

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Head 711 – HOUSING

Social Welfare and Community Building – Community centres and halls 202SC – Community hall-cum-social welfare facilities at Queen’s Hill, Fanling

Members are invited to recommend to the Finance Committee the upgrading of **202SC** to Category A at an estimated cost of \$536.1 million in money-of-the-day prices.

PROBLEM

We need to provide a community hall-cum-social welfare facilities (CHSWF) at the public housing development at Queen’s Hill, Fanling to address the needs for community and social welfare facilities arising from the local community and the anticipated increase in population in the area.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **202SC** to Category A at an estimated cost of \$536.1 million in money-of-the-day (MOD) prices for the construction of a CHSWF at Queen’s Hill, Fanling.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 2 800 square metres (m²) at Queen's Hill, Fanling. The proposed scope of works comprises the construction of a CHSWF to accommodate the following facilities –

- (a) a community hall (CH) comprising the following facilities –
 - (i) a multi-purpose hall with a capacity of 450 seats;
 - (ii) a stage with a store room, a stage meeting room, male and female dressing rooms, a conference room, a management office with a store room, a babycare room, and toilets;
- (b) four bare shell premises comprising the following social welfare facilities¹ –
 - (i) a 150-place residential care home for the elderly (RCHE);
 - (ii) a neighbourhood elderly centre (NEC);
 - (iii) a 100-place child care centre (CCC);
 - (iv) an integrated children and youth services centre (ICYSC)²; and
- (c) ancillary facilities including mechanical and electrical rooms, lifts and lobbies.

4. A location and site plan, floor plans, sectional plans, an artist's impression and a barrier-free access plan of the proposed works are at Enclosures 1 to 11.

/5.

¹ The construction costs of the four bare shell premises will be sought from Lotteries Fund (LF) in accordance with the established mechanism. Pursuant to the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may appropriate from LF moneys to finance and support the development of social welfare services as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as Controlling Officer for LF, will ensure that the applications fall within the approved ambit of LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of furniture and equipment etc. for premises occupied by non-government organisations providing welfare services. The future service operators of the welfare facilities will be provided with funding from the LF for internal fitting-out works and procurement of furniture and equipment in accordance with the established mechanism.

² This ICYSC is for the reprovisioning of an existing subvented ICYSC of North District operated by a non-governmental organisation.

5. Subject to the funding approval of the Finance Committee, we plan to commence the construction of the proposed works in the second quarter of 2018 for completion in the third quarter of 2021 in order to tie in with the works programme of the public housing development at Queen's Hill, Fanling.

6. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority (HA), to facilitate better design coordination and construction interface, and ensure timely commencement and completion of the proposed works. Upon completion of the works, the CHSWF will be handed over to relevant government departments for management and maintenance.

JUSTIFICATION

7. The public housing development at Queen's Hill will be completed in phases in 2021, and will provide about 12 000 housing units with a population of about 34 300. The public housing development at Queen's Hill will form a new community in the district. Therefore, we need to provide community and social welfare facilities at Queen's Hill, to address the needs of the new community and the local residents. Also, it is conducive to community building and the well-being of new residents if the housing development is complemented by community facilities.

Community Hall (CH)

8. The proposed CH will provide a venue for organisations to hold events, seminars and other types of community activities for the new community at Queen's Hill, and residents of the village settlements in the vicinity. Currently, the two nearest CHs are located in Cheung Wah Estate and Luen Wo Hui which require about 20-minute walk from Queen's Hill. The utilisation rates for both CHs were already over 80% for most of the time in 2016, and both CHs do not have spare capacity to cater for new demands arising from the additional population generated by various new developments in the vicinity. It is therefore necessary to construct a new CH to serve the new community at Queen's Hill.

Social Welfare Facilities

9. The four proposed social welfare facilities will provide support to people in need, including the elderly, children and youth, and improve their livelihood. The proposed facilities will enable optimal use of the site at Queen's Hill and meet the growing aspirations for social welfare facilities of the residents in the area.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the proposed works to be \$536.1 million in MOD prices (please see paragraph 13 below), broken down as follows –

	\$ million (in MOD prices)
(a) Piling	71.2
(b) Building ³	287.9
(c) Building services	58.8
(d) Drainage	3.1
(e) External works	3.6
(f) Additional energy conservation, green and recycled features	4.9
(g) On-cost payable to HA ⁴	53.7
(h) Furniture and equipment ⁵	4.2
(i) Contingencies	48.7
Total	536.1

11. Of the estimated \$536.1 million total capital cost, about \$353.6 million is the apportioned construction cost for the RCHE, NEC, CCC, and ICYSC which would first be funded by the Capital Works Reserve Fund under **202SC** and then be reimbursed from Lotteries Fund (LF) after project completion. Funding approval for LF will be separately sought under the established mechanism.

/12.

³ Building works cover construction of substructure and superstructure of the building.

⁴ This is the estimated cost (12.5% of the construction cost) to be charged by HA for the design, administration and supervision of the project.

⁵ The estimated cost is based on an indicative list of furniture and equipment required.

12. The construction floor area (CFA) of **202SC** is about 10 263 m². The estimated construction unit cost, represented by the building and building services costs, is \$33,782 per m² of CFA in MOD prices. We consider this comparable to that of similar projects built by the Government.

13. Subject to funding approval, we project to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	31.5
2019 – 2020	105.4
2020 – 2021	175.5
2021 – 2022	104.6
2022 – 2023	64.6
2023 – 2024	33.9
2024 – 2025	20.6
	<hr/> 536.1 <hr/>

14. 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 from 2018 to 2025. Subject to funding approval, HA will deliver the proposed works under a lump sum contract. The contract will provide for price adjustments.

15. We estimate the annual recurrent expenditure arising from the proposed works to be about \$8.6 million⁶. The capital and recurrent costs arising from the proposed works would be taken into consideration when determining the relevant fees and charges in future.

/PUBLIC

⁶ This estimated figure refers to the premises-related expenses other than the main recurrent costs of engaging the selected operators for the four social welfare facilities. In accordance with established practice, we will earmark sufficient provisions in the relevant draft Estimates.

