

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Government Offices – Intra-governmental services

130KA – Immigration Headquarters in Tseung Kwan O

Members are invited to recommend to the Finance Committee the upgrading of **130KA** to Category A at an estimated cost of \$6,806.0 million in money-of-the-day prices for the construction of the Immigration Headquarters in Area 67, Tseung Kwan O.

PROBLEM

The Government has decided that the bureaux/departments (b/ds) and the Judiciary in the Wan Chai Government Offices Compound (WCGOC)¹ will be relocated in phases to make way for the development of convention and exhibition facilities, hotel facilities and Grade A office space. The construction of the proposed Immigration Headquarters (HQ) is necessary for reprovisioning the existing HQ currently accommodated in the WCGOC and offices and facilities of the Immigration Department (ImmD) currently located in various districts and leased premises, and for accommodating related ancillary facilities.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Security, proposes to upgrade **130KA** to Category A at an estimated cost of \$6,806.0 million in money-of-the-day (MOD) prices for the construction of the HQ in Area 67, Tseung Kwan O.

/PROJECT

¹ Comprising the Immigration Tower, the Revenue Tower and the Wanchai Tower.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of about 17 200 square metres (m²) in Tseung Kwan O Town Centre. The proposed scope of works comprises the construction of the proposed HQ to provide a net operational floor area² (NOFA) of about 57 400 m² for ImmD. Facilities include –

- (a) public-oriented offices for providing immigration-related services such as the issuance of identity cards and travel documents and the handling of applications for visas and extension of stay;
- (b) general office accommodation for internal use by various branches/divisions of ImmD;
- (c) telephone hotline centres for the public to make enquiries, contact the Assistance to Hong Kong Residents Unit and report immigration offences;
- (d) operational facilities including an identity card personalisation centre, a travel document personalisation centre, a data centre, video recording interview rooms, an identification parade room and detention cells, etc.;
- (e) command and control centres including an emergency co-ordination centre, information systems monitoring centre and command control room;
- (f) ancillary facilities including conference rooms, interview rooms, an auditorium, an indoor fire range³ and staff facilities; and

/(g)

² NOFA is the floor area allocated to the users of a building for carrying out the intended activities. It does not include areas for basic facilities (if any) such as toilets, bathrooms and shower rooms, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, parking spaces, loading and unloading areas, mechanical plant rooms, etc. Construction floor area refers to all areas within the building structure envelope.

³ ImmD currently does not have its own fire range. Frontline officers are required to receive firearms and ammunition training at other departments regularly in order to manage detention facilities and discharge relevant duties. The provision of an indoor fire range at the proposed HQ will help enhance the training efficiency and strengthen ImmD's capabilities in handling emergency situations in detention facilities.

- (g) a car park with a total of 100 car parking spaces for departmental use.

4. Adjacent to Tseung Kwan O and Tiu Keng Leng MTR Stations, the proposed HQ will be easily accessible by various means of public transport and will suitably connect with the pedestrian walkway systems in the vicinity to facilitate access by members of the public.

5. A site and location plan, floor plans, a sectional drawing, an artist's impression and a barrier-free access plan for the project are at Enclosures 1 to 8. Subject to the funding approval of the Finance Committee, we plan to commence the construction works in the second quarter of 2019 for completion in the third quarter of 2023.

JUSTIFICATION

6. It is the Government's policy to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those government offices with no location requirements out of high-value areas, including central business districts. The Government is actively taking forward a number of new government building projects to re-provision the affected b/ds and the Judiciary currently accommodated in the WCGOC and provide space for other government offices currently accommodated in leased premises. The proposed HQ is one of the above new government building projects. Furthermore, the construction of the proposed HQ in Tseung Kwan O will also add new impetus to the district and help promote its development.

7. ImmD will continue to provide immigration-related services for the public at the proposed HQ, including –

- (a) Registration of Persons Office – issuing identity cards, handling applications for Certificate of Registered Particulars, Certificate of Exemption and amendment of registered particulars, etc.;
- (b) Travel Documents and Nationality (Application) Section and Travel Documents (Issue) Section – processing travel document applications and assessing nationality-related applications, etc.;

/(c)

- (c) Quality Migrants and Mainland Residents Section, Employment and Visit Visas Section, Foreign Domestic Helpers Section, Other Visas and Permits Section, Extension Section and Certificate of Entitlement Section – handling applications for various types of visas and for extension of stay;
- (d) Right of Abode Section – verification of eligibility for permanent identity card, etc.;
- (e) Assistance to Hong Kong Residents Unit – providing practicable assistance for Hong Kong residents in distress and in need of assistance outside Hong Kong; and
- (f) Information and Liaison Section – answering enquiries and distributing forms.

