMMON AREA
- 法律相關組織地方
LRO AREA

- 工地界線
SITE BOUNDARY
- 土壤
SOIL

0m 30m 90m 150m

剖面圖 A-A SECTION A-A

123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途

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從皇后大道中望向建築物的外觀

VIEW OF THE BUILDING FROM QUEEN'S ROAD CENTRAL

構思圖

ARTIST'S IMPRESSION

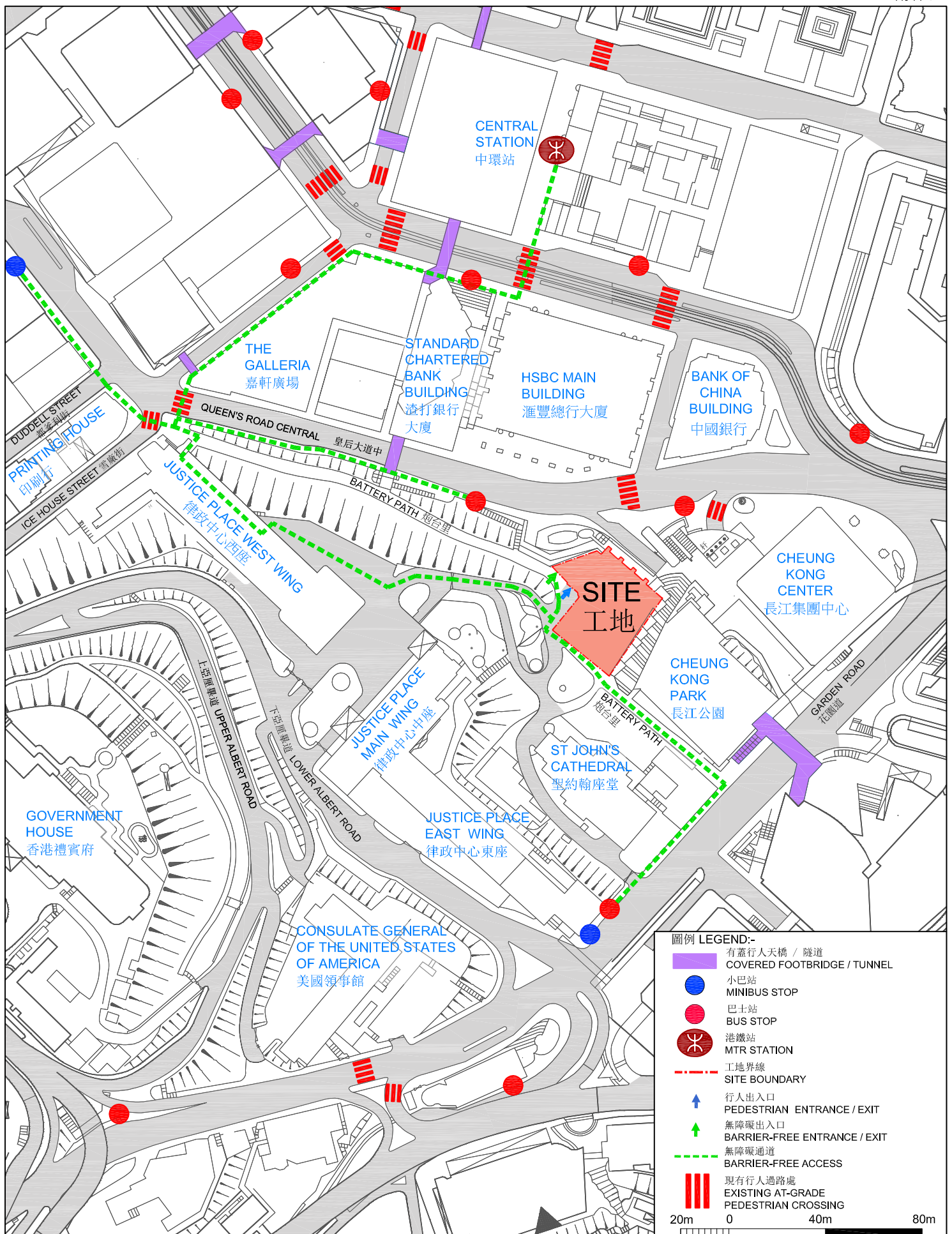
123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途

