

For discussion on  
4 December 2018

## **Legislative Council Panel on Security**

### **Construction of Immigration Headquarters in Tseung Kwan O**

#### **Purpose**

This paper briefs Members on the construction of the Immigration Headquarters (HQ) in Area 67, Tseung Kwan O, and seeks Members' support for upgrading the project of **3130KA** entitled "Immigration Headquarters in Tseung Kwan O" to Category A at an estimated cost of \$6,806.0 million in money-of-the-day (MOD) prices.

#### **Background**

2. 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 announced that the bureaux/departments (b/ds) and the Judiciary in the Wan Chai Government Offices Compound (WCGOC), comprising the Immigration Tower, the Revenue Tower and the Wanchai Tower, would be relocated to other areas in phases to make way for the development of convention and exhibition facilities, hotel facilities and Grade A office space.

3. The Government is actively taking forward a number of new government building projects to re-provision the 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.

4. The Government has earmarked a site in Area 67, Tseung Kwan O for the construction of the HQ to re-provision the existing HQ currently accommodated at the Immigration Tower in Wan Chai, provide space for some offices and facilities of the Immigration Department (ImmD) currently located in various districts and leased premises, and accommodate new operational facilities.

## Project scope

5. The project site occupies an area of about 17 200 square metres (m<sup>2</sup>) in Tseung Kwan O Town Centre. Adjacent to Tseung Kwan O and Tiu Keng Leng MTR Stations, the site is 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. A site and location plan is at Enclosure.

6. The proposed HQ will provide a net operational floor area (NOFA)<sup>1</sup> of about 57 400 m<sup>2</sup> 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; and
- (f) ancillary facilities including conference rooms, interview rooms, an auditorium, an indoor fire range<sup>2</sup>, staff facilities and car parking spaces for departmental use.

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<sup>1</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, 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.

<sup>2</sup> 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.

## **Justifications**

7. The project is part of the WCGOC relocation exercise which aims at releasing land for convention, exhibition and commercial uses to support Hong Kong's economic development. Furthermore, the construction of the proposed HQ in Tseung Kwan O will also add new impetus to the district and help promote its development.

8. ImmD will continue to provide immigration-related services for the public at the new 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) 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.

9. 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 new HQ, such as the provision of 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 non-office hours.

10. To cope with the ever-increasing service demand and various new responsibilities, the staff establishment of ImmD and its requirement for operational facilities have increased accordingly, some offices and facilities<sup>3</sup> are relocated or accommodated in various districts and leased premises. 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 shortage of space into the proposed HQ will help increase command and operational efficiency, facilitate collaboration and communication and enhance ImmD's effectiveness in law enforcement. It does not only achieve 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**

11. The estimated cost of the project is \$6,806.0 million in MOD prices, which includes costs for site works, foundation works, building works, building services works, drainage works, furniture and equipment, etc.

### **Public consultation**

12. 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.

13. 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.

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<sup>3</sup> 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 m<sup>2</sup> of leased premises and about 5 600 m<sup>2</sup> of government-owned properties in total.

## **Implementation**

14. The project will adopt the “Design-and-Build” approach. A contractor will be selected through competitive bidding to design and build the HQ in accordance with government requirements. The tender invitation and assessment of the main works contract of the project have been completed in October 2018. The returned tender price has been reflected in the total estimated cost of the project.

15. Subject to Members’ support, we plan to submit the proposal of upgrading the project to Category A to the Public Works Subcommittee and seek funding approval from the Finance Committee of the Legislative Council (FC) in the first quarter of 2019. Subject to FC’s funding approval, we plan to commence the construction works in the second quarter of 2019 for completion in the third quarter of 2023.

**Security Bureau**  
**Immigration Department**  
**November 2018**

