

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

Subvention – Miscellaneous

**42QJ – Youth Hostel Scheme – construction works of the youth hostel project
by Tung Wah Group of Hospitals**

**48QJ – Youth Hostel Scheme – construction works by the Hong Kong Girl
Guides Association for the youth hostel project in Jordan**

Members are invited to recommend to the Finance
Committee –

- (a) the upgrading of **42QJ** to Category A at an estimated cost of \$435.4 million in money-of-the-day (MOD) prices; and
- (b) the upgrading of **48QJ** to Category A at an estimated cost of \$766.4 million in MOD prices.

PROBLEM

Tung Wah Group of Hospitals (TWGHs) and the Hong Kong Girl Guides Association (HKGGA) need to carry out construction works for their projects under the Youth Hostel Scheme (YHS) in Sheung Wan and Jordan respectively.

/PROPOSAL

PROPOSAL

2. The Secretary for Home Affairs proposes to upgrade the following projects to Category A –

- (a) **42QJ** at an estimated cost of \$435.4 million in MOD prices for the construction of youth hostel facilities in Sheung Wan by TWGHs; and
- (b) **48QJ** at an estimated cost of \$766.4 million in MOD prices for the construction of youth hostel facilities in Jordan by HKGGA.

PROJECT SCOPE AND NATURE

3. Details of the two projects above are provided at **Enclosures 1 and 2** respectively.

JUSTIFICATION

4. To meet the aspirations of some working youth in having their own living spaces and to unleash the potential of development sites, the Government announced the introduction of the YHS in the 2011-12 Policy Address. Under the YHS, non-governmental organisations (NGOs) will be fully funded by the Government to construct youth hostels on under-utilised sites and, upon completion, operate the youth hostels on a self-financing basis.

5. To enable young people to accumulate savings for pursuing their medium term aspirations in personal development, NGOs are required to set the rental at a level which does not exceed 60% of the market rent of flats of similar size in nearby areas. The first tenancy should be for at least two years, which can be renewed for an aggregate of no more than five years. Working young people who are Hong Kong permanent residents aged 18 to 30 are eligible to apply as tenants and they shall be subject to income and asset tests at the time of application. They should not own any residential properties in Hong Kong. In addition, the Chief Executive has already announced in the 2019 Policy Address to relax the prevailing arrangement and allow YHS tenants to submit/retain their

/applications

applications for public rental housing and continue to accumulate points under the Quota and Points System.

6. The youth hostels undertaken by TWGHs and HKGGA are the third and fourth YHS projects to commence main construction works. To ensure that their youth hostels are developed and operated in accordance with the policy objectives, TWGHs and HKGGA will be governed by a Grant and Operation Agreement (GOA). The GOA will set out the parameters under which the organisation concerned will manage and maintain its youth hostel, such as the rental for a hostel place, tenancy period, the basic eligibility criteria for the youth tenants (e.g. age limit, income and asset limits), and the operation mode of the hostel.

Home Affairs Bureau
March 2021

42QJ – Youth Hostel Scheme – construction works of the youth hostel project by Tung Wah Group of Hospitals

PROJECT SCOPE AND NATURE

The site of the youth hostel project by Tung Wah Group of Hospitals (TWGHs) is located at 122A to 130 Hollywood Road, Sheung Wan and there is currently a vacant school premises thereon. The site is owned by TWGHs. To unleash the development potential and make optimal use of the site concerned, TWGHs plans to demolish the vacant school premises and redevelop the site into a youth hostel, and operate it on a self-financing basis upon completion.

2. The proposed project comprises demolition of the existing structure on the site and the construction of a 21-storey youth hostel building with a total construction floor area (CFA) of about 7 638 square metres (m²) thereon after site formation. The proposed scope of works under **42QJ** includes –

- (a) demolition of the existing structure on the project site;
- (b) construction of 210 youth hostel units from 3/F to 18/F, which include 118 single rooms and 92 double rooms, a management office and communal facilities (including communal laundry rooms, pantries and common area); and
- (c) construction of a non-domestic portion from G/F to 2/F to provide a heritage bazaar on G/F with increased headroom of 11 m, as well as multi-function rooms, viewing platform, facilities management and plant rooms on 1/F and 2/F, in accordance with the findings of the heritage impact assessment (HIA) completed by TWGHs during the early stages of the consultancy study.