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無障礙通道平面圖
PLAN OF
BARRIER-FREE
ACCESS

123KA

改建前法國外方傳道會大樓供法律相關組織作辦公地方及相關用途
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Key Character Defining Elements (CDEs) 主要別具特色元素

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
(a) Setting and External Landscape 環境及外部景觀		
(i)	The setting of the building built on the elevated platform supported by retaining walls 大樓建於高台上並由護土牆承托	
(ii)	The setting and layout of the open space 露天空地的環境及布局	
(iii)	Metal gate with granite pillars topped by urns, red brick parapet wall with stone balconies and urn-shaped balustrades, granite stairs with patterned landing, external granite retaining walls, and granite stone with inscriptions of “38 HEC” 金屬閘門連頂部有甕形裝飾物的花崗石柱、紅磚矮牆連甕形欄杆石露台、連有圖案平台的花崗石樓梯、外圍花崗石護土牆、以及刻有「38 HEC」字樣的花崗石塊	
	• Metal gate with granite pillars topped by urns 金屬閘門連頂部有甕形裝飾物的花崗石柱	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
	Red brick parapet wall with stone balconies and urn-shaped balustrades 紅磚矮牆連甕形欄杆石露台	
	Granite stairs with patterned landing 連有圖案平台的花崗石樓梯	
	External granite retaining walls 外圍花崗石護土牆	
	Granite stone with inscriptions of "38 HEC" 刻有「38 HEC」字樣的花崗石塊	

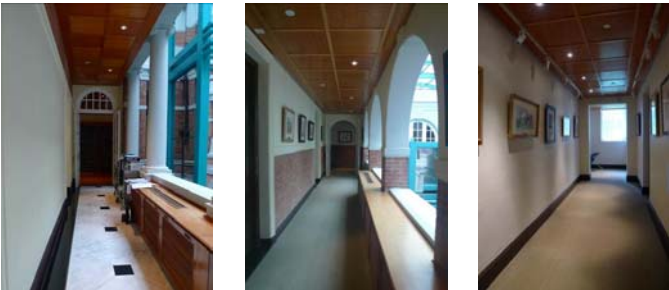
No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
(b) Exterior 室外		
(i)	Building Façades 建築物外牆	
	Granite courses 花崗石牆基	
	Fair-faced brick walls 砌面平滑的磚牆	
	- Pediments 楣飾 - triangular pediments 三角形楣飾 - broken segmental-arched pediment with two Doric pilasters underneath 缺口弧形拱楣飾及兩根多利克式壁柱	  
	Classical orders 古典柱式	 
	String courses 帶飾	

