

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Support – Others

183GK – Reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site on Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre project

Members are invited to recommend to the Finance Committee the upgrading of **183GK** to Category A at an estimated cost of \$229.7 million in money-of-the-day prices for the reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site on Hau Cheung Street.

PROBLEM

We need to expand and improve the supporting facilities of the existing Yau Ma Tei Theatre (YMTT) to enable it to better serve its functions as a centre for nurturing new talents for Cantonese opera and to improve the overall environment in the area of the YMTT.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **183GK** to Category A at an estimated cost of \$229.7 million in money-of-the-day (MOD) prices for the reprovisioning of the Shanghai Street refuse collection point (RCP) and the street

/ sleepers'

sleepers' services units¹ (SSSU) adjoining the YMTT (the reprovisioning project) in order to vacate the original site for the phase II development of the YMTT project.

3. The proposal for the reprovisioning project was first put forward to the Panel on Home Affairs (HA Panel) for discussion in April 2013. In light of Members' suggestions raised at subsequent meetings of the HA Panel, the Public Works Subcommittee (PWSC) and the Finance Committee (FC), the design of the reprovisioned building has been revised several times for Members' consideration. The revised design of the current proposal has reasonably adopted Members' suggestions as far as possible under feasible circumstances.

PROJECT SCOPE AND NATURE

4. The site for the reprovisioning project is located on Hau Cheung Street, Yau Ma Tei which occupies an area of about 999 square metres (m²). The proposed scope of works under **183GK** includes –

- (a) construction of the RCP on the ground floor comprising –
 - (i) a designated refuse collection vehicle (RCV) parking area;
 - (ii) a loading bay at the rear of the RCV parking area;
 - (iii) a refuse storage space;
 - (iv) an office cum roll call point;
 - (v) a store room for storage of cleansing gear and materials;
 - (vi) storage area for hand carts and refuse bins;
 - (vii) a material recovery point for the separate collection and storage of recyclables; and
 - (viii) additional roller shutters;

/ (b)

¹ The SSSU consists of the office of an integrated services team for street sleepers run by the Salvation Army and a temporary shelter for street sleepers operated by the Street Sleepers' Shelter Society Trustees Incorporated (SSSSTI). Services provided in the SSSU include outreaching visits, counselling and group activities, employment guidance, personal care, emergency financial assistance, referrals to other support services and 70 overnight shelter places for street sleepers.

- (b) construction of the SSSU on the top two floors comprising –
 - (i) an office for an integrated services team for street sleepers with ancillary area;
 - (ii) a lobby cum multi-purpose room;
 - (iii) an interview room;
 - (iv) a kitchen;
 - (v) a store room;
 - (vi) a haircutting cum laundry room;
 - (vii) staff toilets and client toilets with showers;
 - (viii) caretaker's quarters;
 - (ix) a dormitory for accommodating 70 persons with toilets/ shower rooms and a store room; and
 - (x) provision of a lift and construction of a lift lobby for the SSSU;
- (c) construction of two floors between the floors of the RCP and the SSSU for the provision of offices and storage area for the Leisure and Cultural Services Department (LCSD) –
 - (i) offices for the LCSD's Information Technology Office;
 - (ii) storage space for the LCSD's Finance Section and Supplies Section; and
 - (iii) provision of a lift and construction of lift lobby for the LCSD offices; and
- (d) demolition of the existing building of the Shanghai Street RCP, the SSSU and the public toilet².

A site plan, layout plans, a sectional drawing, artist's impressions and a barrier-free access plan for the project are at Enclosures 1 to 7.

/ 5.

² As there is no suitable site in the vicinity for relocating the public toilet, it will be reprovisioned in-situ and incorporated in the phase II development of the YMTT, to cater for the needs of the public and the users of Yau Ma Tei Wholesale Fruit Market.

5. According to the advice of the Planning Department (PlanD) and the Government Property Agency, based on the actual accommodation requirements, and taking into consideration the air ventilation impacts and the need to provide a spatial and visual relief in a densely developed urban area, etc., the five-storey design of the proposed reprovisioned building is optimal and is able to achieve an optimal degree of site utilisation under the prevailing circumstances.

6. Subject to the funding approval of the FC within this legislative session, construction will commence in the fourth quarter of 2017 for completion in the first quarter of 2020. The existing RCP and SSSU will cease operation only after the opening of the new facilities. The decanting and demolition works of the existing building on Shanghai Street are tentatively scheduled for completion in the fourth quarter of 2020.

JUSTIFICATION

Pressing need to release the site on Shanghai Street for the phase II development of the YMTT

7. Since its opening in July 2012, the YMTT has been successfully revitalised as a venue for the promotion of Cantonese opera and plays a crucial role in nurturing talents of Cantonese opera. Its theatre is always fully booked and only less than half of the venue hiring applications can be entertained. However, as the Red Brick Building and the YMTT are both graded historic buildings (Grade 1 and Grade 2 respectively), and are subject to the constraints posed by heritage preservation, the size of the foyer and the side stage of the current YMTT is below the standard of performing venues in general. In addition, due to the lack of sufficient rehearsal facilities at the theatre, new talents of Cantonese opera have to resort to rehearsal facilities at other venues and such fragmented arrangements hinder the overall progress of their training. There is therefore an urgent need to relocate the RCP and the SSSU adjoining the YMTT to provide space for expanding the foyer and side stage of the theatre as well as rehearsal facilities at the venue. The LCSD and the Architectural Services Department (ArchSD) are working on the design and project planning of the YMTT phase II development. A separate project proposal will be submitted to the FC for funding approval when ready.

