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By email

14 May 2019

Ms Doris LO
Clerk to the Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

Dear Ms Lo,

**Re: 763CL “Integrated Basement for West Kowloon Cultural District –
remaining works”**

In response to the letter of Dr Hon KWOK Ka-ki dated 8 May 2019 to the Chairman of the Legislative Council Public Works Subcommittee (PWSC) enquiring about 763CL “Integrated basement for West Kowloon Cultural District – remaining works”, the reply from the Government and West Kowloon Cultural District Authority (WKCDA) is set out below:

- 1. The Administration mentioned in the PWSC meeting on 8 May 2019 that the Government has minimized the project cost as far as possible since 2014. What are the measures taken and cost so saved?**

Given the large scale of the Integrated Basement (IB), we have put much emphasis on minimizing the project cost during planning and design stages. Some examples are illustrated below:

- (a) Top level of the IB would be at some 5 metres above the existing ground level. Such arrangement could significantly reduce the depth and volume of excavation works as well as the scale of lateral support system, thus reducing the construction cost.

- (b) The layout of different facilities within the basement has been carefully planned and designed with a view to optimizing the space in the basement. For instance, a mezzanine floor is introduced between B1 and B2 levels of the IB in Zone 2 where headroom requirements of the facilities permit. This measure helps accommodate an additional floor thus achieving the floor area requirement without the need of deeper excavation.
- (c) Cost-effective solutions have been employed for the essential basement structures and foundation works as far as practicable. For instance, the engineering consultants have adopted different types of foundation including bored piles and pre-bored H-piles for different areas of IB to accord with specific loading and functional requirements.
- (d) The construction of IB involves substantial excavation works. Apart from reusing the excavated materials in the West Kowloon Cultural District (WKCD), the surplus will be delivered to other projects or public fill reception facilities for reuse. We have, at the design stage, formulated a technically feasible solution for setting up a barging point on site in order to deliver the excavated materials off site by sea as far as possible, thereby improving work efficiency and reducing construction cost.

2. In 2014, the Government estimated that the IB cost was 23 billion, while the current estimate is 23.6 billion. Please provide a table setting out the floor area, cost details and facilities included in the current scheme and those in the 2014 scheme.

In May 2014, the Government has provided information (LC Paper No. CB(2)1591/13-14(03)) to Legislative Council Panel on Development and Panel on Home Affairs Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project (Joint Subcommittee) pointing out that, based on WKCDA's layout and assuming completion of the whole IB in one go by 2020, the rough cost estimate of the IB inclusive of design and site investigation as derived in mid-2013 was around \$23 billion in money-of-the-day prices. However, the said estimate has not taken into account the impacts of the delay in the Guangzhou-Shenzhen-Hong Kong Express Rail Link project. The Government also pointed out that more reliable estimates could only be provided after finalization of the implementation options and completion of the corresponding detailed designs.

3. According to the financial arrangement of 2017, WKCDA will be granted the title of the “hotel/office/residential (HOR)” developments in WKCD, and take forward these developments with private sectors through open tendering under “Built-Operate-Transfer (BOT)” arrangement. Please advise whether the Government or WKCDA will charge the private sectors with construction fee for meeting the construction and maintenance expenses of the IB. If so, what are the details? If not, what is the reason?

According to the paper of Joint Subcommittee meeting in February 2018, WKCDA will formulate suitable development strategies for the BOT development packages for open tendering. WKCDA will in this regard carefully consider and fix every BOT condition/requirement before inviting tenders. The details of any Expression of Interest or tendering procedures will be released, upon a decision to proceed with the tendering exercise, in order to ensure a level playing field for all participating parties. The tendering information can also be made available to LegCo by that time.

4. Would the Administration provide a table setting out the total floor area (including breakdown by level), its use as well as the length of underground road (UR) at each of Zones 2A, 2BC, 3A and 3B in the IB.

The total construction floor area (CFA) of the whole IB, CFA of each floor and total length of UR within the IB is tabled below:

	Total CFA of IB (m²)	CFA of B1 Level of IB (m²)	CFA of Mezzanine Floor of IB (m²)	CFA of B2 Level of IB (m²)	Length of UR (m)
Zone 3A	40,000	20,000	5,000	15,000	230
Zone 3B	47,000	16,500	8,000	22,500	230
Zone 2A	81,500	43,000	18,500	20,000	300
Zone 2BC	118,000	37,500	29,500	51,000	500

The CFAs in the IB are mainly to accommodate the UR, carparks, loading/unloading areas and facilities (e.g. public facilities, plant rooms and refuse collection points) to support the topside developments.

- 5. The annual recurrent expenditures arising from the first, second, third stages of works and remaining works of the IB of WKCD are 8.5 million, 21.6 million and 64 million respectively.**

5.1 Would the Administration provide the breakdown of recurrent expenditures for the four stages.

The recurrent expenditures required mainly cover the management and maintenance costs of the UR and associated works within the IB. The breakdown of recurrent expenditures for each stage is tabled below:

	First & Second Stages of Works (PWP Item: 791CL)	Third Stage of Works (PWP Item: 815CL)	Remaining Works (PWP Item: 763CL)
(1) Ventilation and Power Distribution System	\$4.3 million	\$9.8 million	\$39.6 million
(2) Road Maintenance and Lighting System	\$1.4 million	\$3.9 million	\$10.9 million
(3) Fire Services and Communication System	\$1.5 million	\$5.7 million	\$6.3 million
(4) Plant Rooms, Means of Escape/Mean of Access for Firefighting and Rescue and Other Facilities	\$1.3 million	\$2.2 million	\$7.2 million
Total	\$8.5 million	\$21.6 million	\$64 million

5.2 Is the Government solely responsible for the above recurrent expenditures? If so, what are the details? If not, what is the reason?

Since the UR and associated works within the IB are public facilities, the Government will own them and pay for the maintenance cost. Apart from the above UR and associated works, WKCD will be responsible for operating the IB and undertaking the operation and maintenance expenditures. Such amount is not included in the aforesaid recurrent expenditures.

- 6. Would the Administration provide construction cost and details of other government basement facilities similar to the IB facilities of WKCD?**

Unlike the basement construction of usual government buildings, the IB of WKCD is large in scale and its design has to meet a number of special functional requirements including structurally supporting the developments

above the IB, accommodating the UR and related facilities for use by double-decker, and housing ancillary facilities such as carparks, loading/unloading areas, various public facilities as well as other facilities for supporting the developments above the IB. Taking into account the uniqueness of the IB project, including the exceptional high degree of integration amongst various facilities in the IB, the critical interfacing issues such as overlapping work sites, construction sequences/methodologies and programming inter-dependence among different works, we consider that it may not be appropriate to make a direct comparison on the construction costs between the WKCD IB and usual government building basements.

7. Would the Administration provide the consultancy reports of the IB in Zone 2 for Members' perusal and discussion.

WKCDA considers providing the General Building Plans of the IB for Members' perusal is more appropriate as these Plans best describe the scope and extent of the IB in Zone 2 as oppose to the detailed engineering consultancy reports which are very technical and not yet completed. As the project is yet to be tendered out, these Plans, forming part of the tender, are commercially sensitive and hence not yet available in the public domain. WKCDA will in this regard provide two copies of the Plans which are to be kept in the Legislative Council Secretariat for Members' inspection.

Yours sincerely,



(Ms YING Fun-fong)
for Secretary for Home Affairs

c.c.

Chief Executive Officer, West Kowloon Cultural District Authority
Project Manager (South), Civil Engineering and Development Department