

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Recreation, Culture and Amenities – Mixed amenity packages**

**58RG – District Library and Residential Care Home for the Elderly in the Joint User Complex at Lei King Road**

#### **Social Welfare and Community Buildings – Community halls**

**196SC – Community Hall-cum-Home Affairs Enquiry Centre in Cheung Chau**

#### **Recreation, Culture and Amenities – Open spaces**

**441RO – Hoi Sham Park Extension in Kowloon City District**

Members are invited to recommend to the Finance Committee the upgrading of **58RG**, **196SC** and **441RO** to Category A at estimated costs of \$673.6 million, \$142.6 million and \$293.2 million in money-of-the-day (MOD) prices respectively.

### **PROBLEM**

We need to carry out the above capital works projects to better serve the needs of the community.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade the following projects to Category A –

- (a) **58RG** at an estimated cost of \$673.6 million in MOD prices for the development of a district library and a residential care home for the elderly (RCHE) in the Joint User Complex at Lei King Road;
- (b) **196SC** at an estimated cost of \$142.6 million in MOD prices for the development of Community Hall-cum-Home Affairs Enquiry Centre in Cheung Chau; and
- (c) **441RO** at an estimated cost of \$293.2 million in MOD prices for the development of Hoi Sham Park Extension in Kowloon City District.

### PROJECT SCOPE AND NATURE

——— 3. Details of the three projects above are provided at **Enclosures 1 to 3** respectively.

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Home Affairs Bureau  
May 2019

**District Library and Residential Care Home for the Elderly  
in the Joint User Complex at Lei King Road**

**PROJECT SCOPE AND NATURE**

The project site occupies an area of about 2 700 square metres (m<sup>2</sup>). It abuts Lei King Road, Tai On Street and Tai Hong Street adjacent to the Eastern Law Courts Building and Sai Wan Ho Health Centre, within walking distance from Sai Wan Ho MTR Station. The proposed project scope of works includes—

- (a) a district library with the following major facilities —
  - (i) an adult library, a children's library, a quick reference section, a newspapers and periodicals section, an extension activities room, a students' study room, a multimedia library, a computer and information centre, an exhibition/display area and a coffee corner;
  - (ii) public area for self-service reservation pick-up lockers/dispensers, multi-functional self-service kiosks, self-charging terminals, library catalogue terminals, internet terminals, self-service electronic lockers, photocopying facilities, and a customer service counter and book drops; and
  - (iii) other ancillary facilities including an office, an express check-in area, book processing and sorting rooms, computer equipment rooms, a babycare room and toilets; and

/(b) .....

- (b) a 200-place RCHE<sup>1</sup> with the following major features -
- (i) the RCHE is located on the third to fifth floors of the Joint User Complex with a net operating floor area of about 2 058 m<sup>2</sup>; and
  - (ii) the RCHE is a contract home with the provision of both nursing home places and care-and-attention places providing a continuum of care.

2. A location plan, a site plan, floor plans, a sectional drawing, an artist's impression and the barrier-free access plan are at **Annexes 1 to 10 to Enclosure 1**.

3. Subject to the funding approval by the Finance Committee (FC), we plan to commence construction of the proposed project in the fourth quarter of 2019 for completion in the fourth quarter of 2022.

## JUSTIFICATION

### District Library

4. The Hong Kong Planning Standards and Guidelines stipulates that a district library should be provided for every 200 000 population. The projected population of the Eastern District is estimated at 515 000 in 2026, and is currently served by three district libraries (namely North Point Public Library, Quarry Bay Public Library and Chai Wan Public Library), three small libraries (namely Electric Road Public Library, Yiu Tung Public Library and Siu Sai Wan Public Library) and five mobile library stops.

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<sup>1</sup> Bare shell premises will be constructed for the RCHE, of which the construction cost has been sought from the Lotteries Fund (LF) in accordance with the established mechanism. Funding for the RCHE's internal fitting-out works and purchase of furniture and equipment will also be sought from the LF separately in accordance with the established mechanism. Pursuant to the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may appropriate from the LF moneys to finance and support the development of social welfare services as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as Controlling Officer of the LF, will ensure that the applications fall within the approved ambit of the LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of furniture and equipment, etc. for premises occupied by non-governmental organisations providing welfare services.



5. As the existing North Point Public Library occupies a floor area of only 460 m<sup>2</sup> which falls short of the prevailing standard for a district library of 2 900 m<sup>2</sup> by 84%, it is proposed to enhance the current provision of library services in the Eastern District. The proposed new district library, with an approximate area of 3 000 m<sup>2</sup>, will provide a full range of library services and facilities (including a students' study room) to meet the needs of local residents.

6. With the approval of the FC in February 2019 for the development of a Smart Library System to enhance the quality, cost-effectiveness and customer friendliness of the facilities and services of the Hong Kong Public Libraries in promoting city-wide reading culture and supporting Hong Kong's development as a smart city, the new district library will have full-application of Radio Frequency Identification (RFID) technology. It will also be designed to accommodate RFID-enabled equipment including self-service reservation pick-up lockers/dispensers, and self-charging terminals for borrowing and return of library materials. Such RFID-enabled equipment will also pave the way for exploring the extension of service hours at the new library in a more cost-effective way.

#### RCHE

7. In view of the ageing population in Hong Kong, there is a huge demand for subsidised residential care services for the elderly. As at end-April 2019, there were 41 073 applicants being waitlisted for different types of subsidised residential care services for the elderly and the average waiting time in the past three months was 23 months and 27 months for care-and-attention places and nursing home places respectively. Setting up a RCHE in Eastern District will help relieve the pressure on service demand and shorten the waiting time for subsidised residential care places.

#### **FINANCIAL IMPLICATIONS**

8. We estimate the capital cost of the project to be \$673.6 million in MOD prices, broken down as follows -

/(a) .....

		<b>\$million</b> <b>(in MOD prices)</b>
(a)	Site works	11.5
(b)	Piling	93.9
(c)	Building <sup>2</sup>	302.8
(d)	Building services <sup>3</sup>	115.9
(e)	Drainage	8.9
(f)	External works	22.2
(g)	Additional energy conservation, green and recycled features	13.4
(h)	Furniture and equipment <sup>4</sup>	35.4
(i)	Consultants' fees for	6.2
	(i) contract administration	5.7
	(ii) management of resident site staff (RSS)	0.5
(j)	Remuneration of RSS	2.2
(k)	Contingencies	61.2
Total		<u>673.6</u>

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<sup>2</sup> Building works cover construction works of superstructure of the building.

<sup>3</sup> Building services works cover electrical installation, air-conditioning and mechanical ventilation installation, fire services installation, lift installation and other specialist installations.

<sup>4</sup> The estimated cost is based on an indicative list of furniture and equipment required.

9. The design and administration of the project will be undertaken by in-house resources of the Architectural Services Department. We propose to engage consultants to undertake quantity surveying services, management of RSS and contract administration. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 11 to Enclosure 1**. The construction floor area (CFA) of this project is about 12 180 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$34,368 per m<sup>2</sup> of CFA in MOD prices. We consider this comparable to that of similar projects built by the Government.

10. Of the estimated \$673.6 million total capital cost, about \$197.5 million is the construction cost for the RCHE which would first be funded by the Capital Works Reserve Fund under **58RG** and then be reimbursed from LF after project completion. Funding approval for LF has been separately sought under the established mechanism.

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

Year	\$ million (MOD)
2019 – 2020	8.4
2020 – 2021	93.5
2021 – 2022	161.7
2022 – 2023	260.7
2023 – 2024	73.8
2024 – 2025	52.0
2025 – 2026	23.5
	<hr/> 673.6 <hr/>

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12. 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 2026. Subject to funding approval, we will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

13. We estimate the annual recurrent expenditure arising from this project to be \$38.18 million<sup>5</sup>.

## **PUBLIC CONSULTATION**

14. The Planning, Works and Housing Committee of the Eastern District Council was consulted on the design of the project on 27 August 2015, 16 May, 11 July and 10 October 2017 and its views have been taken into account. Members supported the project as well as the schematic design, and urged for its early implementation.

15. The Task Force on Harbourfront Developments on Hong Kong Island was also consulted on the project by circulation on 7 November 2017 and it had no objection to the project from harbourfront enhancement perspective.

16. The proposed RCHE of this project was covered in the submission for annual briefing on welfare facility projects funded by LF at the meeting of the Panel on Welfare Services held on 9 July 2018.

17. We consulted the Legislative Council Panel on Home Affairs on 29 April 2019. Members supported the project and had no objection to submitting the funding proposal to the Public Works Subcommittee for consideration. In response to the views of Members, we will continue to promote reading culture in Hong Kong, particularly among young families and young people, by organising a wide array of reading activities in collaboration with community partners. Besides, a letter dated 14 May 2019 with supplementary information about the planning issues and services of RCHEs was forwarded to the Panel at its request.

**/ENVIRONMENTAL .....**

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<sup>5</sup> Regarding the annual recurrent expenditure in respect of the proposed RCHE, the Social Welfare Department will arrange to secure the recurrent expenditure under the established practice.

**ENVIRONMENTAL IMPLICATIONS**

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) and the findings were agreed with the Director of Environmental Protection. The PER concluded that, with suitable mitigation measures including acoustic windows, etc., the development would not be subject to any adverse environmental impact. We have included the cost for implementing the mitigation measures in the overall project estimate.

19. 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 linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities.

20. 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 facilities<sup>6</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

21. 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

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<sup>6</sup> 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.

public fill reception facilities and landfills respectively through a trip-ticket system.

22. We estimate that the project will generate in total about 14 770 tonnes of construction waste. Of these, we will reuse about 1 160 tonnes (7.8%) of inert construction waste on site and deliver 11 440 tonnes (77.5%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 2 170 tonnes (14.7%) 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 \$1.2 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 IMPLICATIONS**

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

## **LAND ACQUISITION**

24. This project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

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

- (a) variable speed drive for chiller;
- (b) demand control of supply air;
- (c) photovoltaic system; and
- (d) solar powered light fittings.

26. For greening features, there will be landscaping, vertical greening and green roof at appropriate areas for environmental and amenity benefits.

27. The total estimated additional cost for adoption of the above features is around \$13.4 million (including \$3.2 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

28. We upgraded **58RG** to Category B on 13 September 2012. We engaged consultants to undertake various services at a total cost of about \$5 million. The services and works provided 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 these works and services have been completed except the consultancy for Building Environmental Assessment Method Plus and Quantity Surveying.

29. There is no existing tree within the project boundary but the project will involve removal of three pavement trees including two to be transplanted outside the project boundary and one to be felled. All trees to be removed are not important trees<sup>7</sup>. We will incorporate planting proposals as part of the project, including the planting of three trees, about 2 300 shrubs, 280 m<sup>2</sup> groundcovers and climbers.

