

**For discussion
on 6 January 2020**

LEGISLATIVE COUNCIL PANEL ON FINANCIAL AFFAIRS

**Joint-user Government Office Building in
Area 67, Tseung Kwan O**

PURPOSE

This paper seeks Members' support to upgrade the project of **3125KA** entitled "Joint-user Government Office Building in Area 67, Tseung Kwan O" to Category A at an estimated cost of about \$6,172.8 million in money-of-the-day (MOD) prices.

BACKGROUND

2. It is government policy to accommodate its offices in government-owned properties as far as circumstances permit, and re-provision those with no location requirements out of high value areas, including the central business districts. The Government has decided that the offices of the bureaux and departments (b/ds) and the Judiciary in the Wan Chai Government Offices Compound (WCGOC), comprising the Revenue Tower, the Immigration Tower and the Wanchai Tower, would be relocated to other areas in phases to make way for the development of the convention and exhibition facilities, hotel facilities and Grade A office space.

3. The relocation of the WCGOC is a mega project involving 28 b/ds and the Judiciary, with a total staff headcount of over 10 000. In view of its complexity, the Government will take forward the relocation exercise in phases and relocate the b/ds and the Judiciary to other government-owned properties, including the nine replacement building projects constructed/to be constructed for the relocation exercise.

PROPOSAL

4. We propose to construct a joint-user government office building in Area 67, Tseung Kwan O (TKO JUB) mainly for relocating some of the government offices currently accommodated in WCGOC. The proposed TKO JUB will also be used to accommodate government offices located in leased private premises, and to consolidate government offices and public services accommodated in other government-owned premises to enhance operational efficiency.

PROJECT SCOPE

5. The project site occupies an area of about 16 680 square metres (m²) in Tseung Kwan O Town Centre. The site is close to the Tseung Kwan O and Tiu Keng Leng MTR Stations, and is easily accessible via various means of public transport and pedestrian walkways. A site and location plan is at **Enclosure**.

6. The proposed TKO JUB will provide a net operational floor area (NOFA)¹ of about 44 000 m² for accommodating mainly the following facilities –

- (a) offices of three departments² currently accommodated in the WCGOC, five departments³ in leased private premises and five

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 basic facilities (if any) such as toilets, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipes 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.

² Including offices of the Environmental Protection Department, the Innovation and Technology Commission, and the Census and Statistics Department. These offices account for about 21 300 m² of the NOFA of the proposed TKO JUB.

³ Including offices of the Education Bureau, the Environmental Protection Department, a post office and a delivery office of the Hongkong Post, the Social Welfare Department and the Independent Commission Against Corruption. These offices account for about 7 900 m² of the NOFA of the proposed TKO JUB.

departments in other government-owned premises⁴;

- (b) a general out-patient clinic;
- (c) a job centre;
- (d) a government families clinic and a government dental clinic for civil servants and eligible persons; and
- (e) a child care centre for government employees.

7. The project also provides about 100 ancillary parking spaces for government vehicles and staff, and visitors to government departments, and over 300 public parking spaces (including about 100 public parking spaces for goods vehicles and coaches, and over 200 public parking spaces for private cars, motorcycles and light buses).

JUSTIFICATIONS

8. The proposed TKO JUB is one of the nine replacement building projects to facilitate the release of the WCGOC site for commercial development, thus enabling a better use of scarce land resources in central business districts. Since the project will also accommodate government offices currently accommodated in leased private premises, it will release office spaces in the private sector and achieve an estimated annual saving in rental expenditure of up to about \$45 million.

9. The proposed TKO JUB will also benefit the local district through the provision of public services/facilities by the user departments therein. They include —

- (a) a total of over 300 public parking spaces for goods vehicles, coaches, private cars, motorcycles and light buses to meet the local demand for parking spaces in the district;

⁴ Including offices of the Education Bureau, the Innovation and Technology Commission, the Rating and Valuation Department, a branch office of the Employees' Compensation Division of the Labour Department, and the Department of Justice. These offices account for about 5 400 m² of the NOFA of the proposed TKO JUB.

- (b) a general out-patient clinic to be operated by the Hospital Authority to provide general out-patient services, including medical consultations, nursing and allied health services, to the public;
- (c) a job centre and a branch office of the Employees' Compensation Division of the Labour Department to provide employment, recruitment and employees' compensation services to job seekers, employers and injured employees respectively;
- (d) a post office and a delivery office of the Hongkong Post to provide postal and delivery services to the public;
- (e) a Social Security Field Unit of the Social Welfare Department to provide social security services to the people in need;
- (f) customer service counters of the Environmental Protection Department to process applications for environmental permits or licences; and
- (g) a regional office of the Independent Commission Against Corruption to provide anti-corruption services to the public.

