

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Government Offices – Intra-government services

122KA – Inland Revenue Tower in Kai Tak Development

Members are invited to recommend to the Finance Committee the upgrading of **122KA** to Category A at an estimated cost of \$3,600.0 million in money-of-the-day prices for the construction of Inland Revenue Tower in Kai Tak Development.

PROBLEM

The Government has decided to demolish the Wan Chai Government Offices Compound (WCGOC), which comprises the Revenue Tower, the Immigration Tower and the Wanchai Tower to make way for the development of convention and exhibition venues, hotel facilities and Grade A office space. The Inland Revenue Department (IRD) currently accommodated in WCGOC will be relocated to the Kai Tak Development (KTD).

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Financial Services and the Treasury, proposes to upgrade **122KA** to Category A at an estimated cost of \$3,600.0 million in money-of-the-day (MOD) prices for the construction of Inland Revenue (IR) Tower in KTD.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project site occupies an area of about 9 700 square meters (m²) at the northern fringe of KTD. The proposed scope of works comprises the construction of a government office building to provide a net operational floor area (NOFA¹) of about 45 570 m² for accommodating the following facilities –

- (a) offices and other support facilities including conference rooms, interview rooms, training rooms, a lecture hall, a departmental library and storage areas;
- (b) public services counters (e.g. enquiry counters and shroff counters) and waiting areas for the public;
- (c) a telephone enquiry centre;
- (d) operational equipment, including system printing rooms, and a room for mail-inserting system and folding machines;
- (e) a document processing centre for handling incoming mails, business returns and individuals returns, and for scanning documents;
- (f) a computer data centre (comprising data control rooms, server farm, media library, printer and console areas), data preparation rooms, and network distribution rooms;
- (g) other miscellaneous facilities including staff lactation rooms, baby care room, pantries, toilet facilities, facilities for the disabled, a security control room, plant rooms, maintenance offices and workshops; and

/(h)

¹ NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for basic facilities (if any) such as toilets, bathrooms and shower rooms, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, parking spaces, loading and unloading areas, mechanical plant rooms, etc.

- (h) a car park with a total of 66 parking spaces at grade including double-deckers located outside the building, for departmental, staff and visitor vehicles².

4. Apart from the design and construction of the new IR Tower, the project also provides a footbridge connection to the adjacent Trade and Industry Tower. The new IR Tower will be easily accessible via various means of public transport along Prince Edward Road East and is close to the future Kai Tak Station of the Shatin-to-Central Link of MTR.

5. A site and location plan, layout plans, a sectional drawing, an artist's impression and a barrier-free access plan for the project are at Enclosures 1 to 7. Subject to the funding approval of the Finance Committee, we plan to commence construction in the second quarter of 2018 for completion in the first quarter of 2022.

JUSTIFICATION

6. It is the Government's policy to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those with no location requirements out of high value areas, including the central business districts. The Government had announced that as and when appropriate the departments in the WCGOC would be relocated to other areas. In the 2017 Policy Address, the Chief Executive announced that the WCGOC site would be developed into convention and exhibition venue, hotel facilities and Grade A office space. In this connection, IRD, which is currently accommodated in the Revenue Tower³ in Wan Chai, will be relocated to a new IR Tower to be constructed in a site in KTD earmarked for this purpose. This new building will be the departmental building for IRD to provide convenient and high quality services to the community.

/7.

² The proposed number of car parking spaces was 40 in our submission to the Panel on Financial Affairs in November 2017. In view of Panel Members' comments on increasing the provision of car parking spaces for official visitors, we maximise the number of car parking spaces at grade with the installation of double-decker parking systems. Under the revised proposal, 66 car parking spaces will be available at the IR Tower.

³ Other departments currently accommodated in the Revenue Tower will be relocated to other new or existing government offices.

7. The proposed IR Tower will facilitate the relocation of the three government offices buildings at the WCGOC which involves 29 departments with some 175 000 m² of office space and over 10 000 staff. The Government is taking forward the relocation exercise in phases.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$3,600.0 million in MOD prices (please see paragraph 10 below), broken down as follows –

		\$ million (in MOD prices)
(a)	Site works	6.9
(b)	Piling ⁴	130.8
(c)	Basement	50.9
(d)	Building ⁵	1,802.6
(e)	Building services ⁶	947.8
(f)	Drainage	21.2
(g)	External works	82.3
(h)	Additional energy conservation, green and recycled features	44.1
(i)	Furniture and equipment ⁷	118.3
(j)	Consultants' fees for	25.6
	(i) contract administration	19.9
	(ii) management of resident site staff (RSS)	5.7

/(k)

⁴ Piling works cover construction of piles and all related tests and monitoring.

⁵ Building works cover construction of substructure and superstructure of the building.

⁶ Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift installation and other specialist installations.

⁷ The estimated cost is based on an indicative list of furniture and equipment required.

		\$ million (in MOD prices)
(k)	Remuneration of RSS	42.3
(l)	Contingencies	327.2
		<hr/>
	Total	3,600.0
		<hr/>

9. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimated consultants' fees and RSS costs by man-months is at Enclosure 8. The construction floor area (CFA) of this project is about 79 000 m². The estimated construction unit cost, represented by the building and building services costs, is \$34,815 per m² of CFA in MOD prices. We consider this unit cost comparable to that of similar projects recently built by the Government.

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

Year	\$ million (MOD)
2018 – 2019	126.2
2019 – 2020	266.2
2020 – 2021	860.0
2021 – 2022	1,482.2
2022 – 2023	368.1
2023 – 2024	244.1
2024 – 2025	178.8
2025 – 2026	74.4
	<hr/>
	3,600.0
	<hr/>

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 from 2018 to 2026. We will deliver the construction works through a design-and-build contract and award the contract on a lump-sum basis as the scope of the works can be clearly defined in advance. The contract will provide for price adjustments.

12. We estimate the annual recurrent expenditure arising from this project to be \$96.1 million.

PUBLIC CONSULTATION

13. We consulted the Housing and Infrastructure Committee of Kowloon City District Council on 3 March 2016 and Wong Tai Sin District Council on 22 March 2016. Members of both district councils expressed support for the project and considered that the new IR Tower would enable IRD to continue to provide public services at a convenient location.

14. We consulted the Panel on Financial Affairs on the project on 6 November 2017. Members of the Panel supported the project in general and suggested increasing the provision of car parking spaces for official visitors. After due consideration, we have incorporated into the proposal 66 car parking spaces (a 65% increase from the original proposal of 40 spaces) by installation of double decker parking systems. We have examined the option of providing additional car parking spaces in the basement but decided not to pursue it because of the inhibiting cost.

ENVIRONMENTAL IMPLICATIONS

15. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have completed a Preliminary Environmental Review (PER) for the project in July 2017 and the Director of Environmental Protection agreed with the findings that the project would not cause long-term adverse environmental impacts. The project estimate has included a provision for implementing suitable mitigation measures to control short-term environmental impacts.

16. 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 lining or shields and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. 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 facilities⁸. We will also encourage the contractor to maximise the use of non-timber formwork to further reduce the generation of construction waste.

18. 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.

19. We estimate that the project will generate in total about 101 810 tonnes of construction waste. Of these, we will reuse about 30 750 tonnes (30.2%) of inert construction waste on site and deliver about 61 630 tonnes (60.5%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 9 430 tonnes (9.3%) 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 \$6.3 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).

/HERITAGE

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 licence issued by the Director of Civil Engineering and Development.

HERITAGE IMPLICATIONS

20. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

21. The project does not require land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

22. The project will be connected to the District Cooling System in KTD for chilled water supply. It will also adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) automatic demand control of chilled water circulation system;
- (b) demand control of fresh air supply with carbon dioxide sensors;
- (c) heat wheels for heat energy reclaim of exhaust air;
- (d) lift power regeneration; and
- (e) photovoltaic system.