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<sup>7</sup> “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 –

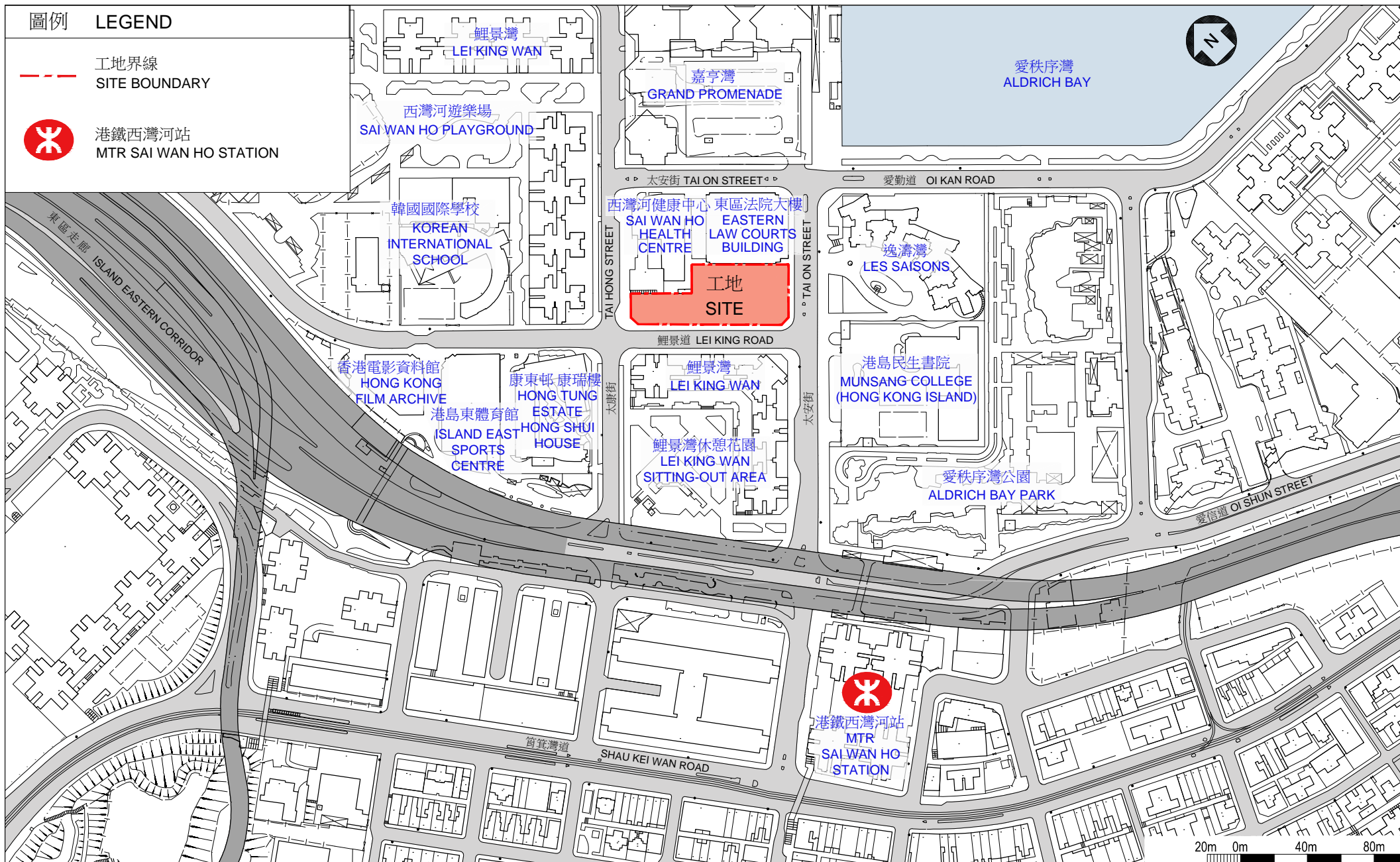
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking 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.

30. We estimate that the proposed works will create about 180 jobs (165 for labourers and 15 for professional/technical staff) providing a total employment of 4 150 man-months.

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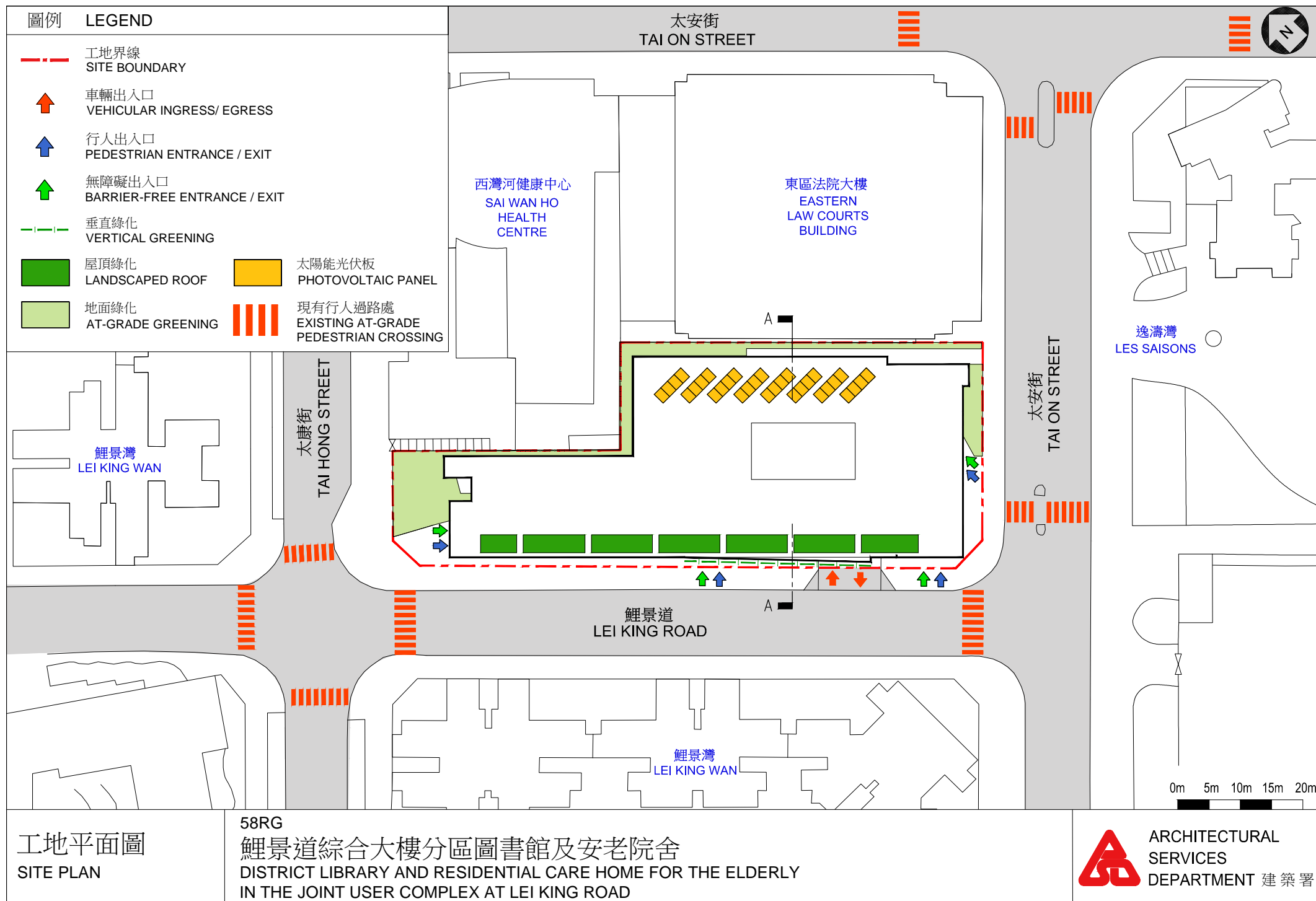
**Home Affairs Bureau**  
**May 2019**