PUBLIC CONSULTATION

16. We have consulted the views of the North District Council, its District Facilities Management Committee, and its Working Group on Housing and Town Planning of North District, about the proposed development at Queen's Hill, including the proposed CHSWF, on six occasions⁷ since June 2014. Members have no objection to the construction of the proposed CHSWF.

17. We consulted the Legislative Council Panel on Housing on 5 June 2017. Panel members supported submitting the funding proposal to the Public Works Subcommittee (PWSC) for consideration.

ENVIRONMENTAL IMPLICATIONS

18. The proposed CHSWF is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short term environmental impacts.

19. During construction, HA 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 lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

20. At the planning and design stages, HA has 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, HA will require the contractor to reuse inert construction waste (e.g. use of excavated soil for filling) 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 facilities⁸. HA 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.

/21.

⁷ We consulted the North District Council on 12 June 2014, 9 October 2014 and 17 February 2016; its Working Group on Housing and Town Planning of North District on 2 December 2014 and 30 April 2015; and its District Facilities Management Committee on 19 January 2017.

⁸ 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 license issued by the Director of Civil Engineering and Development.

21. At the construction stage, HA 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HA 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.

22. We estimate that the project will generate in total about 19 350 tonnes of construction waste. Of these, HA will reuse about 3 300 tonnes (17.0%) of inert construction waste on site and deliver 14 350 tonnes (74.2%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 1 700 tonnes (8.8%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$1.4 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 (Cap. 354N)).

HERITAGE IMPLICATIONS

23. The 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

24. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

25. 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) demand control for fresh air supply with carbon dioxide sensors; and

/(c)

- (c) photovoltaic system.

26. The total estimated additional cost for adoption of the above features is about \$4.9 million (including \$1.4 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 7.2% energy savings in the annual energy consumption with a payback period of about nine years.

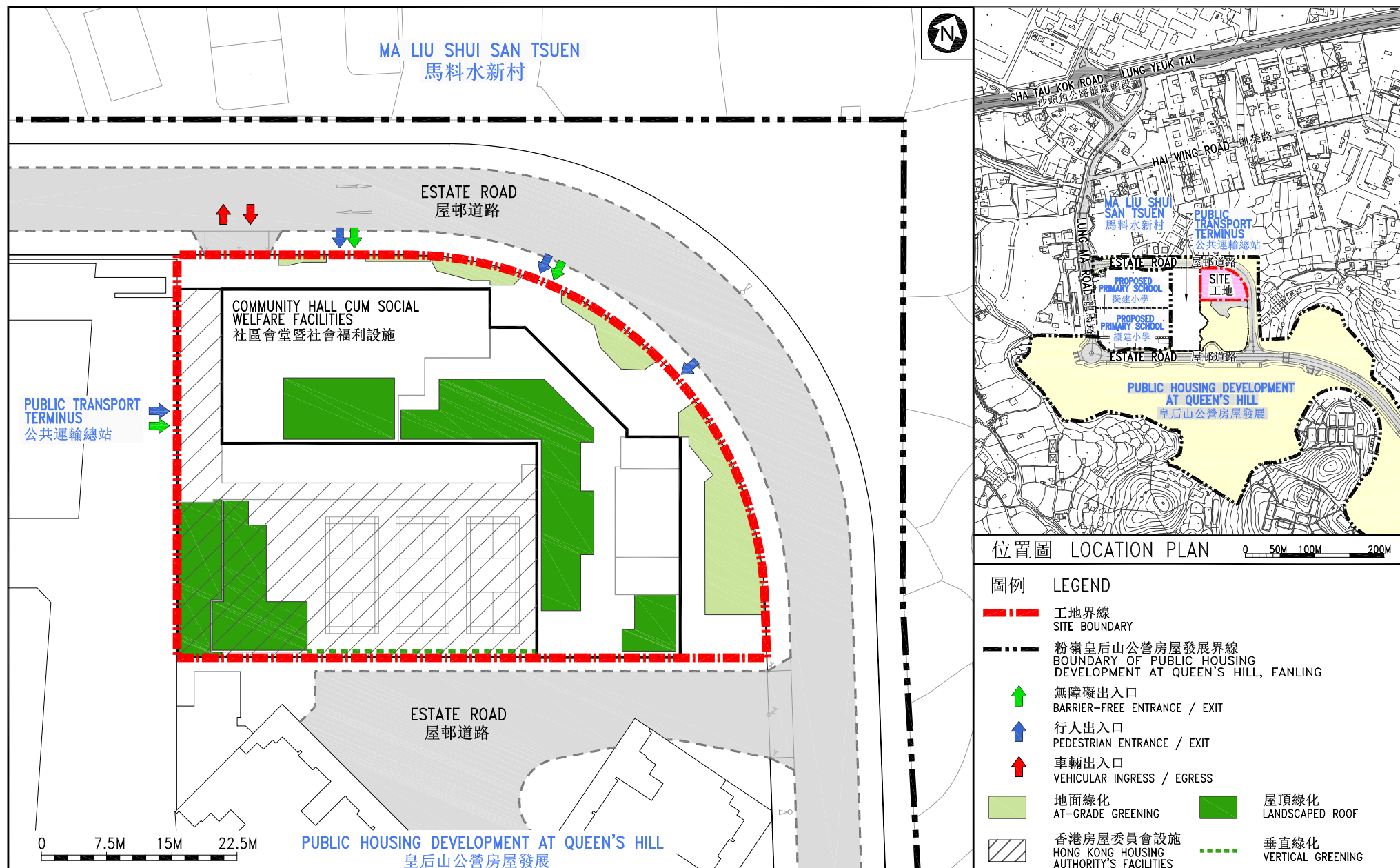
BACKGROUND INFORMATION

27. We upgraded **202SC** to Category B in September 2016. The detailed design for the proposed works has been completed. We engaged HA to carry out value management workshop and ground investigation of the project at a total cost of about \$1.5 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies, and investigations for items in Category D of the Public Works Programme”.

28. There is no existing tree within the project boundary. HA will incorporate planting proposal as part of the project including the planting of 3 370 shrubs and 2 297 ground covers.