8. The proposed HQ will be built to meet ImmD's operational needs with a view to enhancing its service standards. To provide more convenient and efficient services for the public, ImmD plans to make wider use of innovative technologies to introduce smart elements into the proposed HQ, such as the provision of a self-service station with diversified services so that the public could submit applications and collect documents or visas without queuing for services over the counters. The above services will also be available at the self-service station during certain non-office hours.

9. To cope with the ever-increasing service demand and various new responsibilities, the staff establishment of ImmD and its requirement for operational facilities and office space have increased accordingly. Since the existing HQ does not have adequate space to cope with the growing operational needs, some offices and facilities are relocated or accommodated in various districts and leased premises⁴. The arrangement poses more challenges to operation and management, as well as hinders ImmD's resources deployment. Integrating ImmD's offices and facilities currently located in various districts and leased premises due to space shortage into the proposed HQ will help increase command and operational efficiency, facilitate collaboration and communication

/and

⁴ The offices and facilities of ImmD to be integrated into the proposed HQ are accommodated mainly in leased premises in Kowloon Bay and the Ma Tau Kok Road Government Offices (excluding those Immigration Branch Offices and Registries), occupying about 10 200 m² of leased premises and about 5 600 m² of government-owned properties in total.

and enhance ImmD's effectiveness in law enforcement. It does not only achieve an annual saving of about \$40 million in rental expenditure, but also provides space for accommodating necessary facilities to sustain ImmD's operational effectiveness.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$6,806.0 million in MOD prices, broken down as follows –

		\$ million (in MOD prices)
(a)	Site works	4.7
(b)	Piling ⁵	249.2
(c)	Basement	76.6
(d)	Building ⁶	3,423.2
(e)	Building services ⁷	1,816.7
(f)	Drainage	22.8
(g)	External works ⁸	107.6
(h)	Additional energy conservation, green and recycled features	57.0
(i)	Furniture and equipment ⁹	337.5
		/(j)

⁵ Piling works cover construction of piles and all related works including tests and monitoring.

⁶ Building works cover construction of substructure and superstructure of the building.

⁷ Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift installation and other specialist installations.

⁸ External works cover external pavings, hard and soft landscape.

⁹ The estimated cost is based on an indicative list of furniture and equipment required.

(j)	Consultants' fees for	23.4
(i)	contract administration	12.4
(ii)	management of resident site staff (RSS)	11.0
(k)	Remuneration of RSS	68.6
(l)	Contingencies	618.7
Total		<u>6,806.0</u>

11. 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 Enclosure 9. The construction floor area (CFA) of this project is about 139 000 m². The estimated construction unit cost, represented by the building and building services costs, is \$37,697 per m² of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

Year	\$ million (in MOD prices)
2019 – 2020	112.1
2020 – 2021	308.0
2021 – 2022	928.5
2022 – 2023	2,039.6
2023 – 2024	1,730.3
2024 – 2025	731.3
2025 – 2026	561.0
2026 – 2027	395.2
	<u>6,806.0</u>

13. 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 from 2019 to 2027. We will deliver the construction works through a design-and-build contract and award the contract on a lump-sum basis as the scope of the works can be clearly defined in advance. The contract will provide for price adjustments.

14. We estimate the annual recurrent expenditure arising from this project to be \$177.6 million.

PUBLIC CONSULTATION

15. The Government conducted a preliminary consultation with the Sai Kung District Council (SKDC) on 4 March 2014 and obtained support from the SKDC for the planning arrangements and development of the Government, Institution or Community site in Area 67, Tseung Kwan O, including the development of two new government building projects (namely the HQ and the adjacent Joint-user Government Office Building), cultural facilities and public car parking facilities. On 7 July 2015, the Government attended the SKDC meeting again to collect views on the height of the buildings. The Government further consulted the SKDC on 3 January 2017 and members expressed their support for the HQ project. Thereafter, the Government reported the latest progress of the HQ project to the Working Group established under the SKDC on 13 March 2017 and 18 May 2018 respectively.