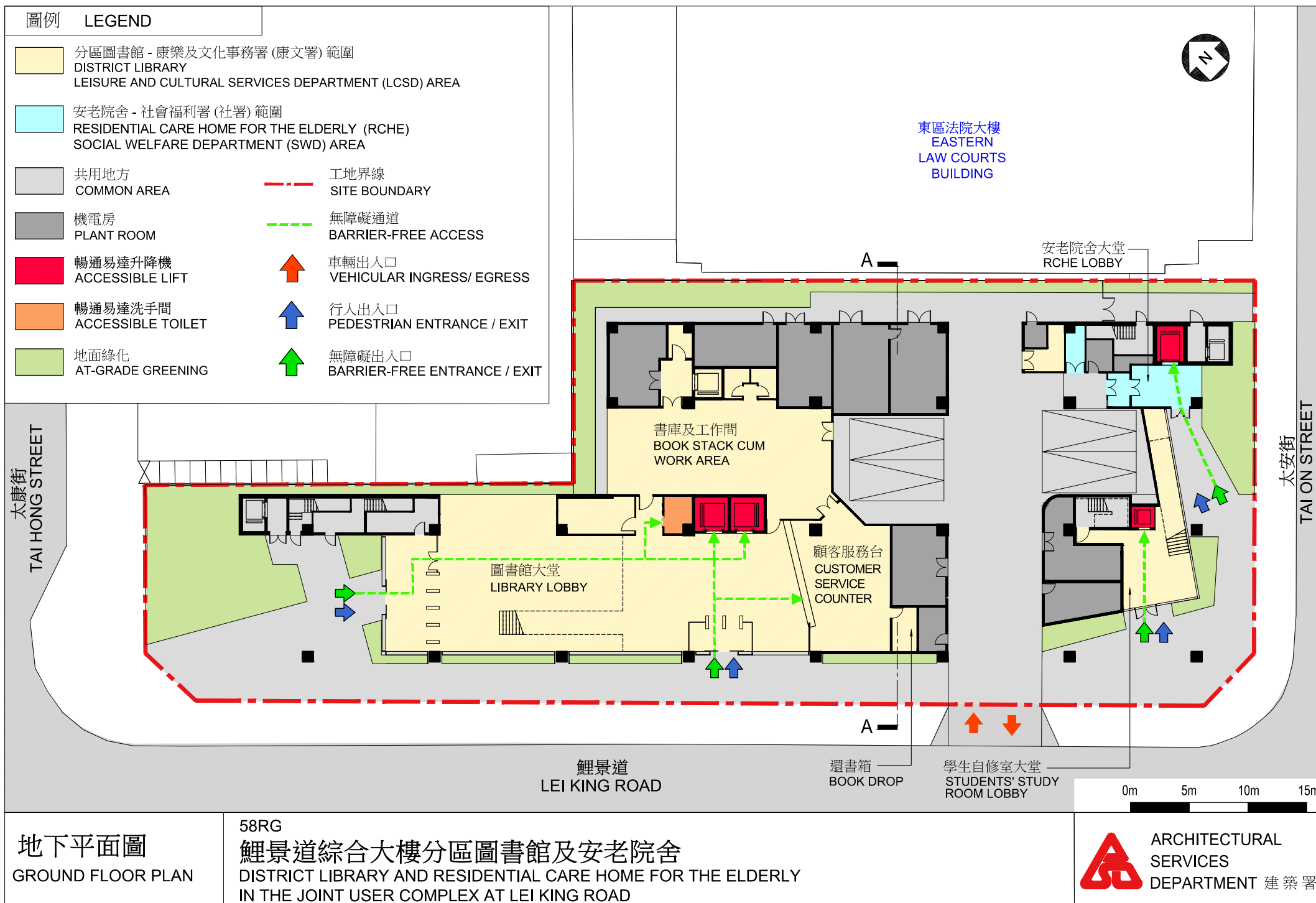


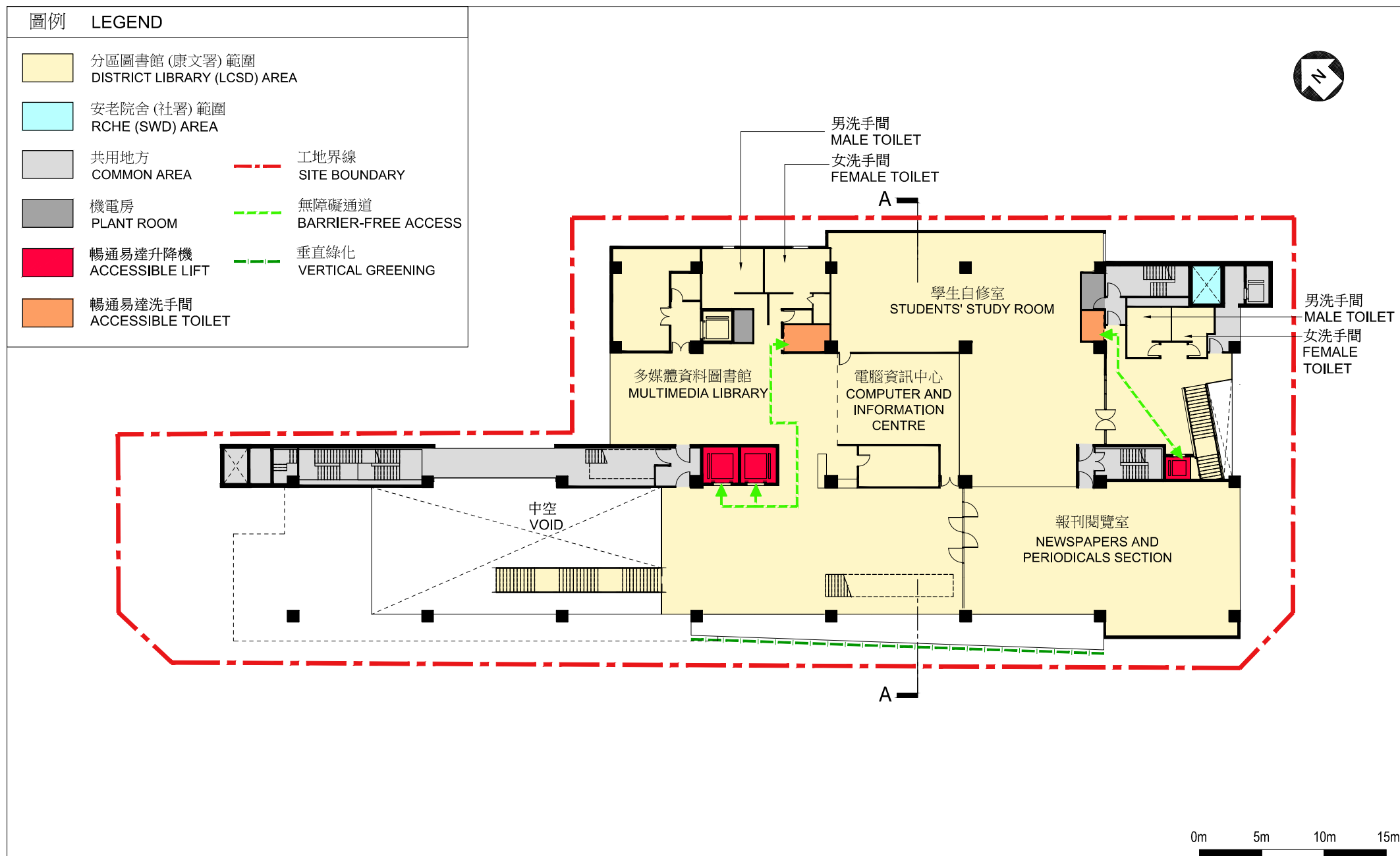


位置圖  
LOCATION PLAN

58RG  
鯉景道綜合大樓分區圖書館及安老院舍  
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD









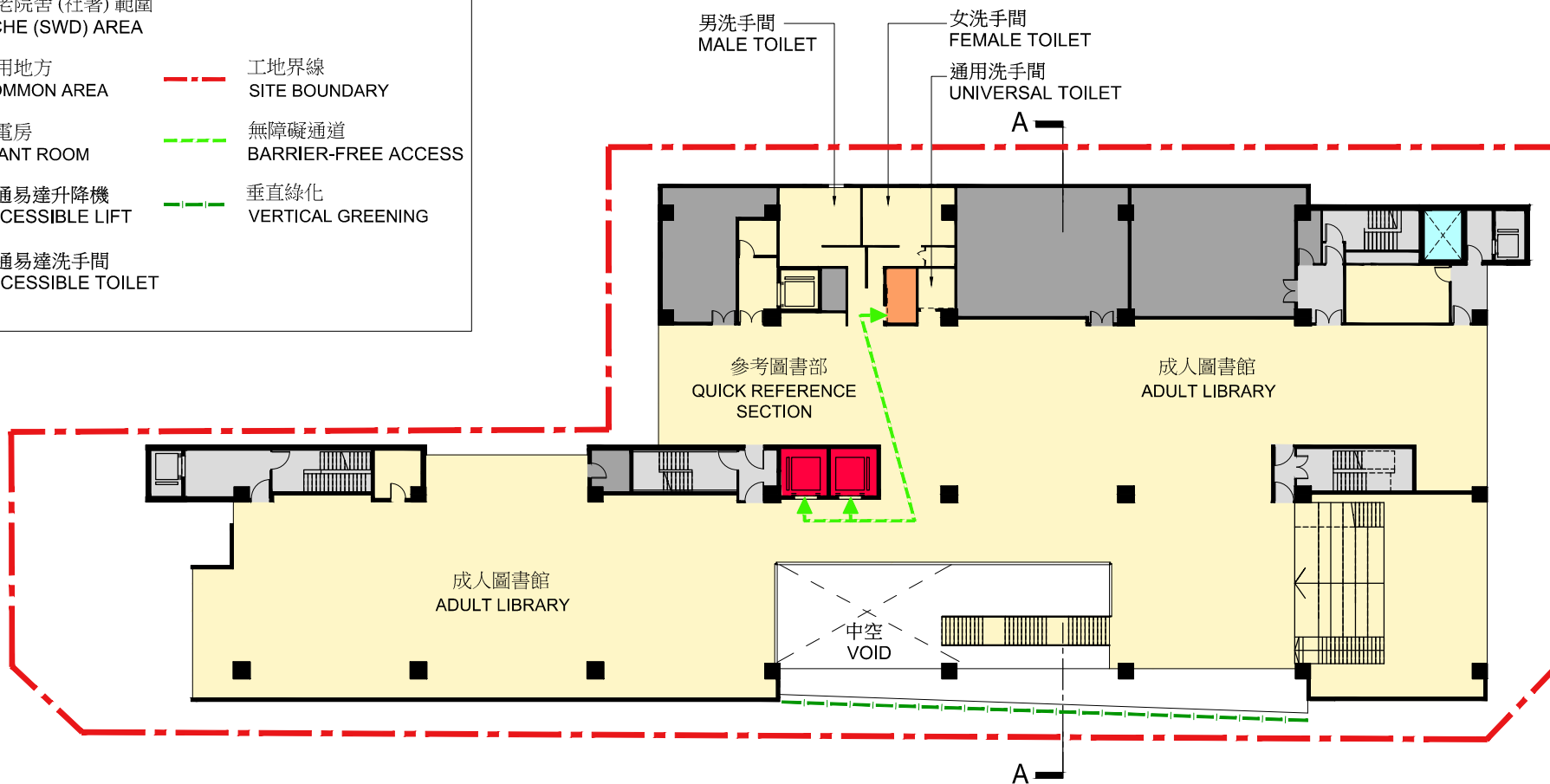




一樓平面圖  
FIRST FLOOR PLAN

58RG  
鯉景道綜合大樓分區圖書館及安老院舍  
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD

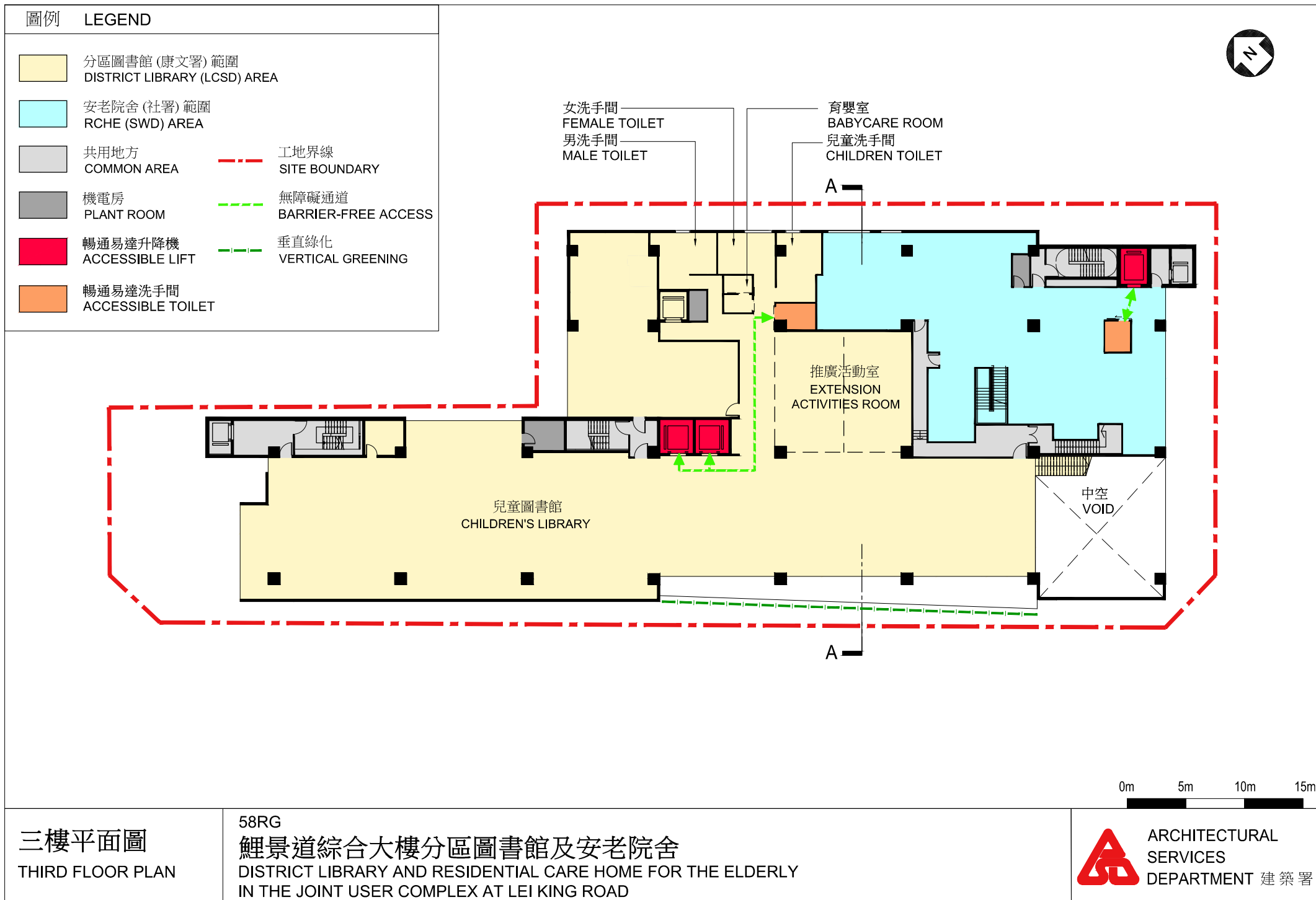
圖例 LEGEND	
	分區圖書館 (康文署) 範圍 DISTRICT LIBRARY (LCSD) AREA
	安老院舍 (社署) 範圍 RCHE (SWD) AREA
	共用地方 COMMON AREA
	機電房 PLANT ROOM
	暢通易達升降機 ACCESSIBLE LIFT
	暢通易達洗手間 ACCESSIBLE TOILET
	工地界線 SITE BOUNDARY
	無障礙通道 BARRIER-FREE ACCESS
	垂直綠化 VERTICAL GREENING



