

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT**

**28QW – Revitalisation Scheme – Revitalisation of the Lady Ho Tung Welfare Centre into Lady Ho Tung Welfare Centre Eco-Learn Institute**

**29QW – Revitalisation Scheme – Revitalisation of No. 12 School Street into Tai Hang Fire Dragon Heritage Centre**

**30QW – Revitalisation Scheme – Revitalisation of the Old Dairy Farm Senior Staff Quarters into The Pokfulam Farm**

Members are invited to recommend to the Finance Committee the upgrading of **28QW**, **29QW** and **30QW** to Category A at estimated costs of \$42.0 million, \$42.3 million and \$58.7 million in money-of-the-day (MOD) prices respectively.

### **PROBLEM**

We need to revitalise the Lady Ho Tung Welfare Centre in Sheung Shui, No. 12 School Street in Causeway Bay and the Old Dairy Farm Senior Staff Quarters in Pokfulam under the Revitalising Historic Buildings Through Partnership Scheme.

**/PROPOSAL .....**

**PROPOSAL**

2. The Commissioner for Heritage, with the support of the Secretary for Development and on the advice of the Director of Architectural Services, proposes to upgrade the following projects to Category A –

- (a) **28QW** at an estimated cost of \$42.0 million in MOD prices for the selected non-profit-making organisation (NPO), Sik Sik Yuen in cooperation with The IMC of Ho Koon Nature Education cum Astronomical Centre, to carry out the works to convert the Lady Ho Tung Welfare Centre into an ecology discovery centre to be named as “Lady Ho Tung Welfare Centre Eco-Learn Institute”;
- (b) **29QW** at an estimated cost of \$42.3 million in MOD prices for the selected NPO, Tai Hang Residents’ Welfare Association, to carry out the works to convert No. 12 School Street into “Tai Hang Fire Dragon Heritage Centre” for promoting the cultural heritage of “Tai Hang Fire Dragon Dance” and Hakka culture; and
- (c) **30QW** at an estimated cost of \$58.7 million in MOD prices for the selected NPO, Caritas – Hong Kong, to carry out the works to convert the Old Dairy Farm Senior Staff Quarters into a museum of dairy farm to be named as “The Pokfulam Farm”.

————— 3. Details of the above proposals are provided at Enclosures 1 to 3 respectively.

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Development Bureau  
May 2018

**28QW – Revitalisation Scheme – Revitalisation of the Lady Ho Tung Welfare Centre into Lady Ho Tung Welfare Centre Eco-Learn Institute**

**PROJECT SCOPE AND NATURE**

The proposed scope of works comprises restoration and revitalisation of the Lady Ho Tung Welfare Centre and construction of a new annex block for accommodating the following facilities –

- (a) an ecology discovery centre;
- (b) a multi-purpose room;
- (c) a heritage interpretation area;
- (d) a customer service centre;
- (e) ancillary offices;
- (f) a covered walkway;
- (g) back of house facilities (including toilets, and electrical and mechanical plant room, etc.); and
- (h) two car parking spaces and a vehicle drop-off area.

Items (a) to (f) will be accommodated at the Lady Ho Tung Welfare Centre while item (g) will be accommodated at the new annex block. A site plan, photos of the existing buildings, artist's impressions, floor plans, a landscape plan and elevations of the proposed Lady Ho Tung Welfare Centre Eco-Learn Institute are at Annex 1 to Annex 6 to Enclosure 1 respectively.

2. Subject to the funding approval of the Finance Committee, the works are tentatively scheduled to start in the fourth quarter of 2018 for completion in the second quarter of 2020. The Lady Ho Tung Welfare Centre Eco-Learn Institute is expected to commence operation in the third quarter of 2020.

**/JUSTIFICATION .....**

## JUSTIFICATION

3. The Lady Ho Tung Welfare Centre, with a site area of 3 550 square metres (m<sup>2</sup>) and a total floor area of about 427 m<sup>2</sup>, is located at No. 38 Kwu Tung Road, Sheung Shui. It is a mixed Chinese and Western style building complex, comprising the Main Block and the Bungalow which are single-storey buildings connected by a covered walkway. It was constructed with the donation from Sir Robert Ho Tung (1862-1956) and named after Lady Ho Tung, whose original name was Mak Sau-ying. She was Sir Robert Ho Tung's first wife and they married in 1881. The welfare centre was constructed in 1933 and was officially opened in 1934. The complex is a mixed architectural style combining Western Arts and Crafts features with local vernacular features such as Chinese style roofs and curling end ridges. The welfare centre was one of the first rural clinics established in the New Territories and served the residents of the entire district. From 1934 to 1973, it served mainly as a maternity centre and a sanatorium for Indian soldiers. In 1948, an entrance hall was partitioned off for sick members of the Police Force stationed in the New Territories. It had been a general out-patient clinic providing medical treatment and health education activities until 2005 and was accorded Grade 2 status by the Antiquities Advisory Board (AAB) in December 2009.

4. The proposed Lady Ho Tung Welfare Centre Eco-Learn Institute aims to promote public awareness of the importance of ecology preservation, biodiversity and sustainable development. The revitalisation project will generate the following benefits –

- (a) the Lady Ho Tung Welfare Centre will become a unique local ecology discovery centre providing a series of training programmes and activities with the theme of “Rural Bioblitz Experience”<sup>1</sup> for schools and the local community. It will also provide an interpretation area to display the history of the welfare centre and the contribution of the family of Sir Robert Ho Tung in the Kwu Tung community;
- (b) through visiting the Lady Ho Tung Welfare Centre Eco-Learn Institute and participating in its theme-based courses and experiential learning activities, students and young people will appreciate the importance of biodiversity, ecology preservation and sustainable development; and

/(c) .....

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<sup>1</sup> A bioblitz is an event that members of the public work alongside scientists and around the clock to identify as many species as possible in a specific area. Bioblitz mixes science, fun, community cohesion as well as professional sharing. It aims to promote public awareness of the importance of biodiversity and ecology preservation.



- (c) the buildings will be open to the public six days a week (except Wednesday). Guided tours will be arranged through advance booking. In addition, the selected non-profit-making organisation (NPO), Sik Sik Yuen, will provide Chinese medical treatment services three times per week to the elderly living in the villages nearby.

5. Sik Sik Yuen has set up a special-purpose company (SPC)<sup>2</sup>, namely Sik Sik Yuen Lady Ho Tung Welfare Centre Eco-Learn Institute Limited (ELIL), for implementation as well as future day-to-day operation of the project. ELIL will undertake the preservation and revitalisation works with a capital grant proposed in this submission. During the tenancy period<sup>3</sup>, ELIL is required to fund the operating cost of the Eco-Learn Institute with the revenue generated from the services to be provided at the premises. Where justified, the Government may provide a one-off grant to meet the starting cost and/or deficits of the project (if any) in the first two years of operation at a ceiling of \$5 million. The project is expected to become self-sustainable after the first two years of operation. Any operating surplus will be ploughed back to support the operation of the Eco-Learn Institute.

## FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$42.0 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

	<b>\$ million (in MOD prices)</b>
(a) Demolition and site clearance	0.8
(b) Foundation	1.7
(c) Building works	12.2
	/(d) .....

<sup>2</sup> Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) are required to set up SPCs which also possess charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes.

<sup>3</sup> The tenancy period is of an initial term of three years, plus a further renewal term (if applicable). The Government will review the performance of the SPC and other factors prevailing at the time to decide whether the tenancy agreement will be renewed. The Government reserves the right not to renew the tenancy agreement upon its expiry.

		\$ million (in MOD prices)
(d)	Building services	7.4
(e)	Drainage	4.6
(f)	External works and landscaping	5.3
(g)	Energy conservation and green features	0.6
(h)	Furniture and equipment	1.7
(i)	Consultants' fees for	2.3
	(i) contract administration	2.1
	(ii) management of resident site staff (RSS)	0.2
(j)	Remuneration of RSS	2.3
(k)	Contingencies	3.1
Total		42.0

7. ELIL will engage consultants to undertake contract administration, management of RSS and site supervision of the project. A detailed breakdown of the estimates of the consultants' fees and RSS costs by man-months is at Annex 7 to Enclosure 1.

8. The total construction floor area (CFA) of the project is 691 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is about \$28,400 per m<sup>2</sup> of CFA in MOD prices. We consider the unit cost reasonable as the works involve the preservation and adaptive reuse of a historic building which is now in a dilapidated condition. The estimated cost reflects the cost of works necessary for revitalising this historic building into the Eco-Learn Institute for providing ecology training programmes and activities. The works would also allow the building to comply with modern-day requirements under the Buildings Ordinance (Cap. 123) and heritage conservation requirements of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department, as well as licensing requirements, and has made allowance for construction difficulties anticipated for this site.

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

<b>Year</b>	<b>\$ million (MOD)</b>
2018 – 2019	4.1
2019 – 2020	16.1
2020 – 2021	14.9
2021 – 2022	5.4
2022 – 2023	1.5
	<hr/> 42.0 <hr/>

10. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of the public sector building and construction output for the period from 2018 to 2023. ELIL will award the contract on a lump-sum basis because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. ELIL is responsible for the future maintenance of the historic building and all the facilities within the site at its own cost during the tenancy period. The maintenance of the structural elements of the historic building<sup>4</sup> will be borne by the Government. We estimate that the annual recurrent expenditure for the maintenance works to be borne by the Government upon completion of the project will be \$100,000 during the tenancy period.

## **PUBLIC CONSULTATION**

12. We and Sik Sik Yuen consulted the District Minor Works and Environmental Improvement Committee of the North District Council on the proposed revitalisation project on 14 September 2015 and received its support.

13. We consulted the Legislative Council (LegCo) Panel on Development on 31 October 2017. The Panel raised no objection to the funding proposal.

**/ENVIRONMENTAL .....**

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<sup>4</sup> The structural elements include structural walls, columns, beams and slabs.

**ENVIRONMENTAL IMPLICATIONS**

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. ELIL has included about \$0.2 million in the project estimate to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, ELIL 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 to prevent dust nuisance.

16. At the planning and design stages, ELIL has considered measures to reduce the generation of construction waste where possible. These measures include the use of metal site hoardings and signboards, and retention of the existing structures and materials. In addition, ELIL will require the contractor to reuse inert construction waste (e.g. excavated soil) 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 facilities<sup>5</sup>. ELIL 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.

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

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<sup>5</sup> 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.

18. ELIL estimates that the project will generate in total 750 tonnes of construction waste. Of these, ELIL will reuse 30 tonnes (4.0%) of the inert construction waste on site and deliver 680 tonnes (90.7%) of inert construction waste to public fill reception facilities for subsequent reuse. ELIL will dispose of the remaining 40 tonnes (5.3%) 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 \$56,280 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)).

### **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

19. This project has adopted various forms of energy efficient features, in particular high coefficient of performance variable refrigerant volume air-condition system.

20. For greening features, ELIL will provide different landscaping elements within the site including an eco-pond and greenery areas to the external areas for environmental and amenity benefits.

21. The total estimated additional cost for adopting the above features is around \$0.6 million (including \$0.3 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 10.9% energy savings in the annual energy consumption with a payback period of about 9.4 years.

### **HERITAGE IMPLICATIONS**

22. As required under the prevailing requirements, this project is subject to a Heritage Impact Assessment (HIA). The HIA report, in the form of a Conservation Management Plan, was considered by the AMO, which had no objection to the report. ELIL also consulted the AAB on the HIA report for this project at its meeting on 9 March 2017 and members were generally supportive of the findings of the HIA. ELIL will ensure that the construction works, future maintenance and interpretation of the site history will comply with the mitigation measures, recommendations and the requirements stipulated in the HIA report. In case of any subsequent amendment to the scheme or the detailed design, ELIL will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the heritage conservation perspective.

## LAND ACQUISITION

23. The project does not require any land acquisition.

## BACKGROUND INFORMATION

24. We upgraded **28QW** to Category B in September 2016.

25. ELIL engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, town planning, structural and geotechnical engineering, building services, landscape architectural and quantity surveying services and preparation of tender documentation) and minor site investigation works for the project. The total cost of the above works is about \$3.8 million (in MOD prices). We have charged this amount to **27QW** “Revitalisation Scheme – Revitalisation of the Lady Ho Tung Welfare Centre into Lady Ho Tung Welfare Centre Eco-Learn Institute – pre-contract consultancy and minor investigation works” which was upgraded to Category A in January 2016. The detailed design and site investigation works have been completed.

26. Details of the Revitalisation Scheme were set out in LegCo Paper No. CB(2)637/07-08(03), which was discussed by the LegCo Panel on Home Affairs on 2 January 2008. The Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the Revitalisation Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In December 2013, we invited NPOs with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under the Revitalisation Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the then Advisory Committee on Revitalisation of Historic Buildings which comprised experts from various fields.

/27. ....

27. Of the 52 trees within the site boundary, 27 trees will be preserved. The proposed project will involve the removal of 25 trees, including 20 trees to be replanted within the project site and five trees will be replanted elsewhere. All trees to be removed are not important trees<sup>6</sup>. ELIL will incorporate planting proposals as part of the project, including estimated quantities of 25 trees and 2 289 m<sup>2</sup> of grassed area.

