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本函檔號 Our Ref. : TsyB E 173/675-10/1/16/0 Pt.7
來函檔號 Your Ref. :

2 March 2018

Ms Doris Lo
Clerk to Public Works Sub-committee
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

Dear Ms Lo,

**Follow up to Public Works Sub-committee meeting
held on 12 February 2018 –**

Relocation of the Wan Chai Government Offices Compound

During the discussion of the item “122KA - Inland Revenue Tower in Kai Tak Development” at the Public Works Sub-committee meeting held on 12 February 2018, the Government was requested to provide supplementary information on the relocation of the Wan Chai Government Offices Compound. I attach the supplementary information at **Annex** for Members’ reference.

At the same meeting, we were also asked to provide supplementary information on the payback period of the photovoltaic system in the proposed Inland Revenue Tower. We are preparing the information and will revert separately.

Yours sincerely,



(Ms Tracy Chu)
for Secretary for Financial Services
and the Treasury

c.c.

Secretary for Commerce and Economic Development (Fax: 2918 1273)
Government Property Administrator (Fax: 2827 1891)
Director of Architectural Services (Fax: 2523 4693)
Government Chief Information Officer (Fax: 2824 3208)
Commissioner of Inland Revenue (Fax: 2802 7597)
Director of Immigration (Fax: 2446 4333)
Director of Water Supplies (Fax: 2824 2757)
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Director of Drainage Services (Fax: 3103 0023)
Judiciary Administrator (Fax No. 2413 8737)

Relocation of the Wan Chai Government Offices Compound

This note gives an overview of the relocation exercise of the Wan Chai Government Offices Compound ("WCGOC").

Background

2. It is government policy to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those with no location requirements out of high value areas, including the central business districts ("CBD"). The Government has decided that the WCGOC site will be used for the development of convention and exhibition venues, hotel facilities and Grade A office space.

The relocation exercise

3. The WCGOC site involves a total floor area of 175 000m², with over 10 000 staff of 28 government bureaux / departments ("b/ds") and the Judiciary. In view of the scale and complexity of the relocation exercise, the Government will take it forward in phases.

4. Nine replacement building projects are being or will be implemented to accommodate the b/ds to be relocated from the WCGOC. Apart from re-provisioning the government offices currently accommodated at the WCGOC, the replacement buildings will also provide space for government accommodations currently in leased private premises to provide security of tenure, enhance operational efficiency and achieve savings in rental expenditure. Public facilities will also be provided in some of the buildings to meet local service needs as and when appropriate.

5. The nine replacement building projects will be located at Yau Ma Tei, Kai Tak, Cheung Sha Wan, Tseung Kwan O, Chai Wan and Causeway Bay respectively. A map indicating the locations of the nine replacement buildings projects is at **Enclosure A**. Their locations are decided having regard to the location, space and operational requirements of the affected b/ds and availability of suitable sites. Most of the replacement buildings projects are located in non-CBD and/or new districts such as Kai Tak and Tseung Kwan O.

