For discussion **PWSC(2018-19)20**
on 23 May 2018

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS
Quarters – Internal Security
67JA – Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road)
68JA – Construction of Departmental Quarters for Customs and Excise Department at No. 57 Sheung Fung Street, Tsz Wan Shan

Members are invited to recommend to the Finance Committee the upgrading of **67JA** and **68JA** to Category A at estimated costs of $1,035.2 million and $533.1 million in money-of-the-day (MOD) prices respectively for the construction of departmental quarters (DQs) for the Customs and Excise Department (C&ED).

PROBLEM

There is a substantial shortfall of DQs for married rank and file officers in C&ED.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Security, proposes to upgrade the following projects to Category A –

(a) **67JA** at an estimated cost of $1,035.2 million in MOD prices for the construction of DQs for C&ED at Tseung Kwan O Area 123 (Po Lam Road); and

(b) **68JA** at an estimated cost of $533.1 million in MOD prices for the construction of DQs for C&ED at No. 57 Sheung Fung Street, Tsz Wan Shan.

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3. Details of the projects are at Enclosures 1 and 2 respectively.

Security Bureau
May 2018

67JA – Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road)

PROJECT SCOPE AND NATURE

The project site occupies an area of 3 287 square metres (m^2). The scope of the project includes –

(a) construction of two 25- to 26-storey quarters blocks with a total construction floor area (CFA) of about 23 860 m^2 for the provision of 306 H-grade departmental quarters (DQs) units[1];

(b) provision of the following ancillary facilities –

(i) a building management office;

(ii) amenity and communal areas, including a multi-function room[2];

(iii) 35 private car parking spaces and four motorcycle parking spaces; and

(c) related sewerage works.

2. A site and location plan, layout plan, a sectional drawing, an artist's impression and a plan for the proposed sewerage works for the project are at Annexes 1 to 5 to Enclosure 1. Subject to the funding approval of the Finance Committee, we plan to commence construction in the fourth quarter of 2018 for completion in the second quarter of 2022.

JUSTIFICATION

3. It is the Government's policy to provide DQs for married disciplined services staff, subject to the availability of resources. As at 1 April 2018, the Customs and Excise Department (C&ED) had a total of 2 066 rank and file (R&F) staff eligible for DQs, but only 1 384 DQs units were available for allocation, with a shortfall rate of 33% and an average waiting time of 6.2 years.

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[1] Government quarters are graded as appropriate having regard to their size, location, view, environment, facilities and amenities. The floor area of each of the proposed H-grade DQs units is about 50 m^2.

[2] Covering an area of approximately 18 m^2, the multi-function room will primarily serve as a meeting room for the resident's association.

4. In order to meet the needs of the society's development (for coping with the work arising from new control points and other law enforcement tasks) and to maintain high efficiency in gatekeeping and law enforcement, C&ED will continue to recruit R&F staff in the coming few years. We anticipate that both the shortfall rate and waiting time of DQs will keep rising. Therefore, there is an imminent need for C&ED to increase its number of DQs units.

5. To alleviate the shortfall of DQs, we propose the construction of the DQs project at Tseung Kwan O Area 123 (Po Lam Road) to provide 306 new units.

6. The project site falls within an area zoned for "Government, Institution or Community" on the draft Outline Zoning Plan No. S/TKO/25. The proposed building height (tallest tower) at about 185 metres above the Principal Datum is compatible to the high-rise residential development in the vicinity. At the meeting on 16 March 2018, the Town Planning Board approved the application for the proposed flat use. The project will provide 39 parking spaces (i.e. 35 private car parking spaces and four motorcycle parking spaces). According to the standard on provision of parking spaces in private residential development as stipulated in Section 7 "Parking" of Chapter 8 "Internal Transport Facilities" of the Hong Kong Planning Standards and Guidelines (HKPSG), the number of residents' parking spaces has been maximised under the land use and planning of the project[3].

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be $1,035.2 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

		$ million (in MOD prices)
(a)	Site works	6.8
(b)	Site formation and geotechnical works	49.0
(c)	Piling	84.6

/(d) …..

[3] HKPSG is a Government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. According to Chapter 8 of HKPSG, various relevant factors, including traffic and environmental impacts etc., should be taken into consideration when determining the appropriate level of parking facilities.

			$ million (in MOD prices)
(d)	Building[4]		519.8
(e)	Building services[5]		125.2
(f)	Drainage		25.6
(g)	External works		51.2
(h)	Additional energy conservation, green and recycled features		12.2
(i)	Furniture and equipment [6]		13.2
(j)	Consultants' fees for		24.2
	(i) contract administration	21.1	
	(ii) management of resident site staff (RSS)	3.1	
(k)	Remuneration of RSS		29.3
(l)	Contingencies		94.1
	Total		1,035.2

8. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 1. The estimated construction unit cost, represented by the building and building services costs, is $27,033 per m^2 of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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[4] Building works comprise construction of substructure and superstructure of the building.

[5] Building services works cover electrical installations, ventilations and air-conditioning installations, fire services installations and lift installation and other specialist installations.

[6] The estimated cost is based on an indicative list of furniture and equipment required.

