

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**Water Supplies Department Headquarters with
Hong Kong & Islands Regional Office and Correctional Services Department
Headquarters Building in Chai Wan
and
Drainage Services Department Office Building
at Cheung Sha Wan Sewage Pumping Station**

**3129KA – Water Supplies Department Headquarters with Hong Kong &
Islands Regional Office and Correctional Services Department Headquarters
Building in Chai Wan
3133KA – Drainage Services Department Office Building at Cheung Sha Wan
Sewage Pumping Station**

**Follow-up Action Arising from the
Panel on Development Meeting on 16 December 2019**

In response to the request of the Panel on Development, the Administration hereby provides the following supplementary information regarding (a) facilities proposed to be accommodated at the two office buildings; (b) whether free emergency dental services would be provided to the public (in particular the elderly) through designated sessions in the government dental clinic at the proposed Water Supplies Department (“WSD”) Headquarters with Hong Kong & Islands Regional Office and Correctional Services Department (“CSD”) Headquarters Building in Chai Wan; (c) feasibility of providing public parking spaces at the Drainage Services Department (“DSD”) Office Building; and (d) the justifications for accommodating the Central Case-file Depository (“CCD”) of Social Welfare Department (“SWD”) at the DSD Office Building.

A) Facilities proposed to be accommodated at the two office buildings

2. The proposed WSD Headquarters with Hong Kong & Islands Regional Office and CSD Headquarters Building for the reprovisioning of facilities for WSD and CSD, and the accommodation of a government dental clinic of the Department of Health (DH) and a public carpark will provide the net operational floor area

(“NOFA”)¹ of about 37 000 square metres (“m²”). The details of which are tabulated below:

Facilities	NOFA (m²)
(I) WSD facilities	20 980
1) offices for WSD Headquarters and its Hong Kong & Islands Regional Office	18 080
2) a Customer Enquiry Centre	100
3) other ancillary facilities including workshops, conference rooms, a multi-purpose room, a building information modeling technical centre, storage areas, etc.	2 800
(II) CSD facilities	15 340
1) offices for CSD Headquarters	8 800
2) specialised facilities such as a central command centre, a centralised pharmacy, a central supplies unit and a departmental data centre, etc.	3 520
3) other ancillary facilities including conference rooms, interview rooms, a multi-purpose room, an indoor multi-function facility, a staff mess cum staff canteen, etc.	3 020
(III) a government dental clinic	530
(IV) a management office for public carpark	40
Total	36 890 (Approx. 37 000)

3. The proposed DSD Office Building will provide an NOFA of about 19 000 m² for facilities of DSD and SWD. The breakdown of the NOFA of the relevant facilities is as follows:

Facilities	NOFA (m²)
(I) DSD Facilities	14 670
1) Offices for staff	14 050
2) Other ancillary facilities, including conference rooms, a multi-purpose room, a building information modeling technical centre, storage areas, etc.	620
(II) SWD Facilities	4 550
1) CCD (including offices for staff)	4 550
Total	19 220

¹ 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 the basic facilities (if any) such as toilets, 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 rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.

4. The above facilities are similar to those provided in other government office buildings, without involving the use of special construction materials or systems. The project construction cost and construction unit cost will be detailed in the Public Works Subcommittee paper.

B) Whether free emergency dental services would be provided to the public (in particular the elderly) through designated sessions in the government dental clinic at the proposed WSD Headquarters with Hong Kong & Islands Regional Office and CSD Headquarters Building

5. The Government's policy on dental services seeks to raise public awareness of oral hygiene and oral health and encourage proper oral health habits through promotion and education. The Government has to prioritise limited public resources for the provision of emergency dental services for the public and dental care for those people with special needs.

6. Specialist oral maxillofacial surgery and dental treatment are provided by the Oral Maxillofacial Surgery & Dental Clinics of the DH in seven public hospitals for hospital in-patients, patients with special oral health care needs and patients with dental emergency needs. Such specialist services can be provided through referral by the Hospital Authority (HA) or private practitioners, etc. In addition, the HA also provides dental services in four public hospitals, where in-patients, patients with special oral healthcare needs and patients with dental emergency needs under referrals can receive oral maxillofacial surgery and specialist dental treatments by the dentists employed by the HA.

7. The government dental clinics under the DH (including the proposed dental clinic in Chai Wan) are mainly tasked to provide dental benefits for civil servants or pensioners and their eligible dependants in fulfillment of the Government's contractual obligations laid down in their terms of employment. Such dental benefits are similar to the medical benefits provided by other employers to their employees. However, to meet public demand for emergency dental treatment, the Government provides free emergency dental services to the public through designated sessions in 11 government dental clinics (generally referred as "General Public (GP) sessions"). The Government has no plan to extend GP

service.