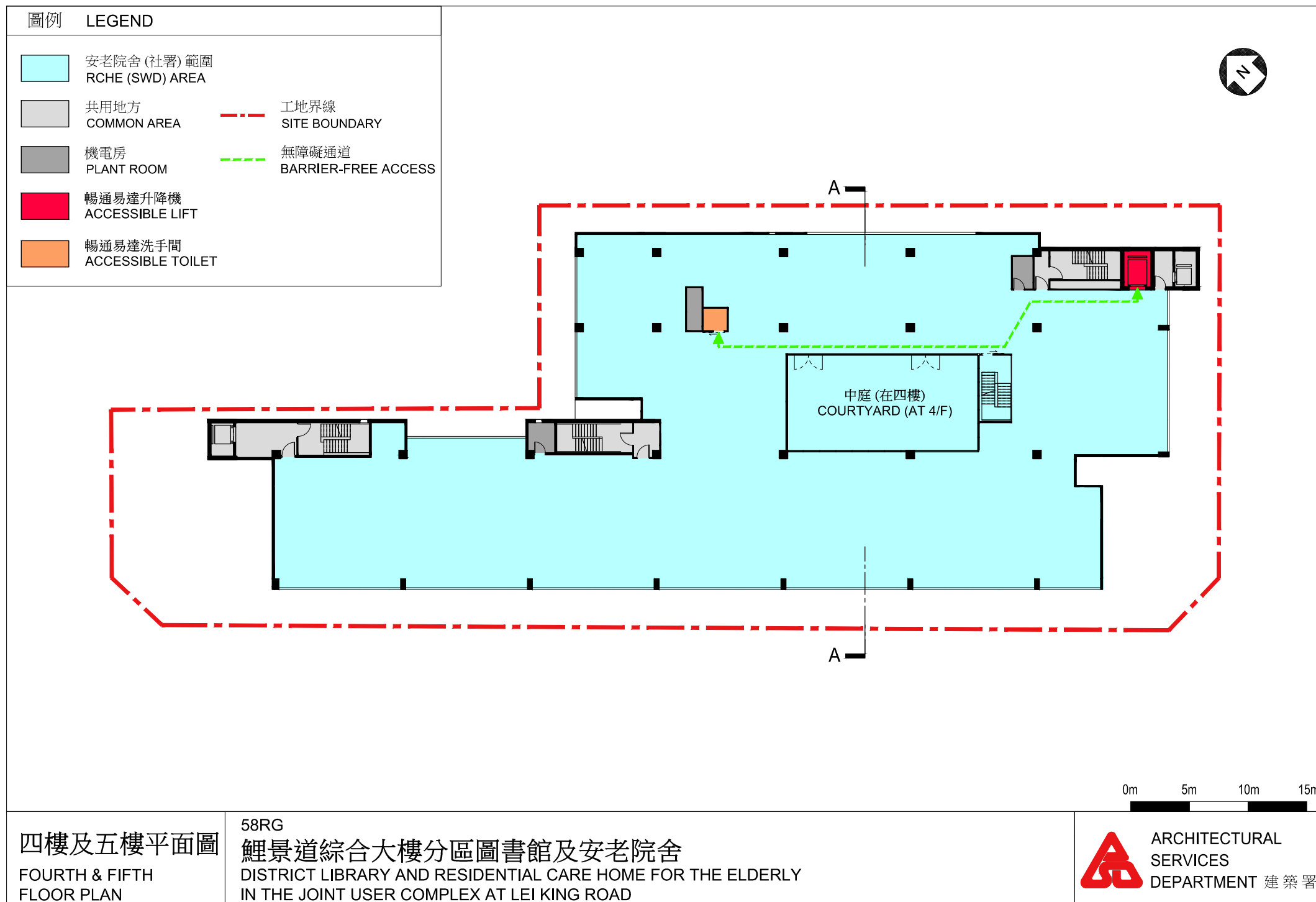
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二樓平面圖  
SECOND FLOOR PLAN

58RG  
鯉景道綜合大樓分區圖書館及安老院舍  
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD



三樓平面圖  
THIRD FLOOR PLAN



四樓及五樓平面圖  
FOURTH & FIFTH  
FLOOR PLAN

58RG  
鯉景道綜合大樓分區圖書館及安老院舍  
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD





剖面圖 A-A  
SECTION A-A

58RG  
鯉景道綜合大樓分區圖書館及安老院舍  
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD





從南面望向大樓的構思透視圖

PERSPECTIVE VIEW FROM SOUTH DIRECTION

構思圖

ARTIST'S IMPRESSION

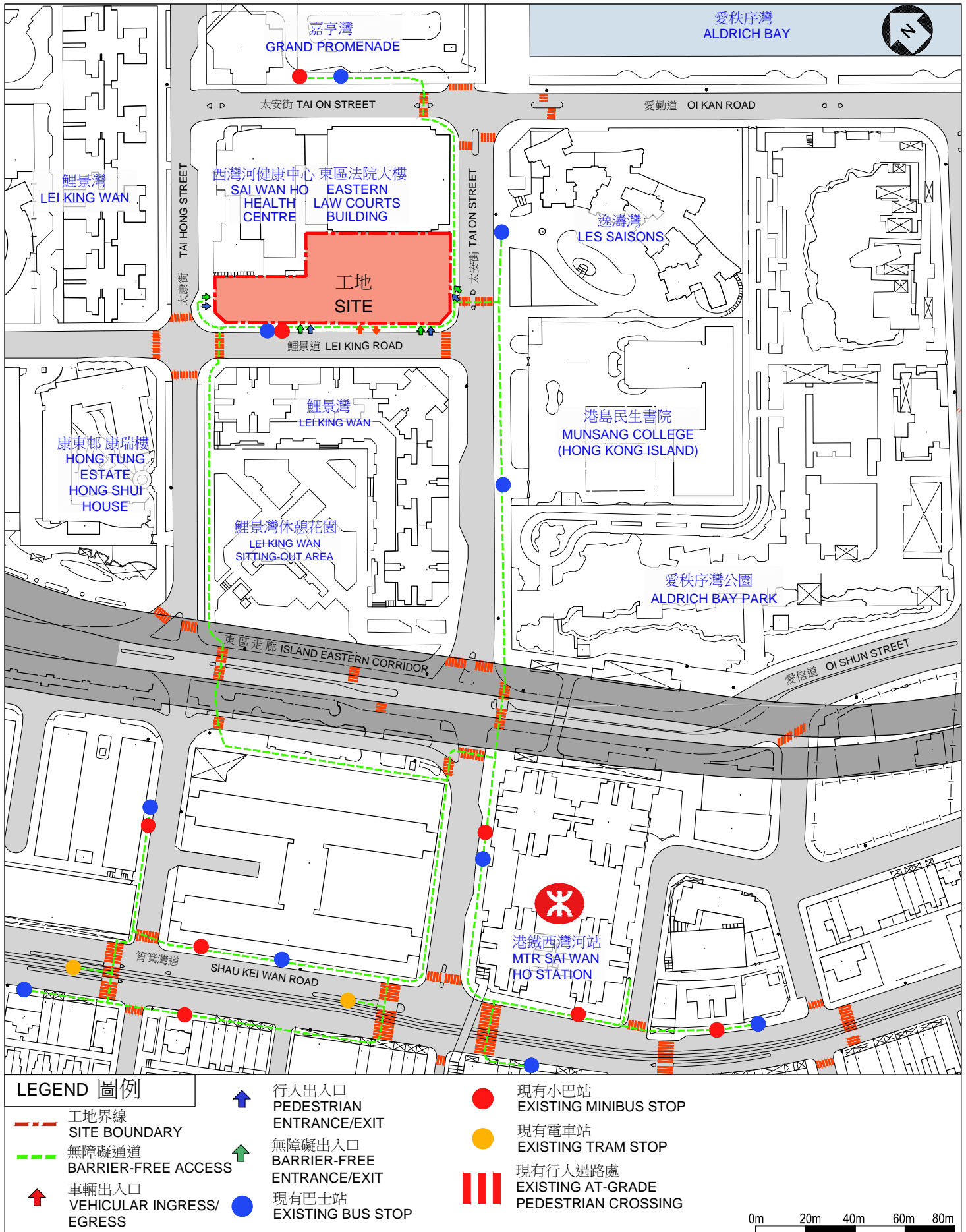
58RG

鯉景道綜合大樓分區圖書館及安老院舍

DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



## 無障礙通道平面圖 PLAN OF BARRIER-FREE ACCESS

58RG

鯉景道綜合大樓分區圖書館及安老院舍  
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY  
IN THE JOINT USER COMPLEX AT LEI KING ROAD



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**58RG – District Library and Residential Care Home for the Elderly in the Joint User Complex at Lei King Road**

**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	Professional	–	–	3.5
	administration (Note 2)	Technical	–	–	1.3
				Sub-total	4.8#
(b)	RSS costs (Note 3)	Technical	48	14	2.2
				Sub-total	2.2
	Comprising -				
	(i) Consultants' fees for management of RSS				0.4#
	(ii) Remuneration of RSS				1.8#
				<b>Total</b>	<b>7.0</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$28,725 per month).
2. The consultants' fees are calculated in accordance with the existing consultancy agreement for the design and construction of **58RG**. The construction phase of the assignment will only be executed subject to FC's funding approval to upgrade **58RG** to Category A.

3. The actual man-months and actual costs will only be known after completion of the construction works.

**Remarks**

The figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in MOD prices in paragraph 8 of Enclosure 1.

