

**Legislative Council Public Works Subcommittee  
meeting on 28 November 2018**

**75MC –Community health centre-cum-residential care home for the  
elderly at Tuen Mun Area 29 West**

**Supplementary Information**

**PURPOSE**

At the Legislative Council Public Works Subcommittee meeting on 28 November 2018 when the captioned project was considered (PWSC(2018-19)33 refers), Members requested the following supplementary information –

- (a) The details of cost apportionment for construction of the proposed community health centre-cum-residential care home for the elderly with Hong Kong Housing Authority (HKHA) for the items (a) to (f) in paragraph 9 of the PWSC paper.

**GOVERNMENT RESPONSES**

2. The required information is set out below –

- (a) Due to the site constraints, the proposed community health centre-cum-residential care home for the elderly (CHC-cum-RCHE) has to be implemented in an integrated design with the public housing development at Tuen Mun Area 29 West. The estimated cost of \$1,046.4 million in money-of-the-day prices would be funded by the Government for the construction of a CHC-cum-RCHE only. Construction cost related to the public housing development will be funded by HKHA separately.

As there are some shared facilities in this integrated development, the cost of these works need to be apportioned between the

Government and HKHA. The cost mentioned in paragraphs 9(a) to (f) in PWSC (2018-19) 33 is the apportioned part to be borne by the Government. The principles to apportion the cost between the Government and HKHA are as follows -

- (1) As the Government needs to provide infrastructure to support the public housing development and the CHC-cum-RCHE, the cost for infrastructure at Tuen Mun Area 29 West (such as road works and drainage improvement works outside the site boundary) will be fully funded by the Government;
- (2) The cost solely for the construction of CHC-cum-RCHE and its equipment will be funded by the Government; and
- (3) The cost of shared facilities in the whole integrated development will be apportioned on a pro rata basis of Construction Floor Area (CFA). The CFA of this project accounts for about 20% of the CFA of the whole development, so that the cost of the facilities shared with HKHA will be apportioned in accordance with this ratio.

The details of cost apportionment are as follows –

	Item and cost	(1) \$ million	(2) \$ million	(3) \$ million	Remarks
(a)	Site works	34.6 <sup>(i)</sup>		7.4 <sup>(ii)</sup>	(i) such as road works, sewerage works and modification works to Tuen Mun North West Swimming Pool outside the site boundary.  (ii) such as general clearance and hoarding.

(b)	Piling			20.7	
(c)	Building		367.5	89.7 <sup>(iii)</sup>	(iii) such as structural works of the podium.
(d)	Building services		200.2	2.1 <sup>(iv)</sup>	(iv) such as shared fire services installation.
(e)	Drainage		2.7	2.8 <sup>(v)</sup>	(v) such as underground drainage and sewerage works within site boundary.
(f)	External works			19.4 <sup>(vi)</sup>	(vi) such as roadworks and planting within site boundary and associated slope upgrading works.

**Transport and Housing Bureau  
Architectural Services Department  
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