29. We estimate that the proposed works will create about 160 jobs (150 for labourers and ten for professional or technical staff), providing a total employment of 3 700 man-months.

Transport and Housing Bureau
December 2017

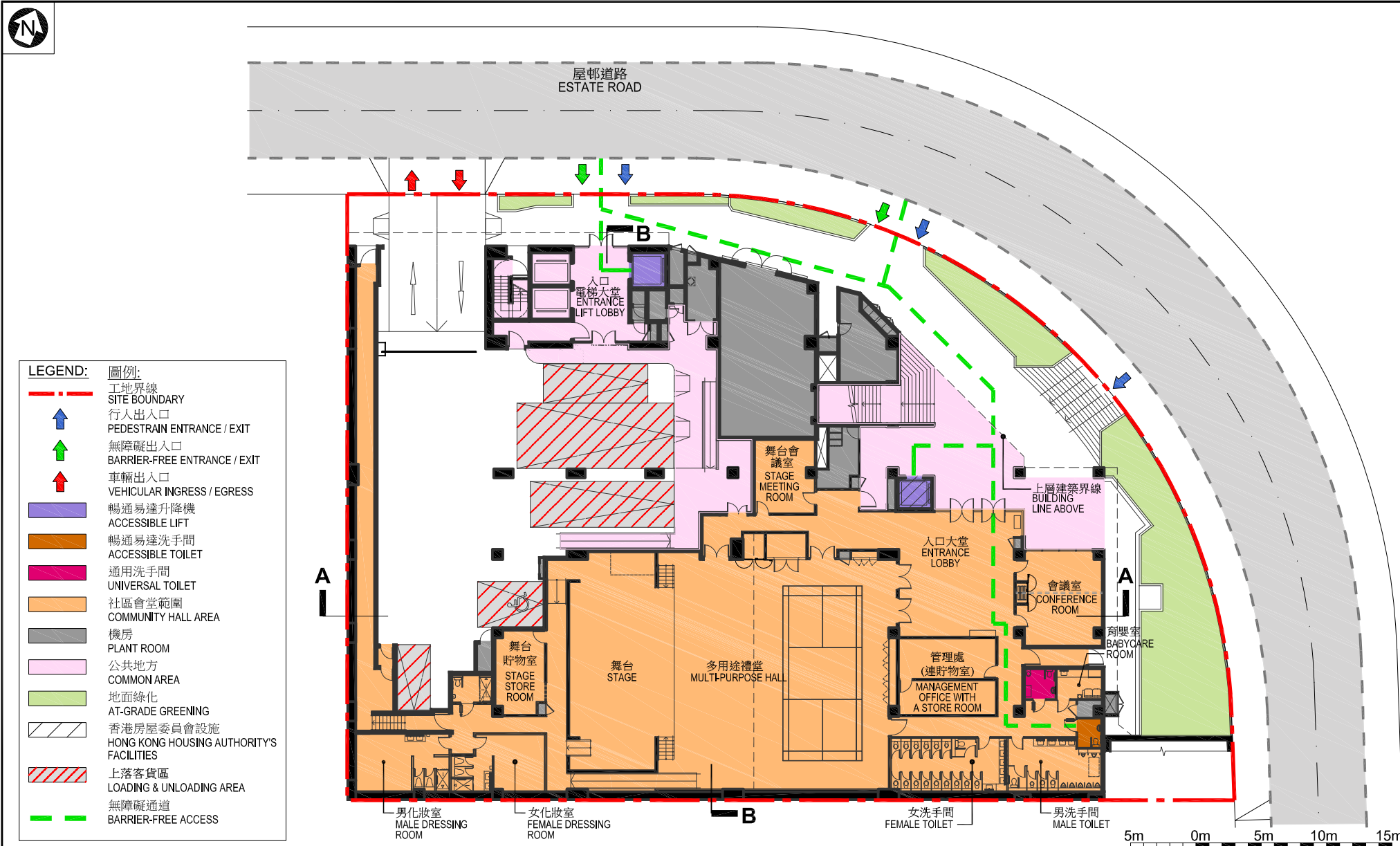


工地平面圖
SITE PLAN

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

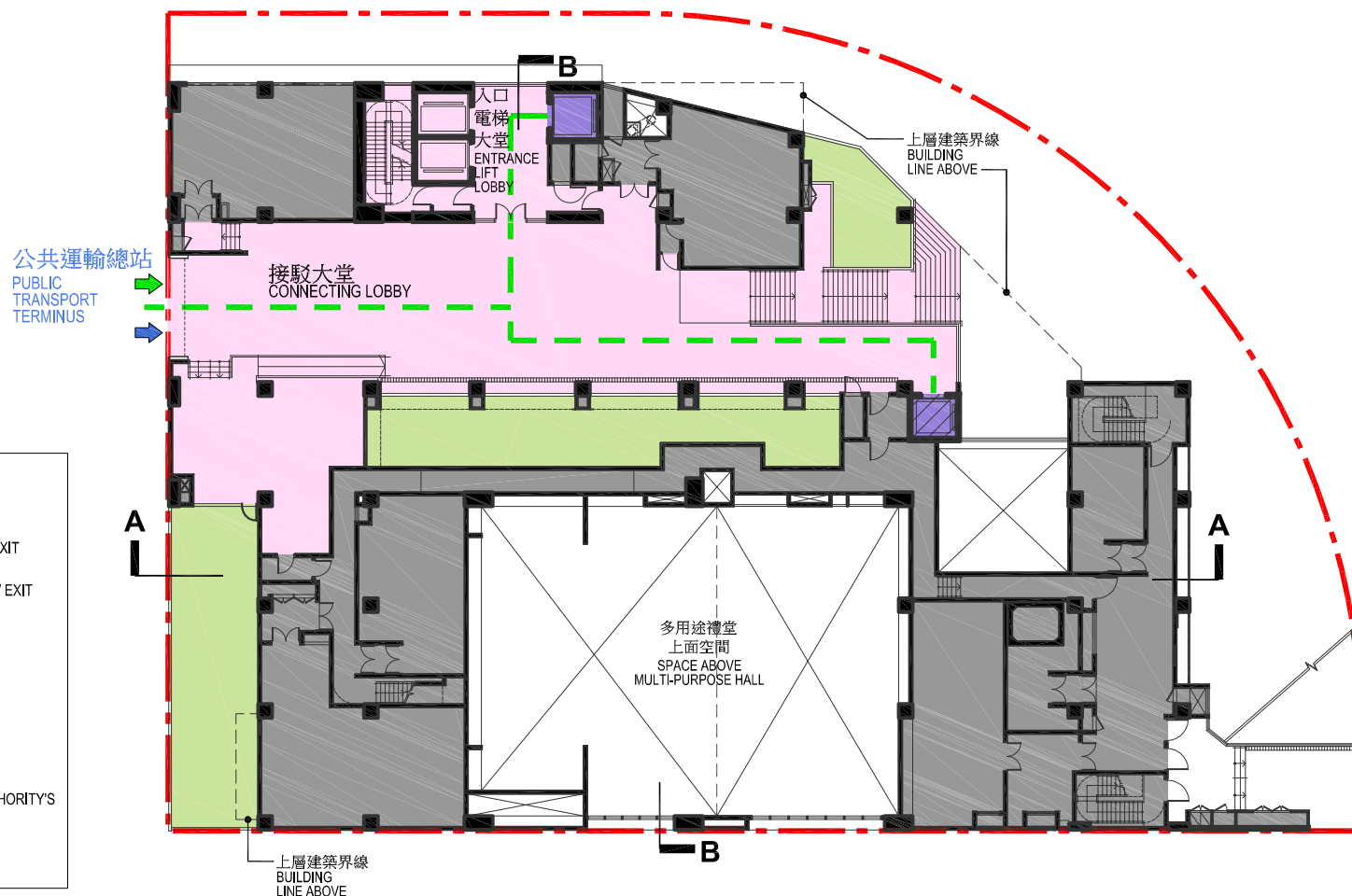


地下平面圖
GROUND FLOOR PLAN

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