**Community Hall-cum-Home Affairs Enquiry Centre in Cheung Chau**

**PROJECT SCOPE AND NATURE**

The scope of the project comprises the construction of a government complex at a site of 1 430 square metres (m<sup>2</sup>) at Sai Tai Road to accommodate a Community Hall (CH) and a Home Affairs Enquiry Centre (HAEC). The CH will provide the following facilities –

- (a) a multi-purpose hall with a seating capacity of 450 seats and a stage;
- (b) a multi-purpose stage meeting room;
- (c) a stage store room;
- (d) male and female dressing rooms;
- (e) a multi-purpose conference room; and
- (f) ancillary facilities such as a management office, a store room for office, a babycare room and toilets.

2. The site and location plan, layout plans, a sectional drawing, an artist's impression and the plan of barrier-free access of the proposed building are at **Annexes 1 to 5 to Enclosure 2**. Subject to funding approval of the Finance Committee, we plan to start the construction works in the fourth quarter of 2019 for completion in the first quarter of 2022.

**JUSTIFICATION**

Community Hall

3. Cheung Chau is the second largest island in the Islands District in terms of population, coming after the Lantau Island. At present, the District has two CHs and both are located on the Lantau Island.

4. Local organisations of Cheung Chau have strong demand for suitable facilities to organise activities for the community. Many of them (including rural committee, women's associations, elderly centres, schools, etc.) actively organise various different activities for the community, such as festive events, performances, graduation ceremonies, seminars, training classes and exhibitions for the residents.

5. Despite the strong demand, there is no appropriate dedicated venue for conducting community activities in Cheung Chau. It is also not convenient for Cheung Chau residents to attend some large scale events held at the CHs on Lantau Island. The organisations now can only make use of the available time slots of the two existing Sports Centres on the island to hold activities like performances, ceremonies and seminars. However, the Sports Centres are not furnished for these purposes. The proposed CH will provide suitable venues and facilities for various parties including the Government, Islands District Council (IsDC), local organisations, Mutual Aid Committees and the Owners' Committees, etc. to more effectively organise community activities for Cheung Chau residents, which will help enhance residents' sense of belonging to the community and social cohesion.

#### Home Affairs Enquiry Centre

6. HAEC provides a wide range of services to the public, such as answering general enquiries on government services, distributing government forms and information, and administering declarations for private use, etc. At present, the HAEC in Cheung Chau is located at a leased accommodation on the ground floor of a residential block in a narrow street. It is small in size and without barrier-free access.

7. The HAEC in the proposed government complex will be an expanded one and provide better environment and facilities for service users such as sufficient space for waiting or queuing up as necessary. As the new CH would become a hub for local community activities, accommodating the HAEC at this prominent and convenient spot would facilitate residents to use its services. Putting the two public services (i.e. CH and HAEC), both provided by HAD, under the same roof would also facilitate more efficient daily management.

#### **FINANCIAL IMPLICATIONS**

8. We estimate the capital cost of the project to be \$142.6 million in money-of-the-day (MOD) prices (please see paragraph 9 below), broken down as follows –

/(a) .....

	<b>\$ million (in MOD prices)</b>
(a) Site works	3.4
(b) Piling	17.2
(c) Building <sup>1</sup>	57.1
(d) Building services	39.0
(e) Drainage	2.3
(f) External works	4.0
(g) Additional energy conservation, green and recycled features	2.7
(h) Furniture and equipment <sup>2</sup>	4.0
(i) Contingencies	12.9
Total	142.6

The construction floor area (CFA) of **196SC** is about 2 432 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$39,515 per m<sup>2</sup> of CFA in MOD prices. We consider this reasonable as compared with similar projects built by the Government.

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

<b>Year</b>	<b>\$ million (MOD)</b>
2019 – 2020	2.1
2020 – 2021	26.4
2021 – 2022	79.7
2022 – 2023	14.6
2023 – 2024	10.2
	<b>/Year .....</b>

<sup>1</sup> Building works cover construction works of superstructure of the building.

<sup>2</sup> The estimated cost is based on an indicative list of furniture and equipment required.



<b>Year</b>	<b>\$ million (MOD)</b>
2024 – 2025	6.7
2025 – 2026	2.9
	<hr/>
	142.6
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10. 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 2019 to 2026. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

11. We estimate the additional annual recurrent expenditure arising from the project to be \$3.91 million. The capital and recurrent costs arising from the proposed works would be taken into consideration when determining the relevant fees and charges in accordance with the "cost-recovery" and "user pays" principles.

## **PUBLIC CONSULTATION**

12. We consulted the District Facilities and Management Committee of IsDC on the scope and conceptual layout of the proposed project on 10 July 2017. Members supported the project and requested for its early implementation.

13. We consulted the Legislative Council Panel on Home Affairs on 25 March 2019. Members raised no objection to submitting the funding proposal to the Public Works Subcommittee for consideration. At the request of the Panel on Home Affairs, we have provided supplementary information about the floor areas and distribution of the major facilities of the proposed CH, current usage of the proposed project site, development plan of the adjoining land, etc. after the meeting.

## **ENVIRONMENTAL IMPLICATIONS**

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. We have included in the project estimate the cost to  
/implement .....



implement suitable mitigation measures to control short-term environmental impacts during construction.

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

16. 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 backfilling) 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 facilities<sup>3</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

17. 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 construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate in total about 4 630 tonnes of construction waste. Of these, we will reuse about 1 020 tonnes (22.0%) of inert construction waste on site and deliver 3 060 tonnes (66.1%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 550 tonnes (11.9%) of non-inert construction

/waste .....

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<sup>3</sup> 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.

waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$0.3 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 IMPLICATIONS**

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

## **LAND ACQUISITION**

20. The project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

21. This project will adopt various forms of energy efficient features and renewable energy technologies including –

- (a) variable speed drive for chiller;
- (b) demand control of supply air;
- (c) photovoltaic system; and
- (d) solar powered light fittings.

22. For greening features, we will provide planting areas and vertical greening on the ground floor and a green roof with lawn area at rooftop of the building.

23. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation.

24. The total estimated additional cost for adoption of the above energy conservation measures, green features and recycled features is around \$2.7 million (including \$0.3 million for energy efficient features), which has been

/included .....

included in the cost estimate for this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

25. We upgraded **196SC** to Category B in September 2014. We engaged consultants to undertake various services, including topographical and tree survey, ground investigation, utilities mapping, 3D renderings, model making service and Building Information Modelling (BIM) consultancy service. The total cost of the above consultancy services and works is about \$1.8 million. We have charged this amount to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. Except the BIM consultancy service, all other pre-construction activities have been completed.

26. Of the three trees within the project boundary, two will be preserved. The project will involve removal of one tree which is not an important tree<sup>4</sup>. We will incorporate planting proposals as part of the project, including one tree, 388 shrubs, 1 092 groundcovers and 255 m<sup>2</sup> of lawn area. Another one tree will be compensated outside the project site at Cheung Chau Tai Kwai Wan Sitting-out Area.

27. We estimate that the proposed works will create about 50 jobs (45 for labourers and five for professional/technical staff) providing a total employment of 1 150 man-months.

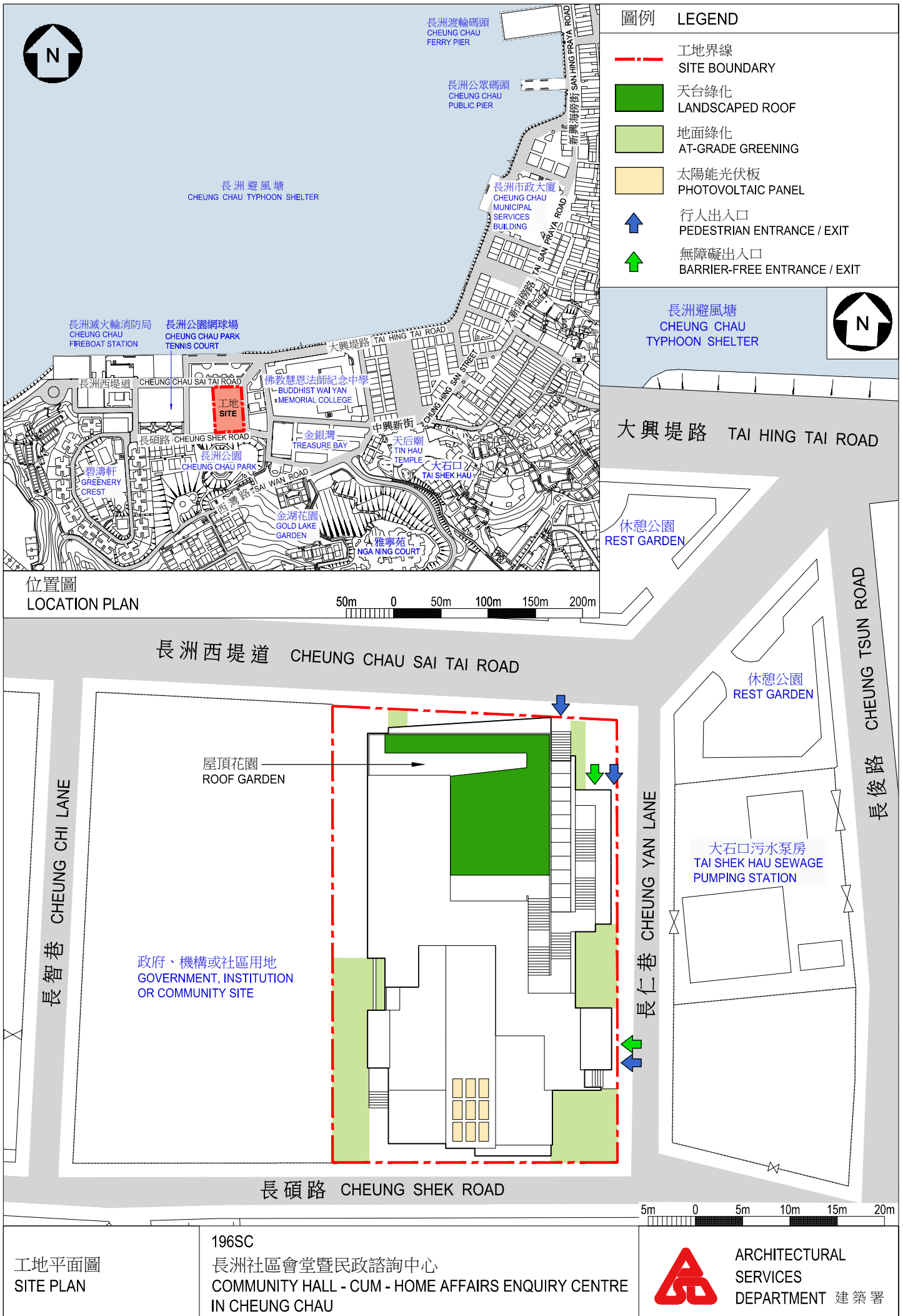
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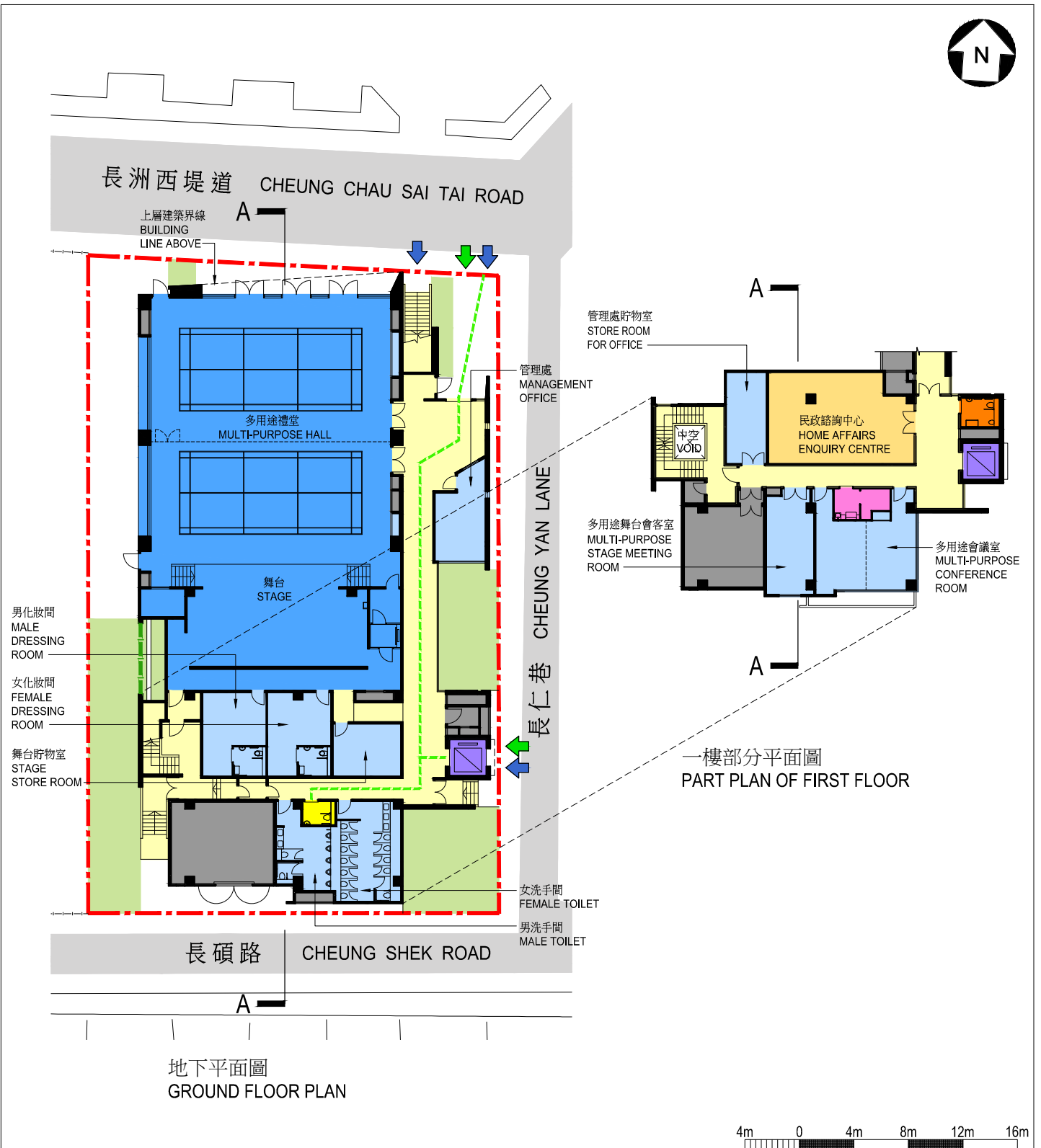
**Home Affairs Bureau**  
**May 2019**

