

**For Discussion  
on 5 March 2018**

**LEGISLATIVE COUNCIL PANEL ON FINANCIAL AFFAIRS**

**Construction of the Joint-user Government Office Building  
in Cheung Sha Wan**

**PURPOSE**

This paper seeks Members' support to upgrade the project of **3121KA** entitled "Joint-user Government Office Building in Cheung Sha Wan — construction" to Category A at an estimated cost of about \$2,281 million in money-of-the-day ("MOD") prices.

**PROJECT SCOPE**

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. The Government has decided that the Wan Chai Government Offices Compound<sup>1</sup> ("WCGOC") site will be used for the development of convention and exhibition venues, hotel facilities and Grade A office space.

3. In connection with the above, we propose to construct a Joint-user Government Office Building in Cheung Sha Wan (to be named as the "Treasury Building") for relocating some government offices currently accommodated in the WCGOC, as well as those in leased premises to provide security of tenure, enhance operational efficiency and achieve savings in

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<sup>1</sup> Comprising the Wanchai Tower, the Immigration Tower and the Revenue Tower.

rental expenditure. The proposed Treasury Building will be a joint-user building primarily for general office use. It will also accommodate additional new facilities, including a general out-patient clinic, a child care centre and a day care centre for the elderly, to deliver new public services to meet local service needs.

4. The project site occupies an area of around 5 121 square metres (“m<sup>2</sup>”), and is located at the junction of Tung Chau Street and Tonkin Street West, opposite to the West Kowloon Law Courts Building. The proposed Treasury Building will be easily accessible via various means of public transport and will be close to the Nam Cheong and Cheung Sha Wan MTR Stations. A site and location plan is at **Enclosure**.

5. The proposed Treasury Building will provide a net operational floor area (“NOFA”)<sup>2</sup> of around 26 500 m<sup>2</sup>. The new building will accommodate the following facilities -

- (a) offices of six bureaux and departments<sup>3</sup> (including two recruitment centres, one for the catering industry and the other for the retail industry) currently accommodated in the WCGOC, and three departments<sup>4</sup> currently in leased private premises in Wan Chai, Mong Kok, Cheung Sha Wan and Kowloon Bay;
- (b) a general out-patient clinic;
- (c) a 100-place child care centre;
- (d) a 40-place day care centre for the elderly;

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<sup>2</sup> NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for basic facilities (if any) such as toilets, shower rooms, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipes or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.

<sup>3</sup> Including the Treasury, the Office of the Government Chief Information Officer, the Office of the Communications Authority, the Efficiency Unit (which will be retitled as the Efficiency Office from April 2018), the Labour Department and the Torture Claims Appeal Board under the Security Bureau.

<sup>4</sup> Including the Labour Department, the Registration and Electoral Office and Hongkong Post’s delivery office.

- (e) other facilities including staff lactation rooms, baby care rooms, pantries, toilet facilities, facilities for the disabled, a public art display area, plant rooms, property management facilities, maintenance offices and workshop; and
- (f) 65 parking spaces for departmental, staff and visitor vehicles<sup>5</sup>.

## **JUSTIFICATIONS**

6. The relocation of the WCGOC is a mega project involving 28 bureaux/departments (“b/ds”) and the Judiciary, with a total staff headcount of over 10 000. In view of its complexity, the Government will take forward the relocation exercise in phases and relocate the b/ds and the Judiciary to other government-owned properties, including the nine replacement buildings to be constructed for the relocation exercise. The proposed Treasury Building, being one of the nine replacement buildings, will facilitate the implementation of the phased relocation exercise, as well as the relocation of some government offices and facilities currently accommodated in leased private premises. The relocation of government offices out of leased private premises will achieve an estimated annual saving in rental expenditure of up to about \$28 million.

7. Some convenient front-line services will be provided to the public in the proposed Treasury Building. These include —

- (a) recruitment centres for the catering and retail industries of the Labour Department which will serve as a platform for employers in the two industries to recruit suitable job seekers for free, and for employees to receive employment information more efficiently;
- (b) a general out-patient clinic to be operated by the Hospital Authority to provide primary care services to meet the service needs of target groups in the area, including the elderly, low income groups and

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<sup>5</sup> The 65 parking spaces comprise 64 underground parking spaces for departments, staff and visitors, and one at-grade parking space for ambulance.

chronically ill patients. Services will include medical consultation for patients with episodic illnesses and chronic diseases, and multi-disciplinary services to control disease progression; and

- (c) a 100-place child care centre to meet the demand for child care services in the Sham Shui Po district, especially for children aged below three; and
- (d) a 40-place day care centre for elderly with a moderate or severe level of impairment.