Implementation timetable

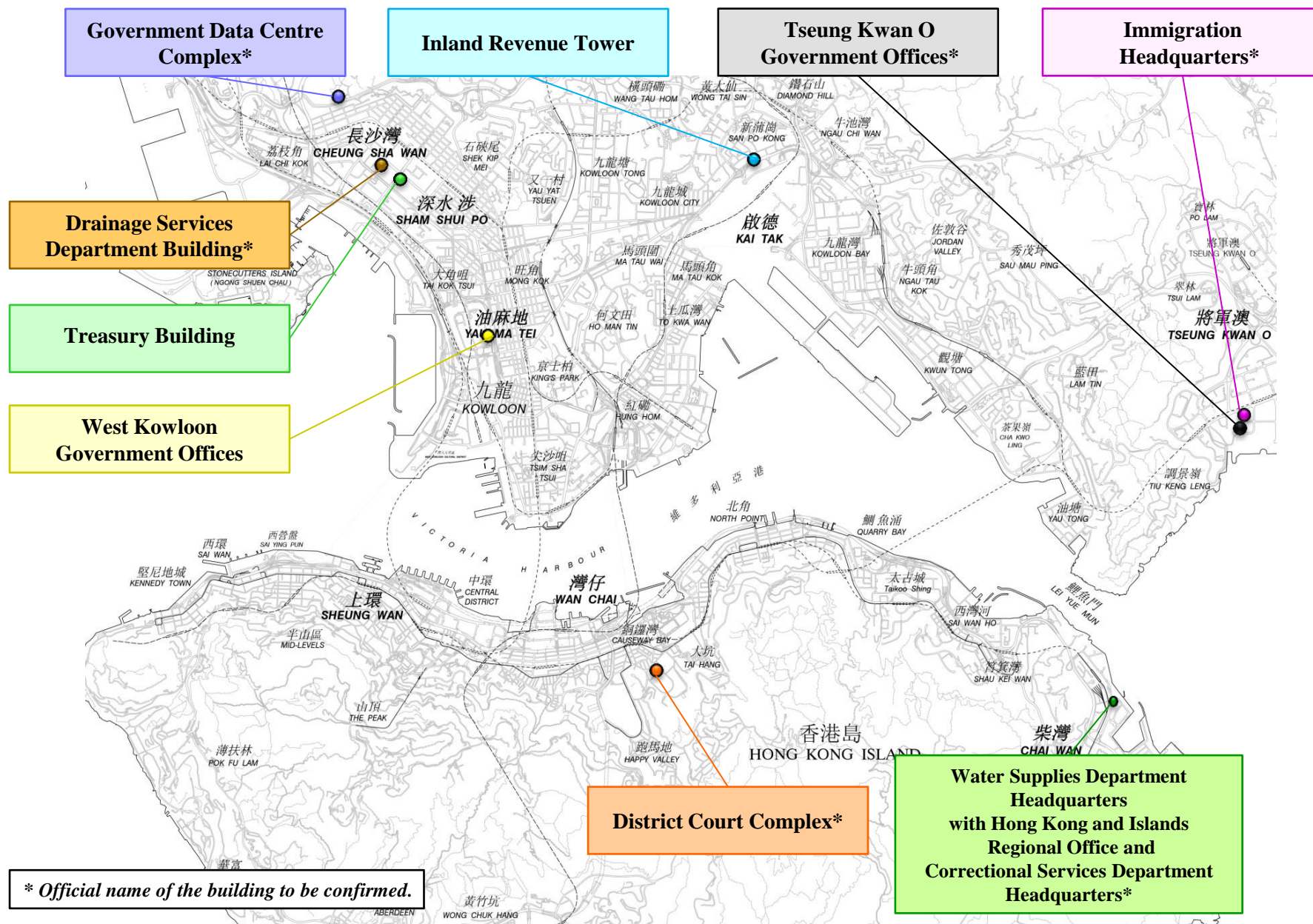
6. Relevant b/ds are actively taking forward the implementation of the nine replacement building projects under the WCGOC relocation exercise. The latest progress of these replacement building projects is provided at **Enclosure B**.

7. We expect that the first substantive move away from the WCGOC (involving a total floor area of about 9 900m² and three departments) may start in 2019, after the completion of the construction works of the West Kowloon Government Offices in early 2019. The subsequent phases of relocation will take place when the other replacement buildings are ready for occupation. To this end, the Government aims to seek the funding approval of the Finance Committee (“FC”) of the Legislative Council (“LegCo”) for the proposed construction of the Inland Revenue Tower in Kai Tak, and the proposed Government Data Centre Complex and the Treasury Building in Cheung Sha Wan within the first half of 2018. At the same time, the relevant b/ds are working on the preparation of the remaining five building projects with a view to seeking funding support from FC in due course. It is the Government’s target to complete all the replacement building projects under the WCGOC relocation exercise by 2026.

Benefits to the community

8. The relocation exercise will release the valuable land in Wan Chai for convention, exhibition and commercial uses, which will add new impetus to the economic development of Hong Kong. The relocation of government offices to non-CBD may also promote office decentralisation, resulting in a better utilisation of land resources and a more balanced distribution of employment and economic activities territory wide.

Financial Services and the Treasury Bureau
March 2018



Replacement Buildings Projects under the Relocation of the Wan Chai Government Offices Compound

	Replacement building project [Joint-user Building (“JUB”) / Specialist / Departmental Building (“SDB”)]	Location	Bureaux/departments (b/ds) to be accommodated	Examples of planned public facilities	Target completion date	Estimated / approved project cost (in money-of-the-day prices)	Progress (Please refer to Enclosure B1)
1	West Kowloon Government Offices (JUB)	Yau Ma Tei	Buildings Department, Civil Engineering and Development Department, Lands Department, Leisure and Cultural Services Department (“LCSD”), Government Property Agency, Social Welfare Department (“SWD”), Transport Department (“TD”), and Department of Health (“DH”)	A student health service cum special assessment centre, and a dental clinic for civil servants and eligible persons	Early 2019	\$4,742.5M (Design-and-build (“D&B”) contract of the project approved by the Finance Committee (“FC”) in June 2015)	Construction in progress.
2	Government Data Centre Complex (SDB)*	Cheung Sha Wan	The Complex will provide accommodation for the following 9 b/ds to host information technology equipment racks for data centre services: Office of the Government Chief Information Officer (“OGCIO”), Census and Statistics Department (“C&SD”), Education Bureau (“EDB”), Food and Health Bureau (“FHB”),	-	Late 2021	\$52.6M (Pre-construction consultancy services approved by FC in June 2015) The estimated construction cost will be provided when the Public Works Sub-committee (“PWSC”) is consulted on the	Tender assessment for construction works in progress. To seek funding approval from FC in the first half of 2018.