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<sup>4</sup> “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 trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons 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 (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.





圖例 LEGEND

	工地界線 SITE BOUNDARY		暢通易達升降機 ACCESSIBLE LIFT		通道 CIRCULATION AREA		輔助設施 ANCILLARY FACILITIES
	無障礙通道 BARRIER-FREE ACCESS		暢通易達洗手間 ACCESSIBLE TOILET		機房 PLANT ROOMS		民政諮詢中心 HOME AFFAIRS ENQUIRY CENTRE
	垂直綠化 VERTICAL GREENING		通用洗手間 UNIVERSAL TOILET		地面綠化 AT-GRADE GREENING		多用途禮堂及舞台 MULTI-PURPOSE HALL & STAGE
	行人出入口 PEDESTRIAN ENTRANCE / EXIT		育嬰室 BABY-CARE ROOM				
	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT						

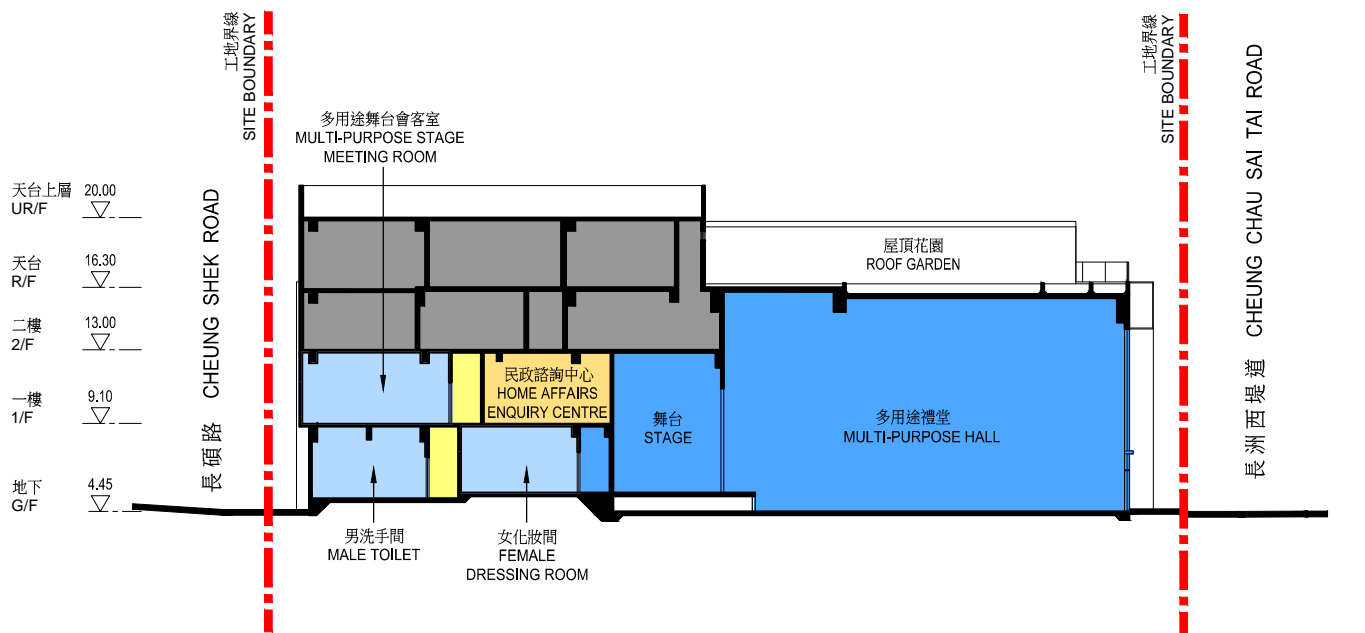
地下及一樓平面圖  
GROUND FLOOR AND  
FIRST FLOOR PLAN

196SC

長洲社區會堂暨民政諮詢中心  
COMMUNITY HALL - CUM - HOME AFFAIRS ENQUIRY CENTRE  
IN CHEUNG CHAU



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |  |                              |  |  |
|--|------------------------------|--|--|
|  | 工地界線<br>SITE BOUNDARY        |  | 民政諮詢中心<br>HOME AFFAIRS ENQUIRY CENTRE  |
|  | 通道<br>CIRCULATION AREA       |  | 多用途禮堂及舞台<br>MULTI-PURPOSE HALL & STAGE |
|  | 機房<br>PLANT ROOMS            |  |  |
|  | 輔助設施<br>ANCILLARY FACILITIES |  |  |

A - A 剖面圖  
SECTION A - A

196SC  
長洲社區會堂暨民政諮詢中心  
COMMUNITY HALL - CUM - HOME AFFAIRS ENQUIRY CENTRE  
IN CHEUNG CHAU



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





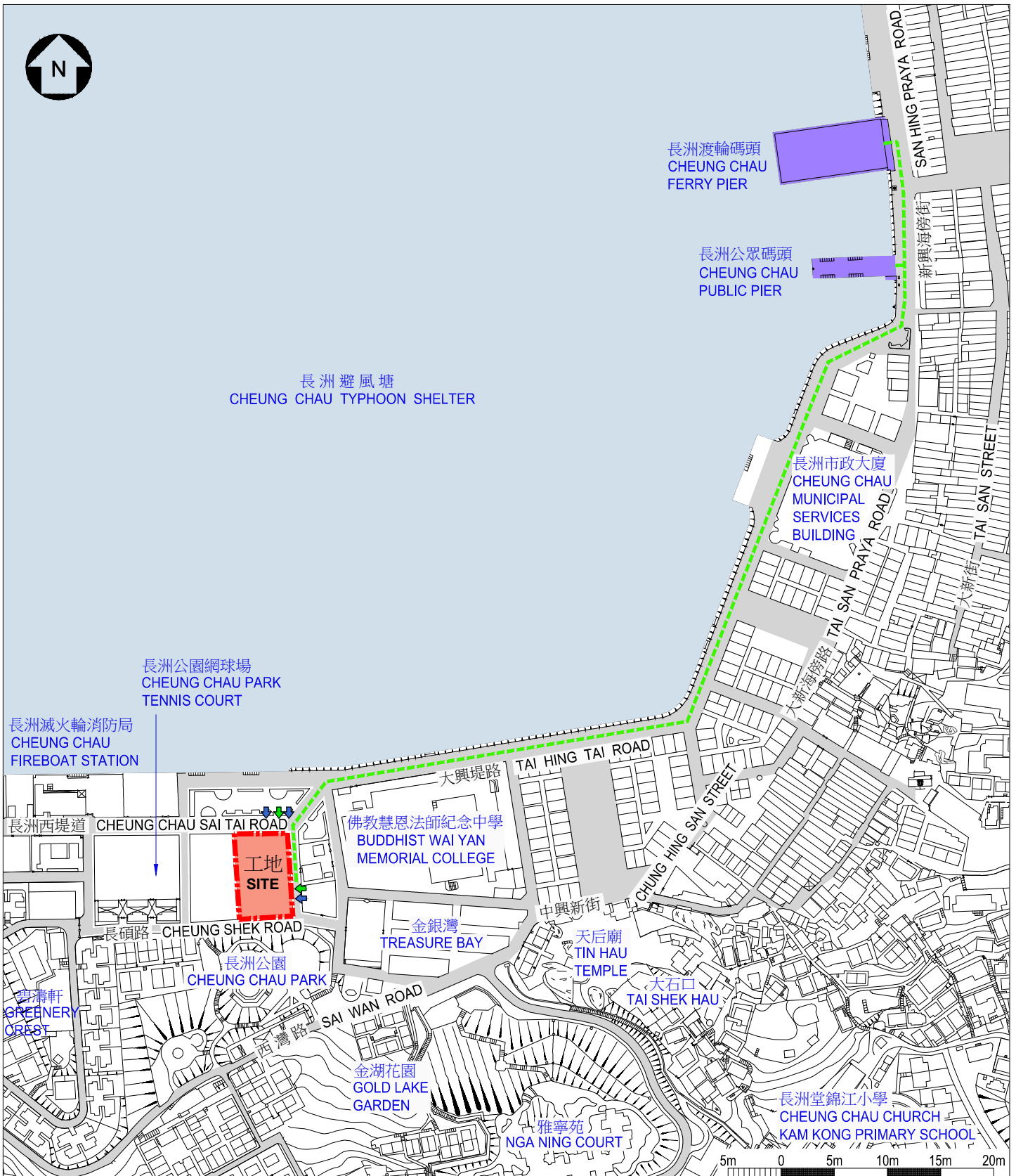
從東北面望向大樓的構思透視圖  
PERSPECTIVE VIEW FROM NORTH EAST DIRECTION