LEGEND:

- 工地界線
SITE BOUNDARY
- ↑ 行人出入口
PEDESTRAIN ENTRANCE / EXIT
- ↑ 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT
- 暢通易達升降機
ACCESSIBLE LIFT
- 機房
PLANT ROOM
- 公共地方
COMMON AREA
- 地面綠化
AT-GRADE GREENING
- 香港房屋委員會設施
HONG KONG HOUSING AUTHORITY'S
FACILITIES
- 無障礙通道
BARRIER-FREE ACCESS

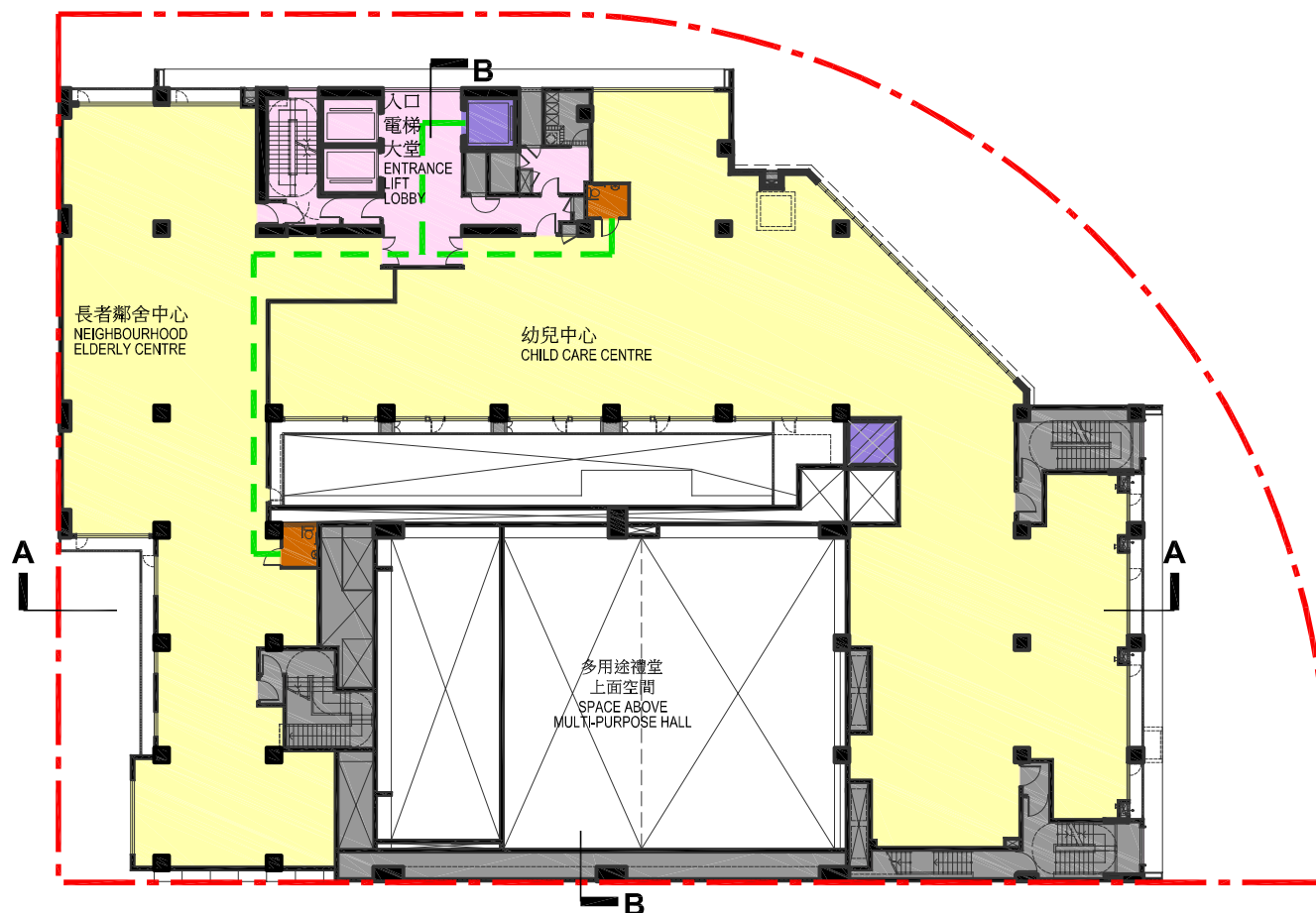
5m 0m 5m 10m 15m

地下上層平面圖
UPPER GROUND FLOOR PLAN

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



LEGEND:

- - - 工地界線
SITE BOUNDARY
- 暢通易達升降機
ACCESSIBLE LIFT
- 暢通易達洗手間
ACCESSIBLE TOILET
- 社會福利設施範圍
SOCIAL WELFARE FACILITIES AREA
- 機房
PLANT ROOM
- 公共地方
COMMON AREA
- 香港房屋委員會設施
HONG KONG HOUSING AUTHORITY'S FACILITIES
- - - 無障礙通道
BARRIER-FREE ACCESS

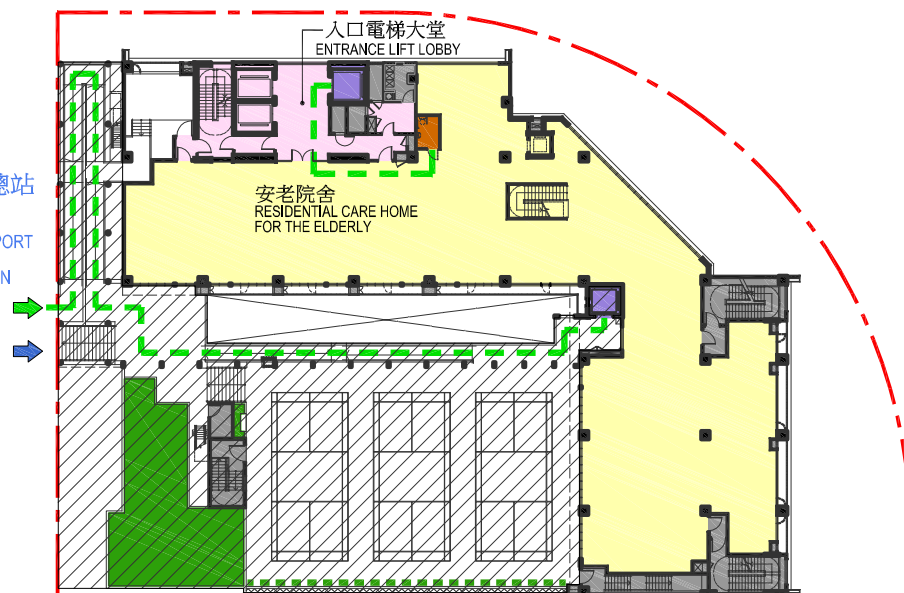
5m 0m 5m 10m 15m

一樓平面圖
FIRST FLOOR PLAN

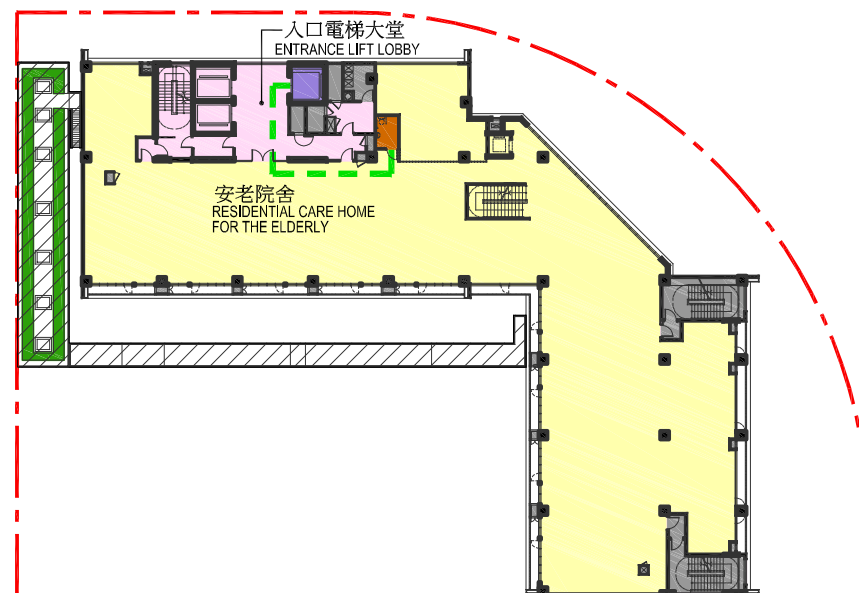
202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



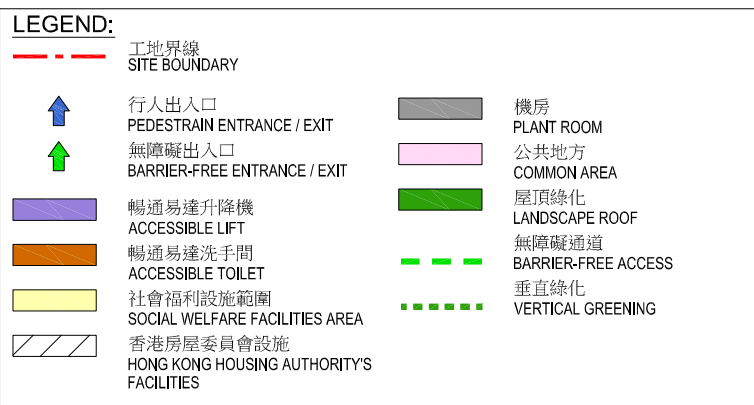
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二樓
SECOND FLOOR