16. We consulted the Legislative Council Panel on Security on the project on 4 December 2018. Members supported the project in general and suggested increasing the provision of car parking spaces for departmental use. After due consideration of the design, we have incorporated into the proposal a total of 100 car parking spaces, an increase of 30 comparing with the original proposal of 70 car parking spaces by providing additional car parking spaces at grade and in the basement and by installing double decker parking systems.

ENVIRONMENTAL IMPLICATIONS

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

18. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

19. 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 facilities¹⁰. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

20. 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.

21. We estimate that the project will generate in total about 222 700 tonnes of construction waste. Of these, we will reuse about 13 950 tonnes (6.3%) of inert construction waste on site and deliver about 199 010 tonnes (89.3%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of the remaining 9 740 tonnes (4.4%) 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 \$16.1 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

¹⁰ 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.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

23. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

24. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) water-cooled chillers;
- (b) variable speed drive for chillers;
- (c) demand control of supply air;
- (d) building energy management system; and
- (e) photovoltaic system.

25. For greening features, we will provide landscaping as well as vertical greening in the appropriate areas for environmental and amenity benefits.

26. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

27. The total estimated additional cost for adoption of the above energy conservation measures, greening features and recycled features is around \$57.0 million (including \$40.5 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 11.5% energy savings in the annual energy consumption with a payback period of about eight years.

/BACKGROUND

BACKGROUND INFORMATION

28. We upgraded **130KA** to Category B in September 2015. We engaged consultants to undertake various services, including ground investigation in May 2016, quantity surveying services for the preparation of tender documents in March 2017 and tree survey in July 2017, at a total cost of about \$4.6 million in MOD prices. The above consultancy services and works by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. All the above consultancy services and investigation works have been completed.