構思圖  
ARTIST'S IMPRESSION






196SC  
長洲社區會堂暨民政諮詢中心  
COMMUNITY HALL - CUM - HOME AFFAIRS ENQUIRY CENTRE  
IN CHEUNG CHAU



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |   |                              |   |  |  |  |
|---|------------------------------|---|--|--|--|
|  | 工地界線<br>SITE BOUNDARY        |  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT    |  | 現有渡輪碼頭或公眾碼頭<br>EXISTING FERRY PIER / PUBLIC PIER |
|  | 無障礙通道<br>BARRIER-FREE ACCESS |  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT |  |  |

無障礙通道平面圖  
PLAN OF BARRIER -  
FREE ACCESS

196SC  
長洲社區會堂暨民政諮詢中心  
COMMUNITY HALL - CUM - HOME AFFAIRS ENQUIRY CENTRE  
IN CHEUNG CHAU



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



**Hoi Sham Park Extension in Kowloon City District**

**PROJECT SCOPE AND NATURE**

The proposed scope of works of the project includes —

- (a) reprovisioning of four tennis courts from the Ko Shan Road Park previously demolished for the construction of Ko Shan Theatre New Wing;
- (b) construction of a waterfront promenade with a continuous pedestrian greenery walkway;
- (c) provision of a thematic landscaped garden with rain shelters and benches;
- (d) provision of amenity lawn area with rain shelters/arbours;
- (e) demolition of some existing facilities in the Hoi Sham Park such as children's play area, fitness equipment for the elderly, main pavilion and arbours and reprovisioning of these facilities with enhancement within the project site;
- (f) construction of a light refreshment kiosk;
- (g) construction of service blocks and ancillary facilities such as toilets;
- (h) removal of the existing boundary fencing of the Hoi Sham Park for connecting with the extension of the Hoi Sham Park; and
- (i) provision of barrier-free access facilities at the extension of the Hoi Sham Park.

2. A location plan, a site plan, an artist's impression and a barrier-free access plan are at **Annexes 1 to 4 to Enclosure 3**.

3. Subject to the funding approval by the Finance Committee (FC), we plan to commence construction of the proposed project in the fourth quarter of 2019 for completion in the fourth quarter of 2022.

## JUSTIFICATION

4. Kowloon City District is a densely populated area, with a projected population of about 423 900 in 2019. According to the Planning Department, the population is estimated to increase to about 463 500 in 2026. The project site is adjacent to a densely populated residential area with an estimated total population of over 88 000 covering a number of old buildings as well as large scale residential developments such as Wyler Gardens, Grand Waterfront and Laguna Verde. The Hoi Sham Park has been a popular venue for sports and recreational activities for local residents. The project will enhance the existing Hoi Sham Park and add quality open space along the promenade for public enjoyment.

5. To make way for the construction of the Ko Shan Theatre New Wing, four tennis courts at Ko Shan Road Park were closed in 2010. We informed the Public Works Subcommittee<sup>1</sup> (PWSC) of FC in June 2010 that the four tennis courts would be reprovisioned within Kowloon City. After consulting the Kowloon City District Council, the four tennis courts are included in this project. The four new tennis courts and the existing sports facilities (i.e. two 5-a-side football pitches and one basketball court) will enrich the diversity of sports facilities in Hoi Sham Park.

## FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$293.2 million in money-of-the-day (MOD) prices, broken down as follows –

/(a) .....

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<sup>1</sup> Details are set out in Public Works Subcommittee paper PWSC(2010-11)7.

		\$million (in MOD prices)
(a)	Site works	23.8
(b)	Building	34.4
(c)	Building services	36.6
(d)	Drainage	18.2
(e)	External works <sup>2</sup>	129.2
(f)	Additional energy conservation, green and recycled features	2.8
(g)	Furniture and equipment <sup>3</sup>	0.4
(h)	Consultants' fees for	9.9
(i)	contract administration	9.3
(ii)	management of resident site staff (RSS)	0.6
(i)	Remuneration of RSS	11.2
(j)	Contingencies	26.7
Total		293.2

7. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 5 to Enclosure 3**. We consider this comparable to that of similar projects built by the Government.

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

/Year .....

<sup>2</sup> External works comprise construction of pavilions, arbours, rain shelters, benches, promenade, walkways, children's play area, lawn area, soft landscape works and other external installations.

<sup>3</sup> The estimated cost is based on an indicative list of furniture and equipment.

<b>Year</b>	<b>\$ million (MOD)</b>
2019 – 2020	3.1
2020 – 2021	33.0
2021 – 2022	68.1
2022 – 2023	121.3
2023 – 2024	24.2
2024 – 2025	24.0
2025 – 2026	19.5
	<hr/>
	293.2
	<hr/>

9. 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 2019 to 2026. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

10. We estimate the annual recurrent expenditure arising from this project to be \$8.47 million.

## **PUBLIC CONSULTATION**

11. We consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council on the scope and conceptual layout of the project on 1 April 2010, 16 May and 25 July 2013, and 19 June 2014. We also provided updates on project progress to the LDFMC on 26 March 2015, 23 March and 11 May 2017. Members supported the project and urged for its early implementation.

/12. ....

12. We also consulted the Harbourfront Commission's Task Force on Kai Tak Harbourfront Development on 14 May 2013 and the Task Force had no objection to the implementation of the project.

13. Furthermore, we consulted the Legislative Council Panel on Home Affairs on 25 February 2019. Members supported the project and had no objection to the submission of the funding proposal to the PWSC.

## ENVIRONMENTAL IMPLICATIONS

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

15. 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 linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities.

16. 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 facilities<sup>4</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

17. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will

/include .....

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<sup>4</sup> 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.

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.

18. We estimate that the project will generate in total about 14 410 tonnes of construction waste. Of these, we will reuse about 4 720 tonnes (32.7%) of inert construction waste on site and deliver 8 310 tonnes (57.7%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 1 380 tonnes (9.6%) 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 \$0.9 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 IMPLICATIONS**

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

## **LAND ACQUISITION**

20. This project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

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

- (a) photovoltaic system; and
- (b) solar powered light fittings.

22. For greening features, there will be landscaping, vertical greening and green roof at appropriate areas for environmental and amenity benefits.

/23. ....

23. The total estimated additional cost for adoption of the above features is around \$2.8 million (including \$60,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

24. We upgraded 441RO to Category B on 30 September 2011. We engaged consultants to undertake various services at a total cost of about \$8.5 million. The services and works provided 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”. The layout design and detailed design have been completed.

25. There are 146 trees within the project boundary, 23 trees will be retained, 21 trees, will be transplanted within the site and 102 trees will be felled. All trees to be removed are not important trees<sup>5</sup>. We will incorporate planting proposals as part of the project, including the planting of about 102 trees, 17 000 shrubs, 16 000 groundcovers, 260 m<sup>2</sup> of bamboo area, and 1 190 m<sup>2</sup> of grassed area.

26. We estimate that the proposed works will create about 75 jobs (65 for labourers and ten for professional/technical staff) providing a total employment of 2 300 man-months.

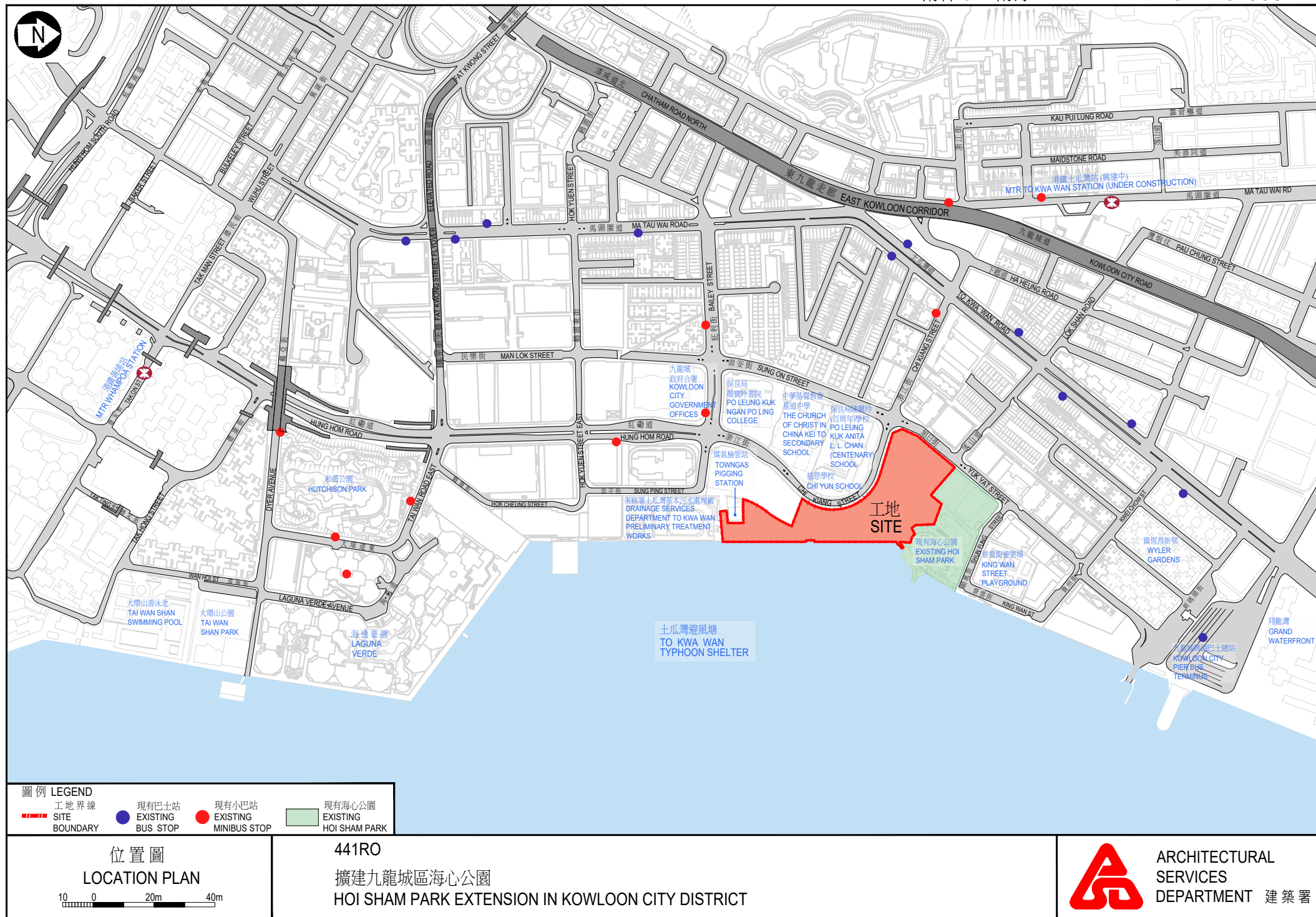
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**Home Affairs Bureau**  
**May 2019**