Enhancement of the overall environment in the area of the YMTT

8. When the PWSC considered the YMTT phase I development project in 2009, Members suggested relocating the existing RCP and SSSU adjoining the YMTT to enhance the functions of the YMTT and improve its appeal to tourists and local visitors. The Government shared Members' views. Also, given that the existing RCP and SSSU have been in operation on Shanghai Street for many years, the reprovisioning project will improve the conditions of the two facilities and help enhance the overall environment in the area of the YMTT.

/ Need

Need to maintain the existing service of the RCP and the SSSU in the district

9. In view of the nature of the services provided by the RCP and the SSSU, relevant Government departments consider that it is essential to maintain the existing services of the two facilities in the district³. The Government had been actively exploring suitable sites within the district for relocating the two facilities and eventually identified a suitable site on Hau Cheung Street. In the past few years, we have been exploring the feasibility of separate reprovisioning of the Shanghai Street RCP and the SSSU. As Yau Ma Tei is a densely developed area, it is indeed very difficult to identify available sites within the district for separate reprovisioning of the RCP and the SSSU. We have repeatedly examined the sites in the district with Government departments concerned and confirmed in 2016 that no new site could be made available for such separate relocation. We have explained the difficulties in identifying another site in the district to the HA Panel on 13 December 2013. The HA Panel generally supported the reprovisioning project (please also see paragraph 20).

10. Consideration has also been given to in-situ reprovisioning of the SSSU at the YMTT phase II development. The site of the YMTT phase II project falls within the “Government, Institution or Community” zone on the current draft Yau Ma Tei Outline Zoning Plan. Taking into consideration the need to provide a spatial and visual relief in a densely developed urban area, to preserve the cultural environment around the YMTT, and to reflect the known proposal and the nature of use, the Town Planning Board has imposed a maximum height restriction of six storeys on the buildings at the location concerned to make them visually compatible with the adjoining YMTT (having a height restriction of one storey). The site of the YMTT phase II is very small with an area of 565 m² only. In consideration of the height restriction of the YMTT phase II development and the space required for expanding the side stage and the foyer of the YMTT phase I as well as rehearsal rooms and lavatories, etc., in-situ reprovisioning of the SSSU at the YMTT phase II site will greatly reduce the usable area of phase II development and is therefore considered not feasible.

Better environment for the reprovisioned SSSU and RCP

11. As it is not possible to identify another site to separately relocate the RCP and the SSSU, we can only maintain the reprovisioning proposal to co-locate the RCP and the SSSU at the Hau Cheung Street site. That said, as compared with the two existing facilities, the building design has been revised several times in response to the PWSC Members’ suggestions (please see paragraphs 21 and 22). The revised building design would substantially improve the dormitory environment of the SSSU and the hygiene condition of the RCP –

/ (a)

³ The existing RCPs in Yau Ma Tei and Mong Kok are already fully loaded. The amount of refuse handled by the Shanghai Street RCP is about 50 tonnes daily generated from the buildings nearby. There are two other RCPs in the district, namely the Market Street RCP located about 400 metres to the south of the Shanghai Street RCP and the Portland Street RCP at about 500 metres to the north of the Shanghai Street RCP.

- (a) two additional floors will be built between the SSSU on the top two floors and the RCP on the ground floor to increase their vertical distance apart, and to provide storage and office space for the LCSD;
- (b) separate entrances will be provided for different facilities in the reprovisioned building to widen their distances and a lift would also be provided to the SSSU;
- (c) the reprovisioned SSSU will be provided with windows on two opposite sides which will give better lighting and cross ventilation;
- (d) air-conditioning will be provided at the street sleepers' shelter. As the Street Sleepers' Shelter Society Trustees Incorporated (SSSSTI) operates the street sleepers' shelter on a self-financing basis, it is concerned that the provision of air-conditioning at the shelter would bring financial burden to them. In view of the genuine difficulties for the SSSSTI to absorb the additional recurrent expenses incurred, and taking into account the special circumstances of the shelter concerned, the Social Welfare Department (SWD) agreed to provide special subsidies for the SSSSTI to cover the recurrent expenses incurred from the provision of air-conditioning⁴;
- (e) the RCP will be equipped with modern deodorisation systems. The air inside the RCP will be treated by the water scrubber system and an active-ions generator before it is extracted to outdoor environment via an exhaust air outlet at the highest point of the roof located far away from the windows of the SSSU. The deodorising effect of the modern deodorisation systems are proven to be effective at other RCPs under the Food and Environmental Hygiene Department that adopt similar facilities; and
- (f) in view of the unique circumstances of this reprovisioning project and given the space availability and technical feasibility, an area will be spared inside the RCP for installing an additional roller shutter to further reduce the possible odour nuisance of the RCP.