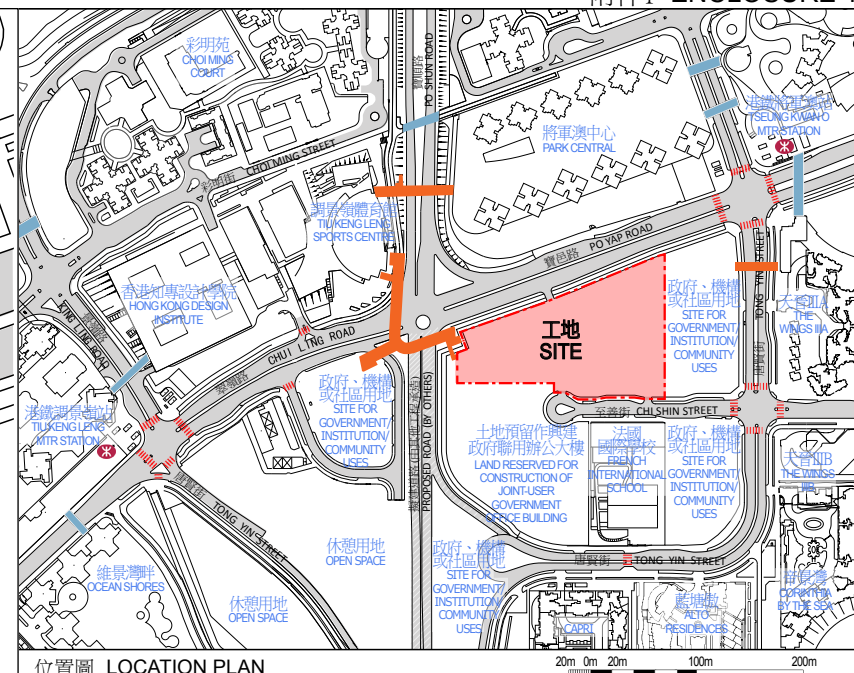
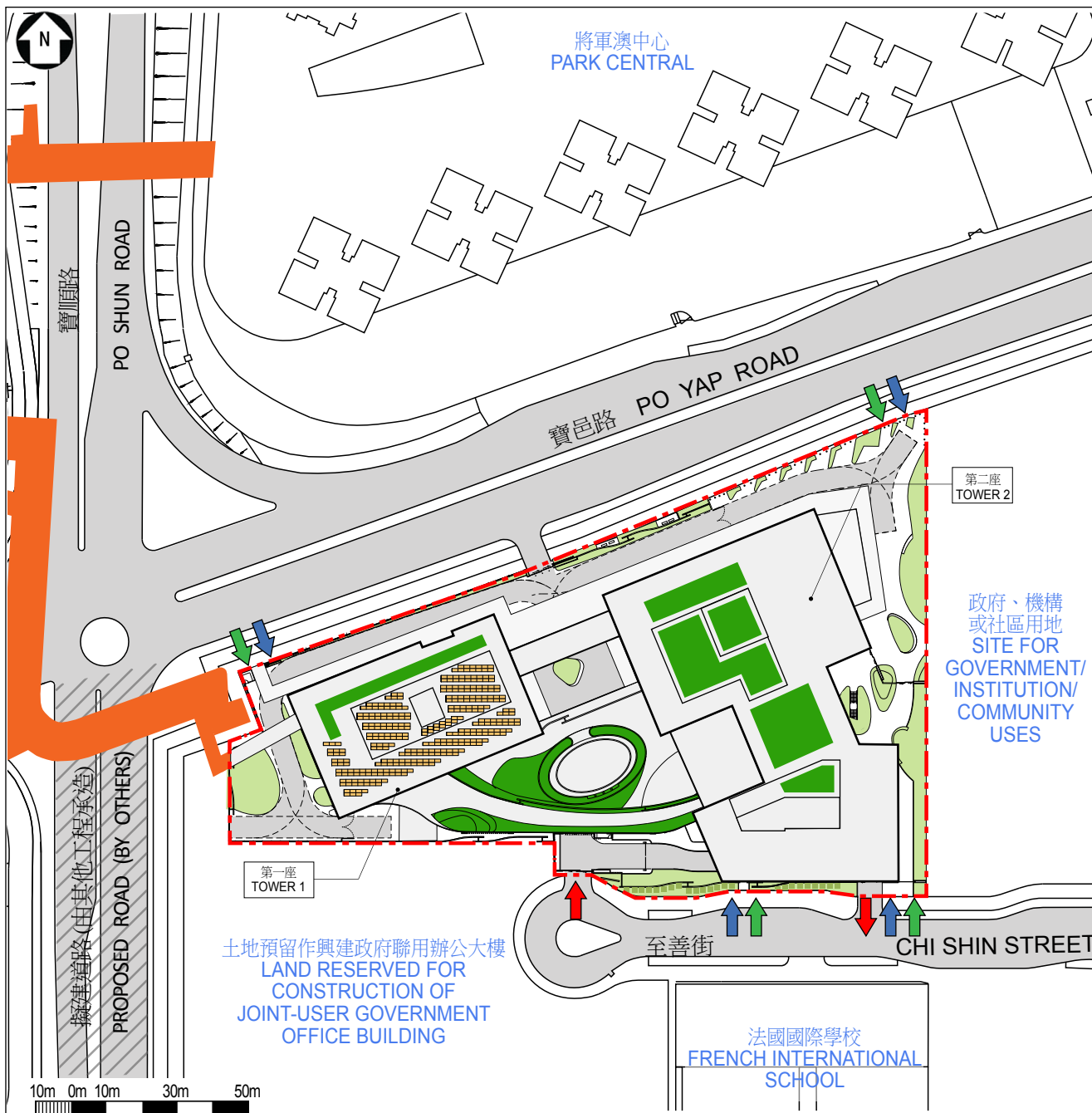
29. There are 91 trees within the project boundary and two located immediately outside the project site. The proposed project will involve felling of these 93 trees. All trees to be felled are not important trees¹¹. We will incorporate planting proposals, including the planting of about 93 trees, 65 100 shrubs, 41 000 groundcovers and 390 m² of grassed area, as part of the project.

30. We estimate that the proposed works will create about 2 400 jobs (2 180 for labourers and 220 for professional/technical staff) providing a total employment of 49 250 man-months.

Security Bureau
January 2019

¹¹ “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 tree 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 | 地面綠化
AT-GRADE GREENING |
| 行人出入口
PEDESTRIAN INGRESS / EGRESS | 屋頂綠化
LANDSCAPED ROOF |
| 無障礙出入口
BARRIER-FREE INGRESS / EGRESS | 現有人行天橋/隧道
EXISTING FOOTBRIDGE / TUNNEL |
| 車輛出入口
VEHICULAR INGRESS / EGRESS | 擬興建行人天橋 (由其他工程承造)
PROPOSED FOOTBRIDGE (BY OTHERS) |
| 現有地面行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING | 太陽能光伏板
PV PANEL |
| 垂直綠化
VERTICAL GREENING | |