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

Year	$ million (in MOD prices)
2018 – 2019	11.6
2019 – 2020	94.3
2020 – 2021	114.7
2021 – 2022	185.7
2022 – 2023	379.7
2023 – 2024	101.7
2024 – 2025	80.9
2025 – 2026	66.6
	1,035.2

10. 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 2018 to 2026. We will deliver the construction works through a lump-sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

11. We estimate the annual recurrent expenditure arising from this project to be $5.6 million.

PUBLIC CONSULTATION

12. C&ED consulted the Housing and Environmental Hygiene Committee of the Sai Kung District Council on 11 January 2018. The Committee supported the Project.

13. We consulted the Legislative Council Panel on Security on 13 April 2018. Members supported the submission of the project to the Public Works Subcommittee for consideration.

/ENVIRONMENTAL …..

ENVIRONMENTAL IMPLICATIONS

14. 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 December 2017 and the Director of Environmental Protection agreed with the findings that with the implementation of the mitigation measures recommended in the PER, such as acoustic windows and architectural fins, the project would not have long-term adverse environmental impacts. We have included in the project estimate the cost to implement the recommended environmental mitigation measures.

15. During construction, we will incorporate into the works contract the construction related mitigation measures to control noise, dust and site run-off nuisances arising from the construction works to within established standards and guidelines. 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.

16. 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 facilities[7]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

17. 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.

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[7] 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. We estimate that the project will generate in total about 19 450 tonnes of construction waste. Of these, we will reuse about 3 600 tonnes (18.5%) of inert construction waste on site and deliver 12 750 tonnes (65.6%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 3 100 tonnes (15.9%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be $1.5 million for this project (based on a unit charge rate of $71 per tonne for disposal at public fill reception facilities and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular lift power regeneration and photovoltaic system.

22. For greening features, we will provide planting areas for environmental and amenity benefits.

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

24. The total estimated additional cost for adoption of the above energy conservation, green features and recycled features is around $12.2 million (including $0.3 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 5.3% energy savings in the annual energy consumption with a payback period of about eight years.

/BACKGROUND …..

BACKGROUND INFORMATION

25. We upgraded **67JA** to Category B in September 2012. We engaged consultants to undertake various services, including planning consultancy services with environmental investigations in December 2015, topographical survey and ground investigation in August and November 2016, and quantity surveying services in December 2016, at a total cost of about $19.2 million in MOD prices. We charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The environmental investigations, topographical survey and ground investigation have been completed.

26. Of the 72 trees within the project boundary, the proposed works will involve the felling of these trees. All trees to be felled are not important trees[8]. We will incorporate planting proposals as part of the project, including estimated quantities of 76 trees, 8 100 number of shrubs/herbaceous plants/groundcovers and climbers.

27. We estimate that the proposed works will create about 290 jobs (260 for labourers and 30 for professional or technical staff) providing a total employment of 6 500 man-months.

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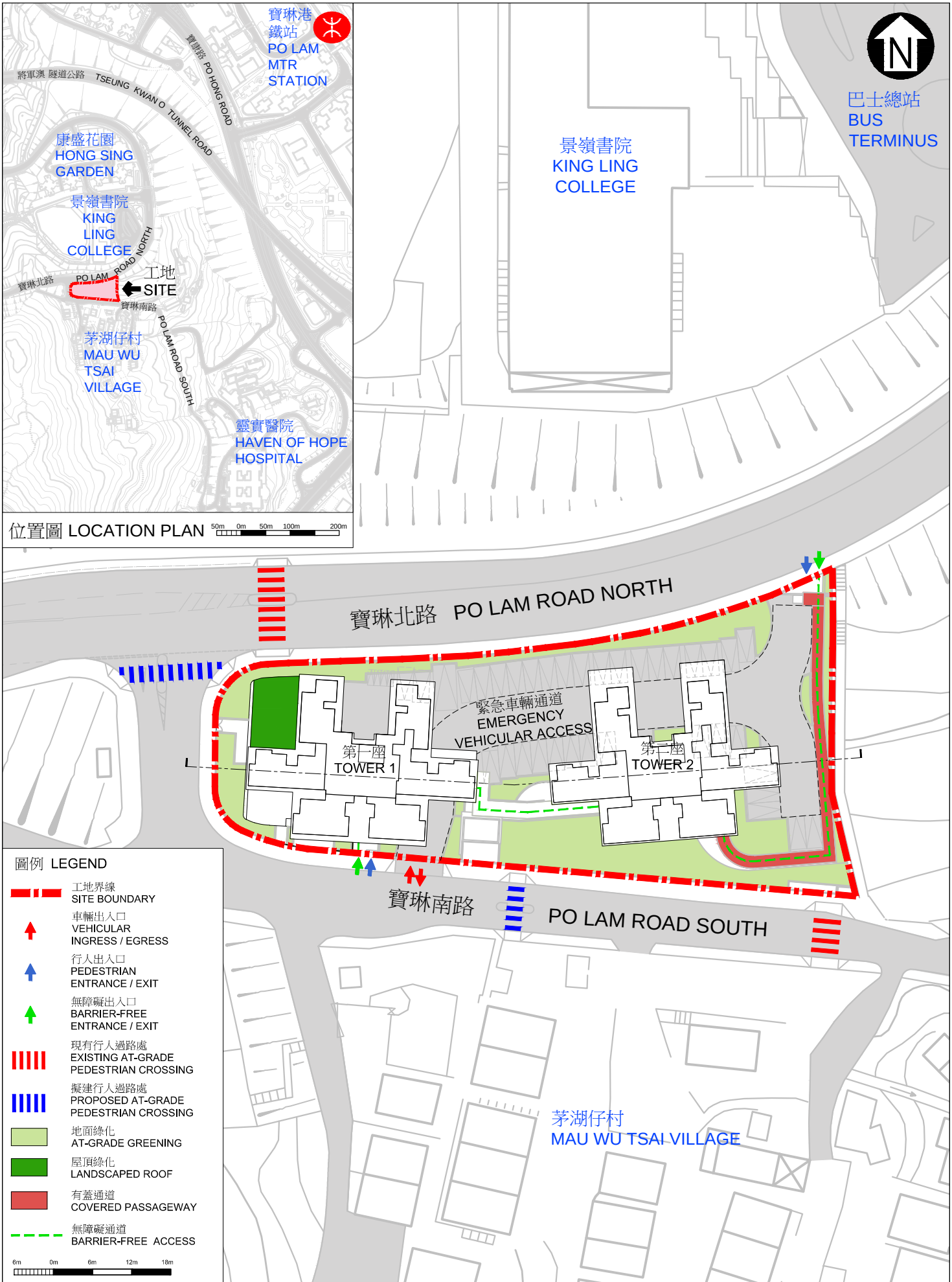
[8] "Important trees" refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