FINANCIAL IMPLICATIONS

10. The estimated cost of the project is about \$6,172.8 million in MOD prices, which includes the costs for site works, foundation works, building works, building services works, drainage works, and furniture and equipment.

PUBLIC CONSULTATION

11. The Government consulted the Sai Kung District Council (SKDC) on 3 January 2017. Members expressed support for the proposed project. Since then, we have updated the SKDC on the developments of the project from time to time through a working group set up under it. In planning for the TKO JUB, the views of the SKDC, including the provision of a general

out-patient clinic, a job centre and a public car park have been taken into account.

IMPLEMENTATION

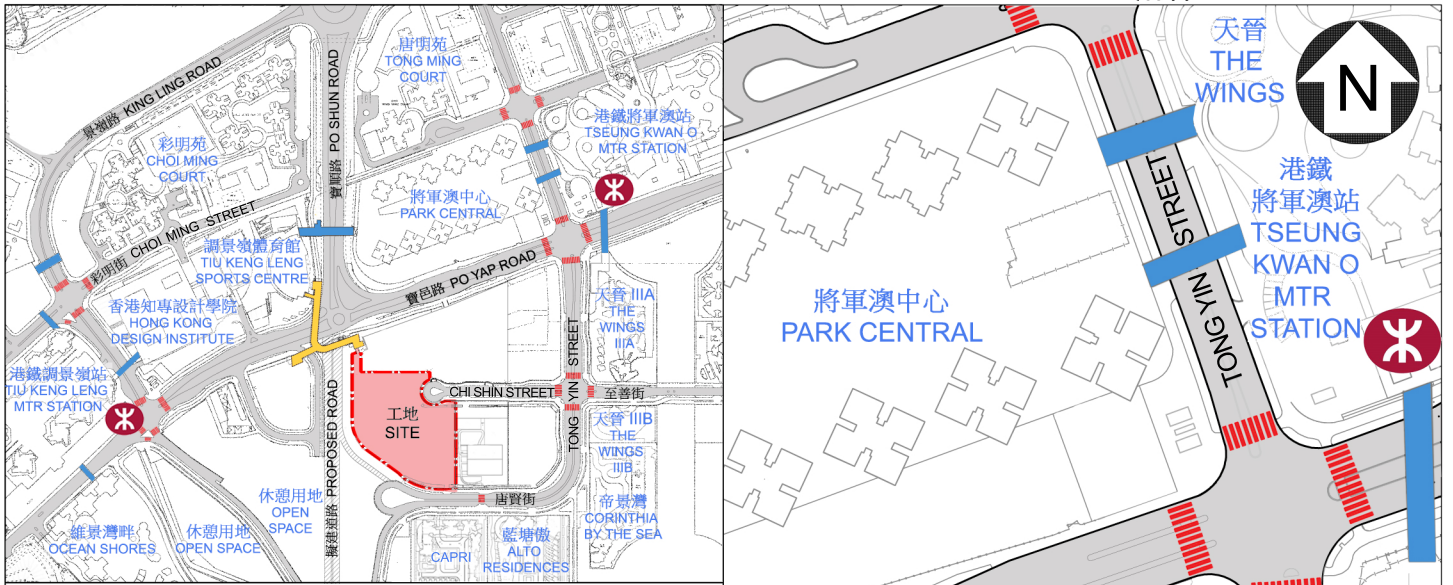
12. We will take forward the proposed TKO JUB using the Design and Build (D&B) approach and select a contractor through competitive bidding to design and build the JUB in accordance with government requirements. We invited tenders for the D&B contract in June 2019. Tender assessment is in progress.