## **FINANCIAL IMPLICATIONS**

8. The estimated cost of the project is about \$2,281 million in MOD prices, which includes the costs for site works, foundation works, building works, drainage works, furniture and equipment, etc.

## **PROJECT DELIVERY**

9. Funding for pre-construction consultancy services and site investigation works of the project was approved by the Finance Committee (“FC”) in November 2015, and the design of the project was completed in June 2017. A contractor will be selected through competitive bidding to carry out the construction works of the proposed Treasury Building. We invited tenders for the proposed construction works in November 2017. Tender will only be awarded after obtaining the funding approval of FC.

## **LEGISLATIVE COUNCIL AND PUBLIC CONSULTATION**

10. The Sham Shui Po District Council (“SSPDC”) and local stakeholders (including the Mutual Aid Committees of Fu Cheong Estate and Wing Cheong Estate, and the schools in the vicinity) have been consulted on the proposed Treasury Building. At its meeting on 24 June 2014, members of the SSPDC unanimously supported the construction of the proposed Treasury Building. SSPDC and local stakeholders particularly welcomed the provision of the

general out-patient clinic and recruitment centres which would directly benefit the local community.

11. The Government consulted this Panel and the Public Works Sub-committee (“PWSC”) on the pre-construction consultancy services and site investigation works of the project in November 2014 and June 2015 respectively. Funding approval was obtained from the FC in November 2015. In response to the comments raised by members of the PWSC in June 2015, we have revised the project scope to incorporate additional facilities, namely a child care centre and a day care centre for the elderly, and to increase the provision of car parking spaces by 44%, from 45 to 65 spaces<sup>6</sup>.

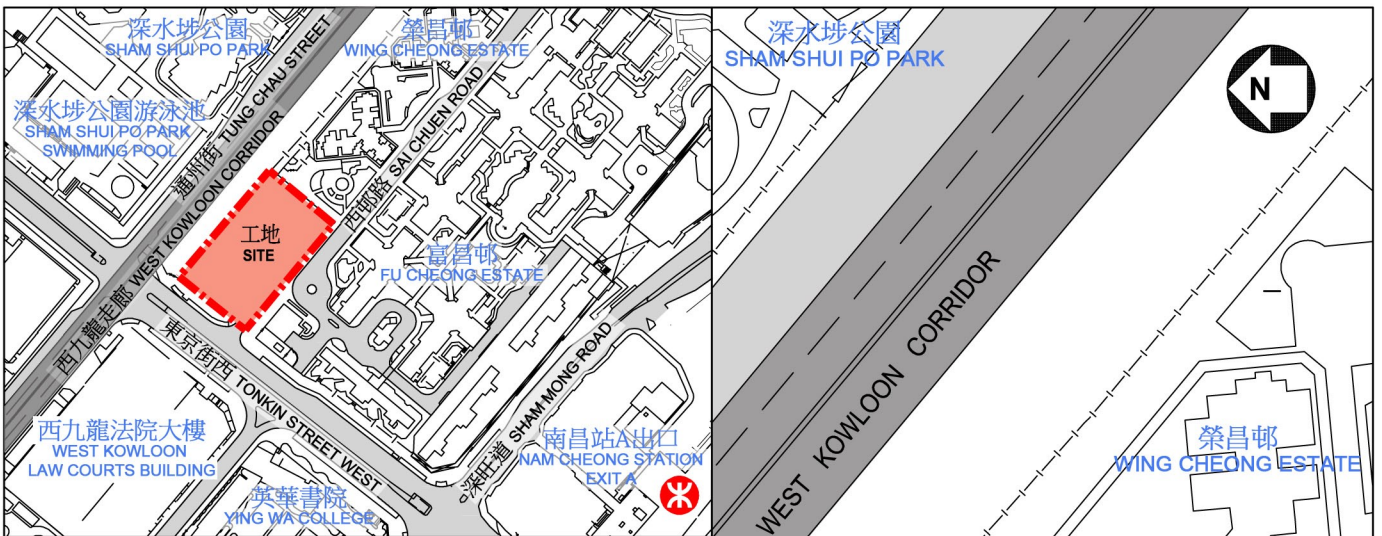
## **WAY FORWARD**

12. Subject to Members’ views, we plan to consult the PWSC in April 2018 and submit the funding application to the FC in May/June 2018. Subject to FC’s approval, we target to commence the construction works in the third quarter of 2018 for completion in the second quarter of 2022.

