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Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Ms Doris LO)

Dear Ms LO,

**Public Works Subcommittee Meeting on 28 May
Follow-up matter relating to Four Sports and Recreation Facility Projects
PWSC(2018-19)22**

At the request of the Public Works Subcommittee, our response related to the following four projects is set out in the Annex for Members' reference –

- (i) 288RS – Swimming pool complex and open space in Area 107, Tin Shui Wai;
- (ii) 275RS – Provision of heated pool at the Morse Park Swimming Pool Complex, Wong Tai Sin;
- (iii) 433RO – Open space in Area 6, Tai Po; and
- (iv) 291RS – Redevelopment of Yuen Long Stadium – pre-construction activities

Yours sincerely,

(Original signed)

(Ms Linda LAW)
for Secretary for Home Affairs

Public Works Subcommittee Meeting on 28 May
Follow-up Matter relating to Four Sports and Recreation Facility Projects
PWSC(2018-19)22

Follow-up item 1: Please provide supplementary information on Project 288RS (i.e. Swimming pool complex and open space in Area 107, Tin Shui Wai) explaining the costs required for the construction works at Site C.

The estimated cost of the construction works at Site C for Project 288RS (i.e. Swimming pool complex and open space in Area 107, Tin Shui Wai) is \$26.9 million in money-of-the-day (MOD) prices.

Follow-up item 2: Please provide the following supplementary information on Project 275RS (i.e. Provision of heated pool at the Morse Park Swimming Pool Complex, Wong Tai Sin):

(a) the respective scope of duties of the Architectural Services Department (ArchSD) and the consultant under the project, and

For outsourced projects, ArchSD takes the role of project manager. The duties mainly are –

- (i) to carry out technical feasibility study and estimate the budget in preliminary stage;
- (ii) to engage consultants and vet / approve their design proposals, plans and submissions;
- (iii) to assist project proponent to carry out public consultation and funding application;
- (iv) to liaise with other government departments and organisations to ensure the project to be carried out smoothly; and
- (v) to monitor the performance of consultants and contractors, as well as take follow up actions as needed to ensure the project to be completed according to the contract requirements and within the approved budget.

Duties of the consultants mainly are –

- (i) to propose designs for the project;
- (ii) to prepare tender documents;
- (iii) to undertake contract administration and monitor the performance of contractors; and
- (iv) to seek advice from ArchSD as needed (e.g. delay of works may occur or design change is required).

(b) the measures to be taken by the Government to ensure the timely re-opening of the main pool, diving pool and teaching pool of the Morse Park Swimming Pool Complex in around April 2020.

ArchSD has an established mechanism to monitor contractors' works progress. Under contract conditions, contractors are required to submit works programmes to ArchSD for approval before carrying out their works accordingly. Apart from daily monitoring at sites by resident site staff, professional staff of the consultants will also conduct regular site inspections and hold meetings with contractors to review the works progress. ArchSD will also conduct regular assessments on contractors' performance, and enhance its monitoring and take corresponding measures if needed to ensure their compliance with contract requirements. ArchSD will also liaise with relevant parties, including utility companies on interfacing matters, e.g. to ensure the connection works essential for the completion of the contract will be carried out in a timely manner etc.

The first phase of works of Project 275RS (i.e. Provision of heated pool at the Morse Park Swimming Pool Complex, Wong Tai Sin) mainly include condition survey of existing facilities, modification of buildings services, temporary ancillary provisions, renovation of the new staff room / office, repairing and maintenance of the existing facilities etc. ArchSD and its consultants will closely monitor the works progress and endeavor to re-open the outdoor main pool, diving pool and training pools in around April 2020 for public enjoyment.

Follow-up item 3: Please provide the following supplementary information on Project 433RO (i.e. Open space in Area 6, Tai Po) –

- (a) a rough estimate of the additional construction costs involved and the impact**

on project progress, on the assumption that an underground carpark is provided under the project at this stage; and

After a rough estimation, for Project 433RO (i.e. Open space in Area 6, Tai Po), the construction of a single-storey underground public car park can provide about 120 car parking spaces and the additional construction costs to be involved will be no less than \$200 million. A more accurate construction cost estimate can only be available after conducting relevant feasibility study.

Regarding the impact on the progress of the project, as the construction of a single-storey underground public car park will involve major revisions to the project scope, if a car park is to be added into the project scope at this stage, it is roughly estimated that there would be a delay of around 4 to 5 years to the project timetable.

If additional levels of underground car park are required for more parking spaces, the construction cost is expected to increase further with a longer construction period.

(b) the existing number of public parking spaces in the vicinity of the site and estimated number of public parking spaces to be provided in other development projects in future.

According to the information provided by the Transport Department (TD), there are a number of car parks in the vicinity of Open space in Area 6, Tai Po, which are located in Uptown Plaza, Plover Garden, Elegance Garden, Po Heung Estate, Tai Po Complex, Wan Tau Tong Estate and Classical Gardens etc., providing a total of about 900 public parking spaces (excluding the number of residential parking spaces).

As for new projects, the “Sports centre, community hall and football pitches in Area 1, Tai Po” project (near Plover Cove Road) is under construction and expected to complete in early 2021. The project will provide more than 200 public parking spaces. Moreover, the Leisure and Cultural Services Department (LCSD) will take forward the project “Sports Centre in Area 6, Tai Po” (near Classical Gardens) at another site adjacent to Open space in Area 6, Tai Po. That project had also been included in the “Five-Year Plan for Sports and Recreation Facilities”. LCSD will seek views from District Council and TD at the early planning stage and actively study the provision of public parking spaces in that project.

Follow-up item 4: Please provide supplementary information on Project 291RS (i.e. Redevelopment of Yuen Long Stadium – pre-construction activities) explaining what current technique and light-weight material can be used when considering the provision of temporary cover on the east spectator stand of Yuen Long Stadium. Please specify with examples of existing facilities.

Demountable temporary covers are usually manufacturer's proprietary products. Professional suppliers will produce appropriate designs based on the constraints including permissible loading, location, topography and fire safety requirements, etc. of the existing venues. For installation, it is necessary to erect temporary metal brackets or wires and set up supporting points on the existing stands, and then cover them with relatively lightweight materials such as fabrics. Such fabrics are generally made of structural textiles with protective coating on both sides and are waterproof; and comply with flammability performance requirements. The aforementioned demountable temporary cover has been used in the Hong Kong Stadium for the event of the Hong Kong Sevens for many years.