23. For landscape features, we will provide greenery on rooftop, facades of the building (including vertical greening) and link bridge for environmental and amenity benefits.

24. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

25. The total estimated additional cost for adoption of the above energy conservation measures is around \$44.1 million (including \$27.0 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 11.8% energy saving in the annual energy consumption with a payback period of about 8.5 years.

/BACKGROUND

BACKGROUND INFORMATION

26. We upgraded **122KA** to Category B in December 2013. We engaged consultants to undertake various services, including planning application in January 2014, topographical survey and utility mapping in April 2014, air ventilation assessment in July 2014 and other studies. 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”.

27. Four trees are within the project boundary and two of them will be preserved in situ. For the remaining two trees to be removed, one tree will be felled and one important tree⁹ will be transplanted elsewhere within the project site subject to finalisation of design. A summary of the important tree is in Enclosure 9. We will incorporate planting proposals as part of the project, including the planting of about 32 trees, 15 700 shrubs, 135 000 groundcovers, and 420 m² of grassed area.

28. We estimate that the proposed works will create about 640 jobs (570 for labourers and 70 for professional/technical staff) providing a total employment of 23 100 man-months.

29. At the PWSC meeting on 31 October 2001, some Members suggested and the Government agreed to include information on the scope, approved project estimates and progress of all items under KTD (formerly known as the “South East Kowloon Development”) Public Works Programme in future PWSC submissions relating to KTD. The information is at Enclosure 10.

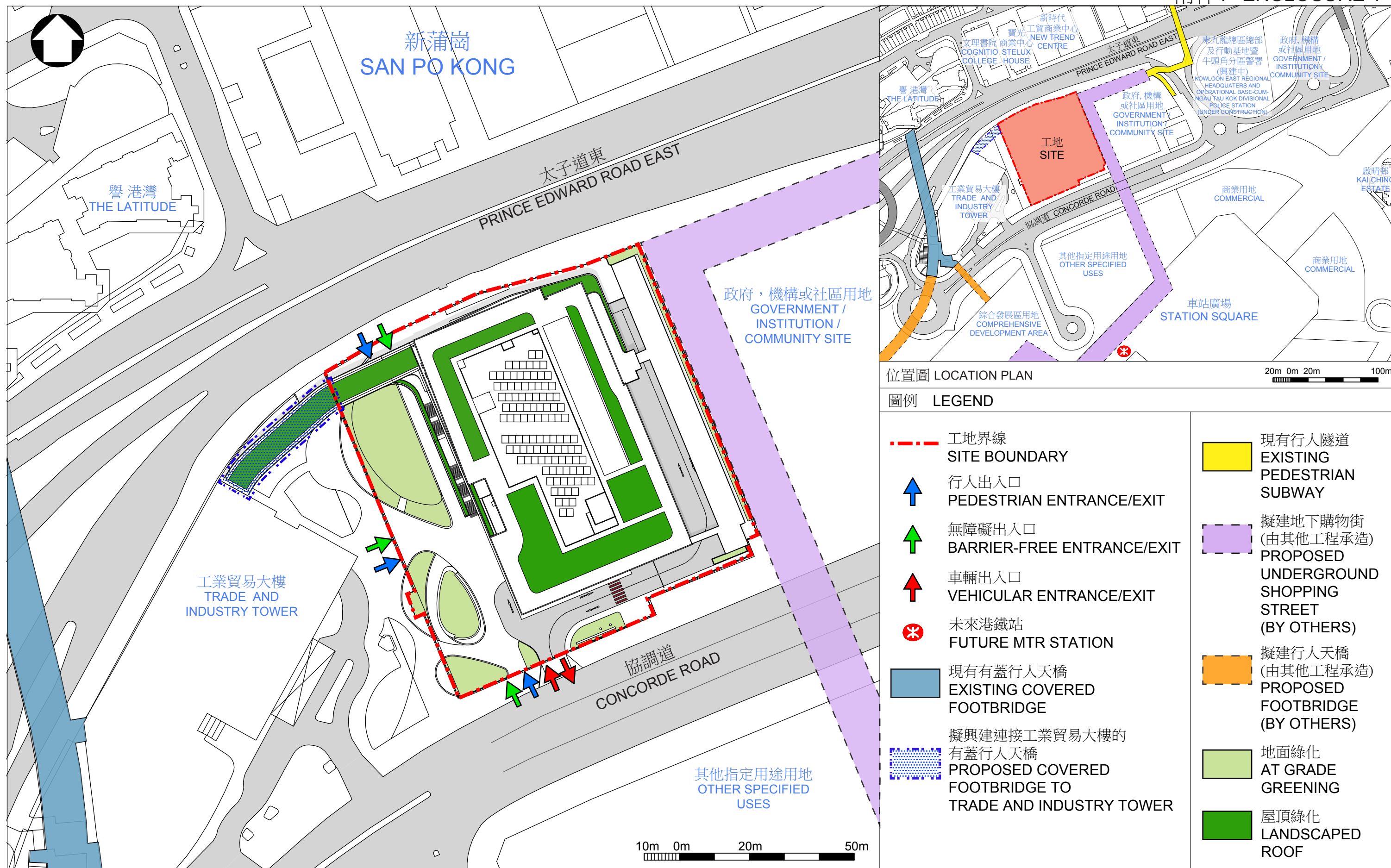
/30.

⁹ “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 m above ground level), or with height/canopy spread equal or exceeding 25 m.

30. As mentioned in paragraph 14 above, we propose to maximise the number of car parking spaces at grade with the installation of double-decker parking systems in view of the suggestion from Members of the Panel on Financial Affairs. We have updated the project estimate which has increased from \$3,586.2 million in MOD prices as stated in the earlier Panel paper (LC Paper No. CB(1)136/17-18(03)) to \$3,600.0 million in MOD prices. The latest estimate should be adequate to deliver the proposed works.