三樓
THIRD FLOOR



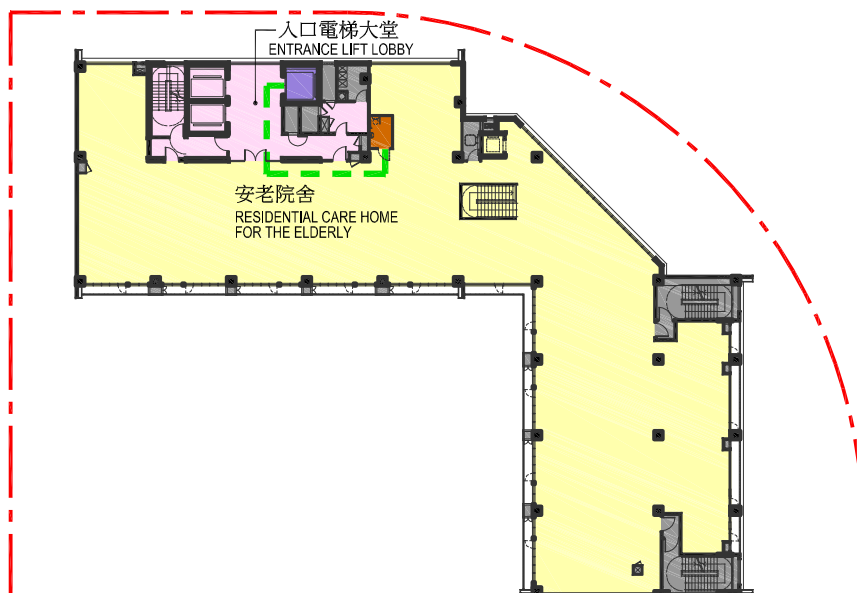
5m 0m 10m 20m

二樓及三樓平面圖
SECOND AND THIRD FLOOR PLAN

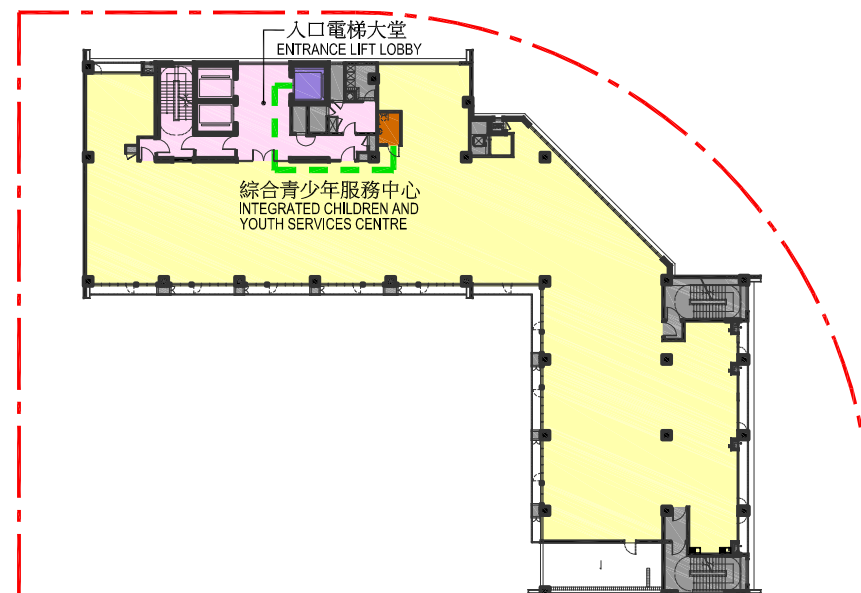
202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



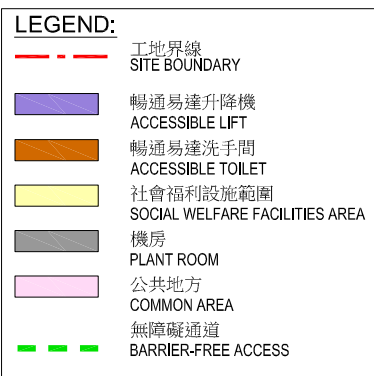
ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

