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(Attn: Ms Doris LO)  
(Fax: 2978 7569)

22 March 2018

Dear Ms Lo,

**Public Works Subcommittee**  
**23 PP – Reprovisioning of the Hongkong Post's Headquarters**

Regarding the funding application for Item No. 32PP – Reprovisioning of the Hongkong Post's Headquarters (HKP HQs), Dr Hon. KWOK Ka-ki wrote to the Chairman of the Public Works Subcommittee on 8 February 2018, requesting the Government to provide supplementary information. In consultation with the Development Bureau and Hongkong Post (HKP), the consolidated reply is as follows –

- 1. Please provide a comparison of the gross floor area, the facilities therein and the respective areas of the existing General Post Office (GPO) Building with those of the proposed building in this project (please set out such information in a table).**

The proposed HKP Building will reprovision the HKP HQs currently housed in the GPO Building in Central, and accommodate some out-housed units and a new delivery office. The facilities and their areas are tabulated as follows:

	<b>Facility</b>	<b>Existing Area (rounded off to the nearest 10 square metre (m<sup>2</sup>))</b>	<b>Area in the proposed building (rounded off to the nearest 10 m<sup>2</sup>)</b>
<b><i>To be relocated from the existing GPO Building</i></b>			
1.	Offices of HKP HQs	5 200 (including 4 570 m <sup>2</sup> of HKP HQs offices situated in the existing GPO Building and 630 m <sup>2</sup> of the leased office accommodation in Sheung Wan)	5 810 (more area is required for accommodating these facilities in the proposed building because some sections/units in the existing HKP HQs are under-provided based on Government Property Agency's Schedule of Accommodation (SoA) ; these sections/units will be allocated office accommodation in accordance with the SoA in the proposed building)
2.	Ancillary Facilities (conference/meeting rooms, reception areas, a building management office, security guard rooms, server rooms, a service maintenance workshop, vehicles parking spaces, loading/unloading platforms, passenger lifts and cargo lifts, access in offices,	1 570	1 100

	etc.)		
<b><i>Out-housed offices and a new Delivery Office</i></b>			
3.	Post Office Staff Training Centre	710 (currently situated in leased commercial building office in Cheung Sha Wan)	700
4.	Bulk Airmail Centre	1 500 (currently situated in leased industrial building office in Tsuen Wan)	1 370
5.	Kowloon Bay Post Office	210 (currently situated in leased office at Sheung Yuet Road, Kowloon Bay)	370
6.	Kowloon Bay Delivery Office (There is currently no delivery office in Kowloon Bay. Provision of the new delivery office is to provide more efficient delivery service to Kowloon Bay and the newly developed Kai Tak area.)	-	1 260
Total Net Operating Floor Area (NOFA)		9 190	10 610

Moreover, the district-tied postal facilities (namely GPO Delivery Office, Speedpost Section, GPO Counter Office, Post Office Box Section and other ancillary facilities), with a total area of about 5 200 m<sup>2</sup> in the existing GPO Building in Central, will be reprovisioned within the part of Site 3 of the New Central Harbourfront (Site 3) to the north of Lung Wo Road with a total area of about 4 560 m<sup>2</sup>. The reduction in office area required is mainly due to the reorganisation and better layout of the service counters and post office boxes to enhance overall operational efficiency.

2. **What are the future development plan of the GPO Building in Central and the respective timetable?**
3. **How will the Government accommodate the existing postal facilities to cater for the needs of the central business district?**
4. **Will the Government consider retaining the GPO Building for postal or other public purpose? If it will, please provide the details of it; if not, the reasons for that.**

The GPO Building situates on the part of Site 3 to the south of Lung Wo Road. Under the Urban Design Study for the New Central Harbourfront completed in 2011, Site 3 was recommended to be used comprehensively for commercial development, with the provision of a landscaped pedestrian deck, public open space and other supporting facilities, following a comprehensive two-stage public engagement exercise conducted in 2007 and 2008. The design concept has obtained general support.

In accordance with this design concept, the Town Planning Board endorsed a planning brief in 2016 for guiding the future development of Site 3. The existing buildings within Site 3, including the GPO Building, would be demolished, so as to vacate the space for fully realising the design concept. The Government has no plan to retain the GPO Building for postal service or other public purpose.

This funding application mainly aims to reprovision HKP HQs to Kowloon Bay. District-tied postal facilities in the GPO Building, namely GPO Delivery Office, Speedpost Section, Counter Office and the Post Office Box Section, will be reprovisioned within the part of Site 3 to the north of Lung Wo Road for maintaining the services in the Central district. The existing GPO Building would only be demolished after the completion of the two reprovisioning works mentioned above to ensure that the continuous provision of postal services would not be affected.

Yours sincerely,



(Miss Regina Chan)

for Secretary for Commerce and Economic Development