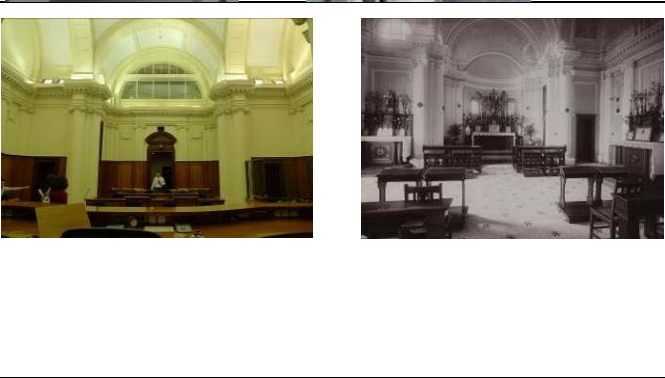
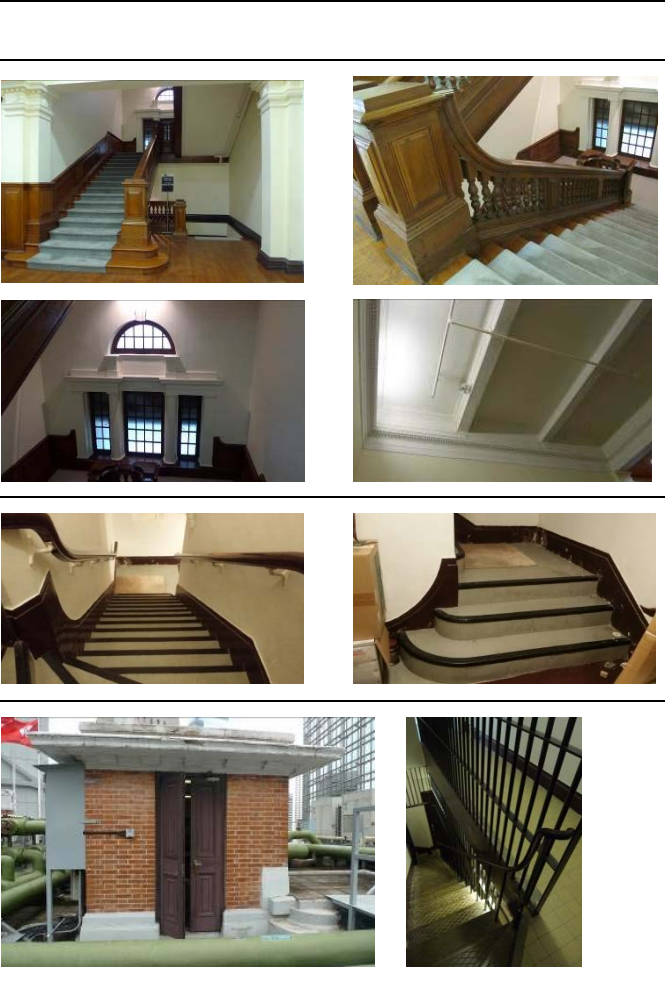
No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片	
	Decorative plasterworks 裝飾灰塑		
(ii)	- Verandahs and balconies 遊廊及露台 - with Doric and Ionic columns and decorative balustrades, and trapezoidal balconies 由多利克及愛奧尼亞柱式、富裝飾性的欄杆及呈梯形的露台組成 - with brick arcade supported on granite columns accessible by granite steps on LG/F 地下低層花崗石級通往花崗石柱支撐的磚造拱形遊廊	 	
	Timber-framed windows, timber shutters and associated ironmongeries 木框窗戶、木製百葉窗及金屬窗扣		
	Semi-circular window opening with decorative metal window grille 有金屬窗花綴飾的半圓形窗戶		
	High level semi-circular arched window 半圓拱高窗		
		(1919)	(2015)

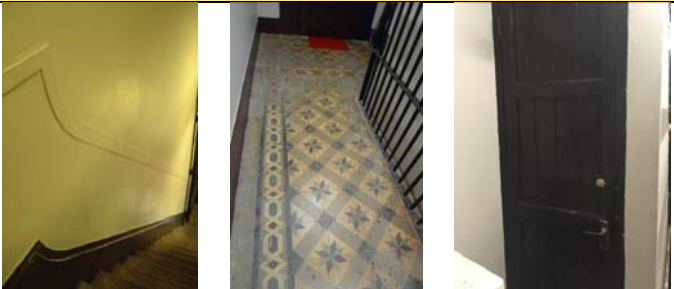
No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
(iii)	Granite niche and foundation stone 花崗石壁龕及基石	
(iv)	Cast iron downpipes with stylised hopper 鑄鐵雨水管連別具風格的雨水斗	
(v)	Main entrance with granite double columned portico and granite steps, side entrance with granite door surround, steps and cartouche above, and side entrance on LG/F 設有花崗石雙柱廊及花崗石級的主入口，設有花崗石飾邊、石級及上方卷邊橢圓形牌匾的側入口，以及地下低層的側入口	
	Main entrance with granite double columned portico and granite steps 設有花崗石雙柱廊及花崗石級的主入口	
	Side entrance with granite door surround, steps and cartouche above 設有花崗石飾邊、石級及上方卷邊橢圓形牌匾的側入口	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
	Side entrance on LG/F 地下低層的側入口	
(vi)	Flat roof profile with chimneys, cupola and the turret 建有煙囪、圓頂閣及角塔的平屋頂	
	Cupola with lantern atop 圓頂閣連小塔飾頂	
	Octagonal turret 八角形角塔	
	Chimney stacks 煙囪	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
(c) Interior 室內		
(i)	General spatial organisation and building structure 整體空間布局及建築結構	
	General spatial organisation 整體空間布局	
	Building structure 建築結構	
(ii)	Main circulation area including main entrance lobby, side entrance lobby, entrance corridor, hallways and major corridors 主要通道，包括主入口大堂、側入口大堂、入口走廊、門廳以及主要走廊	
	Main entrance lobby 主入口大堂	 
	Side entrance lobby 側入口大堂	 