28. We estimate that the proposed works will create about 40 jobs (comprising five professional/technical staff and 35 labourers), providing a total employment of 500 man-months.

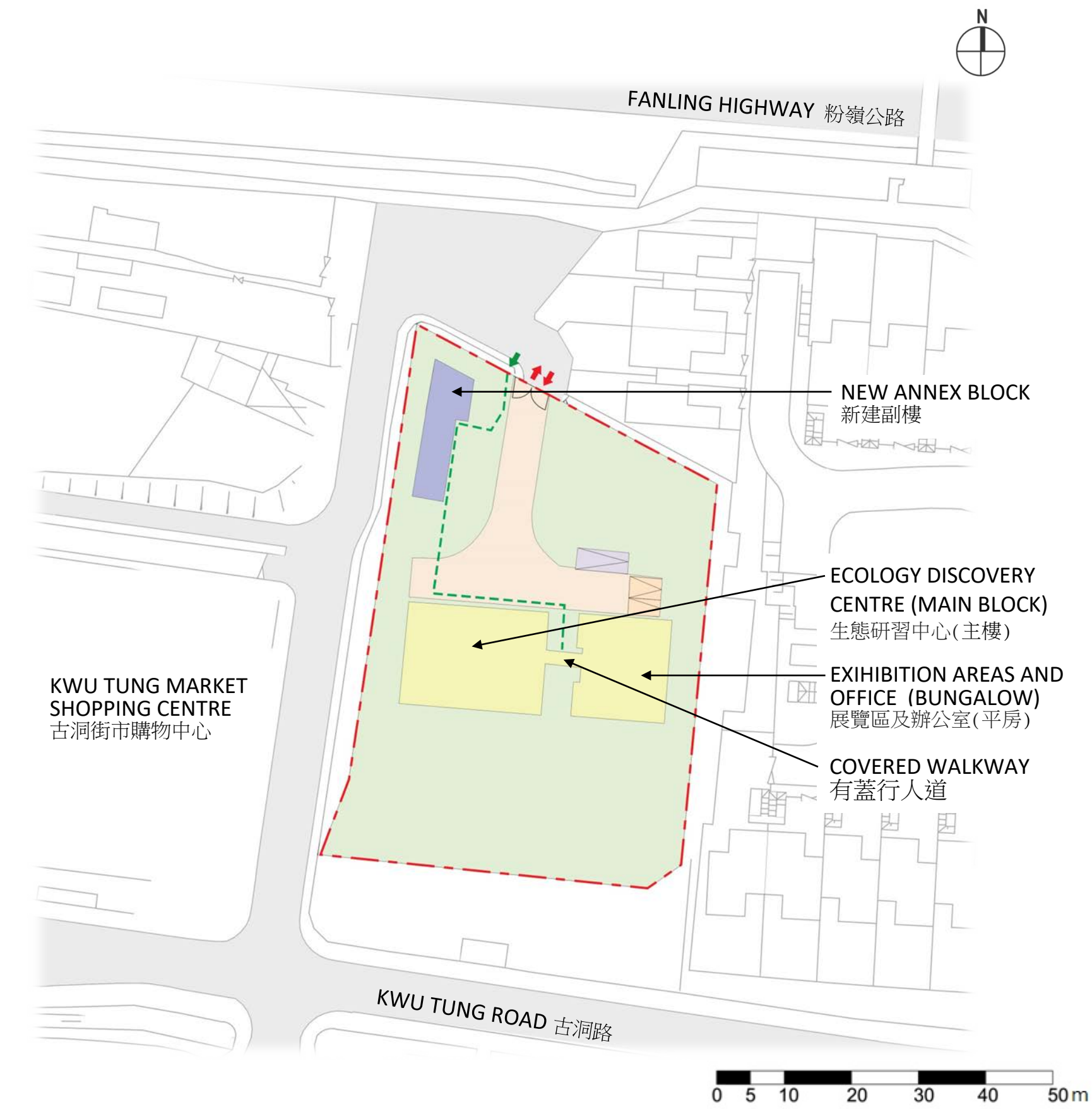
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<sup>6</sup> An “important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, trees 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 to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m.

28QW - Revitalisation of the Lady Ho Tung Welfare Centre into  
Lady Ho Tung Welfare Centre Eco-Learn Institute  
28QW - 活化何東夫人醫局為何東夫人醫局・生態研習中心



**LEGEND 圖例:**

- SITE BOUNDARY 工地界線
- EXISTING BUILDINGS 現有建築物
- NEW ANNEX BLOCK 新建副樓
- LANDSCAPE AREA 綠化範圍
- EMERGENCY VEHICULAR ACCESS 緊急車輛通道
- VEHICLE DROP-OFF AREA 車輛落客區
- CAR PARKING SPACE 停車位
- BARRIER-FREE ENTRANCE/EXIT 無障礙出入口
- BARRIER-FREE ACCESS 無障礙通道
- VEHICULAR INGRESS/EGRESS 車輛出入口

**Site Plan**  
**工地平面圖**





**Photo of Existing Lady Ho Tung Welfare Centre (Main Block)**

**何東夫人醫局(主樓)現貌**





**Photo of Existing Lady Ho Tung Welfare Centre (Bungalow)**  
**何東夫人醫局(平房)現貌**





## Artist's Impression of Lady Ho Tung Welfare Centre Eco-Learn Institute 何東夫人醫局・生態研習中心構思圖

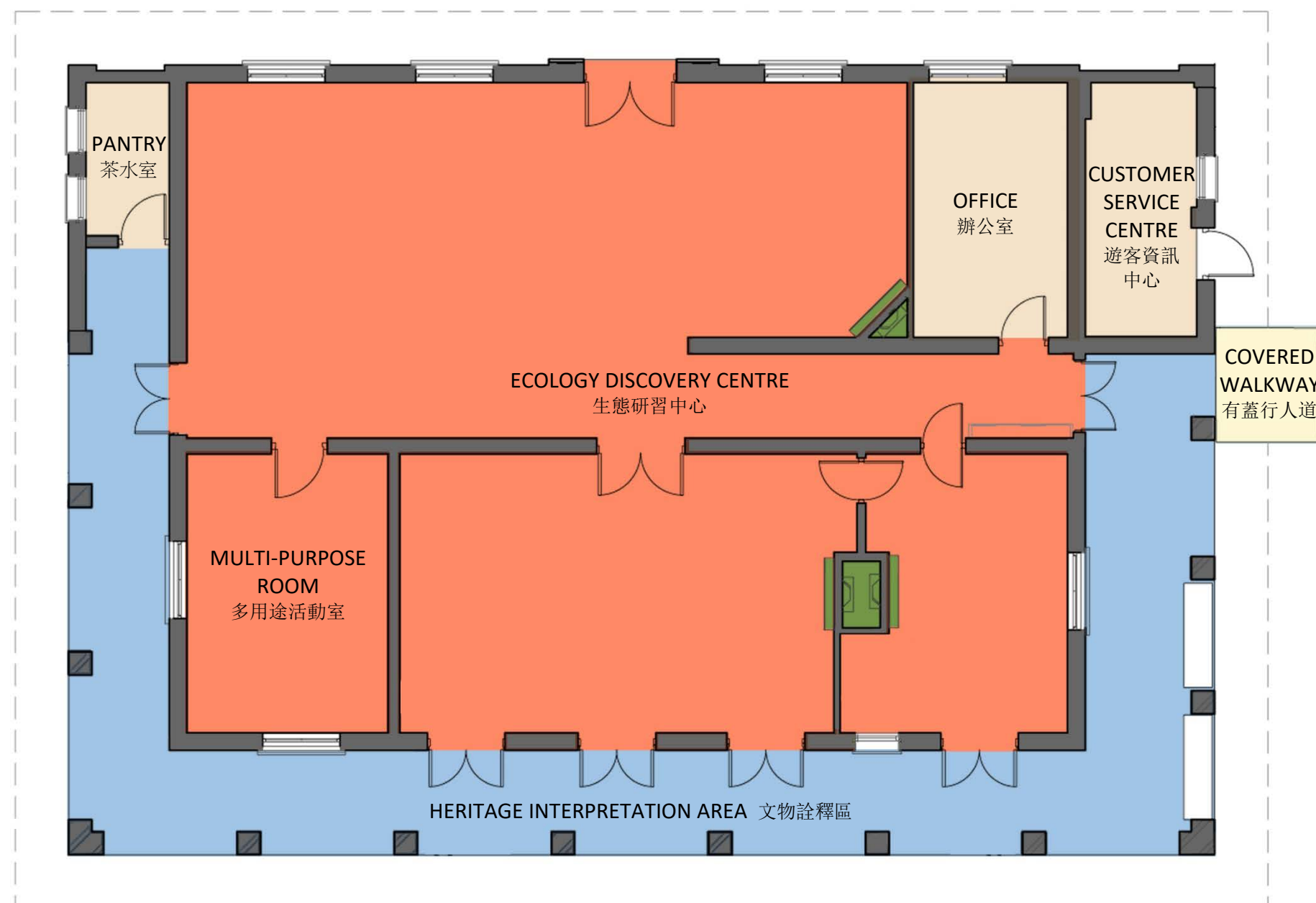




## Artist's Impression of Lady Ho Tung Welfare Centre Eco-Learn Institute 何東夫人醫局・生態研習中心構思圖

**LEGEND 圖例:**

- EXHIBITION AREAS 展覽區
- HERITAGE INTERPRETATION AREA 文物詮釋區
- CIRCULATION 通道
- STAFF AREA 職員區域
- FIREPLACE 壁爐



## Ground Floor Plan of Lady Ho Tung Welfare Centre Eco-Learn Institute – Main Block 何東夫人醫局・生態研習中心主樓平面圖



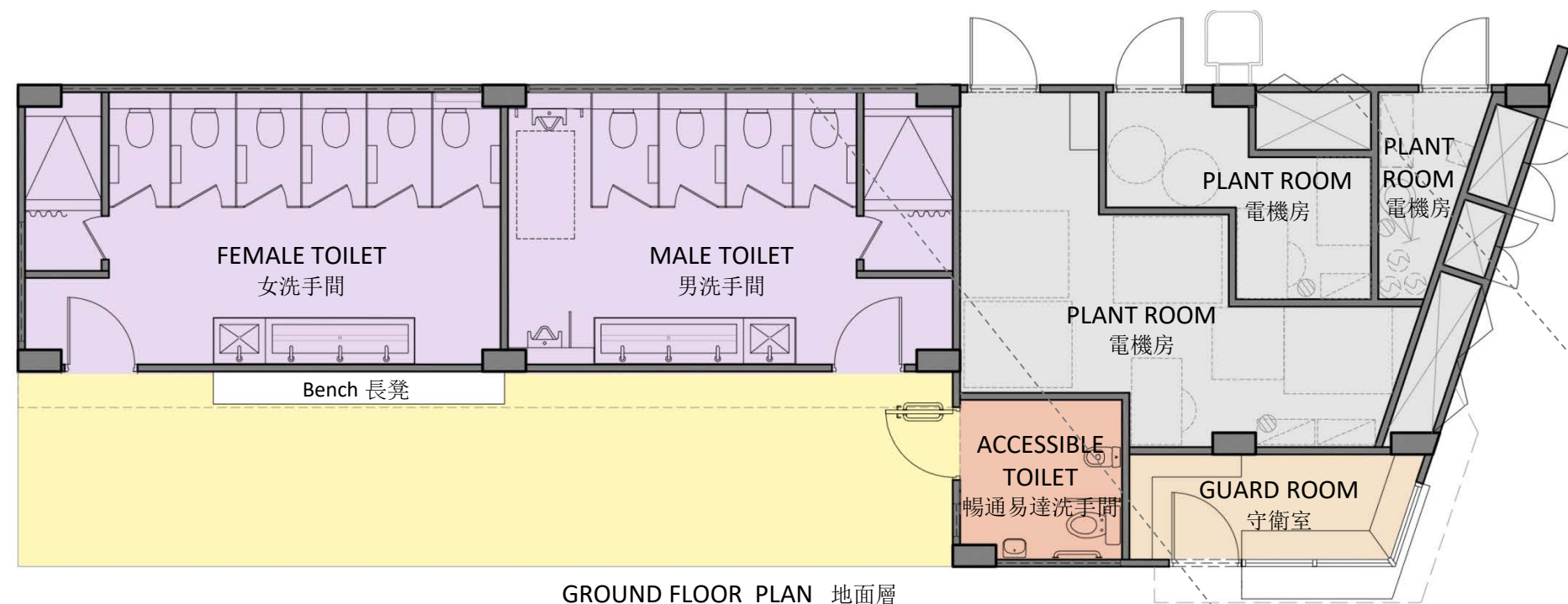
**LEGEND 圖例:**

- EXHIBITION AREAS 展覽區
- STORE ROOM 儲物室
- CIRCULATION 通道
- STAFF AREA 職員區域
- FIREPLACE 壁爐



## Ground Floor Plan of Lady Ho Tung Welfare Centre Eco-Learn Institute – Bungalow

### 何東夫人醫局・生態研習中心平房平面圖



**LEGEND 圖例:**

- TOILET 洗手間
- PLANT ROOM AND WATER TANK 機電房及水缸
- CIRCULATION 通道
- STAFF AREA 職員區域
- BARRIER-FREE ACCESS FACILITIES 無障礙設施