WAY FORWARD

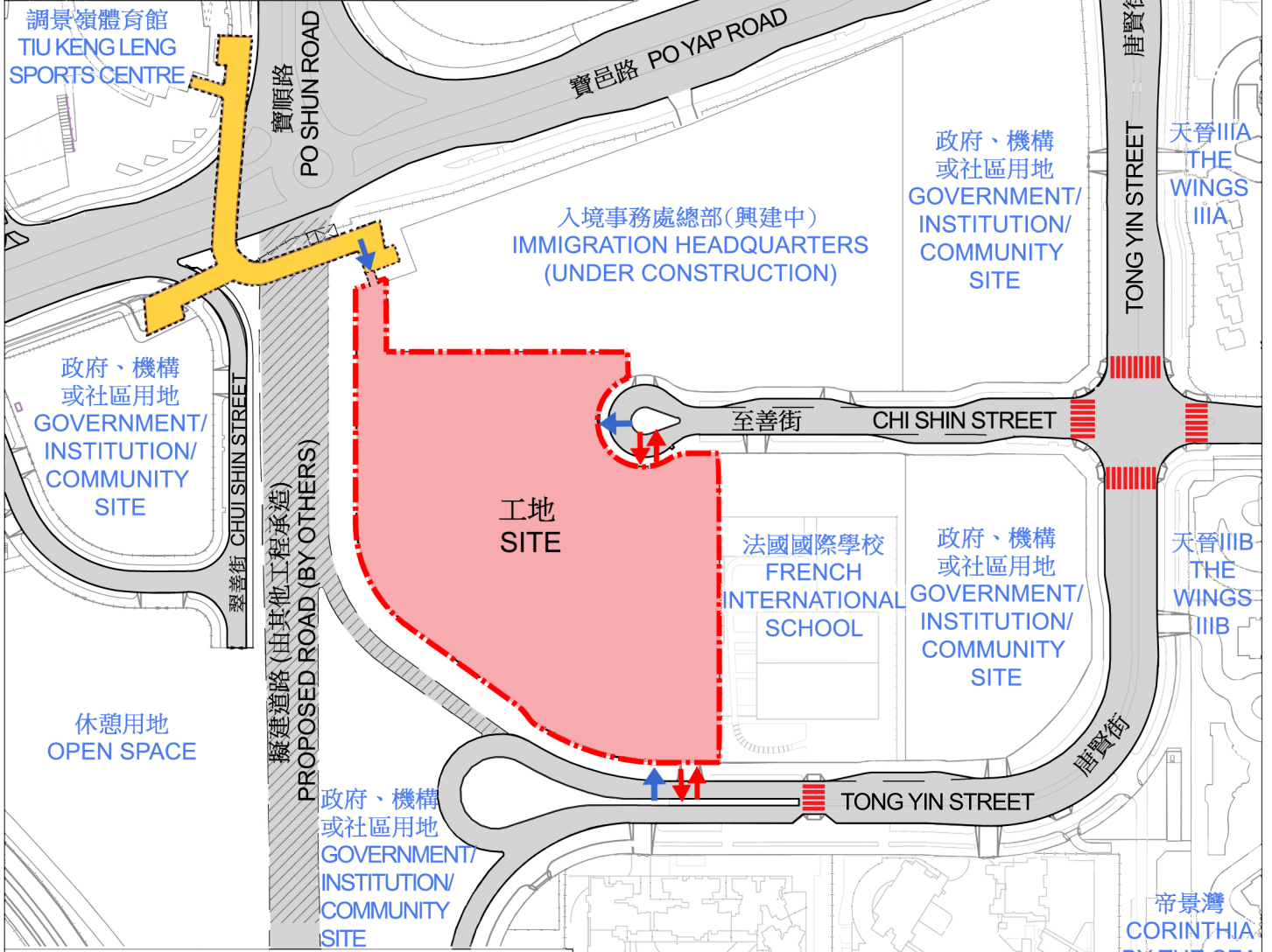
13. Subject to Members' views, we plan to submit the funding application to the Public Works Subcommittee and the Finance Committee (FC) of the Legislative Council within the current legislative session. Subject to FC's funding approval, we target to commence the construction works in the third quarter of 2020 for completion in the first quarter of 2025.

14. Members are invited to comment on the proposed project.

**Financial Services and the Treasury Bureau
Government Property Agency
December 2019**



位置圖 LOCATION PLAN



圖例 LEGEND :

- 工地界線
SITE BOUNDARY
- ↑ 車輛出入口
VEHICULAR INGRESS/EGRESS
- ↑ 行人出入口
PEDESTRIAN ENTRANCE/EXIT
- 現有地面行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING
- 擬建行人天橋
(不包括在3125KA內)
PROPOSED FOOTBRIDGE
(EXCLUDED FROM 3125KA)
- 現有行人天橋
EXISTING FOOTBRIDGE



工地平面圖
SITE PLAN

3125KA
將軍澳第67區政府聯用辦公大樓
JOINT- USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



ARCHITECTURAL SERVICES
DEPARTMENT 建築署