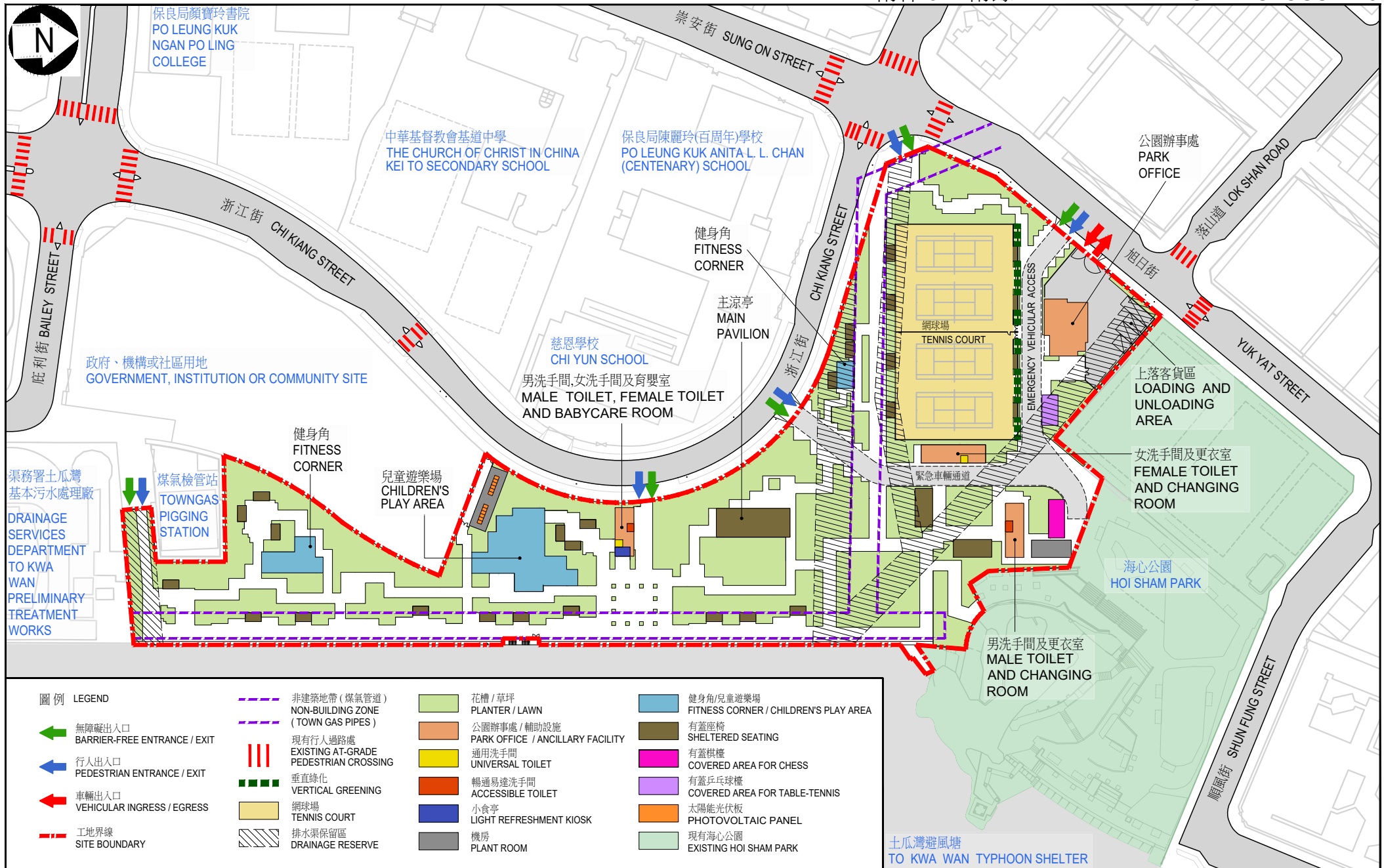
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<sup>5</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (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 trees 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.







工地平面圖  
SITE PLAN

10 0 20m 40m

441RO

擴建九龍城區海心公園

HOI SHAM PARK EXTENSION IN KOWLOON CITY DISTRICT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從東面望向公園構思透視圖  
PERSPECTIVE VIEW FROM EASTERN DIRECTION

構思圖  
ARTIST'S IMPRESSION

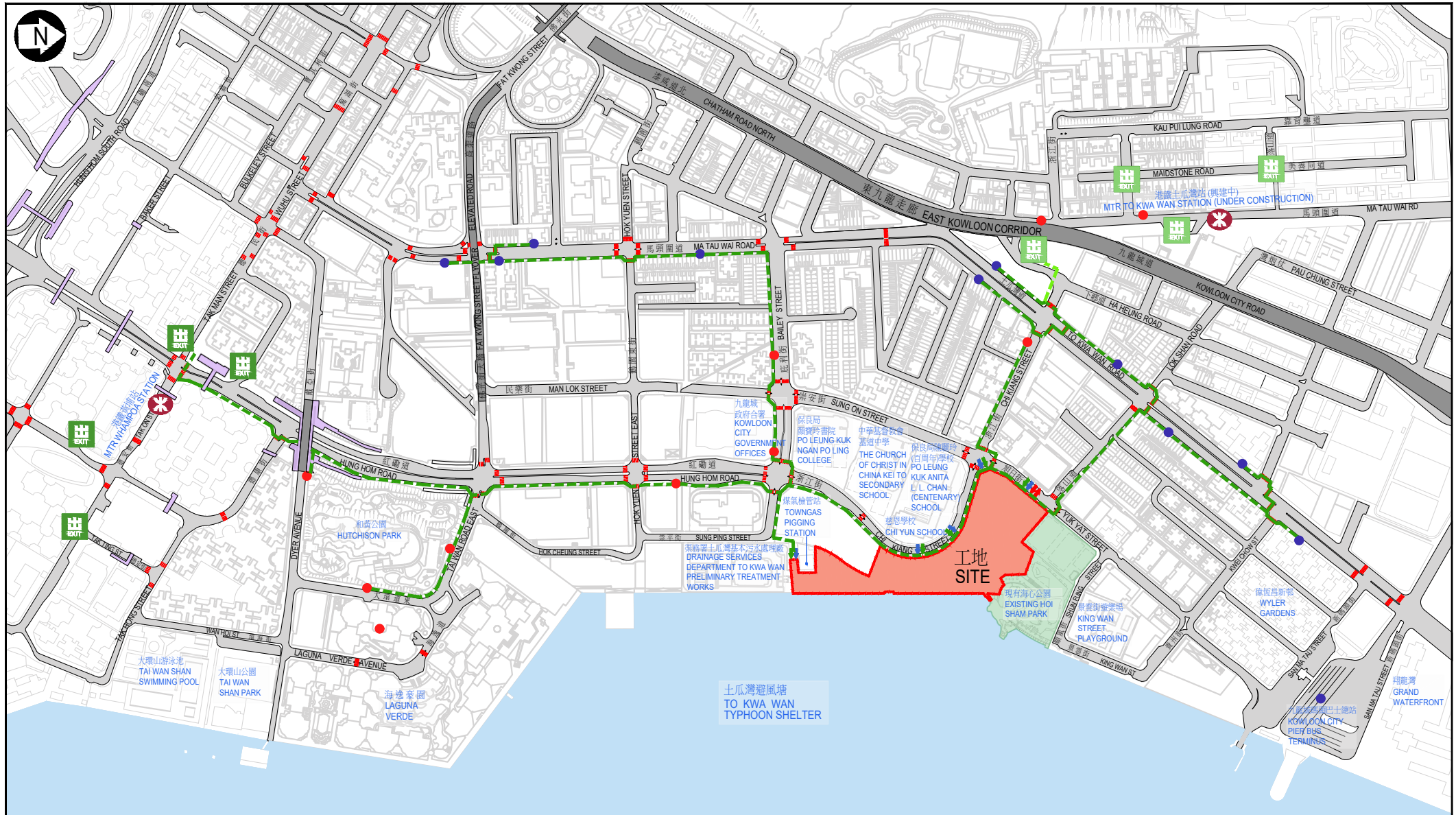
441RO

擴建九龍城區海心公園  
HOI SHAM PARK EXTENSION IN KOWLOON CITY DISTRICT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





圖例 LEGEND

- |  |   |  |  |                                   |
|--|---|--|--|-----------------------------------|
| <p>← 無障礙出入口<br/>BARRIER-FREE ENTRANCE / EXIT</p> <p>← 行人出入口<br/>PEDESTRIAN ENTRANCE / EXIT</p> <p>← 車輛出入口<br/>VEHICULAR INGRESS / EGRESS</p> | <p>    現有行人過路處<br/>EXISTING AT-GRADE PEDESTRIAN CROSSING</p> <p>--- 無障礙通道<br/>BARRIER-FREE ACCESS</p> <p>--- 無障礙通道(預設路線)<br/>BARRIER-FREE ACCESS (FUTURE ROUTE)</p> | <p>EXIT 現有港鐵黃埔站出入口<br/>EXISTING MTR WHAMPOA STATION ENTRANCE/ EXIT</p> <p>EXIT 港鐵土瓜灣站出入口(興建中)<br/>MTR TO KWA WAN STATION ENTRANCE/ EXIT (UNDER CONSTRUCTION)</p> <p>EXISTING PEDESTRIAN FOOTBRIDGE</p> | <p>● 現有小巴站<br/>EXISTING MINIBUS STOP</p> <p>● 現有巴士站<br/>EXISTING BUS STOP</p> <p>● 現有海心公園<br/>EXISTING HOI SHAM PARK</p> | <p>--- 工地界線<br/>SITE BOUNDARY</p> |
|--|---|--|--|-----------------------------------|

無障礙通道平面圖  
PLAN OF BARRIER-FREE ACCESS

10 0 20 40m

441RO  
擴建九龍城區海心公園  
HOI SHAM PARK EXTENSION IN KOWLOON CITY DISTRICT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

## Annex 5 to Enclosure 3

### 441RO – Hoi Sham Park Extension in Kowloon City District

#### 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	–	–	–	5.2
	Technical	–	–	–	2.6
				Sub-total	7.8#
(b) Resident site staff (RSS) costs (Note 3)	Technical	213	14	1.6	9.8
				Sub-total	9.8
Comprising -					
(i) Consultants' fees for management of RSS					0.5#
(ii) Remuneration of RSS					9.3#
				<b>Total</b>	<b>17.6</b>

\* MPS = Master Pay Scale

#### Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$28,725 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **441RO**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

**Remarks**

The figures in this Annex are shown in constant prices correlate with the MPS salary point of the same year. The figures marked with # are shown in MOD prices in paragraph 6 of Enclosure 3.