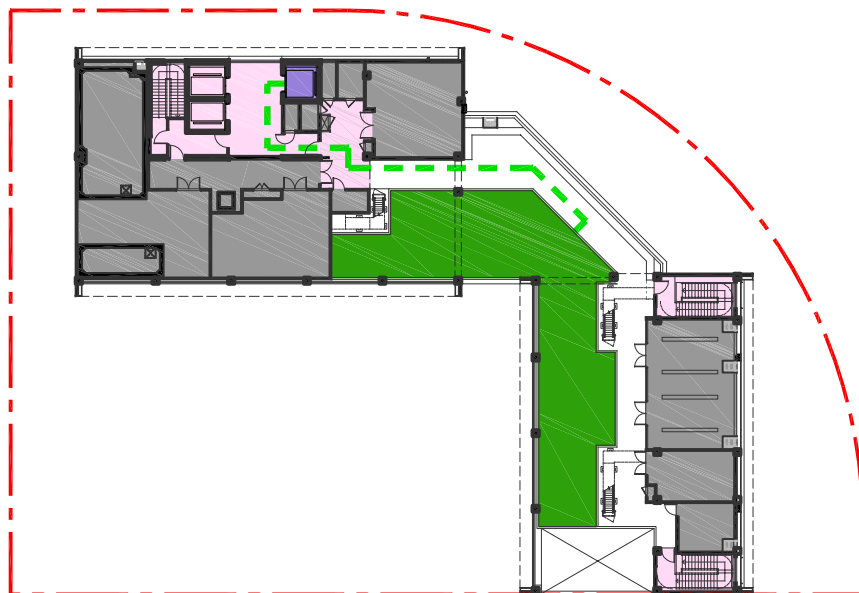


四樓
FOURTH FLOOR

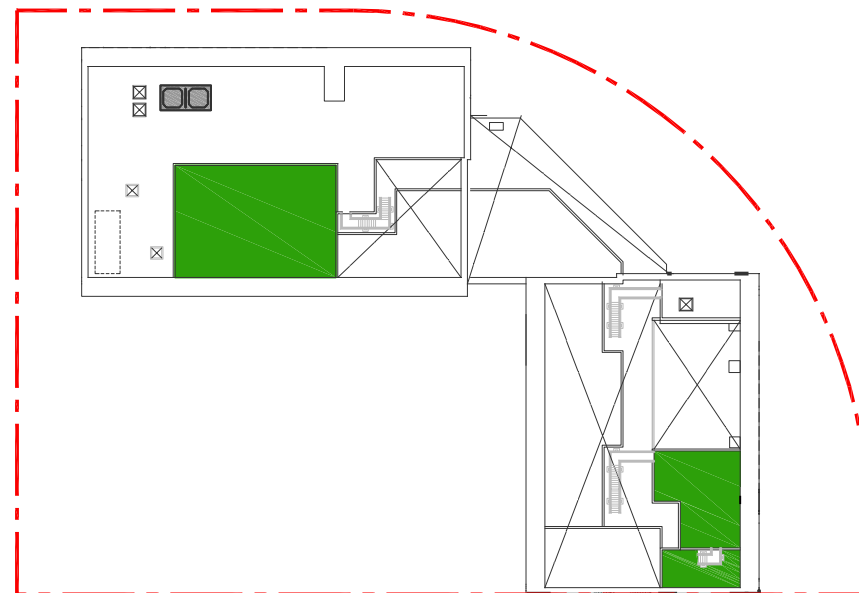


五樓
FIFTH FLOOR





天台
ROOF FLOOR



天台上層
UPPER ROOF FLOOR

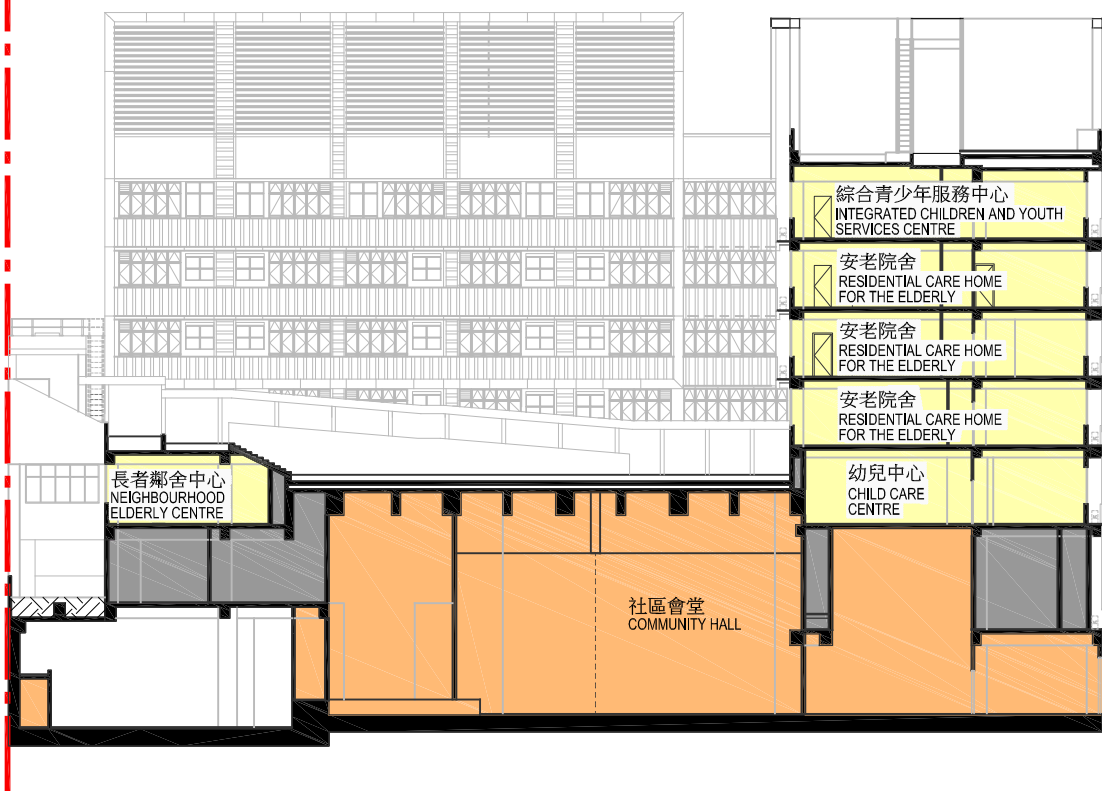
LEGEND:	
	工地界線 SITE BOUNDARY
	屋頂綠化 LANDSCAPE ROOF
	機房 PLANT ROOM
	公共地方 COMMON AREA
	暢通易達升降機 ACCESSIBLE LIFT
	無障礙通道 BARRIER-FREE ACCESS

5m 0m 10m 20m



天台上層	
UPPER ROOF	48.85
天台	
ROOF FLOOR	42.20
五樓	
FIFTH FLOOR	38.30
四樓	
FOURTH FLOOR	34.65
三樓	
THIRD FLOOR	31.0
二樓	
SECOND FLOOR	27.35
一樓	
FIRST FLOOR	23.2
地下上層	
UPPER GROUND FLOOR	18.45
地下	
GROUND FLOOR	13.15

工地界線 SITE BOUNDARY



工地界線 SITE BOUNDARY

屋邨道路
ESTATE ROAD

A-A 剖面圖
SECTION A-A

LEGEND:

- 工地界線
SITE BOUNDARY
- 社會福利設施範圍
SOCIAL WELFARE FACILITIES AREA
- 社區會堂範圍
COMMUNITY HALL AREA
- 機房
PLANT ROOM