	Replacement building project [Joint-user Building (“JUB”) / Specialist / Departmental Building (“SDB”)]	Location	Bureaux/departments (b/ds) to be accommodated	Examples of planned public facilities	Target completion date	Estimated / approved project cost (in money-of-the-day prices)	Progress (Please refer to Enclosure B1)
			Hong Kong Observatory, Hong Kong Police Force, Immigration Department (“ImmD”), LCSD, and Treasury			project.	
3	Treasury Building (JUB)	Cheung Sha Wan	Security Bureau, Treasury, OGCIO, Office of the Communications Authority, Labour Department (“LD”), Registration and Electoral Office, Hongkong Post (“HKP”), Efficiency Unit (to be renamed as Efficiency Office with effect from 1 April 2018), FHB / Hospital Authority (“HA”), SWD, and TD	A general out-patient clinic, recruitment centres, a child care centre, and a day care centre for the elderly	Mid 2022	\$103.2M (Pre-construction consultancy service and site investigation works approved by FC in November 2015) \$2,281M (For construction works)	Tender assessment for construction works in progress. To consult the Panel on Financial Affairs on 5 March 2018 and seek funding approval from FC in the first half of 2018.
4	Inland Revenue Tower (SDB)	Kai Tak	Inland Revenue Department	-	Mid 2022	\$3,600M (D&B contract)	The project is being considered by PWSC. To seek funding approval from FC in the first

	Replacement building project [Joint-user Building (“JUB”) / Specialist / Departmental Building (“SDB”)]	Location	Bureaux/departments (b/ds) to be accommodated	Examples of planned public facilities	Target completion date	Estimated / approved project cost (in money-of-the-day prices)	Progress (Please refer to Enclosure B1)
							half of 2018.
5	Immigration Headquarters* (SDB)	Tseung Kwan O	Immigration Department	-	Mid 2023	The estimated construction cost will be provided when PWSC is consulted on the project.	Tender for the D&B contract was invited in January 2018.
6	Tseung Kwan O Government Offices* (JUB)	Tseung Kwan O	C&SD, EDB, Environmental Protection Department, Innovation and Technology Commission, Independent Commission Against Corruption, Department of Justice, FHB / HA, DH, SWD, LD, HKP, and TD	A general out-patient clinic, a family clinic, a dental clinic and a child care centre for civil servants and eligible persons, a job centre, a delivery office, and Social Security Field Unit	Early 2024	The estimated construction cost will be provided when PWSC is consulted on the project.	Preparation work of the prequalification tender for the D&B contract in progress.

	Replacement building project [Joint-user Building (“JUB”) / Specialist / Departmental Building (“SDB”)]	Location	Bureaux/departments (b/ds) to be accommodated	Examples of planned public facilities	Target completion date	Estimated / approved project cost (in money-of-the-day prices)	Progress (Please refer to Enclosure B1)
7	Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters* (SDB)	Chai Wan	Water Supplies Department, Correctional Services Department, DH, and TD	A dental clinic for civil servants and eligible persons	Early 2024	The estimated construction cost will be provided when PWSC is consulted on the project.	The Eastern District Council supported the project in December 2017. Preparation work is in progress.
8	Drainage Services Department Building* (SDB)	Cheung Sha Wan	Drainage Services Department, and SWD	-	Late 2023	The estimated construction cost will be provided when PWSC is consulted on the project.	The Sham Shui Po District Council was consulted on the project in January 2018.
9	District Court Complex* (SDB)	Causeway Bay	The Judiciary	-	By 2026 tentatively	The estimated construction cost will be provided when PWSC is consulted on the project.	The Judiciary is preparing the requirements for court facilities and other support facilities.

* Official name of the building to be confirmed.

Construction Programme of the Replacement Building Projects (as at March 2018)

重置大樓項目建造工程時間表 (截至2018年3月)

Project/ Year 項目/年份 Quarter 季度	2015				2016				2017				2018				2019				2020				2021				2022				2023				2024				2025				2026			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4								
1 West Kowloon Government Offices 西九龍政府合署																																																
2 Government Data Centre Complex 政府數據中心大樓																																																
3 Treasury Building 庫務大樓																																																
4 Inland Revenue Tower 稅務大樓																																																
5 Immigration Headquarters 入境事務處總部																																																
6 Tseung Kwan O Government Offices 將軍澳政府合署																																																
7 Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters 水務署總部暨香港及離島分署及懲教署 總部大樓																																																
8 Drainage Services Department Building 渠務署大樓																																																
9 District Court Complex 區域法院綜合大樓																																																
	(Estimated completion in 2026, subject to the detailed programme to be worked out.) (有待制訂詳細時間表，預計2026年完工。)																																															