(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.



位置圖 LOCATION PLAN

圖例 LEGEND

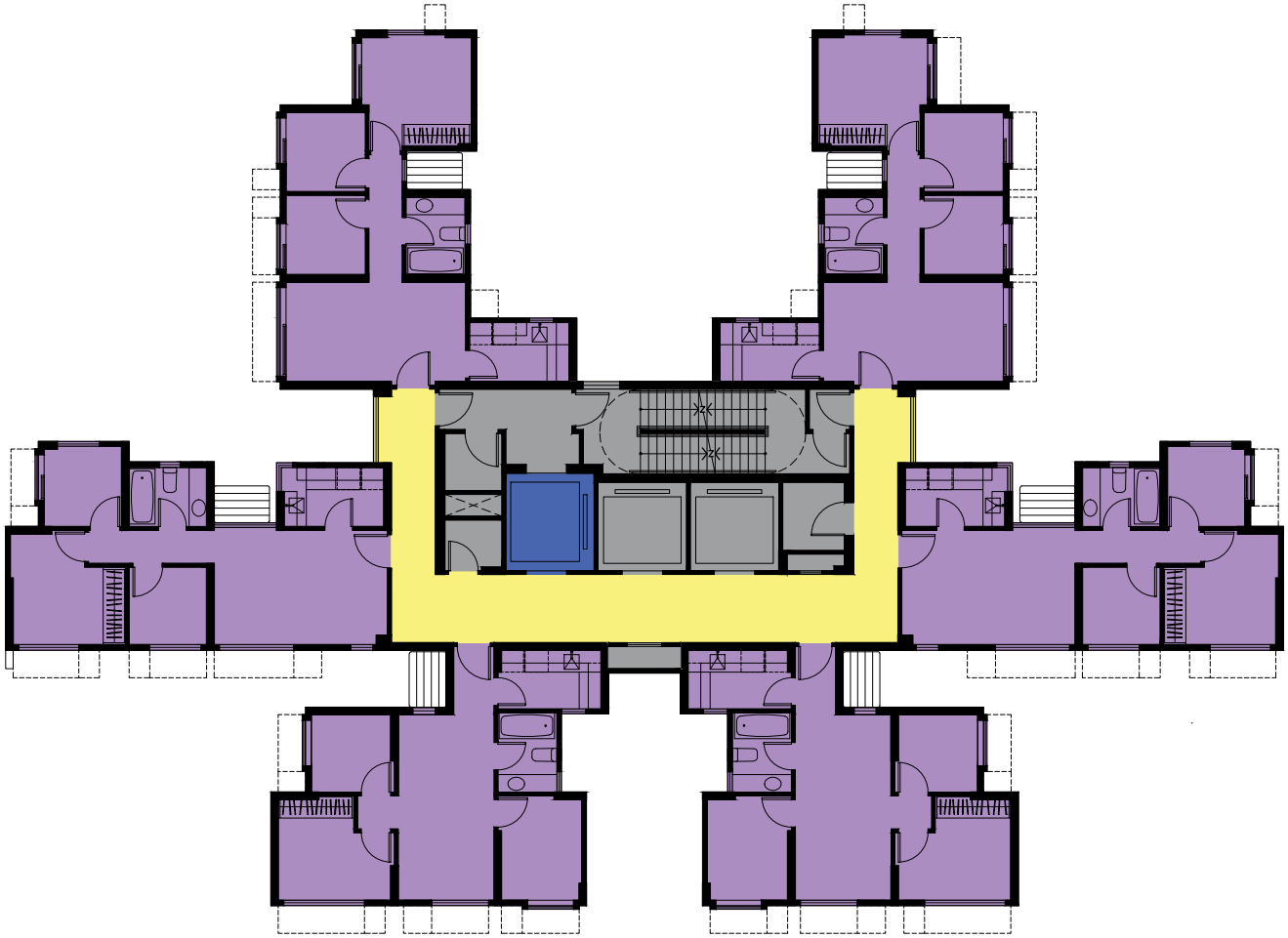
- 工地界線 SITE BOUNDARY
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 擬建行人過路處 PROPOSED AT-GRADE PEDESTRIAN CROSSING
- 地面綠化 AT-GRADE GREENING
- 屋頂綠化 LANDSCAPED ROOF
- 有蓋通道 COVERED PASSAGEWAY
- 無障礙通道 BARRIER-FREE ACCESS