5m 0m 5m 10m 15m

A-A 剖面圖
SECTION A-A

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING

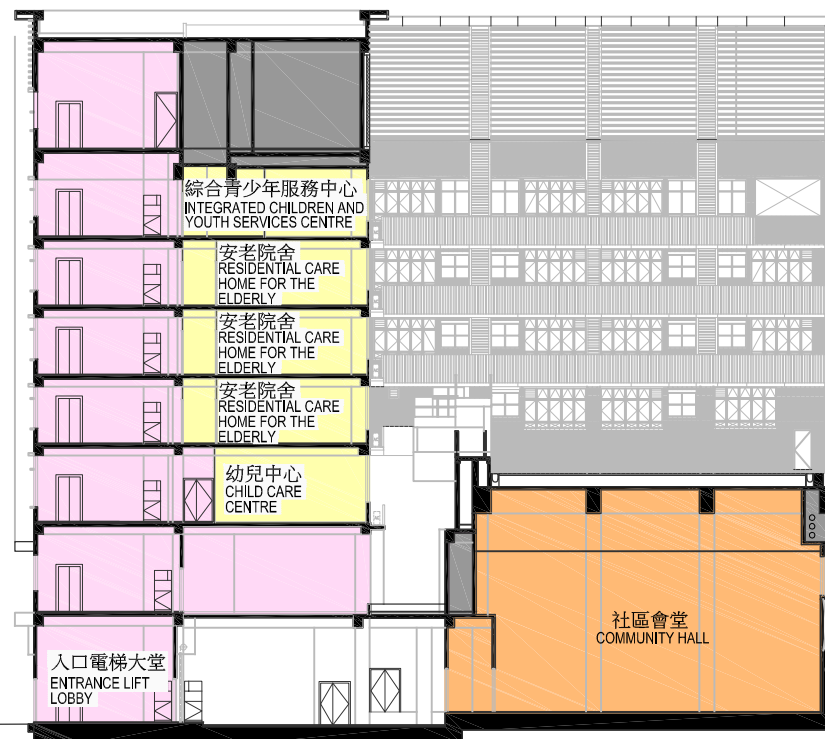


ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

天台上層	
UPPER ROOF	48.85
天台	
ROOF FLOOR	42.20
五樓	
FIFTH FLOOR	38.30
四樓	
FOURTH FLOOR	34.65
三樓	
THIRD FLOOR	31.0
二樓	
SECOND FLOOR	27.35
一樓	
FIRST FLOOR	23.2
地下上層	
UPPER GROUND FLOOR	18.45
地下	
GROUND FLOOR	12.40

屋邨道路
ESTATE ROAD

工地界線 SITE BOUNDARY



皇后山公營
房屋發展
PUBLIC HOUSING
DEVELOPMENT AT
QUEEN'S HILL

B-B 剖面圖
SECTION B-B

LEGEND:

- - - 工地界線
SITE BOUNDARY
- 社會福利設施範圍
SOCIAL WELFARE FACILITIES AREA
- 社區會堂範圍
COMMUNITY HALL AREA
- 機房
PLANT ROOM
- 公共地方
COMMON AREA

5m 0m 5m 10m 15m

B-B 剖面圖
SECTION B-B

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



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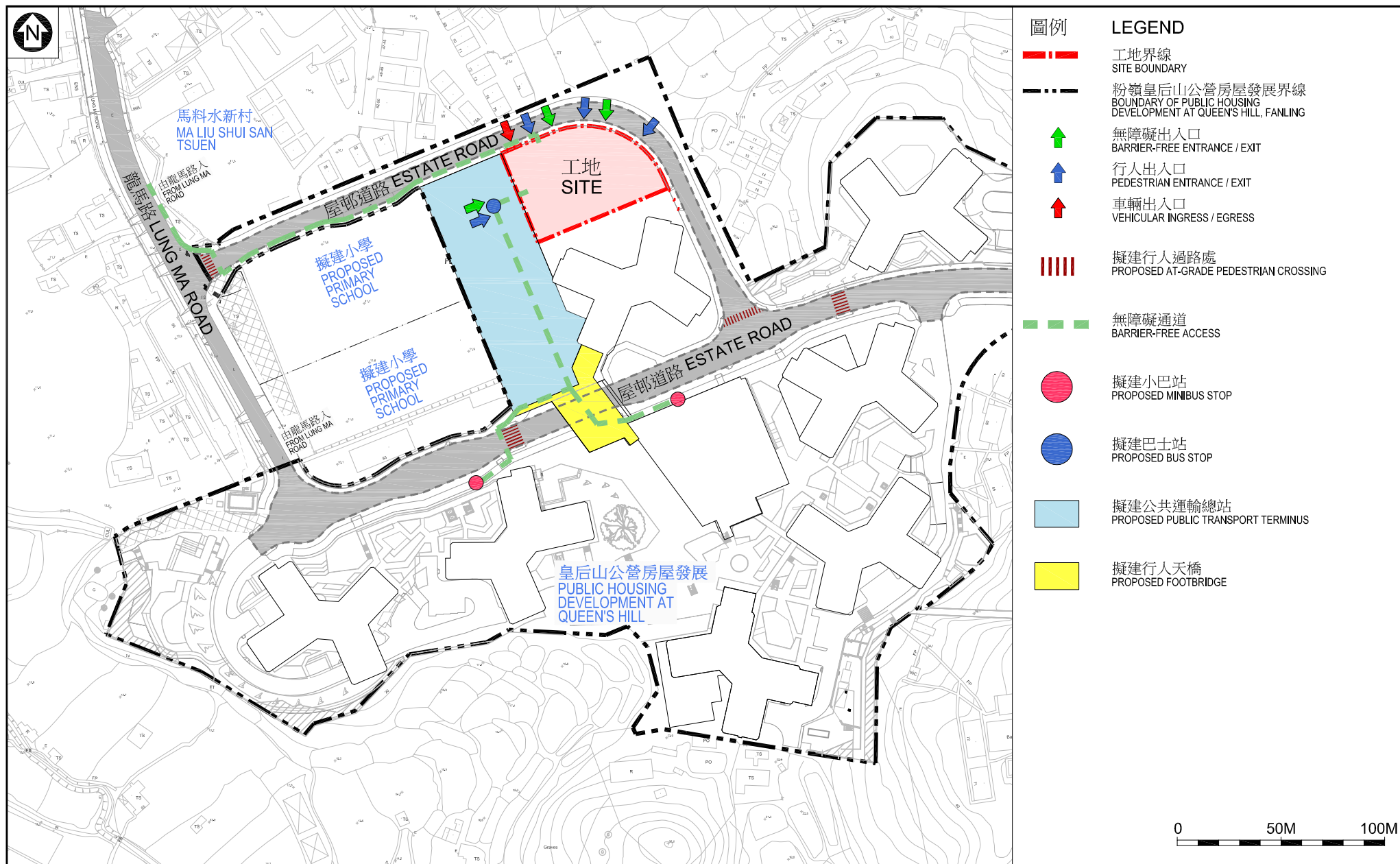


從東北面望向大樓的構思圖
PERSPECTIVE VIEW FROM NORTH
EASTERN DIRECTION (ARTIST'S
IMPRESSION)

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL , FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

202SC
粉嶺皇后山社區會堂暨社會福利設施
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署