Financial Services and the Treasury Bureau
January 2018



工地平面圖
SITE PLAN

122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

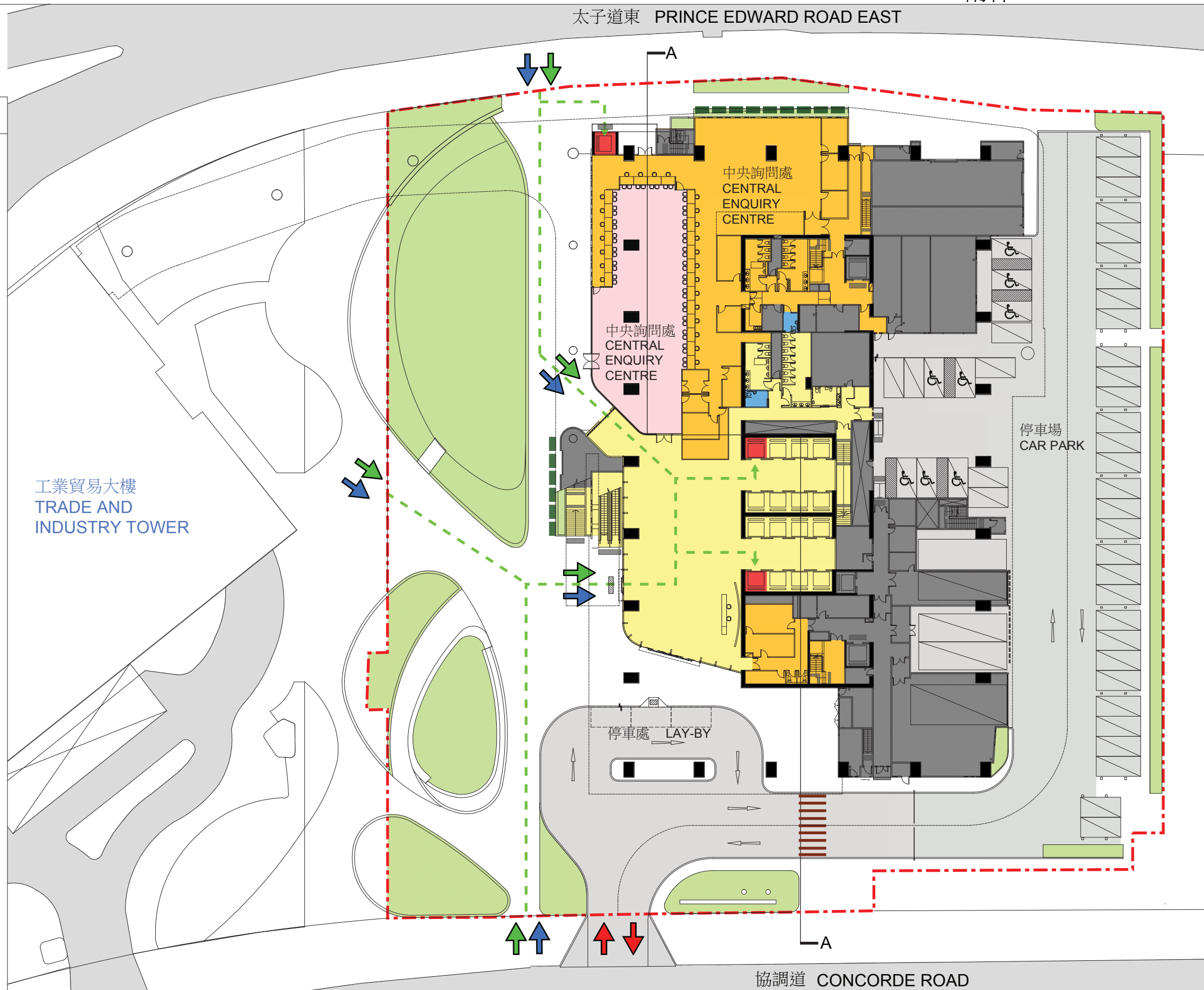


圖例 LEGEND

- - - 工地界線
SITE BOUNDARY
- ↑ 行人出入口
PEDESTRIAN ENTRANCE/EXIT
- ↑ 無障礙出入口
BARRIER-FREE ENTRANCE/EXIT
- ↑ 車輛出入口
VEHICULAR ENTRANCE/EXIT
- ≡ 行人過路處
AT GRADE PEDESTRIAN CROSSING
- - - 無障礙通道
BARRIER-FREE ACCESS
- 公眾設施
PUBLIC FACILITIES
- 公眾區域
PUBLIC AREA
- 辦公室
OFFICE AREA
- 機電房
PLANT ROOM
- 暢通易達洗手間
ACCESSIBLE TOILET
- 暢通易達升降機
ACCESSIBLE LIFT
- 地面綠化
AT GRADE GREENING
- - - 垂直綠化
VERTICAL GREENING

10m 0m 10m 30m

地下平面圖
GROUND FLOOR PLAN



122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

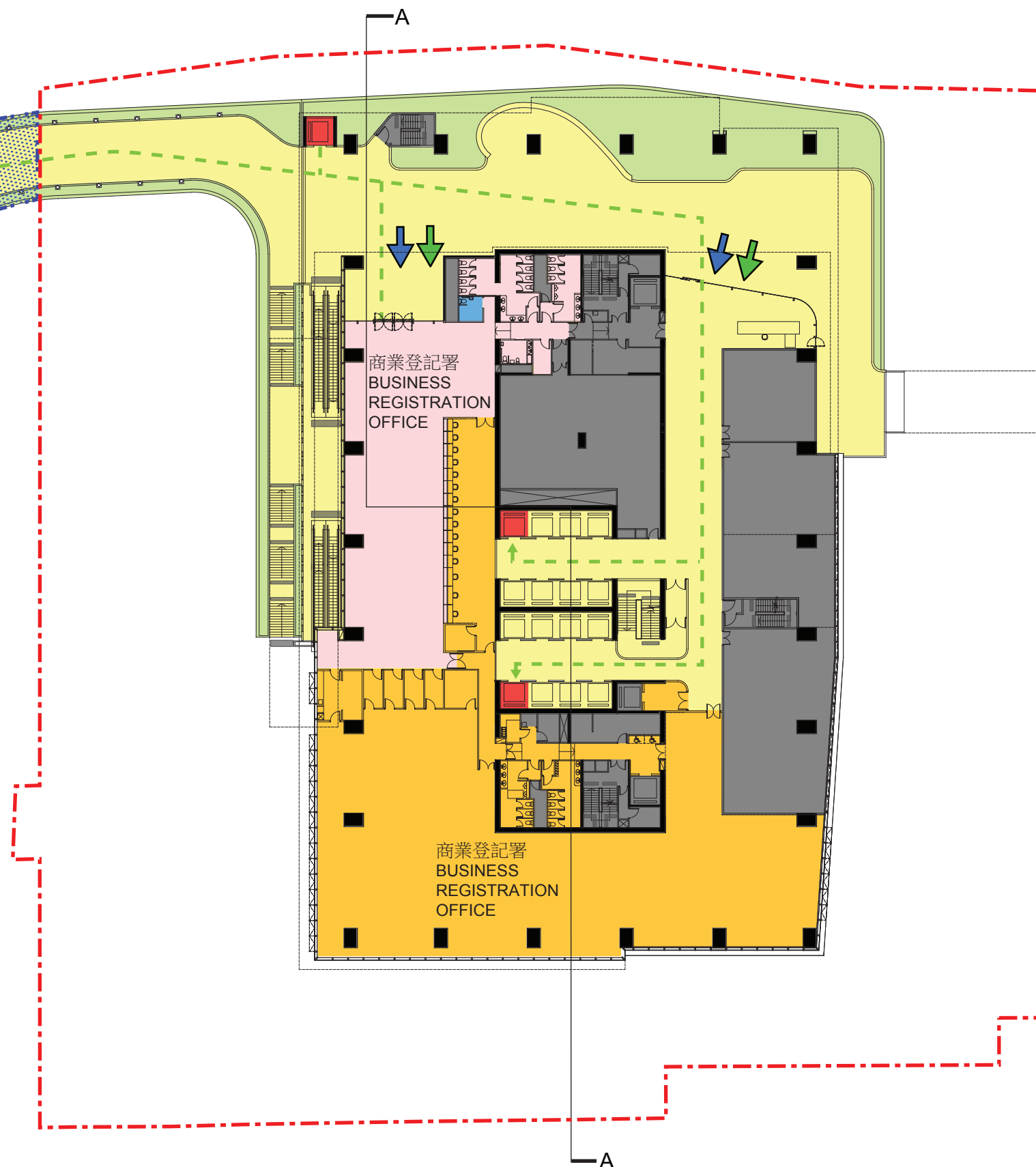


圖例 LEGEND

- - - 工地界線
SITE BOUNDARY
- ↑ 行人出入口
PEDESTRIAN ENTRANCE/EXIT
- ↑ 無障礙出入口
BARRIER-FREE ENTRANCE/EXIT
- - - 無障礙通道
BARRIER-FREE ACCESS
- 公眾設施
PUBLIC FACILITIES
- 公眾區域
PUBLIC AREA
- 辦公室
OFFICE AREA
- 機電房
PLANT ROOM
- 暢通易達洗手間
ACCESSIBLE TOILET
- 暢通易達升降機
ACCESSIBLE LIFT
- 綠化範圍
LANDSCAPED AREA
- 擬興建連接工業貿易大樓的
有蓋行人天橋
PROPOSED COVERED
FOOTBRIDGE TO TRADE AND
INDUSTRY TOWER