/ **FINANCIAL**

⁴ Sufficient power supply facilities and space have been reserved in the new street sleepers' shelter for the installation of an air-conditioning system. Subject to the funding approval of the Lotteries Fund, the SSSSTI will purchase and install an air-conditioning system. The SSSU operators can also seek funding from the Lotteries Fund to meet the non-recurrent commitments for purchase of furniture and equipment (such as bunk beds and wardrobes, etc.), as well as additional new appliances (such as washing machines and refrigerators, etc.) in relation to the reprovisioning project.

FINANCIAL IMPLICATIONS

12. We estimate the capital cost of the project to be \$229.7 million in MOD prices, breakdown as follows –

		\$ million	
(a)	Site works	1.4	
(b)	Piling	18.5	
(c)	Building	85.4	
(d)	Building services	24.9	
(e)	Drainage	6.8	
(f)	External works	3.6	
(g)	Demolition works	9.5	
(h)	Energy conservation, green and recycled features	2.4	
(i)	Furniture and equipment ⁵	0.6	
(j)	Consultants' fees for –	11.6	
	(i) contract administration	10.8	
	(ii) management of resident site staff (RSS)	0.8	
(k)	Remuneration of RSS	10.0	
(l)	Contingencies	17.5	
	Sub-total	192.2	(in September 2016 prices)
(m)	Provision for price adjustment	37.5	
	Total	229.7	(in MOD prices)

/ 13.

⁵ The estimated cost is based on an indicative list of furniture and equipment required, excluding those for the SSSU as mentioned in Footnote 4.

13. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimates for consultants' fees and resident site staff costs by man-months is at Enclosure 8. The construction floor area (CFA) of **183GK** is about 3 560 m². The estimated construction unit cost, represented by the building and building services costs, is \$30,983 per m² of CFA in September 2016 prices. We consider this construction unit cost comparable to that of similar projects built by the Government.

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

Year	\$ million (Sept 2016)	Price adjustment factor	\$ million (MOD)
2017 – 18	2.0	1.05750	2.1
2018 – 19	57.0	1.12095	63.9
2019 – 20	84.0	1.18821	99.8
2020 – 21	30.0	1.25950	37.8
2021 – 22	10.0	1.32562	13.3
2022 – 23	9.2	1.39190	12.8
	<u>192.2</u>		<u>229.7</u>

15. 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 2023. 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 adjustments.

16. We estimate the additional annual recurrent expenditure arising from this project to be \$3.7 million.

PUBLIC CONSULTATION

Support of the stakeholders

17. The Cantonese opera sector strongly supports the reprovisioning project. The Chinese Artists Association of Hong Kong and the Cantonese opera

/ sector

sector expressed disappointment that the reprovisioning proposal was rejected by the PWSC and the FC in 2014 and 2016 respectively. The Chinese Artists Association of Hong Kong and the Cantonese Opera Advisory Committee have repeatedly written to the HA Panel to appeal for Members' support of the reprovisioning proposal, and to urge for early implementation of the YMTT phase II development with a view to strengthening the role of the YMTT in nurturing talents for Cantonese opera. A group of new talents of Cantonese opera have also written to the HA Panel, expressing the same views.

18. The SWD consulted and worked closely with the SSSSTI and the Salvation Army on the proposed reprovisioning of the SSSU. The two operators have undertaken to continue the provision of dedicated supportive services for street sleepers in the future premises on Hau Cheung Street and welcomed the proposed reprovisioning which would improve the conditions of their services. The SSSSTI has also written twice to the HA Panel to appeal for Members' support of the project with a view to enabling the street sleepers to enjoy the new facilities of the SSSU as early as possible.

Consultation with Yau Tsim Mong District Council

19. We consulted the Community Building Committee of Yau Tsim Mong District Council (YTMDC) on the reprovisioning project on 10 February, 5 May, 25 August 2011 and 26 July 2012 respectively. The Committee reiterated the pressing need for the project and requested its early implementation. We also consulted YTMDC on 22 August 2013. YTMDC stated its clear view that regardless of the proposal eventually selected, it was essential to implement the reprovisioning project as soon as possible, so that not only the service conditions of the existing SSSU could be improved, but the YMTT could also be expanded to meet the development needs of the Cantonese opera sector more effectively.

Consultation with the HA Panel, PWSC and FC

20. The proposal for the reprovisioning project was first put forward to the HA Panel for discussion on 15 April 2013. Subsequently, when we presented an enhanced design of the reprovisioned building at the meeting of the HA Panel on 13 December 2013, we explained the difficulties in identifying another site in the district to separately reprovision the Shanghai Street RCP and the SSSU. The HA Panel generally supported the reprovisioning project.

21. Later, when the PWSC deliberated on the reprovisioning project on 29 January 2014, some Members recommended that the Government should consider constructing additional floors in the new building to provide storage space for Government departments with a view to optimising land use, and increasing both the horizontal and vertical distances between the RCP and the SSSU so as to mitigate the potential impacts caused by the operation of the RCP on users of the SSSU. In addition, some Members recommended altering the orientation of the SSSU's main entrance in order to prevent it from facing the same direction as the RCP's entrance.