8. Regarding dental care services for the elders, the Government has in recent years implemented a series of initiatives to provide dental care support to low-income elders with special needs, including the Outreach Dental Care Programme and Community Care Fund Elderly Dental Assistance Programme, etc. Besides, under the Elderly Health Care Voucher Scheme, eligible elderly persons can make use of the vouchers to receive private dental services.

9. As for people with financial difficulties, the Comprehensive Social Security Assistance Scheme provides a dental grant for its recipients who are aged, disabled or medically certified to be in ill-health to pay for dental treatment services.

C) Feasibility of providing public parking spaces at the DSD Office Building

10. According to the information provided by the Transport Department (TD), around 1 950 parking spaces are available in an area within a radius of about 800m from the DSD Office Building. Further, TD proposed to provide a public car park of around 200 parking spaces with automated parking system at the open space at the junction of Yen Chow Street and Tung Chau Street, Sham Shui Po (about 650m from the DSD Office Building). TD consulted the Traffic Affairs Committee of the Sham Shui Po District Council on the public car park in April 2019, and would conduct detailed technical feasibility study and design with the relevant departments to take forward the project as early as possible.

11. The proposed DSD Office Building with footprint area of approximately 1 700 m² can be barely built in the site area close to Ying Wa Street (a site plan is at **Annex 1**), owing to a number of constraints² of the proposed site (i.e. the existing Cheung Sha Wan Sewage Pumping Station (CSWSPS)). In view of the limited floor area of the DSD Office Building, only about 10 parking spaces could be accommodated on each floor after deducting the areas occupied by basic facilities, such as vehicular access, lifts, staircase, means of escape as well as electrical and mechanical installations, etc. Therefore, we opine that it is not

² In order to maintain the operations of CSWSPS, existing aboveground and underground facilities scattered over the pumping station (including sewage screening plant, transformer room, sewage box culverts and other underground pipes) cannot be disrupted by the proposed works.

cost-effective to build additional floors for parking vehicles within the DSD Office Building. Moreover, the plot ratio of the DSD Office Building has already reached the upper limit as recommended by the Planning Department. Further, the additional floors will have adverse visual and ventilation impacts on nearby buildings.

12. The proposed car park for the DSD Office Building will be located at an open space close to Tung Chau Street (refer to **Annex 1**) within the CSWSPS. Due to the presence of extensive main sewage trunks and sewage box culverts under the open space, it is estimated that only 36 at-grade parking spaces could be provided for use by departments. As stated in the Legislative Council Paper No. CB(1)230/19-20(05), the proposed project will adopt the design-and-build approach. To address Members' concerns, we will make due effort to explore the feasibility of increasing the number of parking spaces in the open space during the project design stage, taking into consideration of the need to maintain the normal operations of the CSWSPS.

13. Should the number of parking space be increased in the future, the Administration will review the needs of the public and departments for parking spaces³ and consider releasing part of the parking spaces for public use.

D) Justifications for accommodating the CCD of SWD at the proposed DSD Office Building

Position

14. The prime objective of setting up a CCD is to provide a centralised platform for storing various case-files of social security schemes. Staff from over 60 SWD's offices / units all over the territory can then use it to retrieve case-files in performing their daily duties concerning various social security services.

Daily Operations

15. The CCD will be one of the SWD's offices and it has 24 posts and one

³ Include conducting survey to ascertain the actual number of parking space demanded.

government vehicle. Case officers are responsible for filing used designated documents in case-files when processing various applications / reviewing cases every day. If case officers need to make reference to any documents in the case-files during the process, they will request the CCD to retrieve the relevant case-files. Staff from the CCD will arrange receipt and dispatch of different case-files at offices / units throughout the territory daily according to the schedule. To efficiently and swiftly handle cases, establishing the CCD in an easily accessible location is a relatively desirable arrangement.

Sole Government Office suitable for Relocation

16. The CCD of SWD is currently accommodated in the Skyline Tower, which is leased premises in Kowloon Bay. Relocating the CCD to the proposed office building can achieve saving in rental expenditure. The Administration has been identifying appropriate government building for relocation of the CCD. Upon scrutinising all existing and proposed government buildings and deliberating the operational needs of the CCD, the Administration considers the proposed DSD Office Building as the sole desirable office building which can provide adequate spaces for the relocation of the CCD.