10m 0m 10m 30m

工業貿易大樓
TRADE AND
INDUSTRY TOWER



二樓平面圖
SECOND FLOOR PLAN

122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT

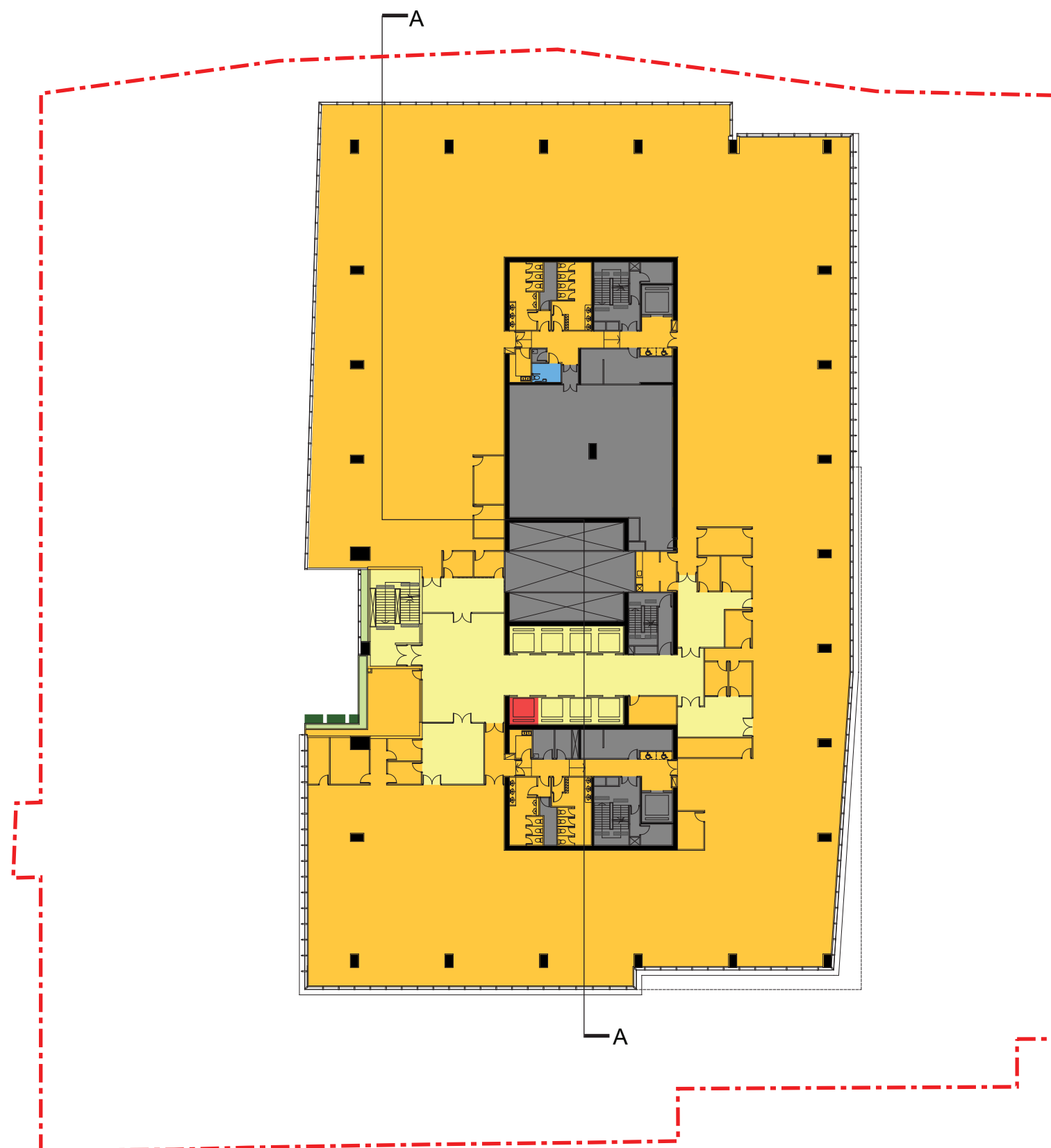
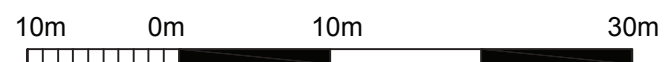


ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 公眾區域
PUBLIC AREA
- 辦公室
OFFICE AREA
- 機電房
PLANT ROOM
- 暢通易達洗手間
ACCESSIBLE TOILET
- 暢通易達升降機
ACCESSIBLE LIFT
- 綠化範圍
LANDSCAPED AREA
- 垂直綠化
VERTICAL GREENING