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
	Entrance corridor 入口走廊	
	Hallways 門廳	
	Major corridors 主要走廊	
(iii)	Internal courtyard surrounded by colonnades with classical features, timber-framed windows, and void with metal balustrades on G/F 內庭院四周具古典特色的柱廊、木框窗戶及地下設有金屬欄杆的通風空間	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
		
(iv)	Former Chapel including the original spatial arrangement, domed ceiling with oculus, decorative plasterworks, and original flooring of patterned square and hexagonal mosaic tiles 前小教堂，包括原有空間布局、設有眼洞天窗的圓拱型天花、裝飾灰塑，以及原有以正方形及六角形馬賽克地磚整合的圖案地面	
(v)	Staircases 樓梯 - Hardwood staircases 硬木樓梯 - Staircase from G/F to LG/F 地下至地下低層的樓梯 - Concrete staircase 混凝土樓梯	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
		
(vi)	Finishes 飾面 - Plastered walls and decorative plasterworks 批盪牆身及裝飾灰塑 - Decorative ceiling moulding 天花裝飾灰塑 - Timber plank flooring 木地板 - Mosaic tile flooring 馬賽克地磚	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
	Encaustic tile flooring 飾面地磚	
	Cement tile flooring 水泥地磚	
(vii)	Timber paneled doors, timber-framed French doors to verandahs, timber-framed circular window, circular window opening and timber moulded skirting 木鑲板門、通往遊廊的木框法式門、木框圓形窗、圓形窗戶及木飾線條牆腳線	
	Timber paneled doors 木鑲板門	
	Timber-framed French doors to verandahs 通往遊廊的木框法式門	
	Timber-framed circular window 木框圓形窗	

No. 號碼	CDEs of former French Mission Building 前法國外方傳道會大樓的別具特色元素	Photo 相片
	Circular window opening 圓形窗戶	
	Timber moulded skirting 木飾線條牆腳線	
(viii)	Fireplace 壁爐 - Fireplace with timber mantelpiece, tiled surround and metal inset 壁爐連木製壁爐台、瓷磚飾邊及金屬嵌入物 - Fireplace with marble mantelpiece and surround 壁爐連雲石壁爐台及飾邊	 
(ix)	Former cell units on LG/F 地下低層的前囚室	

**123KA – Conversion of the former French Mission Building for
accommodation use by law-related organisations and related purposes**

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2016 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	5.9
	Technical	—	—	—	6.0
				Sub-total	11.9
(b) Resident site staff (RSS) costs (Note 3)	Professional	10	38	1.6	1.2
	Technical	217	14	1.6	9.3
				Sub-total	10.5
Comprising –					
(i) Consultants' fees for management of RSS				0.9	
(ii) Remuneration of RSS				9.6	
				Total	22.4

* 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 = \$77,320 per month and MPS salary point 14 = \$26,700 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **123KA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **123KA** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.