22. Having explored the feasibility of various improvement measures, we submitted a revised building design to the HA Panel and the PWSC for consideration on 24 March and 11 June 2016 respectively. The revised design has adopted Members' suggestions including constructing two additional floors between the RCP and the SSSU and altering the orientation of the SSSU's entrance, etc. Both the HA Panel and the PWSC supported the revised design.

23. At the meeting of the FC on 11 July 2016, some Members agreed on the funding proposal for the proposed reprovisioning project, while some suggested that an air-conditioning system should be installed in the reprovisioned shelter for street sleepers. A few Members repeated that the SSSU should not be reprovisioned at the same location of the RCP. Although the Government had adopted Members' suggestions and made various improvements to the building design under technically feasible circumstances, the funding proposal for the reprovisioning project was still rejected.

24. In light of the advice of the FC, relevant Government departments critically reviewed Members' concerns. Upon rounds of re-examinations, we still could not identify another available site in the district for separate reprovisioning of the RCP and the SSSU. However, air-conditioning would be provided at the reprovisioned street sleepers' shelter in view of the special circumstances. The SSSSTI will seek funding from the Lotteries Fund to purchase and install air-conditioning. The SWD agreed to provide special subsidies for the SSSSTI to cover the recurrent expenses incurred from the provision of air-conditioning. We submitted the revised proposal to the HA Panel for consideration on 27 March 2017. Members perceived the urgency of the phase II development of the YMTT and agreed to put forward the project for PWSC's deliberation. We have submitted our response to Members' requests for statistics related to street sleepers before the PWSC meeting.

ENVIRONMENTAL IMPLICATIONS

25. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A Preliminary Environmental Review (PER) was completed for the project. The PER has concluded and the Director of Environmental Protection agreed that the project would not cause long-term adverse environmental impacts. The recommended mitigation measures mainly include installation of water scrubber and active-ions generator for the RCP to minimise the odour nuisance, and construction of solid parapet walls at the dormitory of the SSSU to alleviate noise impact.

26. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of 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 estimates the cost to implement the environmental mitigation measures.

27. 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 facilities⁶. 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.

28. 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.

29. We estimate that the project will generate in total 3 800 tonnes of construction waste. Of these, we will reuse 130 tonnes (3.4%) of inert construction waste on site and deliver 3 290 tonnes (86.6%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 380 tonnes (10.0%) 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 \$0.3 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 (Cap. 354N)).

/ **HERITAGE**

⁶ 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

30. 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

31. This project does not require land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) heat recovery fresh air pre-conditioners in the air-conditioned space for heat energy reclaim of exhaust air;
- (b) lift power regeneration; and
- (c) photovoltaic system.

33. For greening features, we will provide greening on appropriate rooftops and facades of the building for environmental and amenity benefits.

34. For recycled features, we will adopt rainwater harvesting system for irrigation purpose.

35. The total estimated additional cost for adoption of the above features is \$2.4 million (including \$0.3 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 4.5% energy savings in the annual energy consumption with a payback period of about 8 years.

/ BACKGROUND

BACKGROUND INFORMATION

36. We upgraded **183GK** to Category B in September 2011. We engaged consultants to carry out ground investigation in 2013. For the revised proposal under application, we engaged consultants to carry out risk assessment, traffic impact assessment, layout and detailed design in 2015, and quantity surveying services in early 2016 to prepare tender documents. We charged the total cost of \$10.5 million to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The site investigation and detailed design have been completed and the tender documents are under preparation.

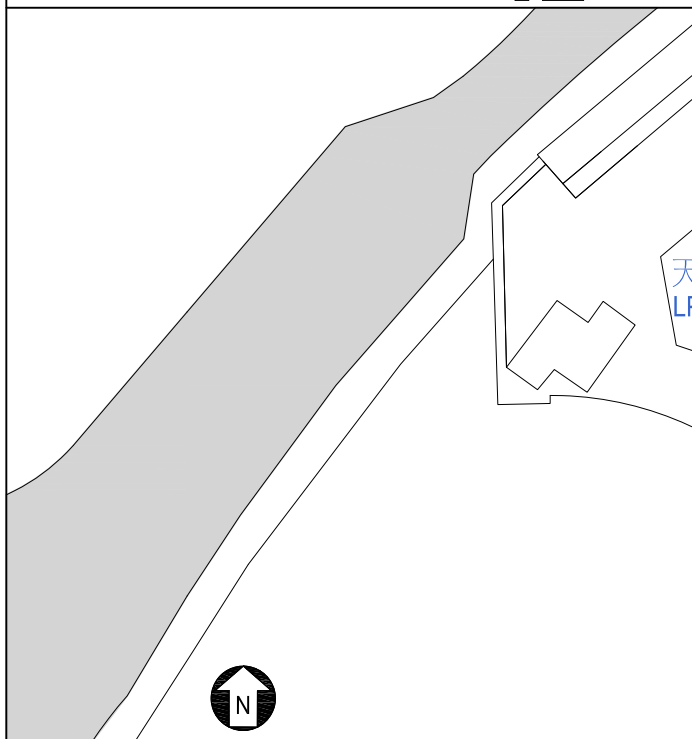
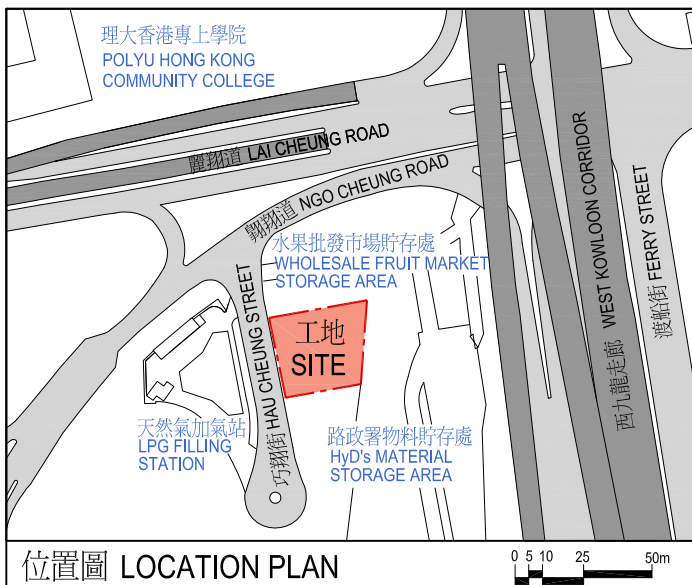
37. The proposed works will involve the removal of 21 trees (i.e. 20 trees within the project boundary and one tree outside the project site). All trees to be removed are not important trees⁷. We will incorporate planting proposals as part of the project, including the planting of about 15 trees, 1 280 shrubs and 11 150 ground covers and climbers.