標準層平面圖
TYPICAL FLOOR PLAN

122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT

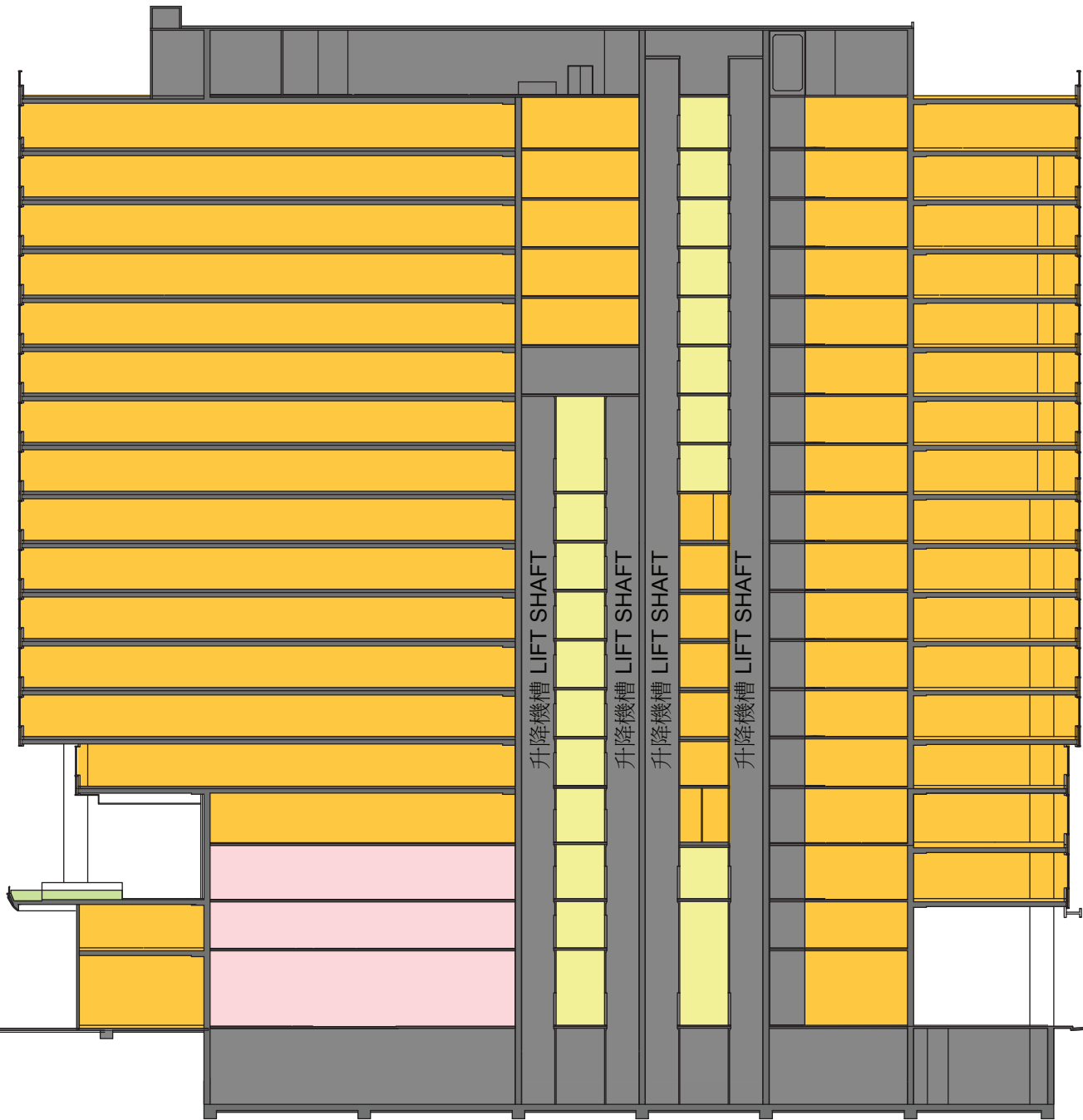


ARCHITECTURAL
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最高建築高度限制
MAXIMUM BUILDING
HEIGHT LIMIT
+80.00 mPD

▽	▽	天台	ROOF
+75.60	▽	十七樓	17/F
+71.70	▽	十六樓	16/F
+67.80	▽	十五樓	15/F
+63.90	▽	十四樓	14/F
+60.00	▽	十三樓	13/F
+56.10	▽	十二樓	12/F
+52.20	▽	十一樓	11/F
+48.30	▽	十樓	10/F
+44.40	▽	九樓	9/F
+40.50	▽	八樓	8/F
+36.60	▽	七樓	7/F
+32.70	▽	六樓	6/F
+28.80	▽	五樓	5/F
+24.90	▽	四樓	4/F
+20.40	▽	三樓	3/F
+15.90	▽	二樓	2/F
+12.00	▽	一樓	1/F
+6.00	▽	地下	G/F
-0.20	▽	地庫	B/F

工地界線 SITE BOUNDARY

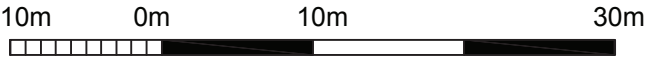


工地界線 SITE BOUNDARY

協調道
CONCORDE
ROAD

圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 公眾設施
PUBLIC FACILITIES
- 公眾區域
PUBLIC AREA
- 辦公室
OFFICE AREA
- 機電房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA



A-A剖面圖
SECTION A-A

122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT



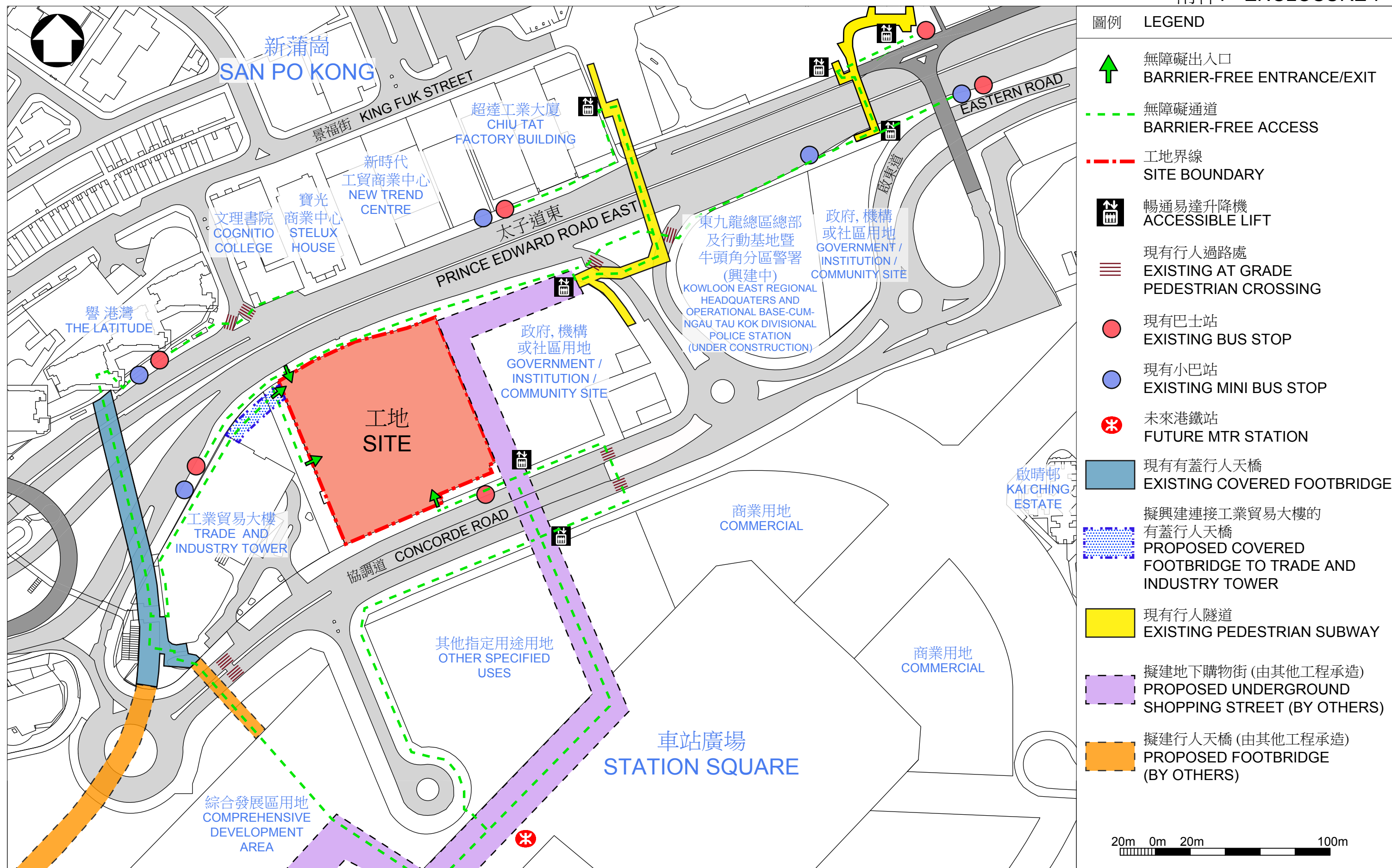
從西北面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM NORTHWEST DIRECTION (ARTIST'S IMPRESSION)

構思圖
ARTIST'S IMPRESSION

122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF
BARRIER-FREE ACCESS

122KA
啟德發展區的稅務大樓
INLAND REVENUE TOWER IN KAI TAK DEVELOPMENT

122KA – Inland Revenue Tower in Kai Tak Development**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2017 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	8.0
	Technical	—	—	—	8.1
	Sub-total				16.1#
(b) Resident site staff (RSS) costs (Note 3)	Professional	140	38	1.6	17.6
	Technical	484	14	1.6	21.3
	Sub-total				38.9#
Comprising –					
(i) Consultants' fees for management of RSS			4.6#		
(ii) Remuneration of RSS			34.3#		
Total					55.0

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (as at now, MPS salary point 38 = \$78,775 per month and MPS salary point 14 = \$27,485 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for provision of contract administration and site supervision of **122KA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **122KA** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

Remarks

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 8 of the main paper.