3. The relevant site location plan, floor plans, sectional plans and artist's impression are at **Annexes 1 to 4 to Enclosure 1**.

4. TWGHs plans to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in around four years.

/FINANCIAL

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the youth hostel project to be \$435.4 million in MOD prices to be funded by the Capital Works Reserve Fund (CWRF). The project cost is broken down as follows –

	\$ million (in MOD prices)
(a) Demolition and site clearance	19.8
(b) Foundation ¹	90.4
(c) Building works ²	163.5
(d) Building services ³	53.2
(e) Drainage and external works	13.5
(f) Energy conservation, green and recycled features	3.1
(g) Furniture and equipment	27.1
(h) Consultants' fees for	8.3
(i) contract administration	7.5
(ii) management of resident site staff (RSS)	0.8
(i) Remuneration of RSS	16.9
(j) Contingencies	39.6
Total	435.4

/A

¹ Foundation works cover construction of piles and all related works including excavation and lateral support, tests and monitoring.

² Building works cover construction of superstructure of the building (including all related works of fitting out of the youth hostel).

³ Building services works cover construction of electrical system, mechanical ventilation and air-conditioning system, fire services system, above ground plumbing and drainage and lift.

A detailed breakdown of the estimated consultants' fee by man-months is at **Annex 5 to Enclosure 1**.

6. The CFA of this youth hostel project is approximately 7 638 m². The estimated construction unit cost, comprising the building and building services costs, is \$28,371 per m² of CFA in MOD prices. The Architectural Services Department considers the estimated construction unit cost reasonable as compared with that of similar projects.

7. Subject to approval, we plan to phase the expenditure as follows –

Year	\$ million (in MOD prices)
2021 – 2022	52.3
2022 – 2023	69.1
2023 – 2024	107.1
2024 – 2025	177.9
2025 – 2026	16.5
2026 – 2027	12.5
	<hr/> 435.4 <hr/>

8. We have derived the MOD estimate on the basis of the Government's latest sets of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2021 to 2027. TWGHs will invite tenders for the works under a lump-sum contract as the scope of works can be clearly defined in advance.

9. TWGHs will be responsible for the recurrent expenditure regarding the operation and maintenance of the youth hostel.

/PUBLIC

PUBLIC CONSULTATION

10. We consulted the Food, Environment, Hygiene and Works Committee of the Central and Western District Council on TWGHs' project on 24 July 2014. Members showed support to the project. In addition, we consulted the Antiquities Advisory Board (AAB) in March and June 2015. Members agreed and accepted the HIA report. TWGHs will ensure that the mitigation measures proposed in the HIA are implemented properly.

11. We consulted the Legislative Council Panel on Home Affairs on 11 January 2021. Members supported submitting the funding proposal to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap 499). TWGHs has completed a Preliminary Environmental Review (PER) and the findings have been agreed with the Director of Environment Protection. The PER concludes that with the provision of centralised ventilation system with fresh air intake located away from Hollywood Road and Man Mo Temple, adverse noise and air quality impact on the hostel is not expected.

13. To mitigate short-term environmental impacts, during construction, TWGHs will control noise, dust, site run-off nuisances to within established standards in the relevant contract. These include the use of silencers, mufflers, acoustic linings or shields for noisy construction activities, frequent cleaning and watering of the site, the provision of wheel-washing facilities and proper treatment of site runoff. Environmental impact during construction is considered to be insignificant.

14. At the planning and design stages, TWGHs has considered measures (such as prefabricated construction method, and best management practice) to reduce the generation of construction waste where possible. In addition, TWGHs will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in

/order

order to minimise the disposal of inert construction waste at public fill reception facilities⁴. TWGHs will encourage the contractor to maximise the use of recycled or recyclable inert construction waste and the use of non-timber formwork to further reduce the generation of construction waste.