38. We estimate that the proposed works will create about 90 jobs (80 for labourers and 10 for professional or technical staff) providing a total employment of 1 500 man-months.

Home Affairs Bureau
April 2017

⁷ “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 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.

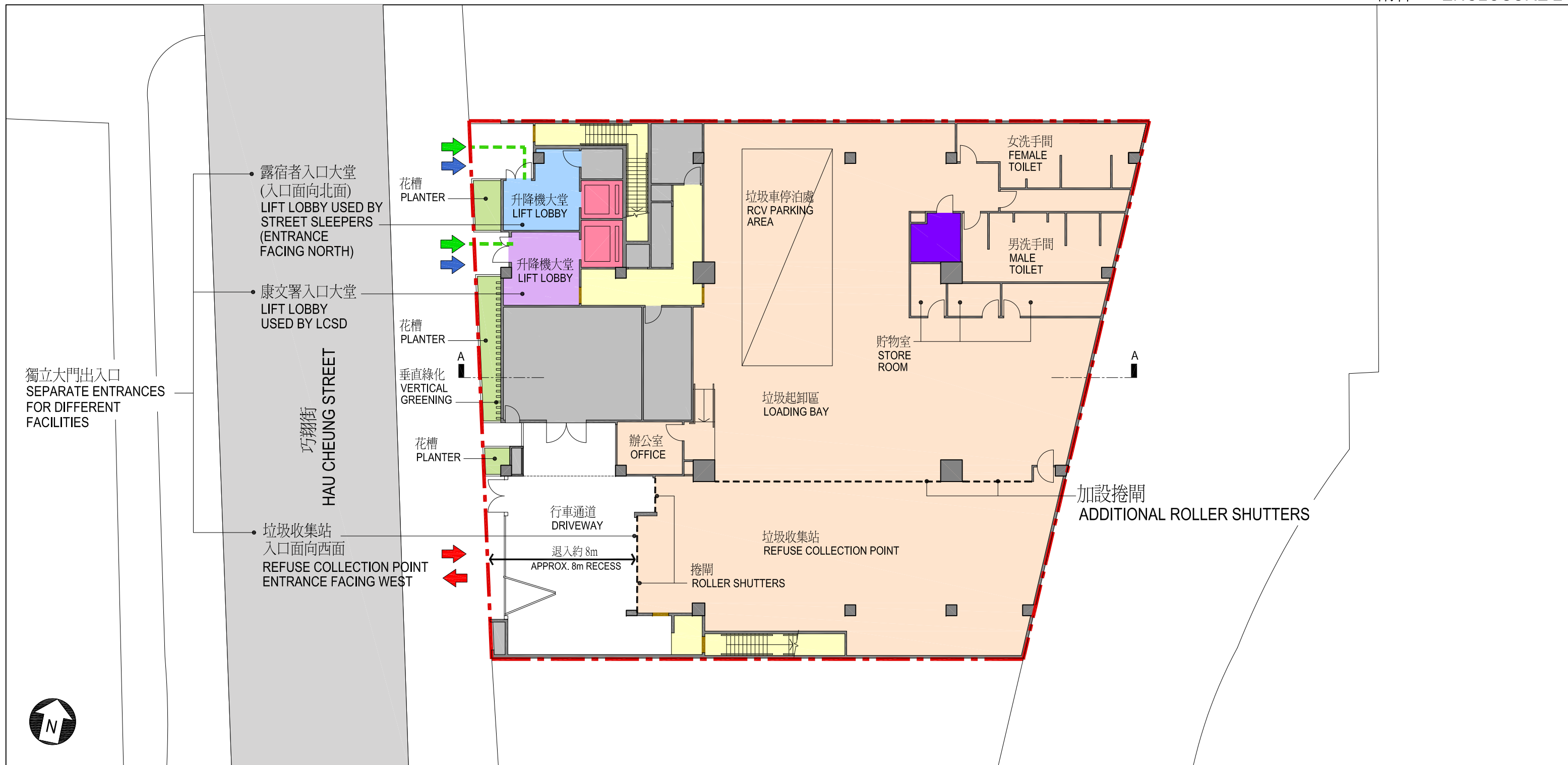


工地平面圖 SITE PLAN

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS
TO THE SITE ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT

- 圖例 LEGEND :
- 工地界線
SITE BOUNDARY
 - ↑ 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT
 - ↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
 - ↑ 車輛出入口
VEHICULAR INGRESS / EGRESS
 - |||| 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING
 - 綠化範圍
LANDSCAPE AREA
- 0 2 4 10 20m



圖例

LEGEND :



地下平面圖 G/F PLAN

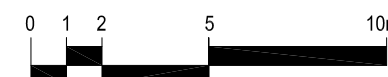
183GK
為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS
TO THE SITE ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



圖例

LEGEND :

- | | | | | | | | |
|--|---------------------------|--|------------------------------|--|-------------------------|--|--------------------------------|
| | 工地界線
SITE BOUNDARY | | 暢通易達洗手間
ACCESSIBLE TOILET | | 機房
PLANT ROOMS | | 綠化範圍
LANDSCAPE AREA |
| | 走火通道門
FIRE ESCAPE DOOR | | 暢通易達升降機
ACCESSIBLE LIFT | | 走火通道
MEANS OF ESCAPE | | 辦公室及貯存倉庫
OFFICE AND STORAGE |



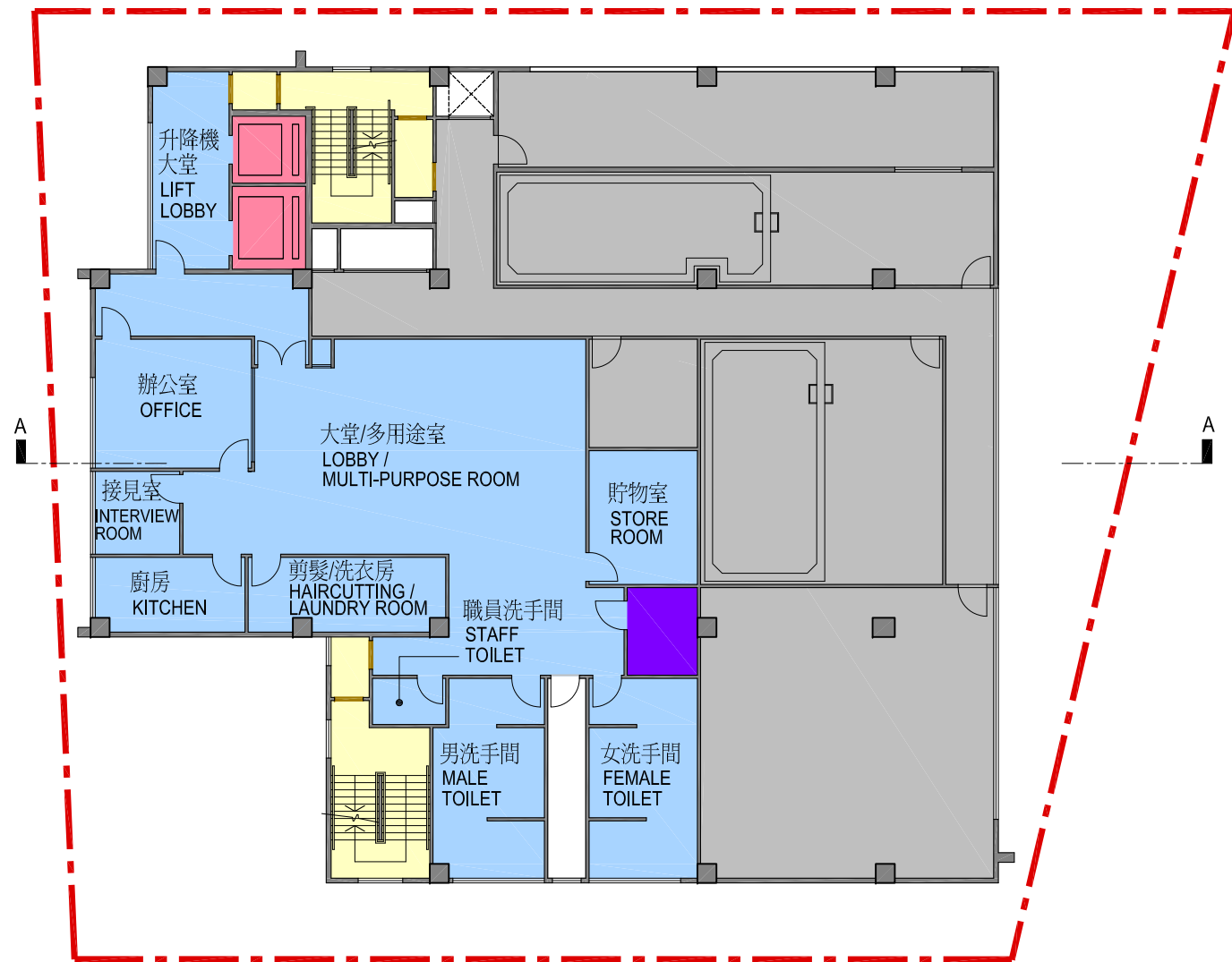
一樓及二樓平面圖 1/F & 2/F PLAN

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS
TO THE SITE ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