## Floor Plans of Lady Ho Tung Welfare Centre Eco-Learn Institute - New Annex Block

### 何東夫人醫局・生態研習中心新建副樓平面圖

# LEGEND 圖例

- SITE BOUNDARY 界線
-  EXISTING TREE TO BE PRESERVED 獲保留樹木
-  PROPOSED REPLANTED TREE 建議重植樹木
-  PROPOSED LAWN 建議草坪
-  WALKING PATH 步行路徑
-  HARD PAVING 硬質鋪裝



## Landscape Plan 園境平面圖

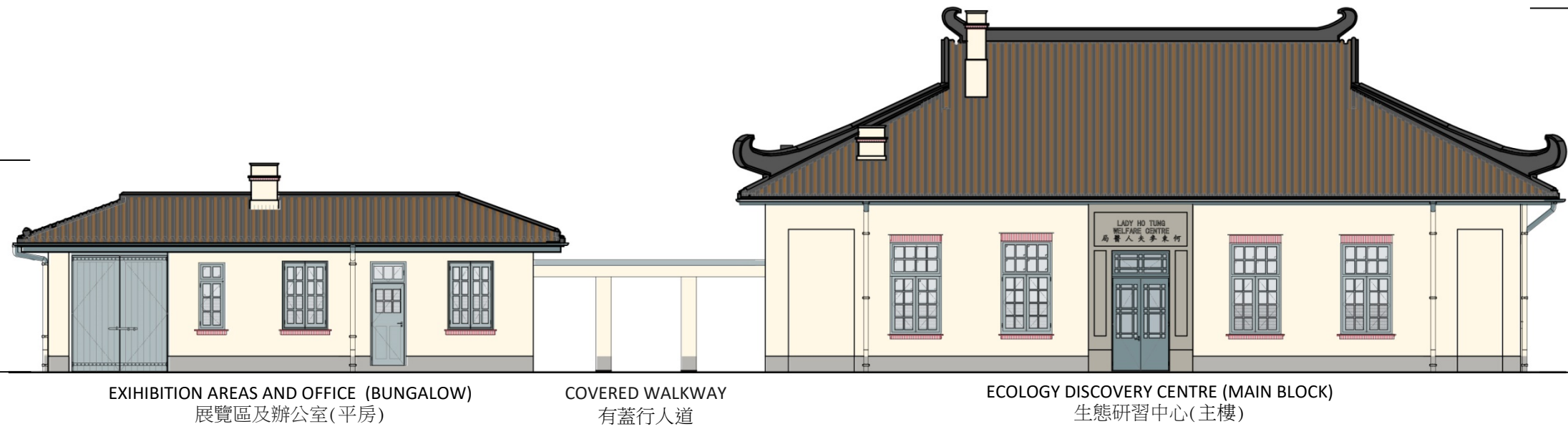


天台  
ROOF

天台  
ROOF

地面  
G/F

地面  
G/F



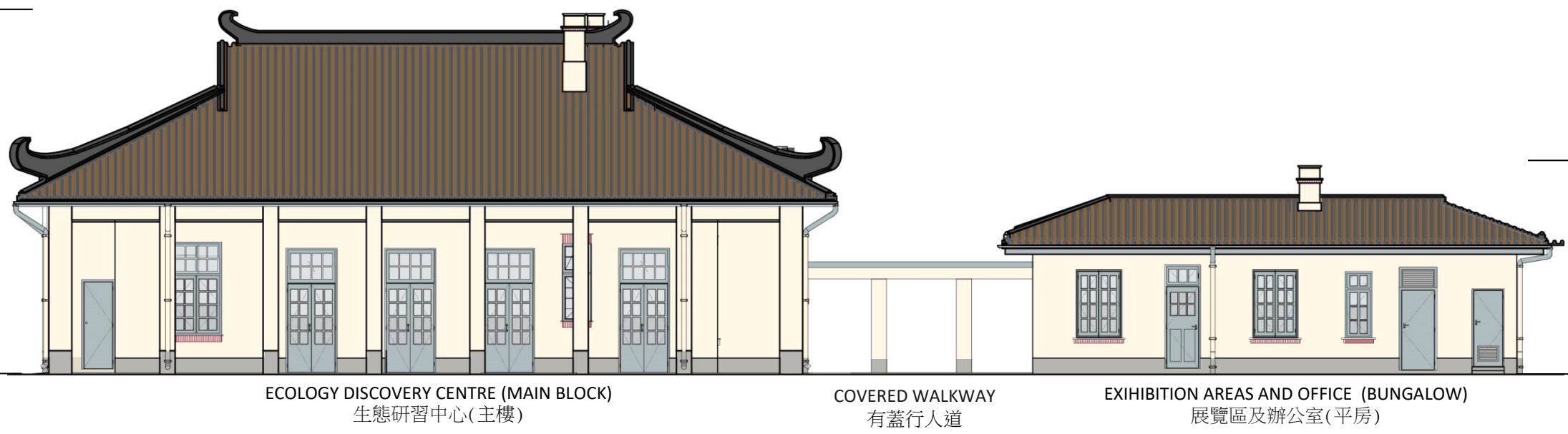
NORTH ELEVATION  
北面立面圖

天台  
ROOF

天台  
ROOF

地面  
G/F

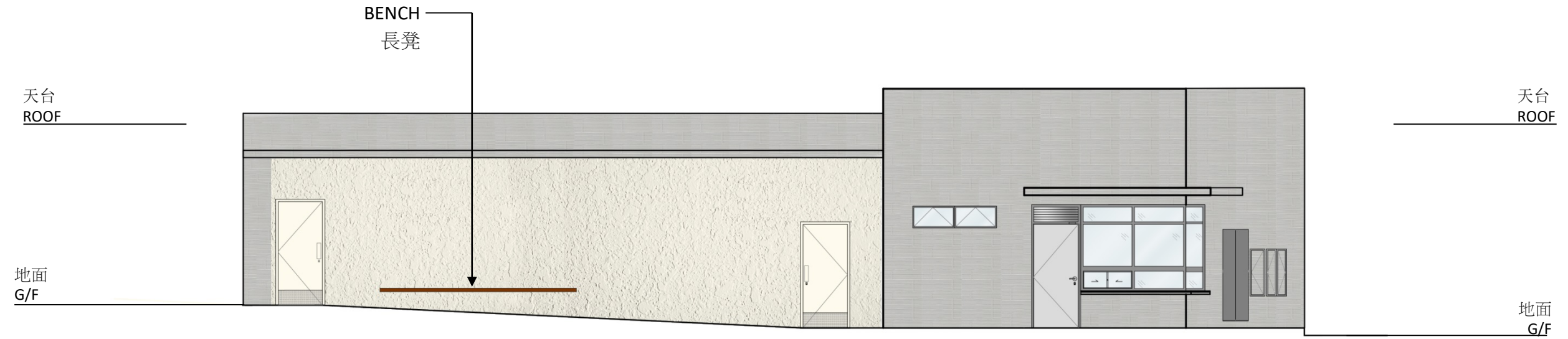
地面  
G/F



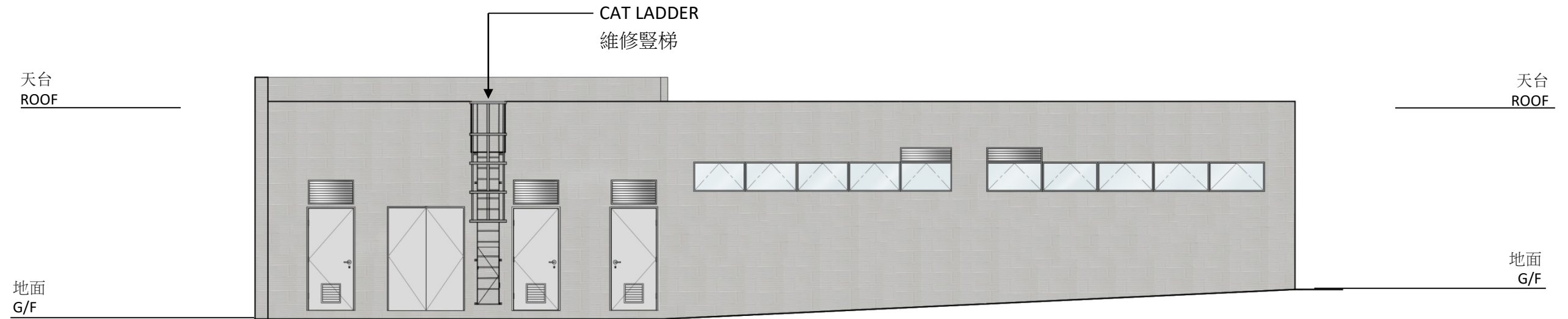
SOUTH ELEVATION  
南面立面圖

## Elevations of Lady Ho Tung Welfare Centre Eco-Learn Institute

### 何東夫人醫局・生態研習中心立面圖



EAST ELEVATION  
東面立面圖



WEST ELEVATION  
西面立面圖

# **Elevations of Lady Ho Tung Welfare Centre Eco-Learn Institute - New Annex Block**

## **何東夫人醫局・生態研習中心新建副樓立面圖**

## Annex 7 to Enclosure 1

### 28QW – Revitalisation Scheme – Revitalisation of the Lady Ho Tung Welfare Centre into Lady Ho Tung Welfare Centre Eco-Learn Institute

#### Breakdown of estimates for consultants' fees and resident site staff costs (in September 2017 prices)

		Estimated man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fees (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	2.1
				Sub-total	2.1#
(b) Resident site staff (RSS) costs (Note 3)	Professional	1.6	38	1.6	0.2
	Technical	45	14	1.6	2.0
				Sub-total	2.2
Comprising –					
(i) Consultants' fees for management of RSS				0.2#	
(ii) Remuneration of RSS				2.0#	
				<b>Total</b>	<b>4.3</b>

\* 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 = \$78,775 per month and MPS salary point 14 = \$27,485 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements of **27QW**. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The figures on estimates are prepared by Sik Sik Yuen Lady Ho Tung Welfare Centre Eco-Learn Institute Limited and agreed by the Commissioner for Heritage. The Director of Architectural Services has examined the figures and considered them acceptable. The actual man-months and actual costs will only be known after completion of the construction works.

#### Remarks

The figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in MOD prices in paragraph 6 of Enclosure 1.

**29QW – Revitalisation Scheme – Revitalisation of No. 12 School Street into Tai Hang Fire Dragon Heritage Centre**

**PROJECT SCOPE AND NATURE**

The proposed scope of works comprises restoration and revitalisation of No. 12 School Street for accommodating the following facilities –

- (a) a reception area;
- (b) a themed display area / a multi-purpose activity room;
- (c) two themed food and beverage facilities cum heritage display area with associated kitchens on 1/F and 2/F;
- (d) a new lift and a staircase; and
- (e) back of house facilities (including toilets, and electrical and mechanical plant room, etc.).

\_\_\_\_\_ A site plan, photos of the existing building, artist's impressions, floor plans and elevations of the proposed Tai Hang Fire Dragon Heritage Centre are at Annex 1 to Annex 5 to Enclosure 2 respectively.

2. Subject to funding approval of the Finance Committee, the works are tentatively scheduled to start in the fourth quarter of 2018 for completion in the second quarter of 2020. The Tai Hang Fire Dragon Heritage Centre is expected to commence operation in the third quarter of 2020.

**JUSTIFICATION**

3. No. 12 School Street, with a site area of 131 square metres (m<sup>2</sup>) and a total floor area of about 338 m<sup>2</sup>, is located at Tai Hang, Causeway Bay. The three-storey building was re-constructed in 1949 to replace an earlier pre-war building named “Hung Shing Yi Hok” (孔聖義學, literally, “Confucius free school for the poor”) founded in the late Qing Dynasty. Left vacant since 2010, the building of simple international modern style was accorded Grade 3 status by the Antiquities Advisory Board (AAB) in December 2010.

4. The proposed Tai Hang Fire Dragon Heritage Centre will present the history and culture of the “Tai Hang Fire Dragon Dance” and promote Hakka culture. It will house two thematic restaurants and provide programmes to promote these cultures. The revitalisation project will generate the following benefits –

- (a) the Heritage Centre will contribute to the promotion of the intangible cultural heritage of “Tai Hang Fire Dragon Dance”, preserve the local Hakka culture, and engage the community in heritage conservation;
- (b) through the diversified educational and interactive programmes organised by the Heritage Centre, the project will educate the younger generation on the unique local heritage of fire dragon dance and encourage the public to appreciate local festive tradition;
- (c) the project will create a new cultural landmark and sightseeing spot for local and overseas visitors, who will learn about the history and development of Tai Hang from a Hakka village to a hip and thriving residential community, and can experience the unique culture, excitement, and atmosphere of the fire dragon dance through immersive displays throughout the year; and
- (d) the ground floor will be adapted as an interpretation area to show the history of this building and Tai Hang Fire Dragon. The interpretation area will be open to the public free of charge six days a week (except Monday). Guided tours to the historic building and the Tai Hang neighbourhood will also be arranged through advance booking.