122KA –Inland Revenue Tower in Kai Tak Development

Details of “Important Tree”

Tree no.	Tree species	Tree size			Form ⁽²⁾ (Good/ Fair/ Poor)	Health condition (Good/ Fair/ Poor)	Amenity value (High/ Med/ Low)	Survival rate after transplanting (High/ Med/ Low)	Recommendation (Retain/ Transplant/ Fell)	Remarks (including justification for proposed tree removal /ecological and historical significance (if any) of affected trees, etc.)
		Overall height (m)	Trunk ⁽¹⁾ diameter (mm)	Average crown spread (m)						
T2	<i>Ficus microcarpa</i>	12	1985	14	Fair	Fair	Fair	Med	Transplant	<p>Common species with vigorous root system.</p> <p>The tree is located at the centre of the site and inevitably in conflict with the development in view of other site constraints.</p>

Kai Tak Development
List of Public Works Programme (PWP) Items in Category A

(Note: For details on the project scope of the PWP items listed below, please refer to the corresponding PWSC papers.)

PWP item no.:	440CL
Project title:	South East Kowloon development – comprehensive feasibility study
Date of upgrading to Category A:	April 1995
Approved project estimate:	\$220 million
Project scope:	The project comprises a comprehensive feasibility study for the whole South East Kowloon area, as well as associated laboratory testing and site investigation works.
Brief account of progress:	<p>(a) The feasibility study was completed in December 2003.</p> <p>(b) The project account has been finalised at the sum of \$185.2 million.</p> <p style="text-align: center;">* * *</p>
PWP item no.:	494CL (part upgraded from 469CL)
Project title:	South East Kowloon development at Kai Tak Airport – decontamination and site preparation
Date of upgrading to Category A:	February 1998
Approved project estimate:	\$316.9 million
Project scope:	Ground decontamination, demolition of existing buildings and structures and site preparation at the north apron of Kai Tak Airport.

- Brief account of progress:
- (a) The civil engineering works and the post-decontamination monitoring works were completed in April 2002 and December 2003 respectively.
 - (b) The project account has been finalised at the sum of \$281.8 million.

* * *

PWP item no.: **694CL** (part upgraded from **469CL**)

Project title: South East Kowloon development at Kai Tak Airport – consultants' fees and site investigation

Date of upgrading to Category A: November 2001

Approved project estimate: \$115.9 million

Project scope: Site investigation works and detailed design for 6 kilometres (km) drainage box culverts, five sewage pumping stations, flyovers, roads, sewerage, drainage and demolition of the passenger terminal building for the planned developments in the north apron area of Kai Tak Airport.

- Brief account of progress:
- (a) Consultancy started in January 2002.
 - (b) Detailed design for demolition of the passenger terminal building and associated structures has been completed.
 - (c) Detailed design of the stages 1, 2, 3A, 3B, 4 and 5A infrastructure works and the reconstruction and upgrading of Kai Tak Nullah at the north apron has been completed.
 - (d) Detailed design of the remaining infrastructure works at the north apron is in progress.

* * *

PWP item no.: **693CL** (part upgraded from **465CL**)

Project title: South East Kowloon development – consultants’ fees and site investigation for Kai Tak Approach Channel (KTAC) reclamation

Date of upgrading to Category A: November 2001

Approved project estimate: \$63.8 million

Project scope: Site investigation works and detailed design for treatment of contaminated sediments and reclamation of KTAC, drainage and demolition of the existing airport taxiway bridge in KTAC.

Brief account of progress:

- (a) Consultancy started in January 2002.
- (b) In the light of the Court of Final Appeal (CFA)’s ruling on harbour reclamation under the Protection of the Harbour Ordinance (Cap. 531), the consultancy had been suspended since December 2003 and was terminated in July 2006.
- (c) The project account has been finalised at the sum of \$50.2 million.

* * *

PWP item no.: **699CL** (part upgraded from **482CL**)

Project title: South East Kowloon development – consultants’ fees and site investigation for Kowloon Bay reclamation and engineering works

Date of upgrading to Category A: July 2002

Approved project estimate: \$105.7 million

Project scope: Site investigation works and detailed design for treatment of contaminated sediments and reclamation of Kowloon Bay, marine structures and facilities, roads, drainage and sewerage works.

- Brief account of progress:
- (a) Consultancy started in December 2002.
 - (b) In the light of CFA's ruling on harbour reclamation under the Protection of the Harbour Ordinance (Cap. 531), the consultancy had been suspended since December 2003 and was terminated in July 2006.
 - (c) The project account has been finalised at the sum of \$6.1 million.

* * *

PWP item no.: **708CL** (part upgraded from **469CL**)

Project title: South East Kowloon development – site preparation and drainage works at north apron area of Kai Tak Airport

Date of upgrading to Category A: February 2004

Approved project estimate: \$131.6 million

Project scope: Construction of a twin-cell box culvert of about 600 m long, decommissioning of an existing culvert, demolition of the passenger terminal building and car-parking building at north apron area of Kai Tak Airport.

- Brief account of progress:
- (a) Works contract commenced in April 2004 and was completed in September 2006.
 - (b) The project account has been finalised at the sum of \$131.3 million.

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PWP item no.: **719CL**

Project title: Kai Tak development – engineering review

Date of upgrading to Category A: December 2006

Approved project estimate:	\$87.5 million
Project scope:	A study to confirm the detailed engineering feasibility of the revised Preliminary Outline Development Plan of Kai Tak development, preliminary preparatory work for the early development of the cruise terminal in Kai Tak.
Brief account of progress:	Consultancy commenced in January 2007 and completed in April 2010. The project account has been finalized at the sum of \$76.4 million.
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PWP item no.:	724CL (part upgraded from 711CL)
Project title:	Kai Tak development – investigation and detailed design for advance infrastructure works for developments at the southern part of the former runway
Date of upgrading to Category A:	December 2006
Approved project estimate:	\$38 million
Project scope:	Investigation and detailed design for roads, drainage, sewerage, watermains, relocation and reprovisioning of existing radar facilities for the proposed developments at the southern part of the former runway.
Brief account of progress:	<p>(a) Consultancy commenced in January 2007.</p> <p>(b) Design of the decommissioning and decontamination works at the south apron and relocation and reprovision of Marine Vessel Traffic Services radar was completed.</p> <p>(c) Design of the stage 1 advance infrastructure works was completed.</p> <p>(d) Design of the remaining infrastructure works was completed.</p>

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PWP item no.: **734CL** (part upgraded from **711CL**)

Project title: Kai Tak development – decommissioning and decontamination works at the south apron of the former Kai Tak Airport and installation of supplementary radar at North Point Government Office (NPGO)

Date of upgrading to Category A: February 2008

Approved project estimate: \$120.1 million

Project scope: Decommissioning and decontamination of about 12 600 square metres of land at the south apron of the former Kai Tak Airport, installation of a supplementary radar at NPGO and associated works.

Brief account of progress:

- (a) Works contract commenced in May 2008 and was completed in January 2010.
- (b) The project account has been finalised at the sum of \$82.5 million.

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PWP item no.: **738CL** (part upgraded from **465CL**)

Project title: Kai Tak development – detailed design and site investigation for Kai Tak Approach Channel and Kwun Tong typhoon shelter improvement works.

Date of upgrading to Category A: May 2009

Approved project estimate: \$50 million

Project scope: Site investigation works, environmental mitigation trial and monitoring, and detailed design for treatment of the contaminated sediments, forming of a 600 m opening at the former runway with a piled deck on the top and associated works.

Brief account of progress:

- (a) Consultancy commenced in August 2009.
- (b) Detailed design of Phase 1 works has been completed.
- (c) With the latest monitoring data collected, a comprehensive review was conducted in 2015 and concluded that an Interception and Pumping (IP) Scheme could replace the originally proposed 600 m opening. Kwun Tong, Kowloon City and Wong Tai Sin District Councils and Task Force on Kai Tak Harbourfront Development (TFKT) were consulted in the third quarter of 2015 with general support obtained. Design of Phase 2 works (IP Scheme) is underway.