三樓平面圖
3/F PLAN



四樓平面圖
4/F PLAN



圖例

LEGEND :

--- 工地界線
SITE BOUNDARY

— 走火通道門
FIRE ESCAPE DOOR

暢通易達洗手間
ACCESSIBLE TOILET

暢通易達升降機
ACCESSIBLE LIFT

機房
PLANT ROOMS

走火通道
MEANS OF ESCAPE

綠化範圍
LANDSCAPE AREA

露宿者服務單位
STREET SLEEPERS' SERVICES UNITS

0 1 2 5 10m

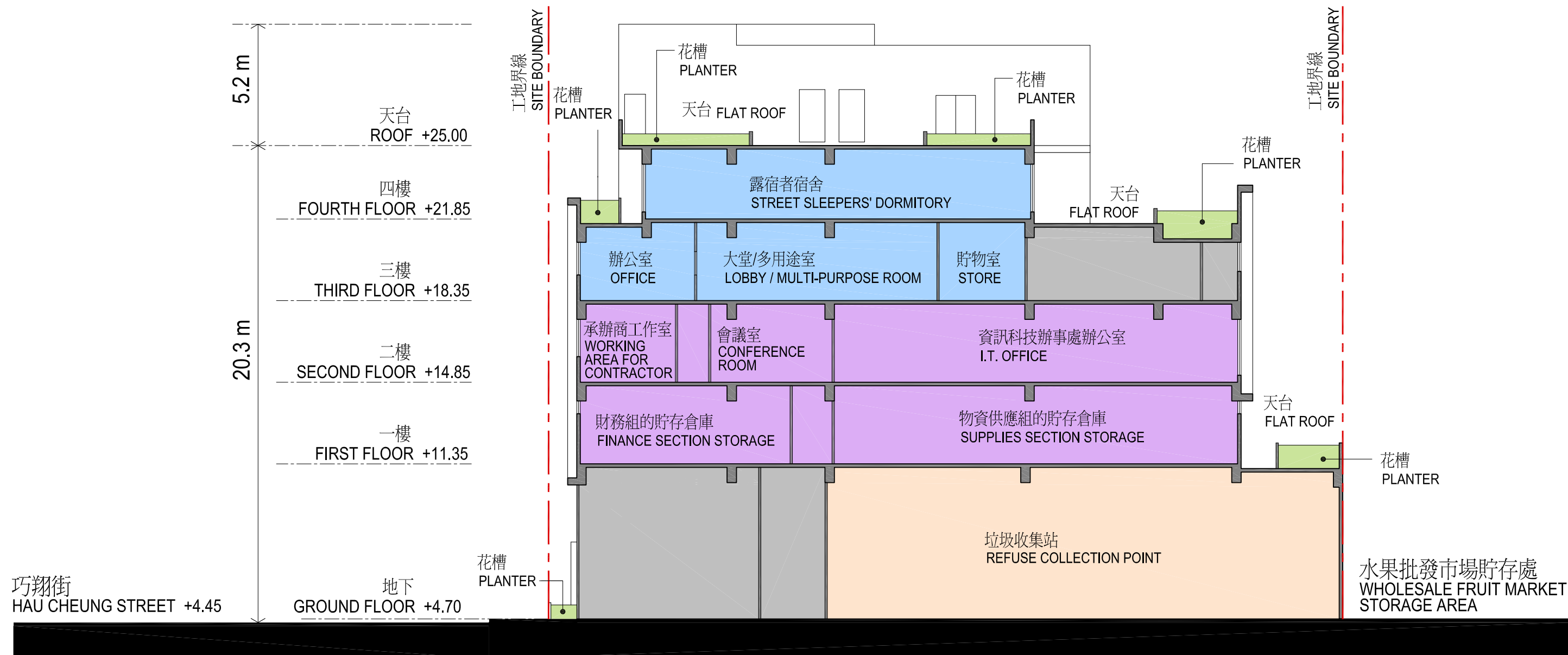
三樓及四樓平面圖 3/F & 4/F PLAN

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS
TO THE SITE ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例

LEGEND :

工地界線

SITE BOUNDARY

綠化範圍

LANDSCAPE AREA

辦公室及貯存倉庫(額外兩層)

OFFICE AND STORAGE (TWO ADDITIONAL FLOORS)