5. The selected non-profit-making organisation (NPO), the Tai Hang Residents’ Welfare Association, has set up a special-purpose company (SPC)<sup>1</sup>, namely Tai Hang Fire Dragon Heritage Centre Limited (HCL) for implementation as well as future day-to-day operation of the project. HCL will undertake the preservation and revitalisation works with a capital grant proposed in this

/submission .....

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<sup>1</sup> Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) are required to set up SPCs which also possess charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes.

submission. During the tenancy period<sup>2</sup>, HCL is required to fund the operating cost of the Heritage Centre with the revenue generated from the services to be provided at the premises. Where justified, the Government may provide a one-off grant to meet the starting cost and/or deficits of the project (if any) in the first two years of operation at a ceiling of \$5 million. The project is expected to become self-sustainable after the first two years of operation. Any operating surplus will be ploughed back to support the operation of the Heritage Centre.

## FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$42.3 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

	<b>\$ million (in MOD prices)</b>
(a) Demolition and site clearance	1.5
(b) Foundation	1.6
(c) Building works	12.7
(d) Building services	9.7
(e) Drainage	0.7
(f) External works and landscaping	0.3
(g) Energy conservation and green features	0.6
(h) Furniture and equipment	7.7
(i) Consultants' fees for	2.3
(i) contract administration	2.2
(ii) management of resident site staff (RSS)	0.1
(j) Remuneration of RSS	1.6

/(k) .....

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<sup>2</sup> The tenancy period is of initial term of three years, plus a further renewal term (if applicable). The Government will review the performance of the SPC and other factors prevailing at the time to decide whether the tenancy agreement will be renewed. The Government reserves the right not to renew the tenancy agreement upon its expiry.

	<b>\$ million (in MOD prices)</b>
(k) Contingencies	3.6
Total	<u>42.3</u>

7. HCL will engage consultants to undertake contract administration, management of RSS and site supervision of the project. A detailed breakdown of the estimates of the consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 2.

8. The total construction floor area (CFA) of the project is 376 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is about \$59,600 per m<sup>2</sup> of CFA in MOD prices. We consider the unit cost reasonable as the works involve the construction of a lift tower, the preservation and adaptive reuse of a historic building which was built in 1949 and is now in a dilapidated condition. The estimated cost reflects the cost of works necessary for revitalising this historic building into the Heritage Centre for providing programmes and activities. The works would also allow the building to comply with modern-day requirements under the Buildings Ordinance (Cap. 123) and heritage conservation requirements of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department, as well as licensing requirements, and has made allowance for construction difficulties anticipated for this site.

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

<b>Year</b>	<b>\$ million (MOD)</b>
2018 – 2019	4.0
2019 – 2020	16.6
2020 – 2021	11.9
2021 – 2022	5.5
2022 – 2023	4.3
	<u>42.3</u>

10. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of the public sector building and construction output for the period from 2018 to 2023. HCL will award the contract on a lump-sum basis because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. HCL is responsible for the future maintenance of the historic building and all the facilities within the site at its own cost during the tenancy period. The maintenance of the structural elements of the historic building<sup>3</sup> will be borne by the Government. We estimate that the annual recurrent expenditure for the maintenance works to be borne by the Government upon completion of the project will be \$40,000 during the tenancy period.

## **PUBLIC CONSULTATION**

12. We and Tai Hang Residents' Welfare Association consulted the Wan Chai District Council on the proposed revitalisation project on 15 September 2015 and received its support.

13. We consulted the Legislative Council (LegCo) Panel on Development on 31 October 2017. The Panel raised no objection to the funding proposal.

## **ENVIRONMENTAL IMPLICATIONS**

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. HCL has included about \$0.1 million in the project estimate to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, HCL 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.

/16. ....

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<sup>3</sup> The structural elements include structural walls, columns, beams and slabs.



16. At the planning and design stages, HCL has considered measures to reduce the generation of construction waste where possible. These measures include the use of metal site hoardings and signboards, and retention of the existing structures and materials. In addition, HCL will require the contractor to reuse inert construction waste (e.g. excavated soil) 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 facilities<sup>4</sup>. HCL 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.

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

18. HCL estimates that the project will generate in total 80 tonnes of construction waste. Of these, HCL will reuse 7 tonnes (9.0%) of the inert construction waste on site and deliver 66 tonnes (82.0%) of inert construction waste to public fill reception facilities for subsequent reuse. HCL will dispose of the remaining 7 tonnes (9.0%) 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 \$6,086 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)).

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

19. This project has adopted various forms of energy efficient features, in particular high coefficient of performance variable refrigerant volume air-condition system.

20. For greening features, HCL will provide potted plants on the roof of the building for environmental and amenity benefits.

/21. ....

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<sup>4</sup> 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.

21. The total estimated additional cost for adopting the above features is around \$0.6 million, which has been included in the cost estimate for this project. The energy efficient features will achieve 2.8% energy savings in the annual energy consumption with a payback period of about 7 years.

## HERITAGE IMPLICATIONS

22. As required under the prevailing requirements, this project is subject to a Heritage Impact Assessment (HIA). The HIA report, in the form of a Conservation Management Plan, was considered by the AMO, which had no objection to the report. HCL also consulted the AAB on the HIA report for this project at its meeting on 8 June 2017 and members were generally supportive of the findings of the HIA. HCL will ensure that the construction works, future maintenance and interpretation of the site history will comply with the mitigation measures, recommendations and requirements stipulated in the HIA report. In case of any subsequent amendment to the scheme or the detailed design, HCL will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the heritage conservation perspective.

## LAND ACQUISITION

23. The project does not require any land acquisition.

## BACKGROUND INFORMATION

24. We upgraded **29QW** to Category B in September 2016.

25. HCL engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, town planning, structural and geotechnical engineering, building services, landscape architectural and quantity surveying services and preparation of tender documentation) and minor site investigation works for the project. The total cost of the above works is about \$4.2 million (in MOD prices). We have charged this amount to **25QW** “Revitalisation Scheme – Revitalisation of No. 12 School Street into Tai Hang Fire Dragon Heritage Centre – pre-contract consultancy and minor investigation works” which was upgraded to Category A in January 2016. The detailed design and site investigation works have been completed.

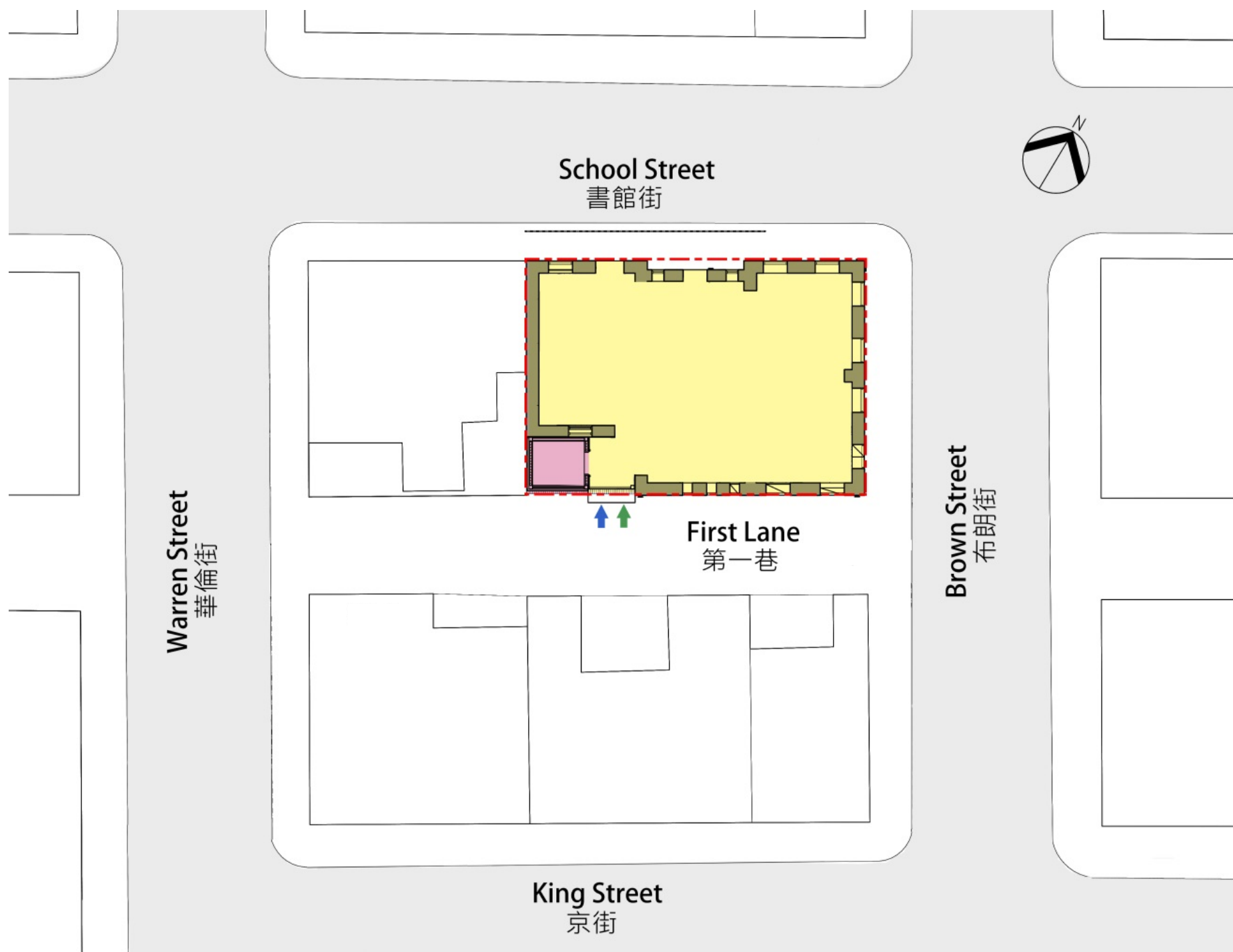
26. Details of the Revitalisation Scheme were set out in LegCo Paper No. CB(2)637/07-08(03), which was discussed by the LegCo Panel on Home Affairs on 2 January 2008. The Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the Revitalisation Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In December 2013, we invited NPOs with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under the Revitalisation Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the then Advisory Committee on Revitalisation of Historic Buildings which comprised experts from various fields.

27. The project will not involve removal of trees.

28. We estimate that the proposed works will create about 35 jobs (comprising five professional/technical staff and 30 labourers), providing a total employment of 450 man-months.

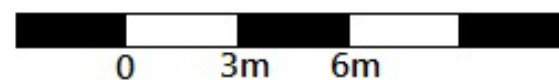
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# **29QW - Revitalisation of No. 12 School Street into Tai Hang Fire Dragon Heritage Centre** **29QW - 活化書館街 12 號為大坑火龍文化館**



## **LEGEND** **圖例**

- **Site Boundary**  
工地界線
- Tai Hang Fire Dragon Heritage Centre**  
大坑火龍文化館
- Accessible Lift**  
暢通易達升降機
- ↑ **Barrier-Free Entrance / Exit**  
無障礙出入口
- ↑ **Pedestrian Entrance/Exit**  
行人出入口



## **Site Plan** **工地平面圖**





**Photo of Existing No. 12 School Street (View at School Street)**  
**書館街 12 號(面向書館街)現貌**





**Photo of Existing No. 12 School Street (View at Brown Street)**  
**書館街 12 號(面向布朗街)現貌**

29QW – Revitalisation Scheme – Revitalisation of No. 12 School Street into Tai Hang Fire Dragon Heritage Centre