6m 0m 6m 12m 18m

工地平面圖
SITE PLAN

67JA
將軍澳第123區寶琳路香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR C&ED AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)

ARCHITECTURAL SERVICES DEPARTMENT 建 築 署



圖例 LEGEND

- 公用走廊 COMMON CORRIDOR
- 機房/ 升降機/ 樓梯 PLANT ROOMS/ LIFTS/ STAIRCASES
- 暢通易達升降機 ACCESSIBLE LIFT
- 單位 (H級) QUARTERS UNITS (H-GRADE)

2m 0m 2m 4m 6m 8m

標準樓層平面圖
TYPICAL FLOOR PLAN

67JA
將軍澳第123區寶琳路香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR C&ED AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 公用走廊 COMMON CORRIDOR
- 機房/ 升降機/ 樓梯 PLANT ROOMS/ LIFTS/ STAIRCASES
- 單位 (H級) QUARTERS UNITS (H-GRADE)
- 暢通易達洗手間 ACCESSIBLE TOILET
- 地面綠化 AT-GRADE GREENING

7.5m 0m 7.5m 15m

剖面圖
SECTION

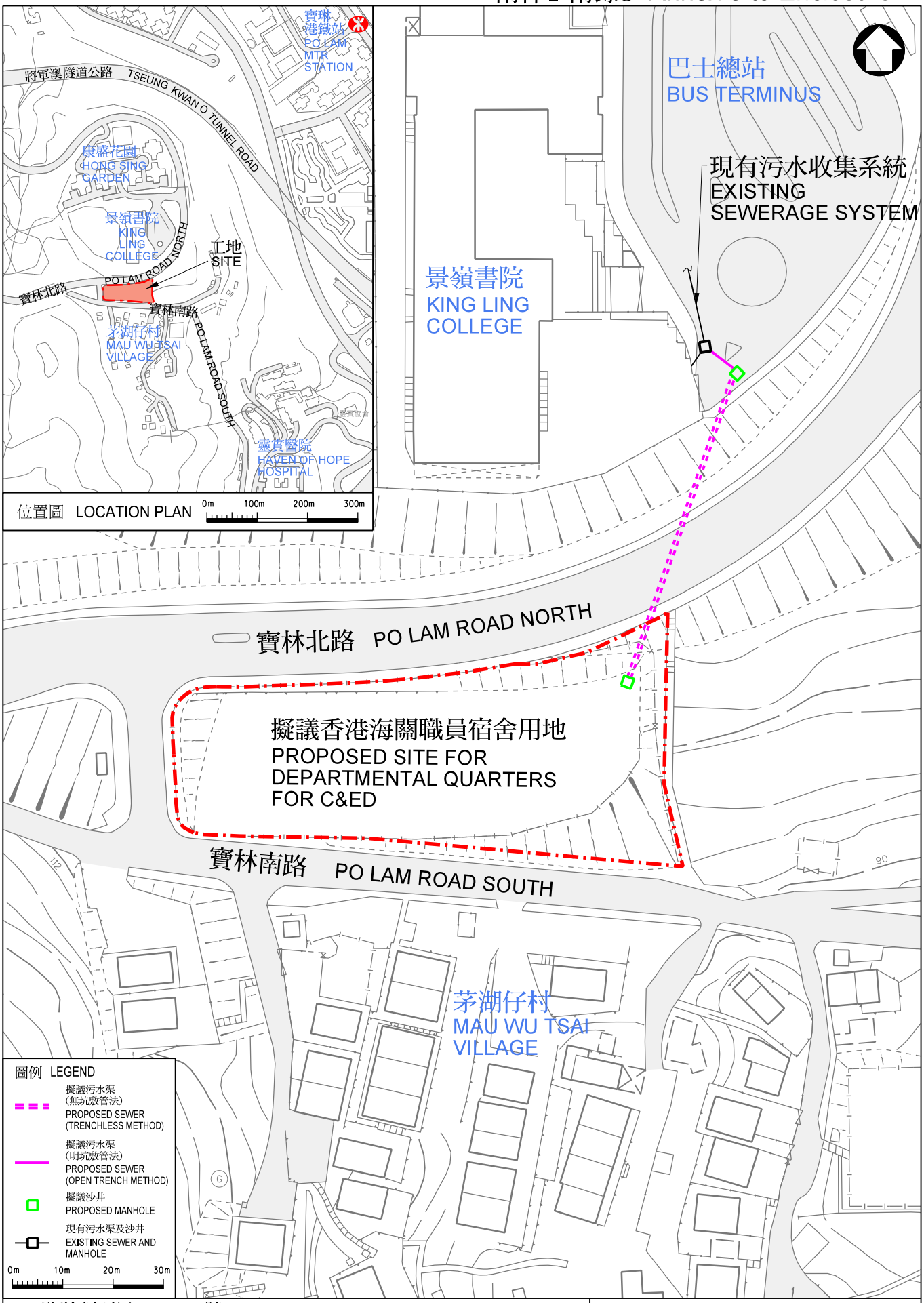
67JA
將軍澳第123區寶琳路香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR C&ED AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)

ARCHITECTURAL SERVICES DEPARTMENT 建 築 署

從寶琳南路望向擬建宿舍的透視圖(構思圖)

PERSPECTIVE VIEW FROM PO LAM ROAD SOUTH (ARTIST'S IMPRESSION)

