

**For discussion
on 21 July 2017**

Legislative Council Panel on Economic Development

**Reprovisioning of Hongkong Post's Headquarters in the
General Post Office Building to a Government, Institution or
Community site at Wang Chin Street, Kowloon Bay**

PURPOSE

This paper aims to brief Members on the works project for the Reprovisioning of Hongkong Post's Headquarters (HKP HQs) in the General Post Office (GPO) Building in Central at a Government, Institution or Community (G/IC) site at Wang Chin Street, Kowloon Bay.

JUSTIFICATIONS

2. The GPO Building, which started operation on 11 August 1976 in Central, accommodates various district-tied postal facilities, including a Delivery Office, Speedpost Section, Counter Office and the Post Office Box Section as well as other units and offices of the HKP HQs. The GPO building is currently situated in part of the new Central harbourfront (Site 3) to the south of Lung Wo Road. Site 3 is one of the eight key sites covered in the Urban Design Study for the New Central Harbourfront (UDS) conducted by the Planning Department to refine the urban design framework. Completed in 2011, the UDS recommended Site 3 to be used comprehensively for commercial development mainly for office and retail uses with the provision of a continuous landscaped pedestrian deck linking core areas of Central with the harbourfront, public open space and other supporting facilities.

3. The 2014 Policy Address mentioned that the Government would launch the development of Site 3 as soon as possible to provide more office and retail space in the Central Business District. The Government is taking forward the development of Site 3 in accordance with the

recommendations of the UDS. To enable the design concept as recommended under the UDS to be implemented, postal facilities currently in the GPO building would need to be relocated.

4. In support of the future development of Site 3, Hongkong Post (HKP) has all along been working closely with the relevant Government Bureaux and Departments, and has been making its best endeavours to take forward the reprovisioning project in accordance with the established public works procedures. The units and offices of HKP HQs are proposed to be relocated at a G/IC site in Kowloon Bay, whilst district-tied postal facilities to provide essential services, namely a Delivery Office, Speedpost Section, Counter Office and the Post Office Box Section, will be provided by the future development of Site 3 in the northern part of Lung Wo Road.

5. The reprovisioned HKP HQs will also co-locate some units of HKP currently out-housed in leased premises (i.e. Kowloon Bay Post Office (KBY PO) at Sheung Yuet Road in Kowloon Bay, the Bulk Airmail Centre in Tsuen Wan and the Post Office Staff Training Centre in Cheung Sha Wan) as well as a new Kowloon Bay Delivery Office. Apart from releasing accommodation currently under commercial leases, the consolidation of these units and facilities will enhance HKP's operational efficiency and reduce its rental expenditure.

SERVICES TO THE PUBLIC IN THE REPROVISIONED HKP HQS

6. Notwithstanding the reprovisioning, the current performance standards for various postal services will be maintained. The reprovisioned KBY PO, to be relocated from Sheung Yuet Road in the vicinity, will continue to have the existing service catchment, covering Telford Garden, Kai Yip Estate, Richland Garden, and Kowloon Bay Industrial Area. It will also have better accessibility through a more comprehensive transport network.

7. KBY PO will continue to provide customers with a wide range of services including sale of postal stamps, counter collection, payment

services, etc. The number of service counters will be increased from eight to 11, including eight multi-purpose counters, one barrier-free accessible counter, one philatelic counter and one call-for counter. More multi-purpose counters will contribute to increased customer satisfaction and service efficiency. Facilities in the future KBY PO will continue to anchor on user-centric design to provide high level of customer experience in a user-focused environment, such as provision of customer-oriented mail packing station, low platform scale, etc.

8. The new establishment of Kowloon Bay Delivery Office is designed to cope with the anticipated demand for mail delivery service arising from the growing population and commercial activities in the future Kai Tak Development and Kowloon East, the second Core Business District. Synergy effect will also be achieved in such a way that the service quality and operational efficiency can be improved through collaborations with other units in the adjoining Central Mail Centre. The reprovisioned Postal Gallery with enhancement features will continue to present to visitors the postal history and philatelic display of thematic exhibits which change periodically.

PROJECT SCOPE AND NATURE

9. The scope of the project comprises the construction of a new building at a site of approximately 3 950 square metre (m²) at Wang Chin Street to accommodate the reprovisioned HKP HQs, some out-housed units and a new delivery office. A location and site plan is at Enclosure.

10. The new building is 8-storey high with a basement level, and will include the following facilities –

- (a) HQ offices including various divisions of Business Development Branch and Corporate Development Branch, some sections of Postal Services Branch, External Affairs Division, Financial Services Division and HQs units;
- (b) KBY PO, to be relocated from Sheung Yuet Road;

- (c) Bulk Airmail Centre, to be relocated from Tsuen Wan;
- (d) Post Office Staff Training Centre, to be relocated from Cheung Sha Wan;
- (e) Kowloon Bay Delivery office, to provide daily mail delivery service to the district as well as the newly developed Kai Tak area;
- (f) Postal Gallery for philatelic/historic display and public education relocating from the existing GPO building; and
- (g) ancillary facilities such as conference/meeting rooms, reception areas, a building management office, a security guard room, server rooms, a service maintenance workshop, parking spaces, loading/unloading platforms, passenger lifts and cargo lifts, etc.