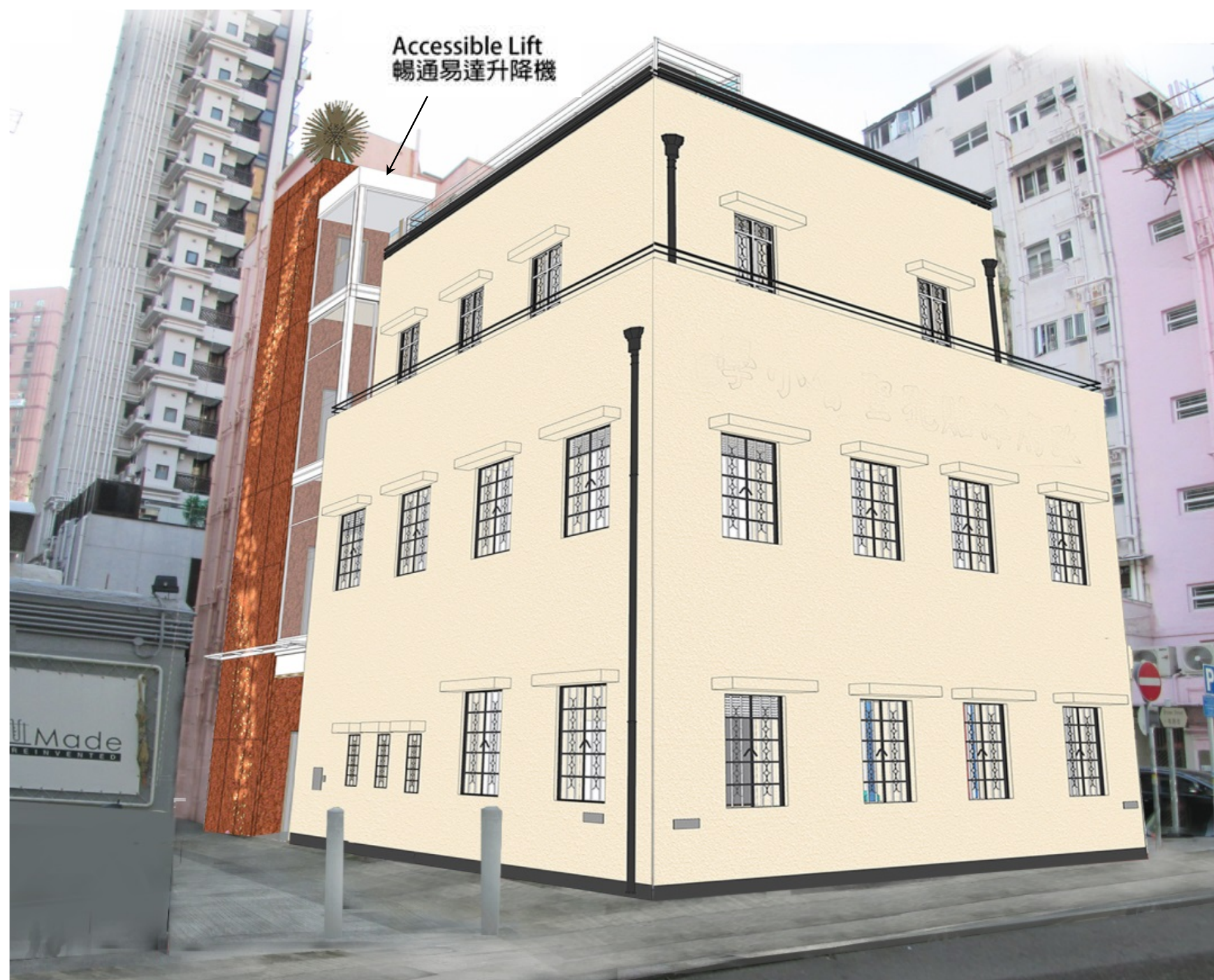
29QW – 活化計劃 – 活化書館街 12 號為大坑火龍文化館





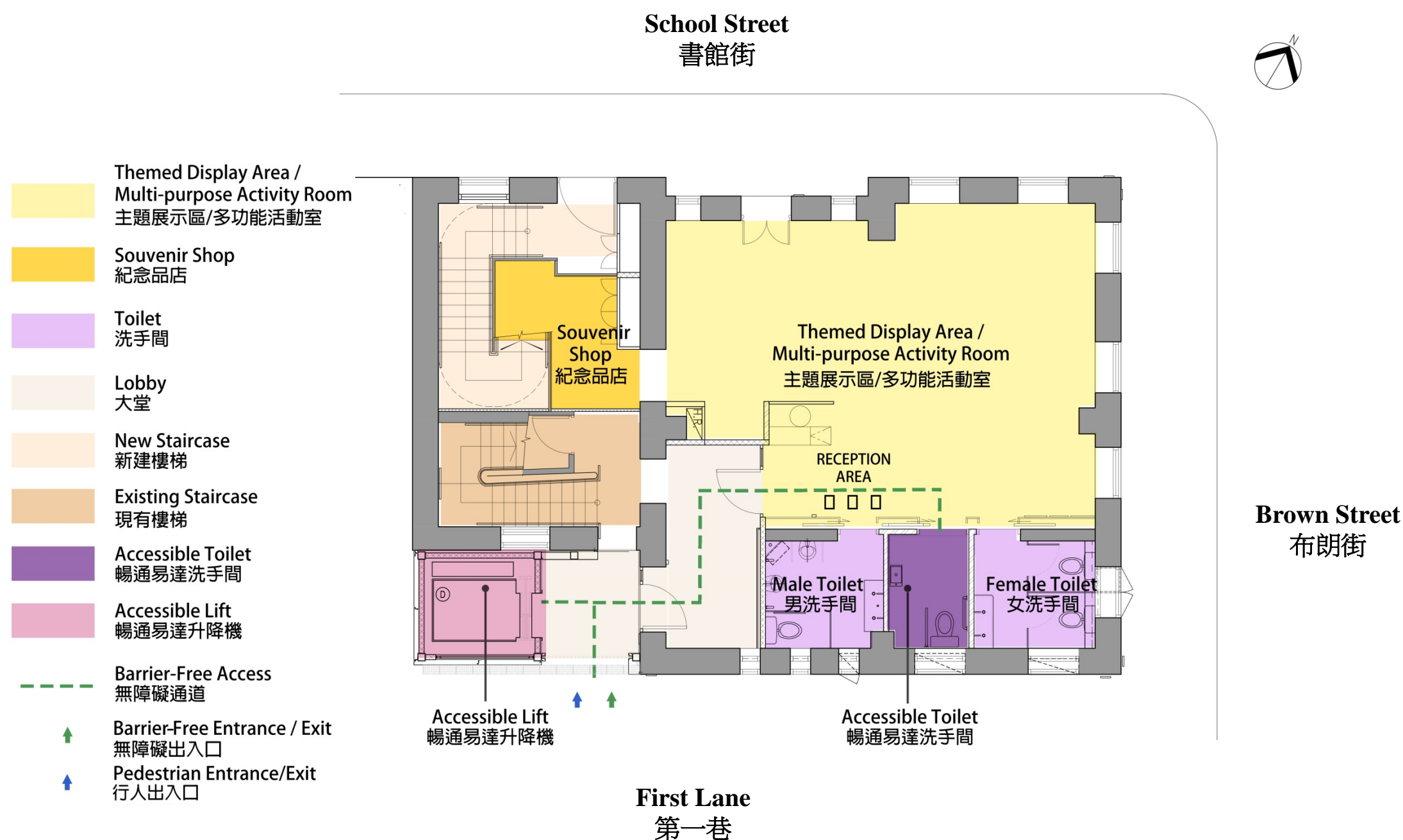
**Artist's Impression of Tai Hang Fire Dragon Heritage Centre (View at School Street)**  
**大坑火龍文化館(面向書館街)構思圖**





**Artist's Impression of Tai Hang Fire Dragon Heritage Centre (View at Brown Street)**  
**大坑火龍文化館(面向布朗街)構思圖**

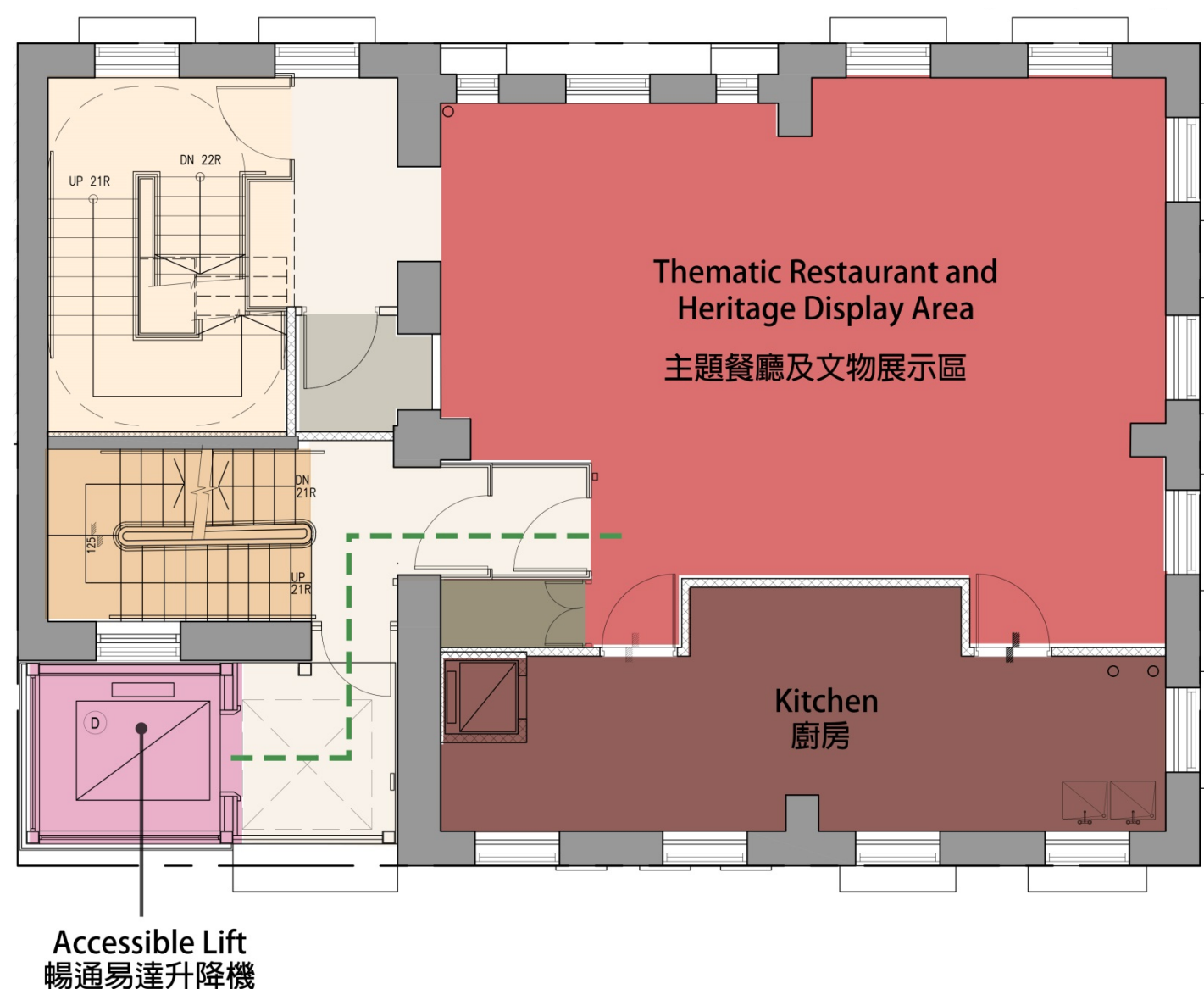




**Ground Floor Plan of Tai Hang Fire Dragon Heritage Centre**  
**大坑火龍文化館地面層平面圖**



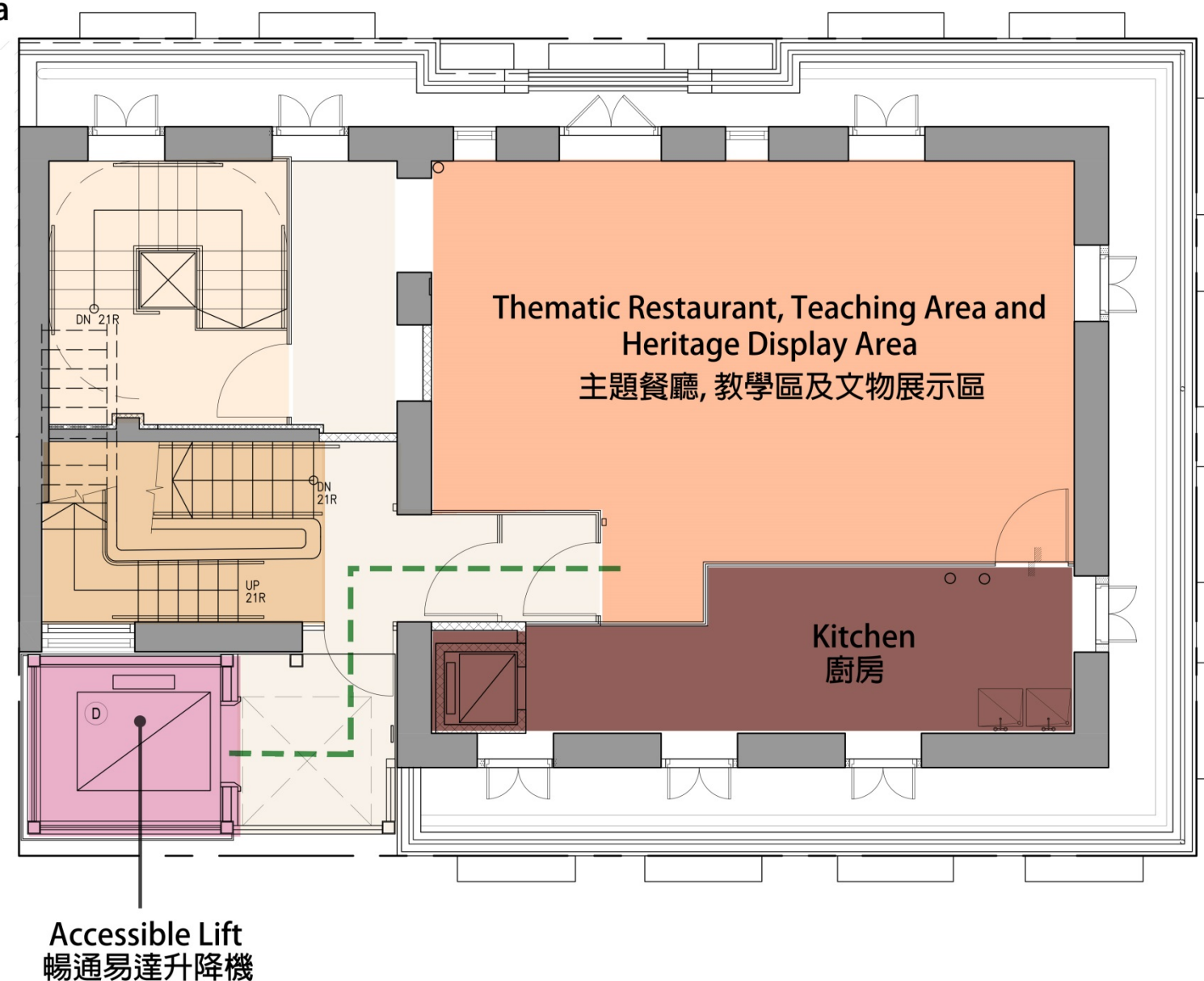
- Thematic Restaurant and Heritage Display Area  
主題餐廳及文物展示區
- Kitchen  
廚房
- Lobby  
大堂
- New Staircase  
新建樓梯
- Existing Staircase  
現有樓梯
- Accessible Lift  
暢通易達升降機
- Store Room  
儲物室
- Barrier-Free Access  
無障礙通道