構思圖 ARTIST'S IMPRESSION	67JA 將軍澳第123區寶琳路香港海關職員宿舍建造工程 CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR C&ED AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)	ARCHITECTURAL SERVICES DEPARTMENT 建築署



工務計劃項目3067JA號
將軍澳第123區寶琳路香港海關職員宿舍建造工程
- 擬議污水渠工程

PWP ITEM NO. 3067JA
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND EXCISE DEPARTMENT AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)
- PLAN FOR THE PROPOSED SEWERAGE WORKS

DRAINAGE SERVICES DEPARTMENT 渠務署

67JA – Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road)

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	–	–	–	10.6
		Technical	–	–	–	6.0
					Sub-total	16.6 #
(b)	Resident site staff (RSS) costs (Note 3)	Professional	52	38	1.6	6.6
		Technical	428	14	1.6	18.8
					Sub-total	25.4
	Comprising -					
	(i) Consultants' fees for management of RSS			2.4 #		
	(ii) Remuneration of RSS			23.0 #		
					Total	**42.0**

* 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 the design and construction of **67JA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **67JA** 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 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 7 of Enclosure 1.

68JA – Construction of Departmental Quarters for Customs and Excise Department at No. 57 Sheung Fung Street, Tsz Wan Shan

PROJECT SCOPE AND NATURE

The project site occupies an area of 3 598 square metres (m^2) (the work area is 1 491 m^2 after deducting the area of waterworks reserves and slopes). The scope of the project includes –

(a) construction of one 25-storey quarters block with a total construction floor area (CFA) of about 13 300 m^2 for the provision of 175 departmental quarters (DQs) units, including 150 G-grade and 25 H-grade units [1]; and

(b) provision of the following ancillary facilities –

(i) a building management office;

(ii) amenity and communal areas, including a multi-function room[2]; and

(iii) 20 private car parking spaces and two motorcycle parking spaces.

2. A site and location plan, layout plan, a sectional drawing and an artist's impression for the project are at Annexes 1 to 4 to Enclosure 2. Subject to the funding approval of the Finance Committee, we plan to commence construction in the fourth quarter of 2018 for completion in the first quarter of 2022.

JUSTIFICATION

3. It is the Government's policy to provide DQs for married disciplined services staff, subject to the availability of resources. As at 1 April 2018, the Customs and Excise Department (C&ED) had a total of 2 066 rank and file (R&F) staff eligible for DQs, but only 1 384 DQs units were available for allocation, with a shortfall rate of 33% and an average waiting time of 6.2 years.

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[1] Government quarters are graded as appropriate having regard to their size, location, view, environment, facilities and amenities. The floor areas of each of the proposed G-grade DQs units and H-grade DQs units are about 55 m^2 and 50 m^2 respectively.

[2] Covering an area of approximately 18 m^2, the multi-function room will primarily serve as a meeting room for the resident's association.

4. In order to meet the needs of the society's development (for coping with the work arising from new control points and other law enforcement tasks) and to maintain high efficiency in gatekeeping and law enforcement, C&ED will continue to recruit R&F staff in the coming few years. We anticipate that both the shortfall rate and waiting time of DQs will keep rising. Therefore, there is an imminent need for C&ED to increase its number of DQs units.

5. To alleviate the shortfall of DQs, we propose the construction of the DQs project at No. 57 Sheung Fung Street, Tsz Wan Shan to provide 175 new units.

6. The project site falls within an area zoned for "Residential (Group A)" on the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29. The maximum building height of the site as specified in the OZP is 145 metres above the Principal Datum (mPD). The proposed building to be constructed will reach 138.1 mPD. The project will provide 22 parking spaces (i.e. 20 private car parking spaces and two motorcycle parking spaces). According to the standard on provision of parking spaces in private residential development as stipulated in Section 7 "Parking" of Chapter 8 "Internal Transport Facilities" of the Hong Kong Planning Standards and Guidelines (HKPSG), the number of residents' parking spaces has been maximised under the land use and planning of the project[3].

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be $533.1 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

		$ million (in MOD prices)
(a)	Site works	7.3
(b)	Site formation and geotechnical works	13.3
(c)	Piling	39.8

/(d) …..

[3] HKPSG is a Government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. According to Chapter 8 of HKPSG, various relevant factors, including traffic and environmental impacts etc., should be taken into consideration when determining the appropriate level of parking facilities.

			$ million (in MOD prices)
(d)	Building[4]		274.9
(e)	Building services		70.7
(f)	Drainage		9.2
(g)	External works		21.2
(h)	Additional energy conservation, green and recycled features		6.7
(i)	Furniture and equipment [5]		7.1
(j)	Consultants' fees for		14.6
	(i) contract administration	12.4	
	(ii) management of RSS	2.2	
(k)	Remuneration of RSS		19.8
(l)	Contingencies		48.5
	Total		533.1

8. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 5 to Enclosure 2. The estimated construction unit cost, represented by the building and building services costs, is $25,985 per m^2 of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

/9. …..

[4] Building works comprise construction of substructure and superstructure of the building.

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

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

Year	$ million (in MOD prices)
2018 – 2019	8.4
2019 – 2020	34.4
2020 – 2021	94.8
2021 – 2022	255.8
2022 – 2023	55.5
2023 – 2024	47.5
2024 – 2025	36.7
	533.1

10. 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 2018 to 2025. We will deliver the construction works through a lump-sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

11. We estimate the annual recurrent expenditure arising from this project to be $5.2 million.

PUBLIC CONSULTATION

12. C&ED consulted the Wong Tai Sin District Council on 6 March 2018. The District Council supported the project.

13. We consulted the Legislative Council Panel on Security on 13 April 2018. Members supported the submission of the project to the Public Works Subcommittee for consideration.