工地平面圖
SITE PLAN

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



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地下平面圖
GROUND FLOOR PLAN

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



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五樓平面圖
FIFTH FLOOR PLAN

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



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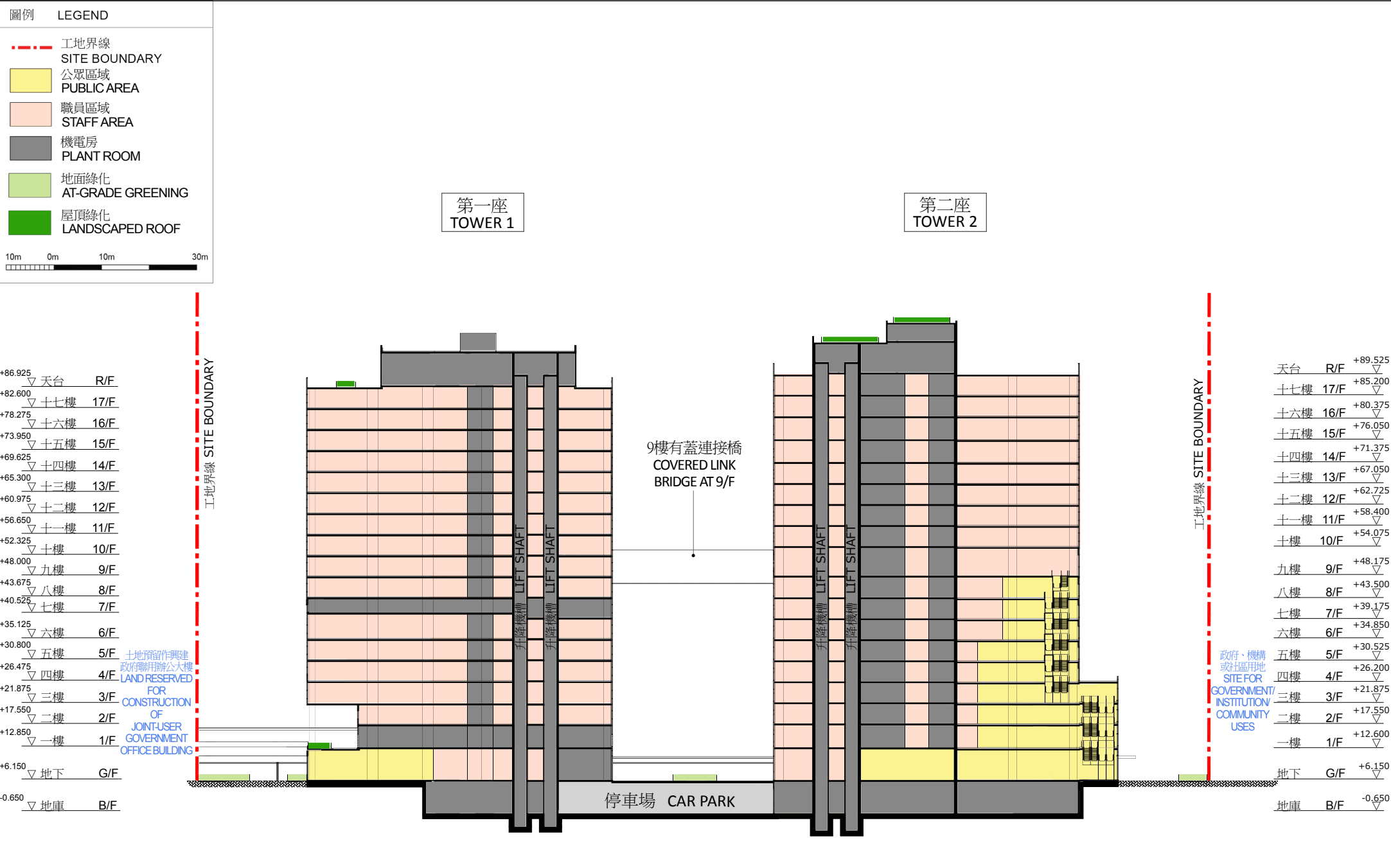