機房

PLANT ROOMS

垃圾收集站

REFUSE COLLECTION POINT

露宿者服務單位

STREET SLEEPERS' SERVICES UNITS

剖面圖 A-A
SECTION A-A

183GK

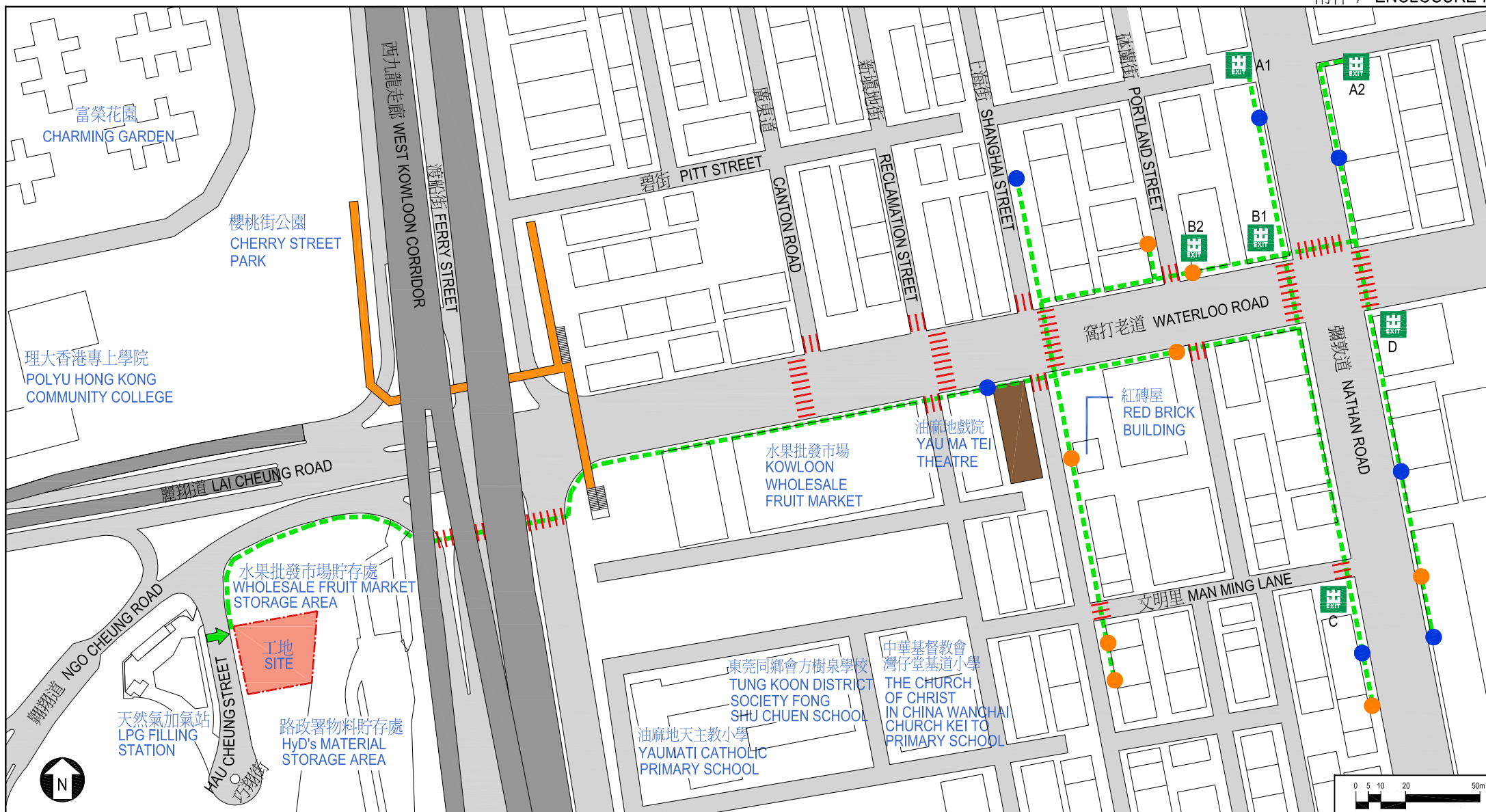
爲展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS
TO THE SITE ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT

ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



從西面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM
WESTERN DIRECTION
(ARTIST'S IMPRESSION)

183GK
為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
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<p>圖例 LEGEND :</p>	<p>新垃圾收集站及露宿者服務單位 NEW RCP / SSSU</p> <p>現有垃圾收集站及露宿者服務單位 EXISTING RCP / SSSU</p>	<p>--- 工地界線 SITE BOUNDARY</p> <p>--- 無障礙通道 BARRIER-FREE ACCESS</p>	<p> 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING</p> <p>↑ 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT</p>	<p>● 巴士站 BUS STOP</p> <p>● 小巴站 MINI-BUS STOP</p>	<p>現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE</p> <p>油麻地港鐵站出口 YAU MA TEI MTR STATION EXIT</p>
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無障礙通道平面圖 PLAN OF BARRIER-FREE ACCESS

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程
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183GK – Reprovisioning of Shanghai Street RCP and SSSU to the site on Hau Cheung Street, Yau Ma Tei for the phase II development of YMTT project

**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	—	—	—	7.0
	Technical	—	—	—	3.8
				Sub-total	10.8
(b) Resident site staff (RSS) costs (Note 3)	Professional	12	38	1.6	1.5
	Technical	218	14	1.6	9.3
				Sub-total	10.8
Comprising -					
(i) Consultants' fees for management of RSS				0.8	
(ii) Remuneration of RSS				10.0	
				Total	21.6

* 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 **183GK**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **183GK** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.