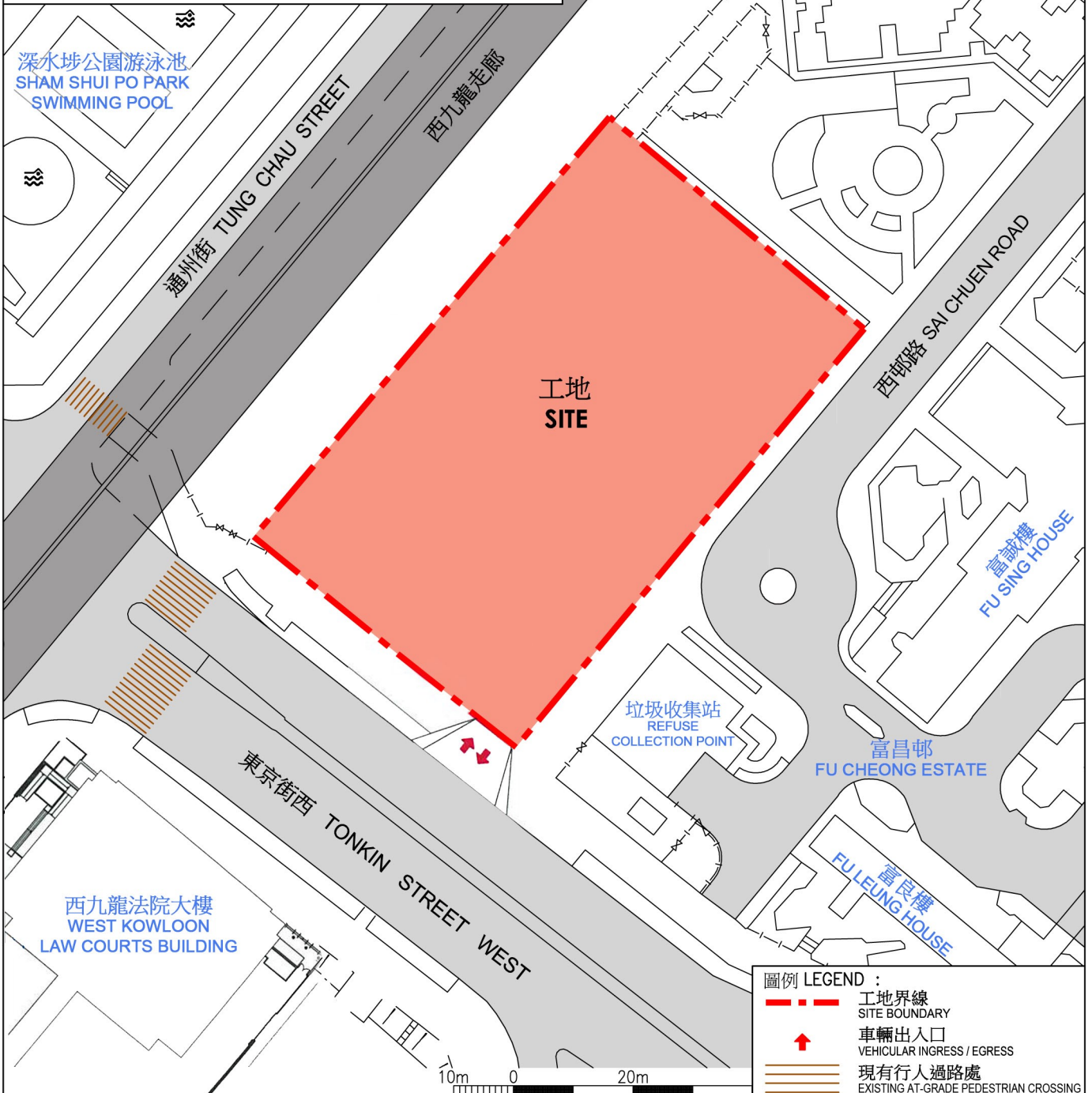
**Financial Services and the Treasury Bureau  
Government Property Agency  
February 2018**

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<sup>6</sup> The increase in car parking spaces was in response to PWSC Members’ comments on increasing the car parking provision for civil servants and official visitors.



位置圖  
LOCATION PLAN



工地平面圖  
SITE PLAN

3121KA  
長沙灣政府聯用辦公大樓  
JOINT-USER GOVERNMENT OFFICE BUILDING  
IN CHEUNG SHA WAN



ARCHITECTURAL SERVICES DEPARTMENT 建築署