/ENVIRONMENTAL …..

ENVIRONMENTAL IMPLICATIONS

14. 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 December 2015 and the Director of Environmental Protection agreed with the findings that with the implementation of the mitigation measures recommended in the PER, such as building setback, acoustic windows, and architectural fins, the project would not have long-term adverse environmental impacts. We have included in the project estimate the cost to implement the recommended environmental mitigation measures.

15. During construction, we will incorporate into the works contract the construction related mitigation measures to control noise, dust and site run-off nuisances arising from the construction works to within established standards and guidelines. 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.

16. 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 facilities[6]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

17. 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.

/18. …..

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[6] Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

18. We estimate that the project will generate in total about 8 300 tonnes of construction waste. Of these, we will reuse about 2 400 tonnes (28.9%) of inert construction waste on site and deliver 4 200 tonnes (50.6%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 1 700 tonnes (20.5%) 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 $0.6 million for this project (based on a unit charge rate of $71 per tonne for disposal at public fill reception facilities and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular lift power regeneration and photovoltaic system.

22. For greening features, we will provide planting areas for environmental and amenity benefits.

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

24. The total estimated additional cost for adoption of the above energy conservation, green features and recycled features is around $6.7 million (including $0.1 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 5.3% energy savings in the annual energy consumption with a payback period of about eight years.

/**BACKGROUND** …..

BACKGROUND INFORMATION

25. We upgraded **68JA** to Category B in September 2013. We engaged consultants to undertake various services, including topographical survey, environmental investigations and ground investigation in June 2015, and quantity surveying services in September 2016, at a total cost of about $9.4 million in MOD prices. We charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The environmental investigations, topographical survey and ground investigation have been completed.

26. Of the 121 trees within the project boundary, 85 trees will be preserved. The proposed works will involve the felling of 36 trees, including seven dead trees. All trees to be felled are not important trees[7]. We will incorporate planting proposals as part of the project, including estimated quantities of 43 trees, 9 310 number of shrubs/herbaceous plants/groundcovers and climbers.

27. We estimate that the proposed works will create about 140 jobs (120 for labourers and 20 for professional or technical staff) providing a total employment of 3 400 man-months.

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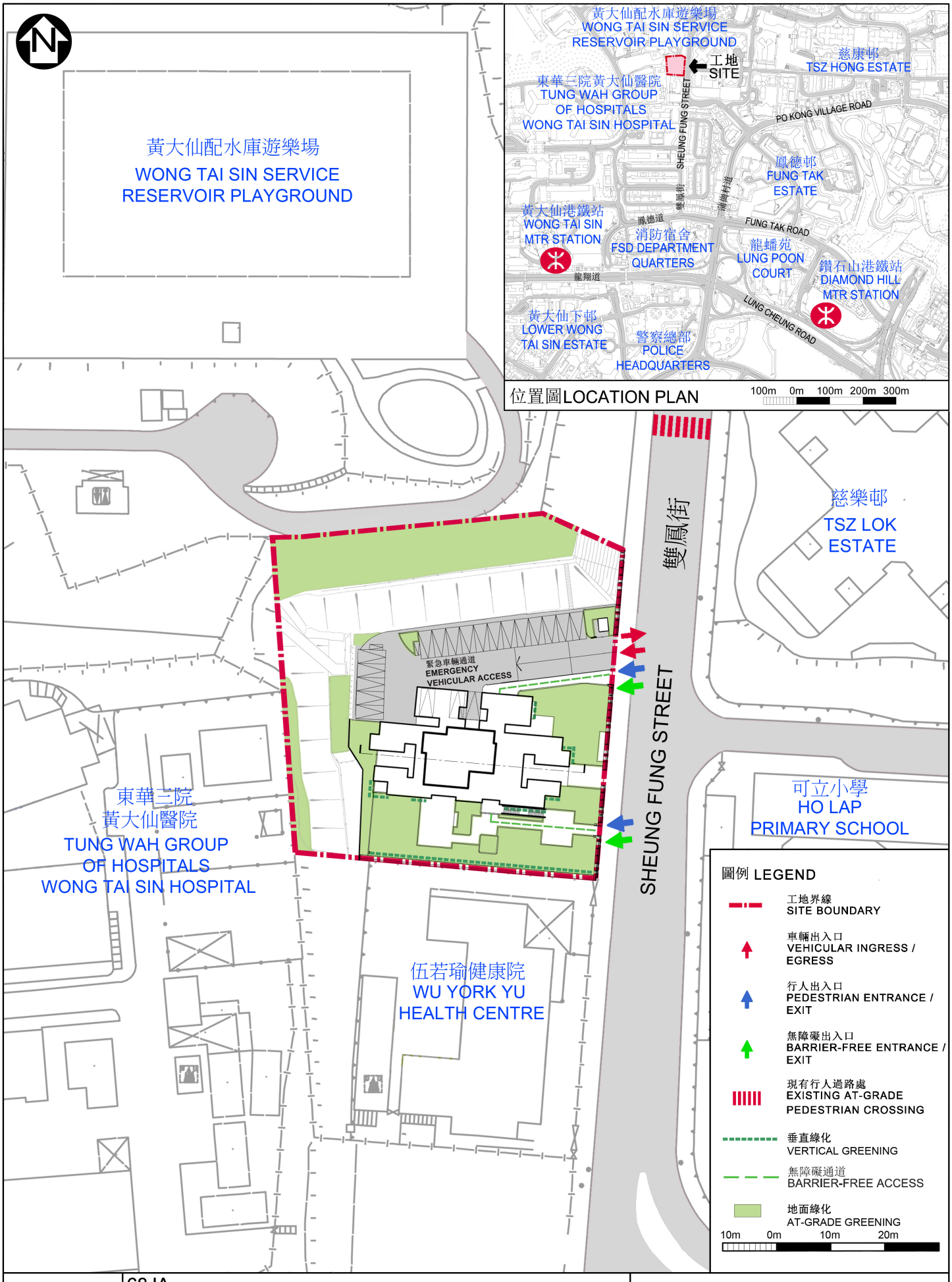
[7] "Important trees" refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