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PWP item no.:

740CL (part upgraded from **702CL**)

Project title:

Kai Tak development – detailed design and site investigation for remaining infrastructure works for developments at the former runway

Date of upgrading to Category A:

May 2009

Approved project estimate:

\$32 million

Project scope:

Site investigation works and detailed design for a road including a piled deck on the former runway; roads, footbridges, drainage, sewerage and water mains in south apron; and associated works.

Brief account of progress:

Consultancy commenced in July 2009 and detailed design of the infrastructure works is in progress.

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PWP item no.: **739CL** (part upgraded from **469CL**)

Project title: Kai Tak development – stage 1 infrastructure works at north apron area of Kai Tak Airport

Date of upgrading to Category A: May 2009

Approved project estimate: \$566.5 million

Project scope: Construction of about 2.6 km of new roads and other roadworks within the north apron area; two footbridges, two drainage box culverts, improvement to three existing subways across Prince Edward Road East, drainage, sewerage, water mains and associated works.

Brief account of progress: Works commenced in July 2009 and were completed in December 2013.

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PWP item no.: **741CL** (part upgraded from **711CL**)

Project title: Kai Tak development – stage 1 advance infrastructure works for developments at the southern part of the former runway

Date of upgrading to Category A: May 2009

Approved project estimate: \$539.6 million

Project scope: Construction of about 1.8 km carriageway, a fireboat berth cum landing steps, drainage, a sewage pumping station, sewerage, water mains and associated works for developments at the southern part of the former runway.

Brief account of progress: Works contract commenced in September 2009 and was completed in December 2013.

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PWP item no.:	841TH (part upgraded from 785TH)
Project title:	Trunk Road T2 – investigation and design
Date of upgrading to Category A:	June 2009
Approved project estimate:	\$133.6 million
Project scope:	Impact assessments on environment, traffic, marine, heritage and other related aspects; detailed design of the works and associated site investigations and supervision for Trunk Road T2.
Brief account of progress:	<p>(a) Consultancy commenced in July 2009.</p> <p>(b) The environmental impact assessment report was approved in September 2013.</p> <p>(c) Detailed design is in progress.</p> <p style="text-align: center;">* * *</p>
PWP item no.:	45CG
Project title:	District Cooling System at the Kai Tak Development
Date of upgrading to Category A:	June 2009
Approved project estimate:	\$3,905.7 million (approved by the Finance Committee on 29 April 2016) for Phase I, Phase II and Phase III (Package A, B & C) of the project
Project scope:	Construction of district cooling system including chiller plants, underground seawater pump house and operational facilities, seawater intake and discharge pipelines, chilled water distribution pipe networks; and connection facilities at the Kai Tak development.
Brief account of progress:	<p>(a) Contract for Phase I commenced in February 2011 and was completed in January 2013.</p> <p>(b) Contract for Phase II commenced in March</p>

2011 and was completed in September 2014.

- (c) Contract for Phase III (Package A) commenced in July 2013 and was completed in December 2017.
- (d) Construction for Phase III (Package B) commenced in September 2015 for completion by December 2018.
- (e) Construction for Phase III (Package C) commenced in September 2016 for completion by March 2020.

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PWP item no.:	736CL
Project title:	Site formation for Kai Tak cruise terminal development
Date of upgrading to Category A:	November 2009
Approved project estimate:	\$2,303.9 million
Project scope:	Construction of about 1.1 km long seawall, piled structures, marine facilities and structures, and dredging works for Kai Tak Cruise Terminal .
Brief account of progress:	The site formation for Kai Tak cruise terminal development has been completed, with the first berth and the second berth commenced operations in June 2013 and September 2014 respectively. Remaining dredging was also completed in December 2015.

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PWP item no.:	7GA
Project title:	Cruise terminal building and ancillary facilities for the Kai Tak cruise terminal development
Date of upgrading to Category A:	April 2010

Approved project estimate:	\$5,852.1 million
Project scope:	Development of new cruise terminal facilities at the southern end of the former runway at the Kai Tak development; and provisions of building services to the apron area.
Brief account of progress:	Works contract commenced in May 2010 and was completed in May 2013. * * *
PWP item no.:	745CL (part upgraded from 465CL)
Project title:	Kai Tak development – Kai Tak approach channel and Kwun Tong typhoon shelter improvement works (Phase 1)
Date of upgrading to Category A:	June 2011
Approved project estimate:	\$717.7 million
Project scope:	Bioremediation treatment of the contaminated sediments over an area of about 90 hectares of seabed at KTAC and Kwun Tong typhoon shelter, dredging of seabed at KTAC, and demolition of a disused dolphin and associated improvement works in the vicinity of To Kwa Wan typhoon shelter.
Brief account of progress:	Works commenced in July 2011 and were completed in July 2014. * * *
PWP item no.:	746CL (part upgraded from 469CL)
Project title:	Kai Tak development – stage 2 infrastructure at north apron area of Kai Tak Airport
Date of upgrading to Category A:	June 2011

Approved project estimate:	\$355.8 million
Project scope:	Construction of about 590 m roads, about 2 110 m footpaths, drainage box culverts, sewage pumping station and associated works.
Brief account of progress:	Works contract commenced in July 2011 and was substantially completed in June 2015.
	* * *
PWP item no.:	749CL (part upgraded from 711CL)
Project title:	Kai Tak development – reprovisioning of radar on top of the cruise terminal building
Date of upgrading to Category A:	June 2011
Approved project estimate:	\$88.4 million
Project scope:	Reprovisioning of a radar and associated signal processing and relaying equipment and construction of a radome, a radome base support and associated works.
Brief account of progress:	(a) The works contract commenced in August 2011 and was completed in June 2013.
	(b) The project account has been finalised at the sum of \$87.7 million.
	* * *
PWP item no.:	172BF
Project title:	Construction of fire station-cum-ambulance facility at Cheung Yip Street, Kowloon Bay
Date of upgrading to Category A:	July 2011
Approved project	\$210 million

estimate:

Project scope: Construction of a new six-storey fire station with ambulance facility-cum-an urban search and rescue equipment store in Kowloon Bay.

Brief account of progress: Works contract commenced in July 2011 and was completed in June 2013.

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PWP item no.: **109KA**

Project title: Construction of Trade and Industry Tower in Kai Tak Development Area

Date of upgrading to Category A: January 2012

Approved project estimate: \$2,645.1 million

Project scope: Construction of government offices and ancillary property management facilities providing a net operational floor area (NOFA) of around 32 400 m², and a community hall of about 600 m² in NOFA.

Brief account of progress: Works contract commenced in January 2012 and was completed in April 2015.

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PWP item no.: **443RO** (part upgraded from **425RO**)

Project title: Runway Park at Kai Tak, Kowloon City District – Phase 1

Date of upgrading to Category A: July 2012

Approved project estimate: \$169.7 million

Project scope: Construction of a 270 m long waterfront promenade at the runway tip facing Lei Yue Mun and along the waterfront facing Kwun Tong, a large lawn with seating and extensive soft landscape planting, and

ancillary facilities.

Brief account of progress: Works contract commenced in August 2012 and was completed in April 2014.

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PWP item no.: **439RO**

Project title: Kwun Tong promenade (stage 2)

Date of upgrading to Category A: July 2012

Approved project estimate: \$250.7 million

Project scope: Construction of a 750 m long waterfront promenade at the former Kwun Tong Public Cargo Working Area with a boardwalk, and upgrading works for the Kwun Tong promenade (stage 1), including installation of more lighting, close-circuit television and a public address system.