Other Social Welfare Facilities

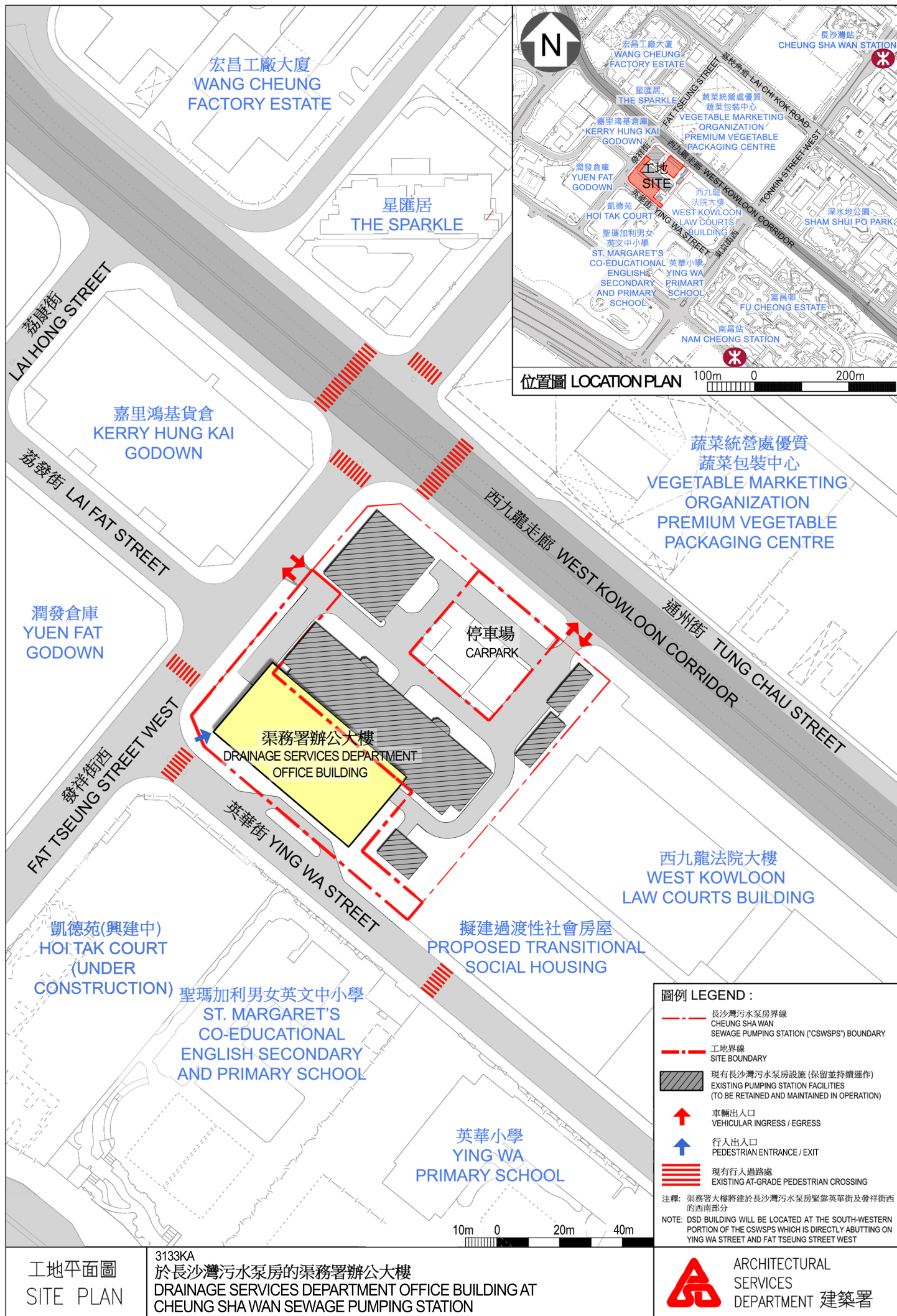
17. SWD has been adopting a multi-pronged approach to look for and obtain suitable sites, including private and public housing developments, “Government, Institution or Community” site, etc., for operating welfare services centres. Besides, SWD will explore whether specific sites or lands, can be altered, reconstructed or newly developed for the use of social welfare facilities to meet the continuous needs of welfare services in the territory and in individual districts, with due regard to their location, area, surrounding context, as well as demand and supply of services in the district.

18. In response to the public aspiration with respect to social welfare services, SWD is providing integrated family services centres, integrated children and youth services centres, homes for the aged, day care centres, district elderly community centres, neighbourhood elderly centres and after school care programme in Nam Cheong Estate, Fu Cheong Estate, Wing Cheong Estate, Hoi Lai Estate, Fortune Estate etc., in the proximity of the proposed office building.

19. In the meantime, SWD has planned to provide additional services including services for children and young people, services for the elderly as well as rehabilitation service units in public and private land developments in Sham Shui Po District, including Pak Tin Estate, So Uk Estate, Hoi Tat Estate, Lai Tsui Court, Seaside Sonata, Treasury Building, Public Residential Development in North West Kowloon Reclamation Site 1 (East), etc. These can provide timely services to all walks of life with diversified needs. The Administration will continuously strive to understand the needs of social welfare facilities in the district.

Development Bureau
Water Supplies Department
Correctional Services Department
Department of Health
Drainage Services Department
Social Welfare Department
Architectural Services Department

April 2020



工地平面圖
SITE PLAN

3133KA
於長沙灣污水泵房的渠務署辦公大樓
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT
CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署