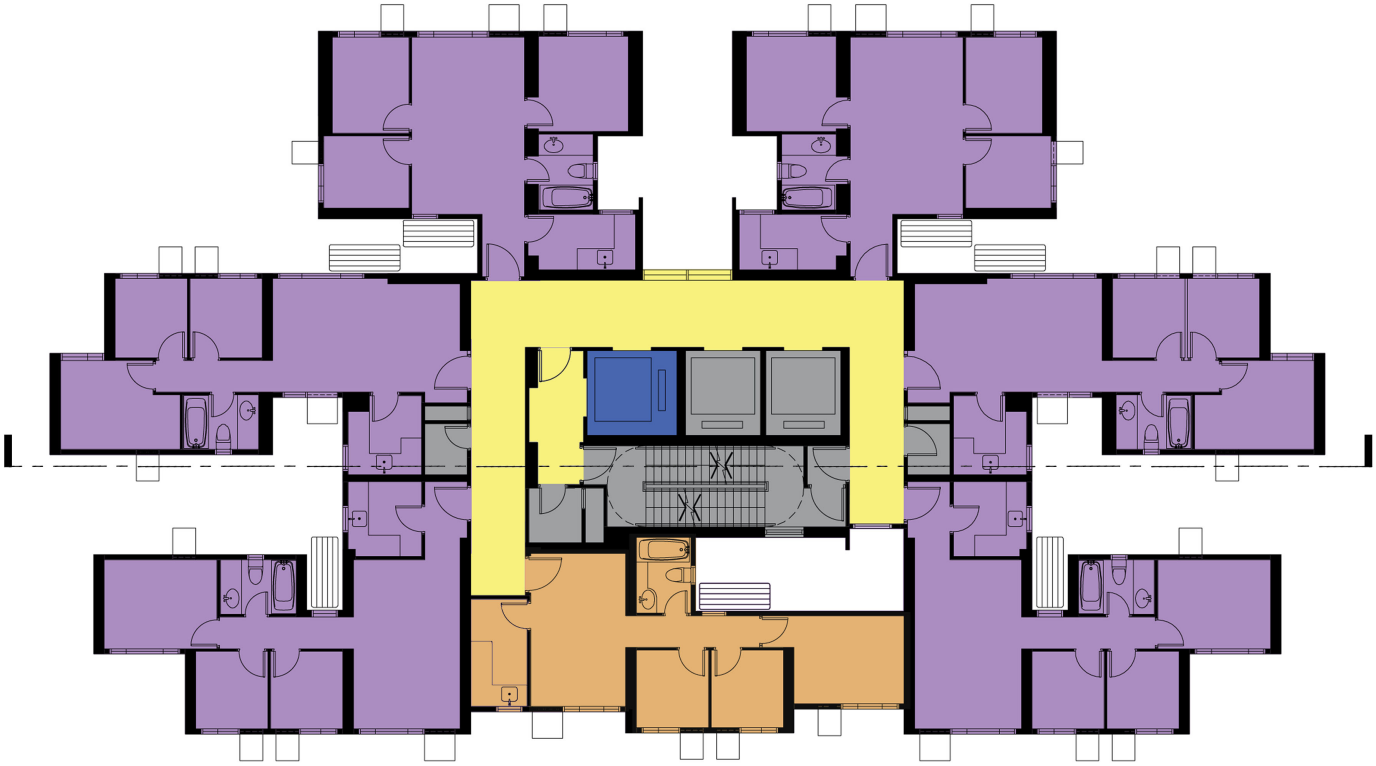
(a) trees of 100 years old or above;
(b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
(c) trees of precious or rare species;
(d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
(e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



工地平面圖
SITE PLAN

68JA
慈雲山雙鳳街57號香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND EXCISE DEPARTMENT AT NO. 57 SHEUNG FUNG STREET, TSZ WAN SHAN

ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

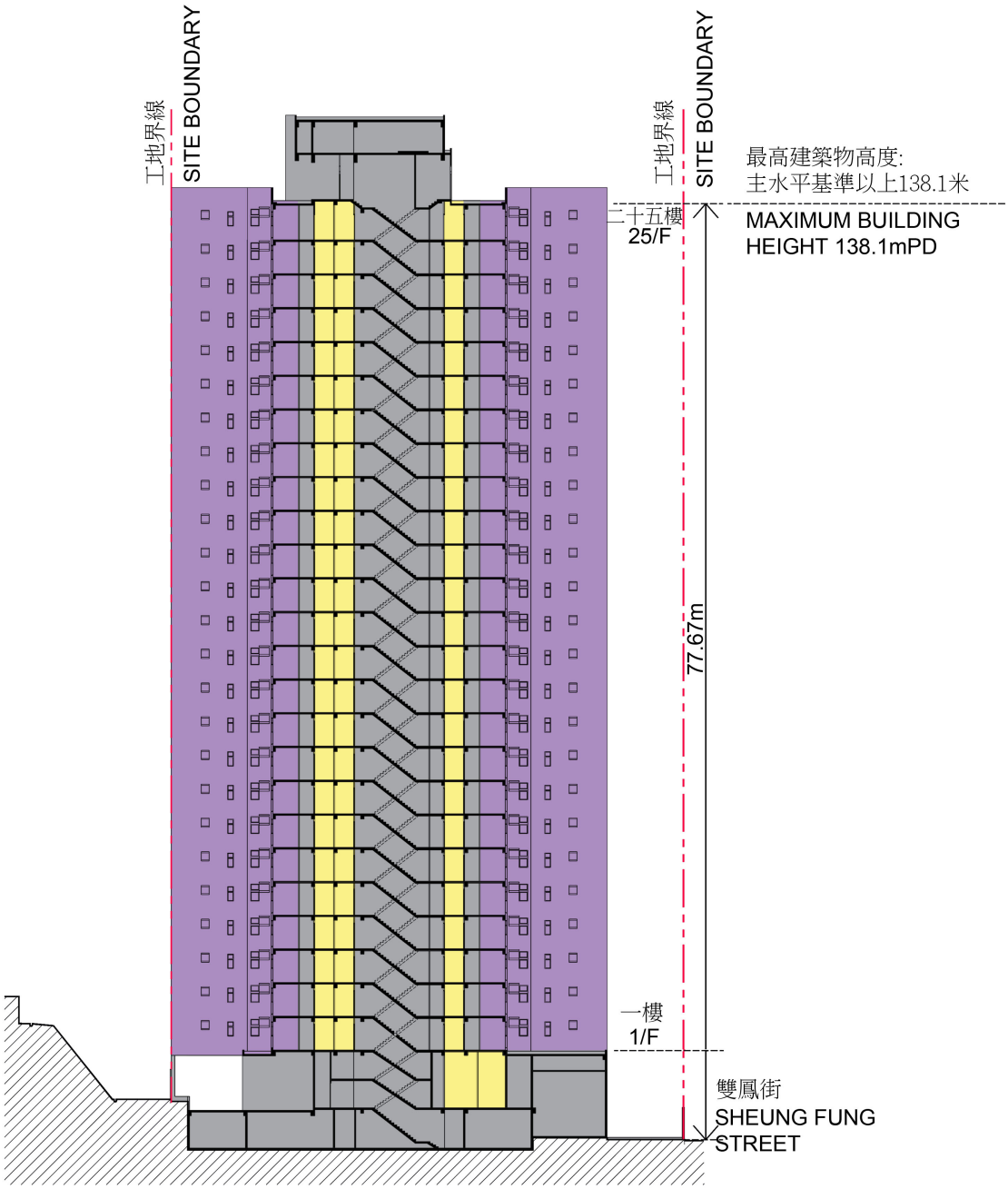
- 公用走廊 COMMON CORRIDOR
- 機房/升降機/樓梯 PLANT ROOMS/LIFTS/STAIRCASES
- 暢通易達升降機 ACCESSIBLE LIFT
- G級單位 G-GRADE UNITS
- H級單位 H-GRADE UNITS

2m 0m 2m 4m

標準樓層平面圖
TYPICAL FLOOR PLAN

68JA
慈雲山雙鳳街57號香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND EXCISE DEPARTMENT AT NO. 57 SHEUNG FUNG STREET, TSZ WAN SHAN

ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

公用走廊
COMMON CORRIDOR

機房/升降機/樓梯
PLANT ROOMS/LIFTS/STAIRCASES

單位
QUARTERS UNITS

7.5m 0m 7.5m

剖面圖
SECTION

68JA
慈雲山雙鳳街57號香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND EXCISE DEPARTMENT AT NO. 57 SHEUNG FUNG STREET, TSZ WAN SHAN

ARCHITECTURAL SERVICES DEPARTMENT 建築署

從雙鳳街望向擬建宿舍的透視圖(構思圖)
PERSPECTIVE VIEW FROM SHEUNG FUNG STREET (ARTIST'S IMPRESSION)

構思圖 ARTIST'S IMPRESSION	68JA 慈雲山雙鳳街57號香港海關職員宿舍建造工程 CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND EXCISE DEPARTMENT AT NO. 57 SHEUNG FUNG STREET, TSZ WAN SHAN	ARCHITECTURAL SERVICES DEPARTMENT 建築署

68JA – Construction of Departmental Quarters for Customs and Excise Department at No. 57 Sheung Fung Street, Tsz Wan Shan

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	–	–	–	6.4
		Technical	–	–	–	3.6
					Sub-total	10.0 #
(b)	Resident site staff (RSS) costs (Note 3)	Professional	37	38	1.6	4.7
		Technical	298	14	1.6	13.1
					Sub-total	17.8
	Comprising -					
	(i) Consultants' fees for management of RSS			1.8 #		
	(ii) Remuneration of RSS			16.0 #		
					Total	**27.8**

* 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 the design and construction of **68JA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **68JA** 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 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 7 of the Enclosure 2.