十三樓平面圖
THIRTEENTH FLOOR PLAN

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



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A-A剖面圖
SECTION A-A

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



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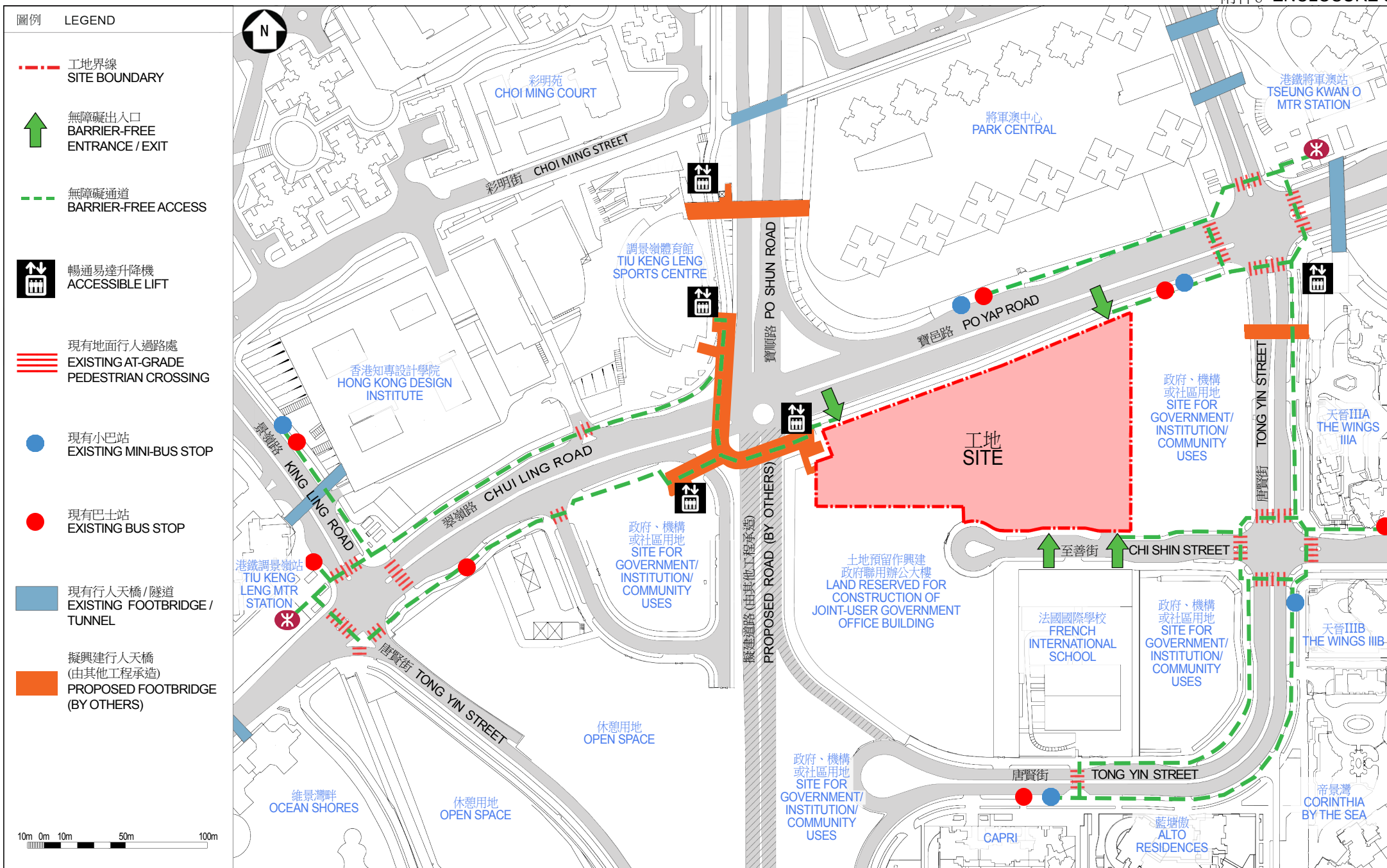
從東北面望向大樓的透視圖
PERSPECTIVE VIEW FROM NORTHEAST DIRECTION

構思圖
ARTIST'S IMPRESSION

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O



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無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

130KA
將軍澳入境事務處總部
IMMIGRATION HEADQUARTERS IN TSEUNG KWAN O

130KA – Immigration Headquarters in Tseung Kwan O**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2018 prices)**

		Estimated man- months	Average MPS [*] salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	7.4
	Technical	—	—	—	2.6
				Sub-total	10.0 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	97	38	1.6	12.7
	Technical	1 116	14	1.6	51.3
				Sub-total	64.0
Comprising -					
(i) Consultants' fees for management of RSS			8.8#		
(ii) Remuneration of RSS			55.2#		
Total					74.0

* 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 = \$81,975 per month and MPS salary point 14 = \$28,725 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for provision of contract administration and site supervision of **130KA**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade **130KA** 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 Enclosure 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 10 of the main paper.