## First Floor Plan of Tai Hang Fire Dragon Heritage Centre 大坑火龍文化館一樓平面圖



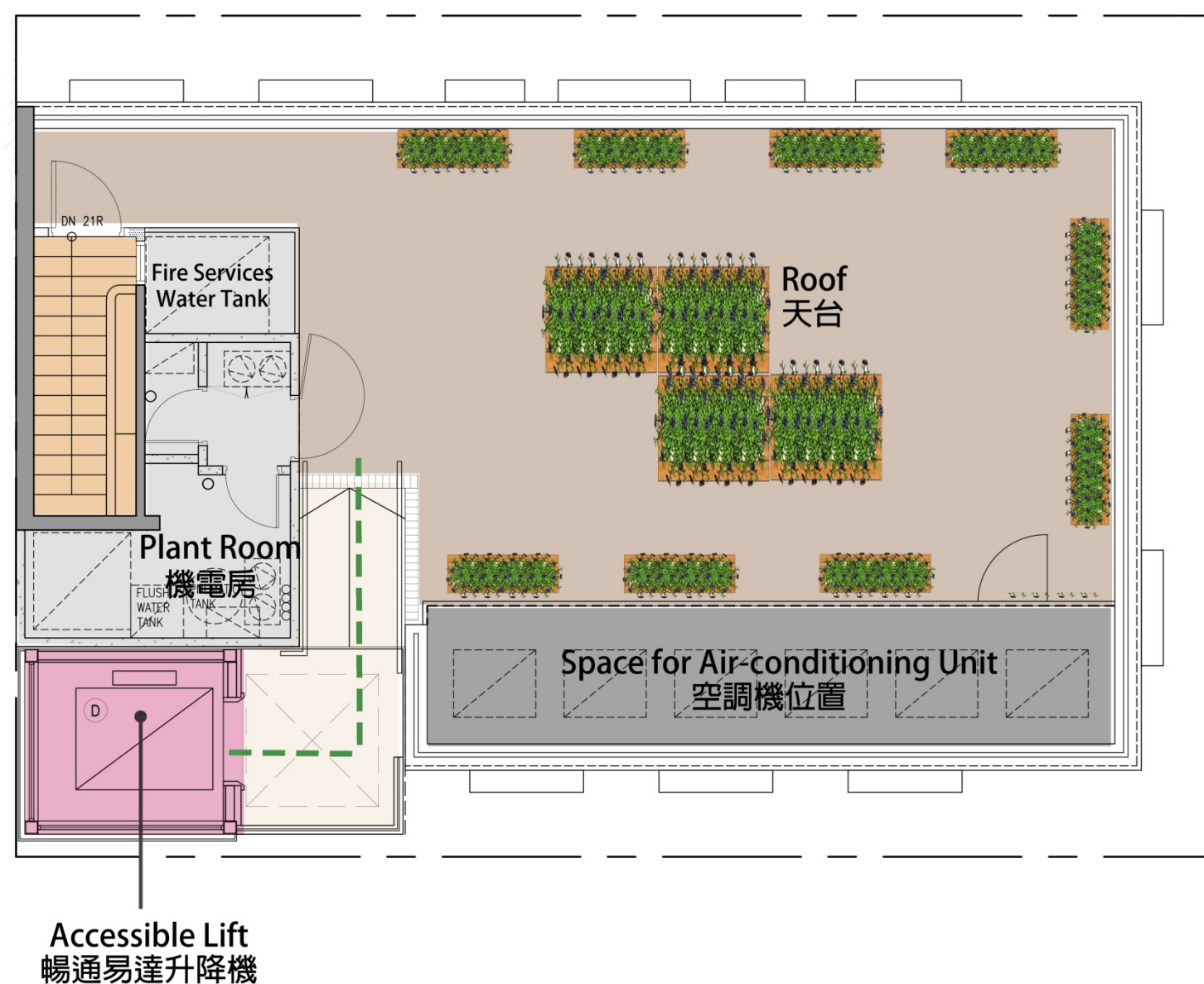
- Thematic Restaurant, Teaching Area and Heritage Display Area  
主題餐廳, 教學區及文物展示區
- Kitchen  
廚房
- Lobby  
大堂
- New Staircase  
新建樓梯
- Existing Staircase  
現有樓梯
- Accessible Lift  
暢通易達升降機
- Barrier-Free Access  
無障礙通道



**Second Floor Plan of Tai Hang Fire Dragon Heritage Centre**  
**大坑火龍文化館二樓平面圖**



- Roof  
天台
- Plant Room  
機電房
- Space for Air-conditioning Unit  
空調機位置
- Lobby  
大堂
- Existing Staircase  
現有樓梯
- Accessible Lift  
暢通易達升降機
- Barrier-Free Access  
無障礙通道
- Potted Plants  
盆栽植物



**Roof Floor Plan of Tai Hang Fire Dragon Heritage Centre**  
**大坑火龍文化館天台平面圖**





**North Elevation Plan of Tai Hang Fire Dragon Heritage Centre**  
**大坑火龍文化館的北面立面圖**



**South Elevation Plan of Tai Hang Fire Dragon Heritage Centre**  
**大坑火龍文化館南面立面圖**

## Annex 6 to Enclosure 2

### 29QW – Revitalisation Scheme – Revitalisation of No. 12 School Street into Tai Hang Fire Dragon Heritage Centre

#### Breakdown of estimates for consultants' fees and resident site staff costs (in September 2017 prices)

		Estimated man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fees (\$ million)
(a) Consultants' fees for contract administration <sup>(Note 2)</sup>	Professional	–	–	–	2.2
				Sub-total	2.2#
(b) Resident site staff (RSS) costs <sup>(Note 3)</sup>	Professional	0.8	38	1.6	0.1
	Technical	34	14	1.6	1.5
				Sub-total	1.6
Comprising –					
(i) Consultants' fees for management of RSS				0.1#	
(ii) Remuneration of RSS				1.5#	
				<b>Total</b>	<b>3.8</b>

\* 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 = \$78,775 per month, MPS salary point 14 = \$27,485 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements of **25QW**. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The figures on estimates are prepared by Tai Hang Fire Dragon Heritage Centre Limited and agreed by the Commissioner for Heritage. The Director of Architectural Services has examined the figures and considered them acceptable. The actual man-months and actual costs will only be known after completion of the construction works.

#### Remarks

The figures in this Annex 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 6 of Enclosure 2.

**30QW – Revitalisation Scheme – Revitalisation of the Old Dairy Farm  
Senior Staff Quarters into The Pokfulam Farm**

**PROJECT SCOPE AND NATURE**

The proposed scope of works comprises restoration and revitalisation of the Old Dairy Farm Senior Staff Quarters and construction of a new annex block for accommodating the following facilities –

- (a) a reception area;
- (b) a heritage interpretation area;
- (c) a multi-purpose room and an activity room;
- (d) a souvenir and book store;
- (e) an archive storage;
- (f) ancillary offices;
- (g) a cafeteria and food preparation area;
- (h) a bakery;
- (i) back of house facilities (including toilets, and electrical and mechanical plant room, etc.); and
- (j) a loading/unloading space.

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Items (a) to (f) will be accommodated at the Old Dairy Farm Senior Staff Quarters while items (g) to (i) will be accommodated at the new annex block. A site plan, photos of the existing buildings, artist's impressions, floor plans, a landscape plan and elevations of the proposed Pokfulam Farm are at Annex 1 to Annex 6 to Enclosure 3 respectively.

2. Subject to funding approval of the Finance Committee, the works are tentatively scheduled to start in the fourth quarter of 2018 for completion in the third quarter of 2020. The Pokfulam Farm is expected to commence operation in the fourth quarter of 2020.

**/JUSTIFICATION .....**



**JUSTIFICATION**

3. The Old Dairy Farm Senior Staff Quarters, with a site area of 2 124 square metres (m<sup>2</sup>) and a total floor area of about 386 m<sup>2</sup>, is located at No. 141 Pok Fu Lam Road. The staff quarters, comprising the two-storey Main Building and the single-storey Servants' Quarters and Garage Block, were constructed in 1887 as residence for the Farm Manager of the Old Dairy Farm. Left vacant since 1987, the three existing buildings of simple classical architectural style were accorded Grade 1 status by the Antiquities Advisory Board (AAB) in December 2009.

4. The Pokfulam Farm aims to promote the history of Hong Kong dairy business and its surrounding area. It will provide exhibitions and workshops on dairy products. The revitalisation project will generate the following benefits –

- (a) The Pokfulam Farm will tell the story of the then largest dairy farm in Hong Kong. Oral histories from the Old Dairy Farm workers have been collected and, in collaboration with the Dairy Farm Company, an archive on the history of its dairy business has also been established. The significant historical value of the old farm will be presented to the public through regular exhibitions, workshops and seminars. Old cowboys and their families will share their farm memories on site, making The Pokfulam Farm a living museum;
- (b) The Pokfulam Farm will be open to the public six days a week (except Wednesday). Daily free guided tours (except Wednesday) will be arranged for the public to learn about the past and present of the historic buildings. The public can join the local guides in thematic docent tours; and
- (c) the project will showcase the history of the Old Dairy Farm business with a series of workshops on dairy products for the visitors, in a way to promote community economy.

5. The selected non-profit-making organisation (NPO), Caritas – Hong Kong has set up a special-purpose company (SPC)<sup>1</sup>, namely The Pokfulam Farm Company Limited (PFCL), for implementation as well as future day-to-day operation of the project. PFCL will undertake the preservation and revitalisation works with a capital grant proposed in this submission. During the tenancy period<sup>2</sup>, PFCL is required to fund the operating cost of The Pokfulam Farm with the revenue generated from the services to be provided at the premises. Where justified, the Government may provide a one-off grant to meet the starting cost and/or deficits of the project (if any) in the first two years of operation at a ceiling of \$5 million. The project is expected to become self-sustainable after the first two years of operation. Any operating surplus will be ploughed back to support the operation of The Pokfulam Farm.

## FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$58.7 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

	<b>\$ million (in MOD prices)</b>
(a) Demolition and site clearance	3.7
(b) Foundation	5.1
(c) Building works	17.2
(d) Building services	9.1
(e) Drainage	3.5
(f) External works and landscaping	7.8
	/(g) .....

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<sup>1</sup> Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) are required to set up SPCs which also possess charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes.

<sup>2</sup> The tenancy period is of initial term of three years, plus a further renewal term (if applicable). The Government will review the performance of the SPC and other factors prevailing at the time to decide whether the tenancy agreement will be renewed. The Government reserves the right not to renew the tenancy agreement upon its expiry.

		\$ million (in MOD prices)
(g)	Energy conservation and green features	0.3
(h)	Furniture and equipment	2.0
(i)	Consultants' fees for	3.0
	(i) contract administration	2.8
	(ii) management of resident site staff (RSS)	0.2
(j)	Remuneration of RSS	2.6
(k)	Contingencies	4.4
Total		<hr/> 58.7 <hr/>

7. PFCL will engage consultants to undertake contract administration, management of RSS and site supervision of the project. A detailed breakdown of the estimates of the consultants' fees and RSS costs by man-months is at Annex 7 to Enclosure 3.

8. The total construction floor area (CFA) of the project is 730 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is about \$36,000 per m<sup>2</sup> of CFA in MOD prices. We consider the unit cost reasonable as the works involve the preservation and adaptive reuse of a historic building which is now in a dilapidated condition. The estimated cost reflects the cost of works necessary for revitalising this historic building into The Pokfulam Farm as a living museum to tell the story of the largest dairy farm in Hong Kong. The works would also allow the building to comply with modern-day requirements under the Buildings Ordinance (Cap. 123) and heritage conservation requirements of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department, as well as licensing requirements, and has made allowance for construction difficulties anticipated for this site.

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

<b>Year</b>	<b>\$ million (MOD)</b>
2018 – 2019	2.4
2019 – 2020	27.3
2020 – 2021	15.4
2021 – 2022	9.5
2022 – 2023	4.1
	<hr/> 58.7 <hr/>

10. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of the public sector building and construction output for the period from 2018 to 2023. PFCL will award the contract on a lump-sum basis because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. PFCL is responsible for the future maintenance of the historic building and all the facilities within the site at their own cost during the tenancy period. The maintenance of the structural elements of the historic building<sup>3</sup> and the existing retaining wall structure will be borne by the Government. We estimate that the annual recurrent expenditure for the maintenance works to be borne by the Government upon completion of the project will be \$70,000 during the tenancy period.