15. At the construction stage, TWGHs will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. TWGHs will ensure that the day-to-day operations on site comply with the approved plan. TWGHs will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. TWGHs will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

16. TWGHs estimates that the project will generate in total about 7 440 tonnes of construction waste. Of these, TWGHs will deliver 6 530 tonnes (87.8%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, TWGHs will dispose of the remaining 910 tonnes (12.2%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$0.64 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities, and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

17. The project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) lift power regeneration; and
- (b) photovoltaic system.

/18.

⁴ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

18. For green features, this project will provide landscape features/ greening provisions for better building environmental performance. The external wall will also be partially screened by vertical greening.

19. The total estimated additional cost for adoption of the above features is around \$3.1 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 5.5% energy savings in the annual energy consumption with a payback period of about eight years.

HERITAGE IMPLICATIONS

20. Adjacent to the proposed development site is the Man Mo Temple Compound, which also forms part of site owned by TWGHs. The temple compound is a declared monument comprising three single-storey blocks, namely Man Mo Temple, Lit Shing Kung and Kung Sor. The HIA in accordance with the prevailing requirements for heritage conservation was carried out. The AAB was consulted on the HIA report at its meetings held on 4 March 2015 and 4 June 2015 and members were generally supportive to the findings and recommendations of the report. TWGHs will ensure that the construction works, mitigation measures, future maintenance and interpretation of the history of Man Mo Temple Compound will comply with the requirements stipulated in the HIA report.

LAND ACQUISITION

21. The project does not require any land acquisition.

BACKGROUND INFORMATION

22. We upgraded **42QJ** to Category B in November 2014. We upgraded **46QJ** to Category A at an approved project estimate of \$12.4 million in MOD prices under delegated authority from the Financial Committee in January 2019 for TWGHs to carry out pre-construction activities for the youth hostel project. Following the funding approval, TWGHs appointed an architectural lead consultant and a quantity surveying consultant to proceed with the detailed design and relevant technical assessments. The pre-construction activities have now been substantially completed. We are in a position to proceed with the funding application for the main construction works.

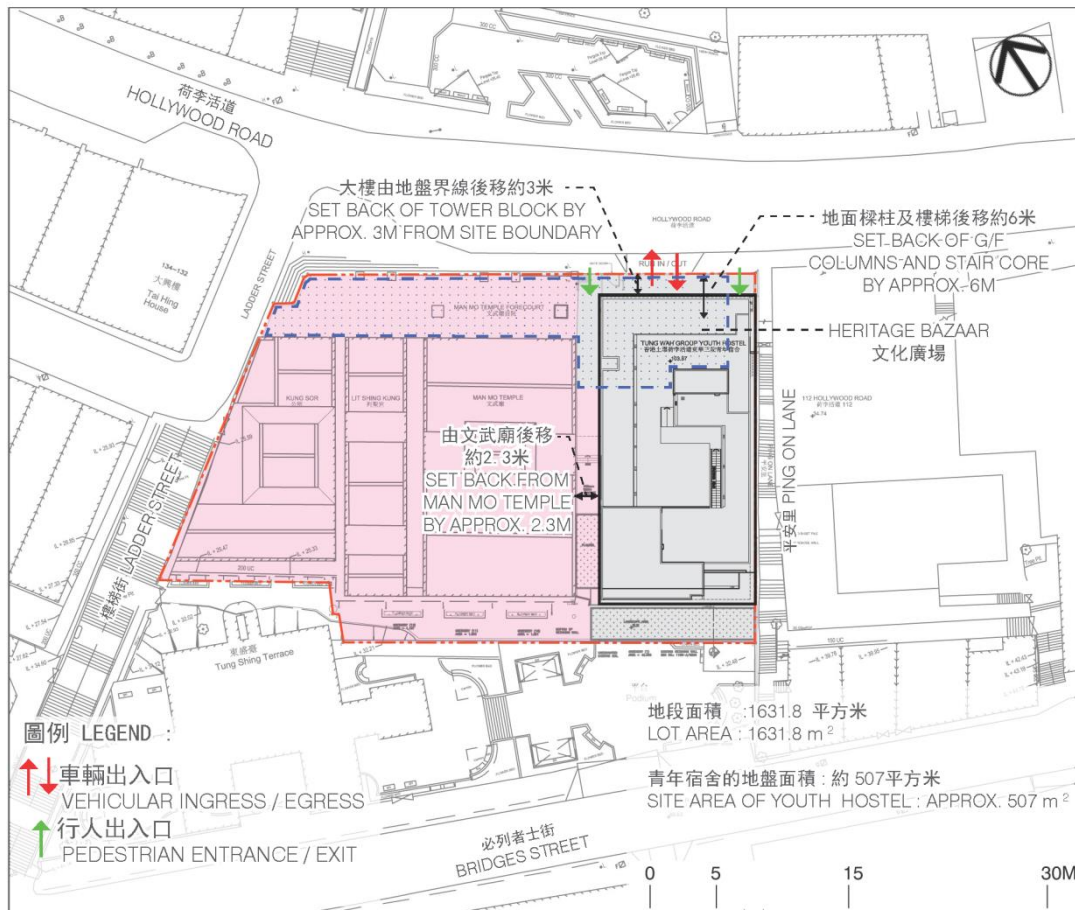
23. The proposed construction works will not involve any tree removal proposal. TWGHs will incorporate planting proposals as part of the project, including estimated quantities of one tree, over 400 shrubs, over 300 groundcovers and over 30 climbers.