Brief account of progress: Works contract commenced in February 2013 and was completed in December 2014.

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PWP item no.: **167CD** (part upgraded from **469CL**)

Project title: Kai Tak development – reconstruction and upgrading of Kai Tak Nullah

Date of upgrading to Category A: January 2013

Approved project estimate: \$2,488.2 million

Project scope: Reconstruction and upgrading of Kai Tak Nullah from Prince Edward Road East to KTAC, construction of two enclosed desilting compounds with vehicular access and ancillary works.

Brief account of Works contract commenced in January 2013 for

progress: completion in April 2018.

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PWP item no.: **76MM**

Project title: Establishment of the Centre of Excellence in Paediatrics (Hong Kong Children's Hospital)

Date of upgrading to Category A: June 2013

Approved project estimate: \$12,985.5 million

Project scope: Establishment of the Centre of Excellence in Paediatrics with 468 beds in the south apron of the Kai Tak development.

Brief account of progress: Works contract commenced in August 2013 and was completed in September 2017.

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PWP item no.: **761CL** (part upgraded from **469CL**)

Project title: Kai Tak development – stages 3A and 4 infrastructure at north apron area of Kai Tak Airport

Date of upgrading to Category A: June 2013

Approved project estimate: \$2,255.3 million

Project scope: Stage 3A –
Construction of roads, a vehicular underpass, a pedestrian subway, extension of an existing subway, reconstruction of existing roads, associated drainage, sewerage, water mains, roadworks and other ancillary works.

Stage 4 –
Construction of roads, reconstruction and widening of existing footpaths, two sewage pumping stations, twin rising mains, associated drainage and sewerage

works and other ancillary works.

Brief account of progress:

Works contracts commenced in stages starting from July 2013. Stage 3A Contract was substantially completed in June 2017 whereas Stage 4 works are anticipated to be substantially completed in the first quarter of 2018.

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PWP item no.:

349EP

Project title:

A 30-classroom primary school at site 1A-3, Kai Tak development, Kowloon

Date of upgrading to Category A:

July 2013

Approved project estimate:

\$312.4 million

Project scope:

Construction of a 30-classroom primary school at site 1A-3, Kai Tak development

Brief account of progress:

Works contract commenced in November 2013 and was completed in December 2015.

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PWP item no.:

350EP

Project title:

A 30-classroom primary school at site 1A-4, Kai Tak development, Kowloon

Date of upgrading to Category A:

July 2013

Approved project estimate:

\$317.5 million

Project scope:

Construction of a 30-classroom primary school at site 1A-4, Kai Tak development

Brief account of

Works contract commenced in November 2013 and

progress: was completed in December 2015.

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PWP item no.: **287RS** (part upgraded from **272RS**)

Project title: Kai Tak Multi-purpose Sports Complex – pre-construction works

Date of upgrading to Category A: July 2015

Approved project estimate: \$62.7 million

Project scope: Preparation of technical specifications, cost estimate, tender documents (including information in ground investigation, utility mapping, topographic and tree surveys) and tender assessment for the main works

Brief account of progress: The pre-construction works commenced in phases since December 2015. The ground investigation, utility mapping, topographic and tree surveys, and the preparation of tender documents were completed. Tenders for the main works were invited on 29 December 2017.

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PWP item no.: **711CL**

Project title: Kai Tak development – infrastructure works for developments at the southern part of the former runway

Date of upgrading to Category A: July 2015

Approved project estimate: \$5,757.1 million

Project scope: Construction of roads, an elevated landscaped deck with lifts and staircases, roadside noise barriers, a supporting underground structure as enabling works to facilitate future construction of Trunk Road T2, improvement to three existing road junctions in Kowloon Bay, associated drainage, sewerage, water

mains, roadworks, landscaping and other ancillary works.

Brief account of progress: Works contracts commenced in November 2015 for phased completion by 2019.

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PWP item no.: **65TR**

Project title: Detailed Feasibility Study for Environmentally Friendly Linkage System (EFLS) for Kowloon East

Date of upgrading to Category A: July 2015

Approved project estimate: \$92.3 million

Project scope:

- (a) evaluation of the most suitable green transport mode(s) for EFLS and formulation of a well-planned integrated multi-modal linkage system to enhance the connectivity of Kowloon East;
- (b) examination of financial viability and environmental acceptability as well as technical feasibility for EFLS;
- (c) examination of the impact of the proposed Kwun Tong Transportation Link on the use of the water body at the Kwun Tong Typhoon Shelter and Kai Tak Approach Channel and formulation of mitigation measures;
- (d) review and examination on the network development for EFLS; and
- (e) assessment on innovative designs, and arrangements for enhancing attractiveness and cost-effectiveness for EFLS.

Brief account of progress: The detailed feasibility study commenced in October 2015 for completion by end 2018.

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PWP item no.:	797CL (part upgraded from 469CL)
Project title:	Kai Tak development – Stage 3B and 5A infrastructure works at former north apron area
Date of upgrading to Category A:	May 2016
Approved project estimate:	\$2,152.8 million
Project scope:	<p>Stage 3B – Construction of roads, an elevated landscaped walkway, a pedestrian subway, demolition of an existing flyover, road modification works, associated drainage, sewerage, watermains, landscaping and other ancillary works.</p> <p>Stage 5A – Construction of roads, a pedestrian subway, associated drainage including box culverts, sewerage, watermains, landscaping and other ancillary works.</p>
Brief account of progress:	Works contracts commenced in stages starting from September 2016 for substantial completion by phases by end 2020.

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PWP item no.:	237LP
Project title:	Kowloon East Regional Headquarters and Operational Base-cum-Ngau Tau Kok Divisional Police Station
Date of upgrading to Category A:	May 2016
Approved project estimate:	\$3,186 million
Project scope:	Demolition of existing vacated Kai Tak Operational Base (KTOB), construction of an integrated complex and demolition of building and facilities upon commissioning of the integrated complex.

Brief account of progress: Construction commenced in July 2016 for completion in 2019.

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PWP item no.: **271ES**

Project title: Kowloon East Regional Headquarters and Operational Base-cum-Ngau Tau Kok Divisional Police Station

Date of upgrading to Category A: June 2016

Approved project estimate: \$446.7 million

Project scope: Construction of a 30-classrooms secondary school and ancillary facilities

Brief account of progress: Construction commenced in December 2016 for completion in 2019.

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PWP item no.: **272RS**

Project title: Kai Tak Sports Park

Date of upgrading to Category A: June 2017

Approved project estimate: \$31,898 million

Project scope: Construction of a Main Stadium for around 50 000 spectators, a Public Sports Ground for about 5 000 spectators and an Indoor Sports Centre with a Main Arena for about 10 000 spectators, a large open space with landscape features and extensive greenery, and retail and dining facilities.

Brief account of progress: Tenders were invited on 29 December 2017.

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PWP item no.:	92MM
Project title:	New Acute Hospital at Kai Tak Development Area - preparatory works
Date of upgrading to Category A:	July 2017
Approved project estimate:	\$769.3 million
Project scope:	<ul style="list-style-type: none">(a) consultancy services for outline the sketch design and detailed design, as well as preparation of tender documentation and tender assessment for the proposed NAH and the adjoining section of the waterfront promenade; and(b) site investigations and minor studies (such as preliminary environmental review, tree and topographical surveys, utilities survey and survey for impact assessment studies, etc.).
Brief account of progress:	<ul style="list-style-type: none">(a) Project has been entrusted to the Hospital Authority (HA). Consultants were engaged by HA in September 2017.(b) Outline and detailed design is in progress.