## **PUBLIC CONSULTATION**

12. We and Caritas – Hong Kong consulted the District Development and Environment Committee of the Southern District Council on the proposed revitalisation project on 20 July 2015 and received its support.

13. We consulted the Legislative Council (LegCo) Panel on Development on 31 October 2017. The Panel raised no objection to the funding proposal.

**/ENVIRONMENTAL .....**

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<sup>3</sup> The structural elements include structural walls, columns, beams and slabs.

**ENVIRONMENTAL IMPLICATIONS**

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. PFCL has included about \$0.2 million in the project estimate to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, PFCL 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 to prevent dust nuisance.

16. At the planning and design stages, PFCL has considered measures to reduce the generation of construction waste where possible. These measures include the use of metal site hoardings and signboards, and retention of the existing structures and materials. In addition, PFCL will require the contractor to reuse inert construction waste (e.g. excavated soil) 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 facilities<sup>4</sup>. PFCL 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.

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

/18. ....

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<sup>4</sup> 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.

18. PFCL estimates that the project will generate in total 4 010 tonnes of construction waste. Of these, PFCL will reuse 160 tonnes (4.0%) of the inert construction waste on site and deliver 3 810 tonnes (95.0%) of inert construction waste to public fill reception facilities for subsequent reuse. PFCL will dispose of the remaining 40 tonnes (1.0%) 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 \$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)).

### **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

19. This project has adopted various forms of energy efficient features, in particular high coefficient of performance variable refrigerant volume air-condition system.

20. For greening features, PFCL will provide different landscaping elements within the site and on the roof of the new annex block including the greenery areas to the external areas for environmental and amenity benefits.

21. The total estimated additional cost for adopting the above features is around \$0.3 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 6.2% energy savings in the annual energy consumption with a payback period of about 6 years.

### **HERITAGE IMPLICATIONS**

22. As required under the prevailing requirements, this project is subject to a Heritage Impact Assessment (HIA). The HIA report, in the form of a Conservation Management Plan, was considered by the AMO, which had no objection to the report. PFCL also consulted the AAB on the HIA report for this project at its meeting on 9 March 2017 and members were generally supportive of the findings of the HIA. PFCL will ensure that the construction works, future maintenance and interpretation of the site history will comply with the mitigation measures, recommendations and requirements stipulated in the HIA report. In case of any subsequent amendment to the scheme or the detailed design, PFCL will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the heritage conservation perspective.

**/LAND .....**

**LAND ACQUISITION**

23. The project does not require any land acquisition.

**BACKGROUND INFORMATION**

24. We upgraded **30QW** to Category B in September 2016.

25. PFCL engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, town planning, structural and geotechnical engineering, building services, landscape architectural and quantity surveying services and preparation of tender documentation) and minor site investigation works for the project. The total cost of the above works is about \$5.8 million (in MOD prices). We have charged this amount to **26QW** “Revitalisation Scheme – Revitalisation of the Old Dairy Farm Senior Staff Quarters into The Pokfulam Farm – pre-contract consultancy and minor investigation works” which was upgraded to Category A in January 2016. The detailed design and site investigation works have been completed.

26. Details of the Revitalisation Scheme were set out in LegCo Paper No. CB(2)637/07-08(03), which was discussed by the LegCo Panel on Home Affairs on 2 January 2008. The Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the Revitalisation Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In December 2013, we invited NPOs with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under the Revitalisation Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the then Advisory Committee on Revitalisation of Historic Buildings which comprised experts from various fields.

27. Of the 42 trees within the site boundary, eight trees will be preserved. The proposed project will involve the removal of 34 trees, including 34 trees to be replanted within the project site. All trees to be removed are not important trees<sup>5</sup>. PFCL will incorporate planting proposals as part of the project, including estimated quantities of 34 trees, 5 300 shrubs/groundcover and 220 m<sup>2</sup> of grassed area.

28. We estimate that the proposed works will create about 52 jobs (comprising seven professional/technical staff and 45 labourers), providing a total employment of 620 man-months.

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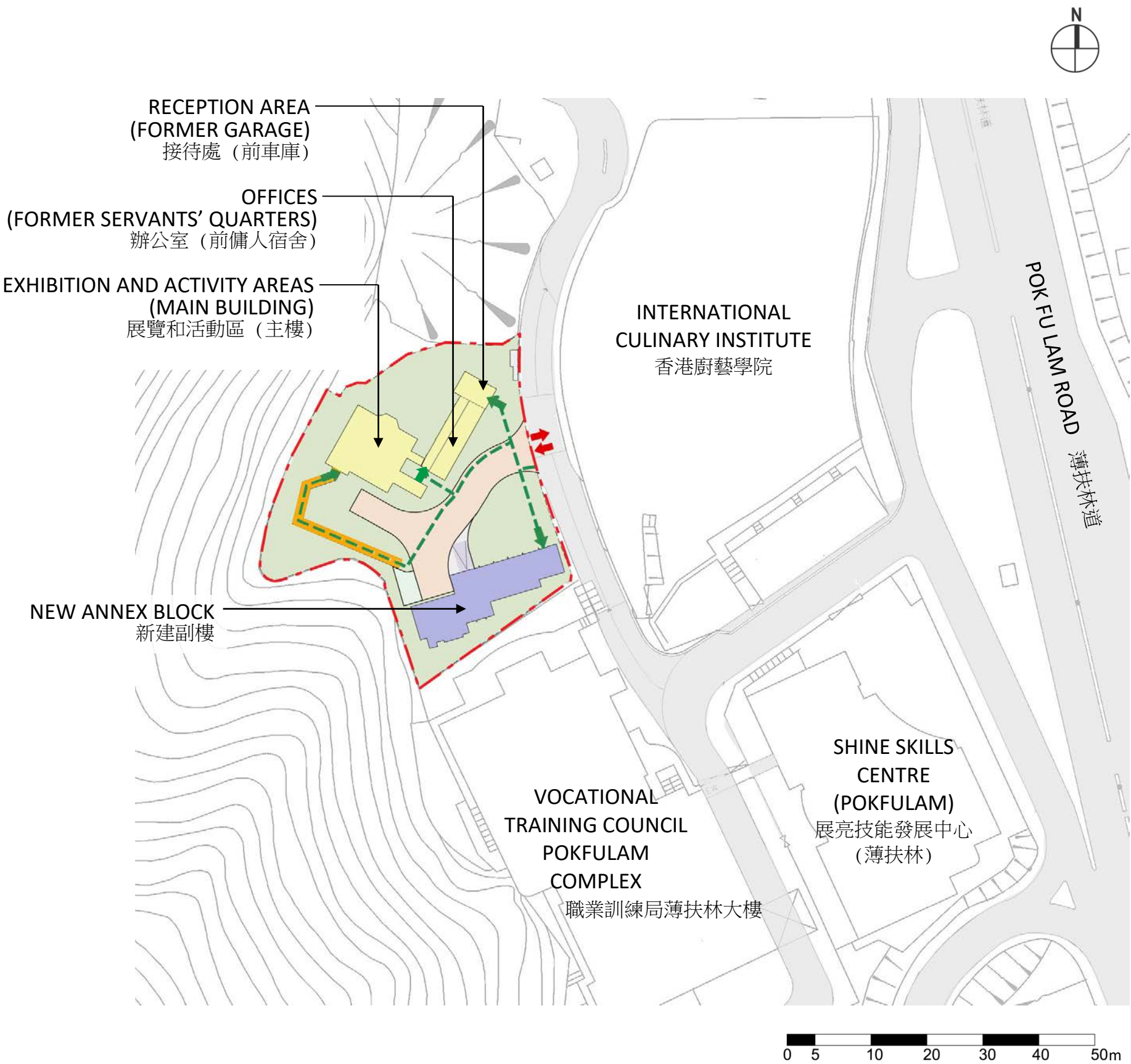
<sup>5</sup> An “important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, trees 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 to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m.



30QW - Revitalisation of the Old Daily Farm Senior Staff Quarters into  
The Pokfulam Farm

30QW - 活化舊牛奶公司高級職員宿舍為薄扶林牧場



**LEGEND 圖例:**

- SITE BOUNDARY** 工地界線
- EXISTING BUILDINGS** 現有建築物
- NEW ANNEX BLOCK** 新建副樓
- LANDSCAPE AREA** 綠化範圍
- EMERGENCY VEHICULAR ACCESS** 緊急車輛通道
- LOADING / UNLOADING SPACE** 上落客貨車位
- NEW RAMP** 新建行人坡道
- BARRIER-FREE ENTRANCE/EXIT** 無障礙出入口
- BARRIER-FREE ACCESS** 無障礙通道
- VEHICULAR INGRESS/EGRESS** 車輛出入口

**Site Plan**  
**工地平面圖**





**Photo of Existing Old Dairy Farm Senior Staff Quarters (Main Building)**  
**舊牛奶公司高級職員宿舍(主樓)現貌**





**Photo of Existing Old Dairy Farm Senior Staff Quarters (Servants' Quarters and Garage)**  
**舊牛奶公司高級職員宿舍(傭人宿舍及車庫)現貌**





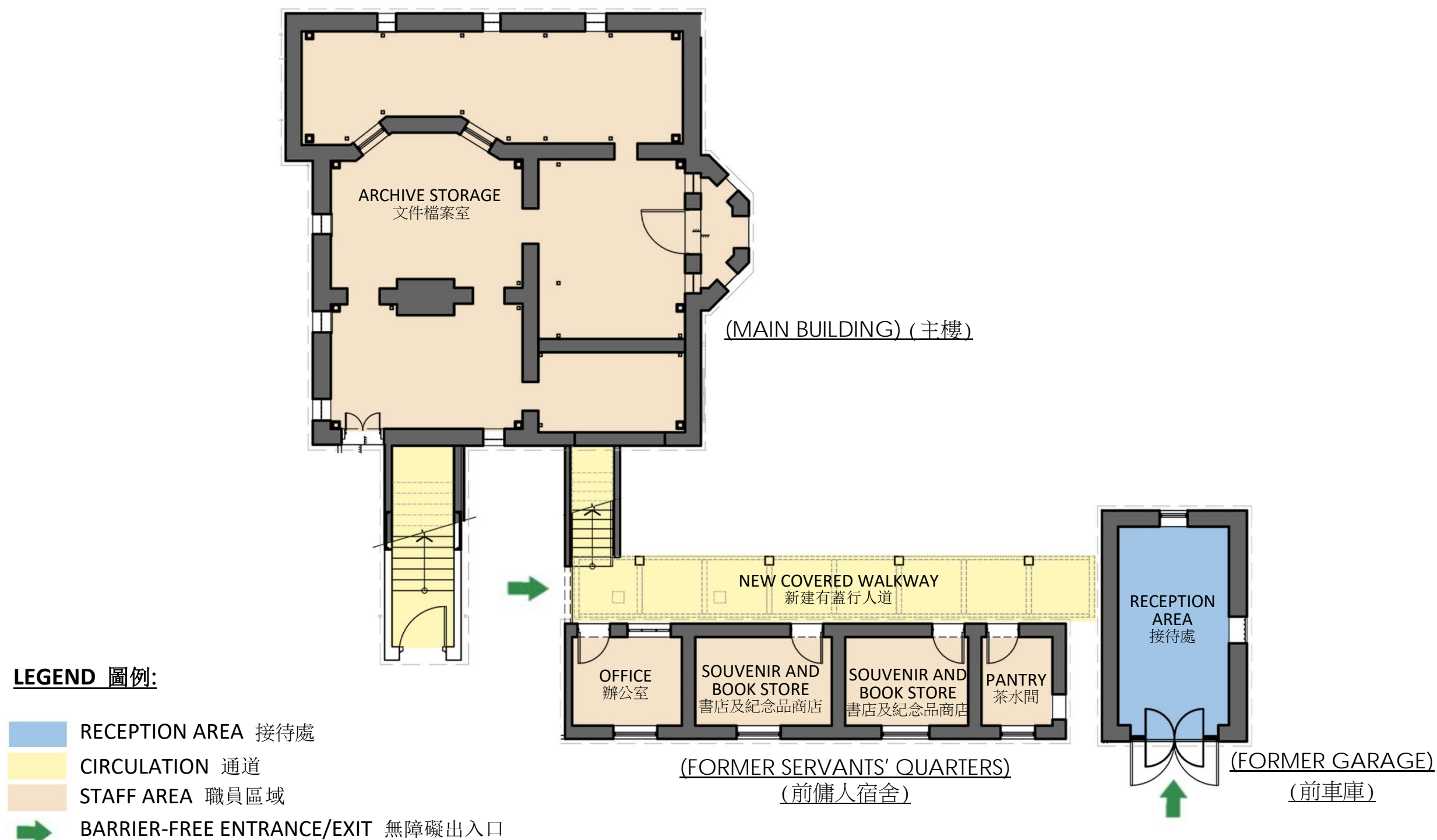
**Artist's Impression of The Pokfulam Farm**  
**薄鳧林牧場構思圖**