PROJECT IMPLEMENTATION

11. The estimated cost of the project is about \$1,700 million in money-of-the-day prices.

12. Subject to Members' views, we plan to submit the proposal to the Public Works Subcommittee for consideration and the Finance Committee for funding approval in the fourth quarter of 2017 in order for the construction of the building to commence in the third quarter of 2018.

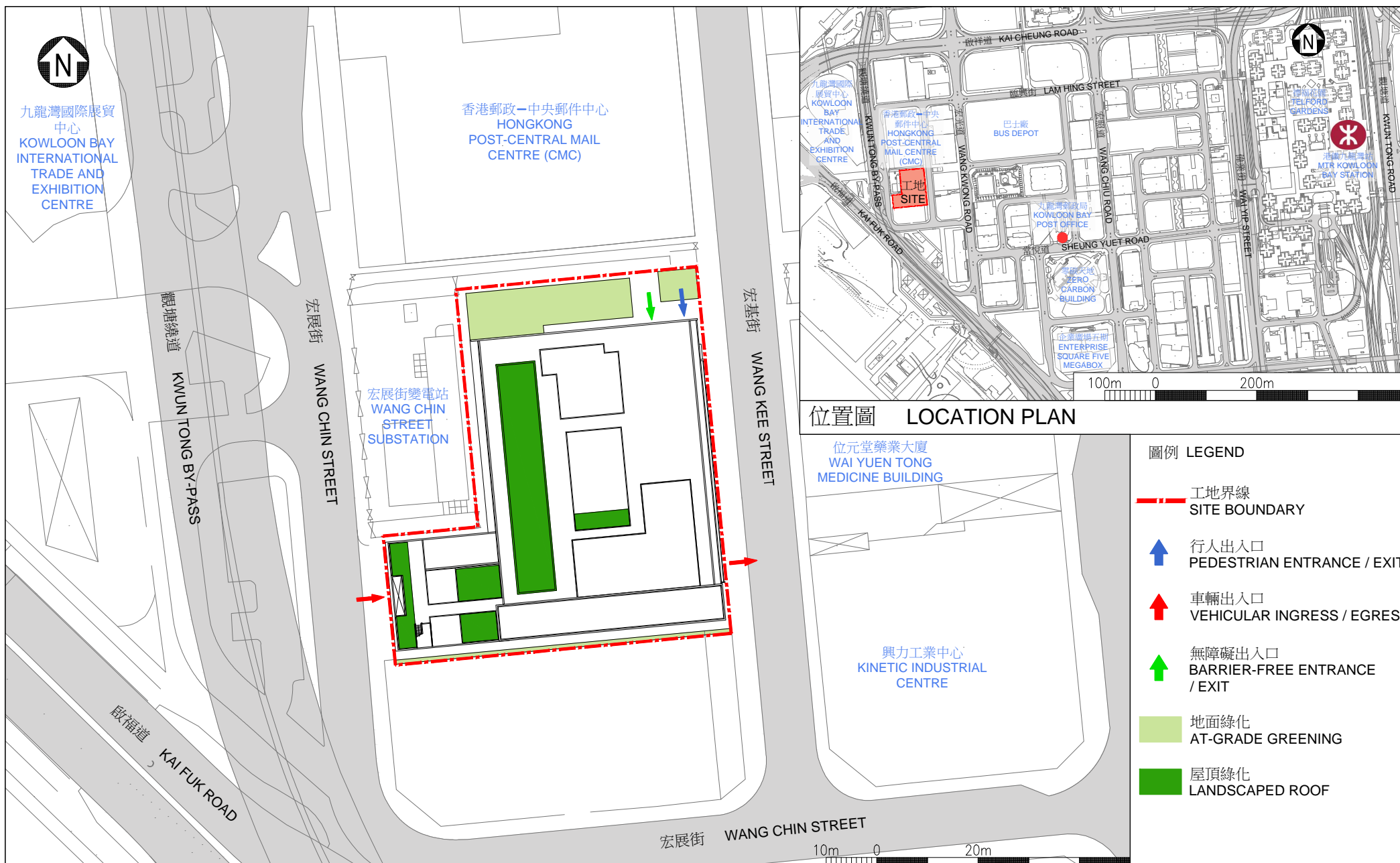
PUBLIC CONSULTATION

13. HKP consulted the Kwun Tong District Council on 1 November 2016 on the proposed works project. The meeting noted the Administration's proposal.

ADVICE SOUGHT

14. Members are invited to support the above works project.

Commerce and Economic Development Bureau
Hongkong Post
July 2017



工地平面圖
SITE PLAN

23PP
在九龍灣宏展街一幅"政府、機構或社區"用地重置現時設於郵政總局大樓的香港郵政總部
REPROVISIONING OF HONGKONG POST'S HEADQUARTERS IN THE GENERAL POST OFFICE BUILDING
TO A GOVERNMENT, INSTITUTION OR COMMUNITY SITE AT WANG CHIN STREET, KOWLOON BAY