**Artist's Impression of The Pokfulam Farm**  
**薄鳧林牧場構思圖**

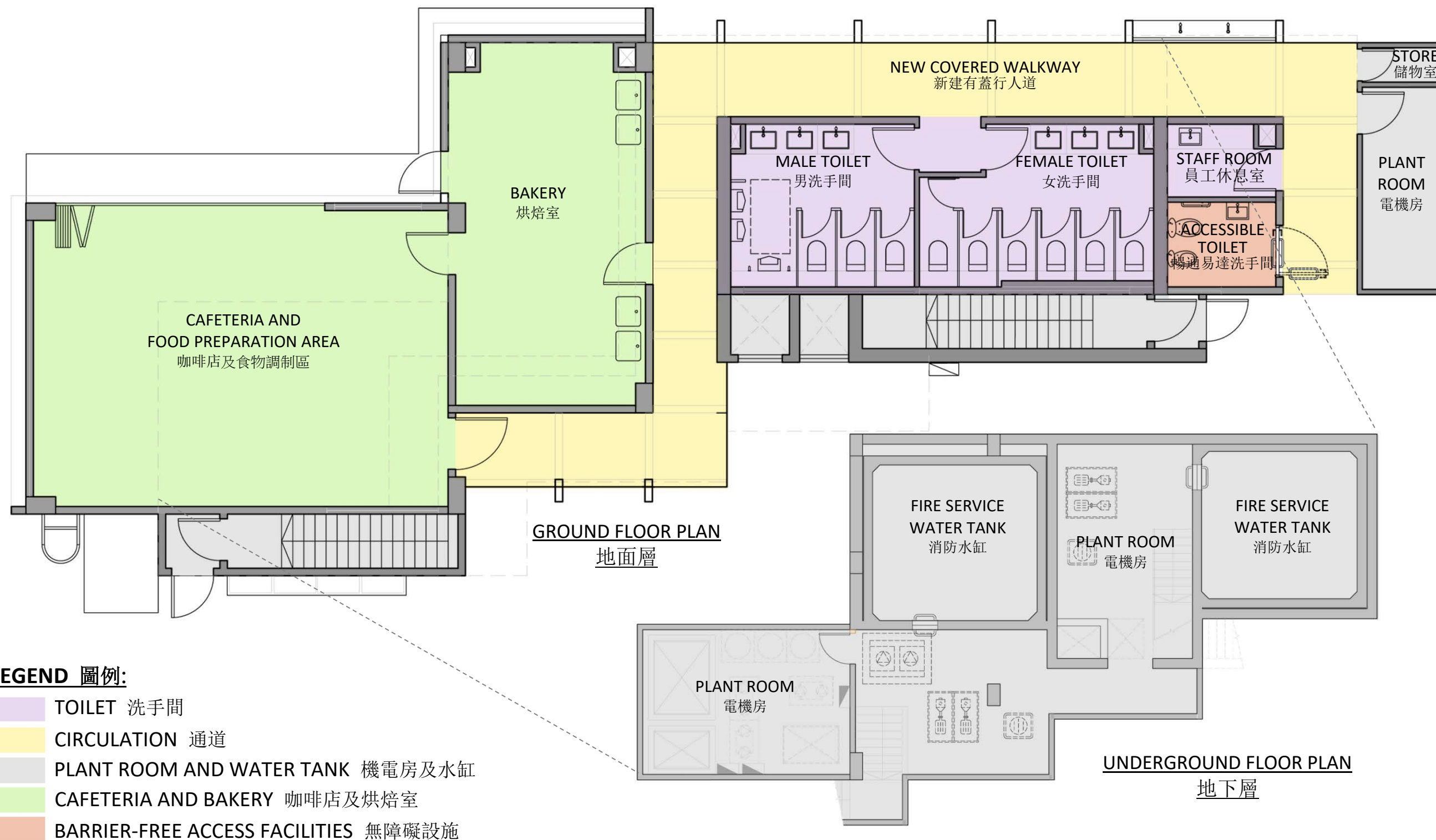




**Ground Floor Plan of The Pokfulam Farm**  
**薄鳧林牧場地面層平面圖**



**First Floor Plan of The Pokfulam Farm**  
**薄鳧林牧場一樓平面圖**



## Floor Plans of The Pokfulam Farm - New Annex Block

### 薄鳧林牧場新建副樓地面層平面圖



LEGEND 圖例

-  SITE BOUNDARY  
工地界線
-  EXISTING TREE TO BE RETAINED  
獲保留樹木
-  PROPOSED COMPENSATORY TREE  
建議補償樹木
-  PROPOSED SHRUBS/ GROUNDCOVER  
建議灌木/地表綠化
-  PROPOSED LAWN  
建議草坪
-  HARD PAVING  
硬質鋪裝
-  COMPOSITE TIMBER DECK  
環保木平台

NEW ANNEX BLOCK  
新建副樓



EXHIBITION & ACTIVITY AREAS  
(MAIN BUILDING)  
展覽和活動區 (主樓)

AMPHITHEATRE  
露天劇場

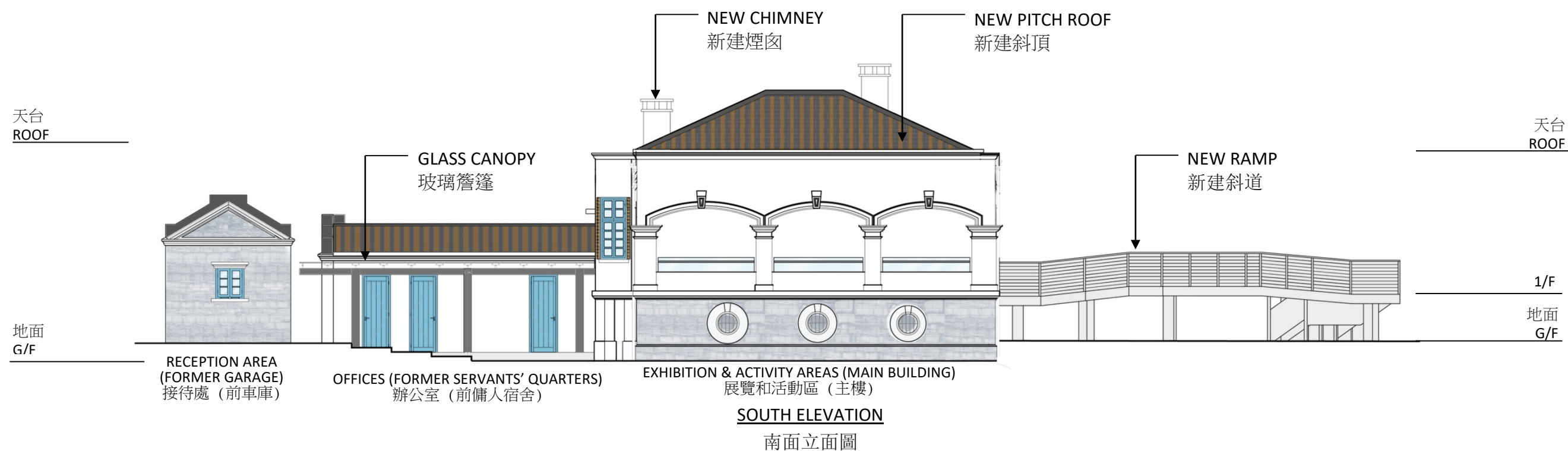
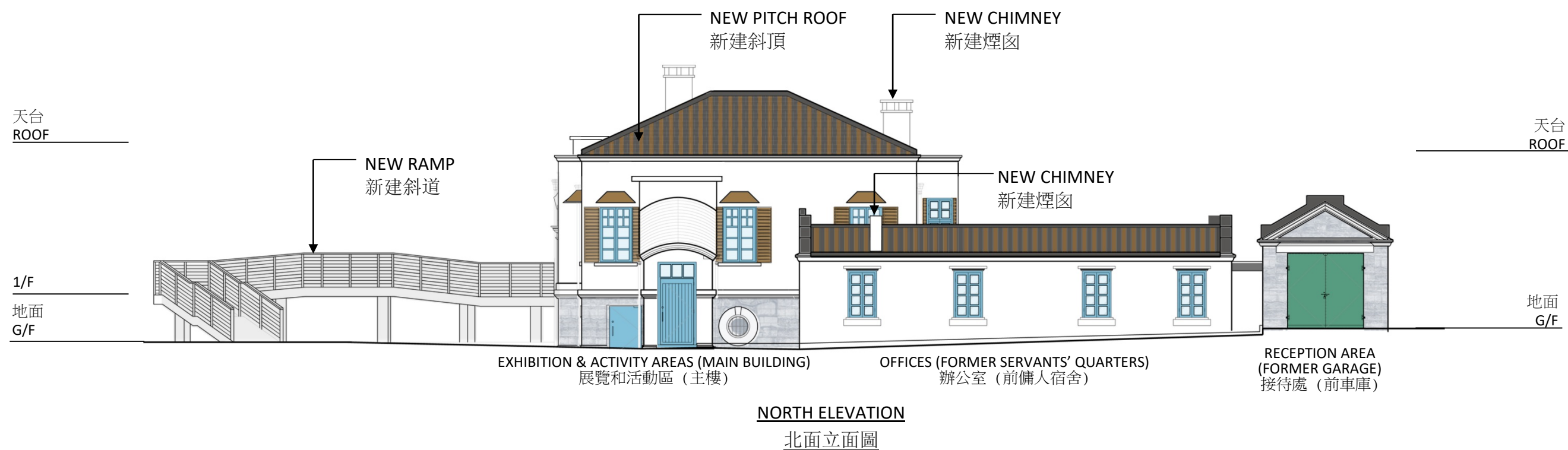
RECEPTION AREA  
(FORMER GARAGE)  
接待處 (前車庫)

OFFICES  
(FORMER SERVANTS' QUARTERS)  
辦公室 (前傭人宿舍)

EMERGENCY  
VEHICULAR ACCESS  
緊急車輛通道

Landscape Plan  
園境平面圖



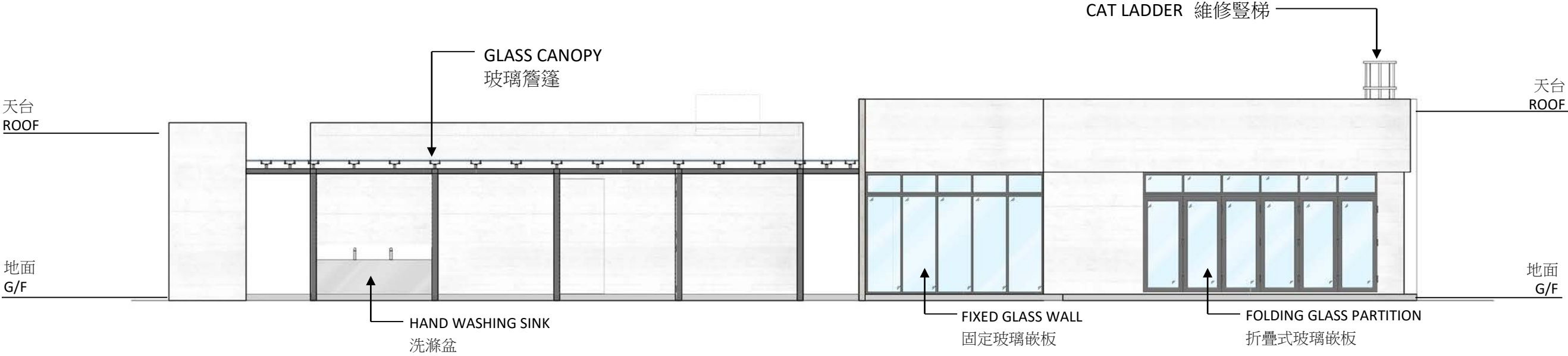


## Elevations of The Pokfulam Farm 薄鳧林牧場立面圖



SOUTH-EAST ELEVATION

東南面立面圖



NORTH-WEST ELEVATION

西北面立面圖

# Elevations of The Pokfulam Farm - New Annex Block

## 薄鳧林牧場新建副樓立面

## Annex 7 to Enclosure 3

### 30QW – Revitalisation Scheme – Revitalisation of the Old Dairy Farm Senior Staff Quarters into The Pokfulam Farm

#### Breakdown of estimates for consultants' fees and resident site staff costs (in September 2017 prices)

		Estimated man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fees (\$ million)
(a) Consultants' fees for contract administration <sup>(Note 2)</sup>	Professional	–	–	–	2.8
				Sub-total	2.8#
(b) Resident site staff (RSS) costs <sup>(Note 3)</sup>	Professional	0.8	38	1.6	0.1
	Technical	55	14	1.6	2.4
				Sub-total	2.5
Comprising –					
(i) Consultants' fees for management of RSS				0.2#	
(ii) Remuneration of RSS				2.3#	
				<b>Total</b>	<b>5.3</b>

\* 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 = \$78,775 per month, MPS salary point 14 = \$27,485 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements of **26QW**. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The figures on estimates are prepared by The Pokfulam Farm Company Limited and agreed by the Commissioner for Heritage. The Director of Architectural Services has examined the figures and considered them acceptable. The actual man-months and actual costs will only be known after completion of the construction works.

#### Remarks

The figures in this Annex 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 6 of Enclosure 3.