24. We estimate that the proposed works will create 135 jobs (115 for labourers and another 20 for professional or technical staff), providing a total employment of 2 250 man-months.

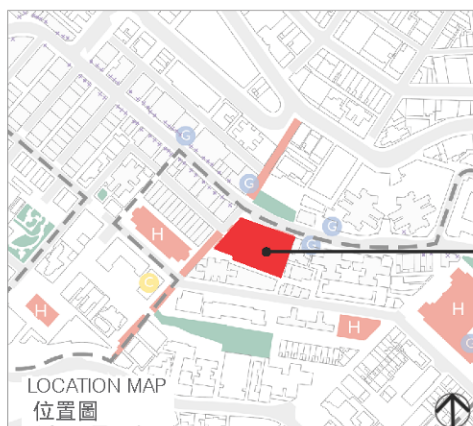
8042QJ: Youth Hostel Scheme – construction works of the youth hostel project by Tung Wah Group of Hospitals (TWGHs)

8042QJ: 青年宿舍計劃 – 東華三院青年宿舍的建造工程

Site Plan 工地平面圖

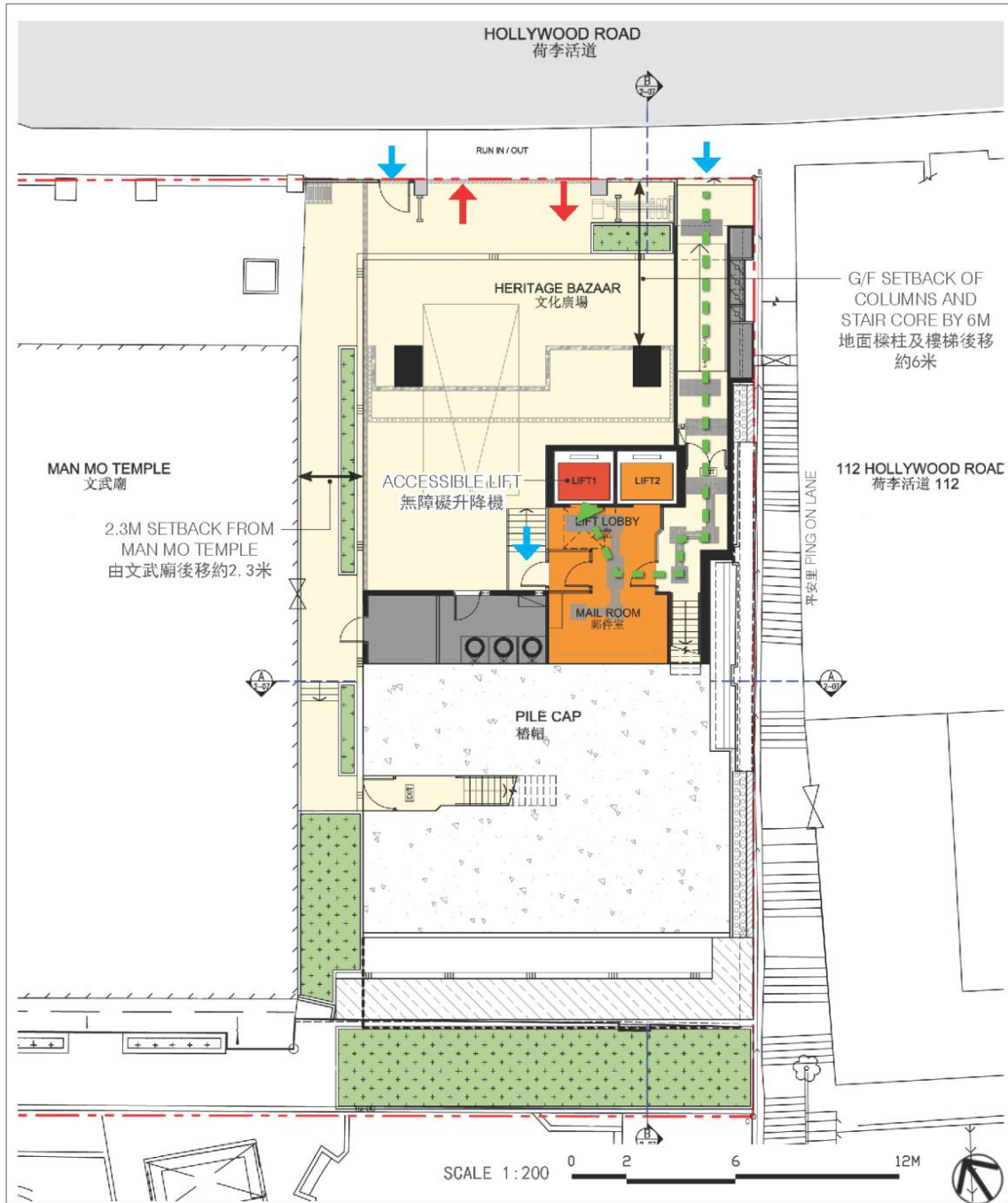


Location Map 位置圖



Tung Wah Group of Hospitals
Youth Hostel Project in Sheung Wan
香港上環荷李活道
東華三院青年宿舍

Ground Floor Plan 地下平面圖



圖例 LEGEND :

- | | | | | |
|-------------------------------------|------------------------------|---------------------------|------------------------------|--|
| VEHICULAR INGRESS / EGRESS
車輛出入口 | SITE BOUNDARY
場地邊界 | LANDSCAPE AREA
綠化範圍 | COMMON AREA
公共地方 | PLANT ROOMS,
TOILETS,
ESCAPE STAIRCASE,
機房, 洗手間, 逃生樓梯 |
| PEDESTRIAN ENTRANCE / EXIT
行人出入口 | BARRIER-FREE ACCESS
無障礙通道 | ACCESSIBLE LIFT
無障礙升降機 | HOSTEL LIFT LOBBY
宿舍升降機大堂 | |
| | | PASSENGER LIFT
住客升降機 | | |

地下平面圖
GROUND FLOOR PLAN

香港上環荷李活道東華三院青年宿舍
Tung Wah Group of Hospitals Youth Hostel Development at
Hollywood Road, Sheung Wan, Hong Kong I.L. No. 338

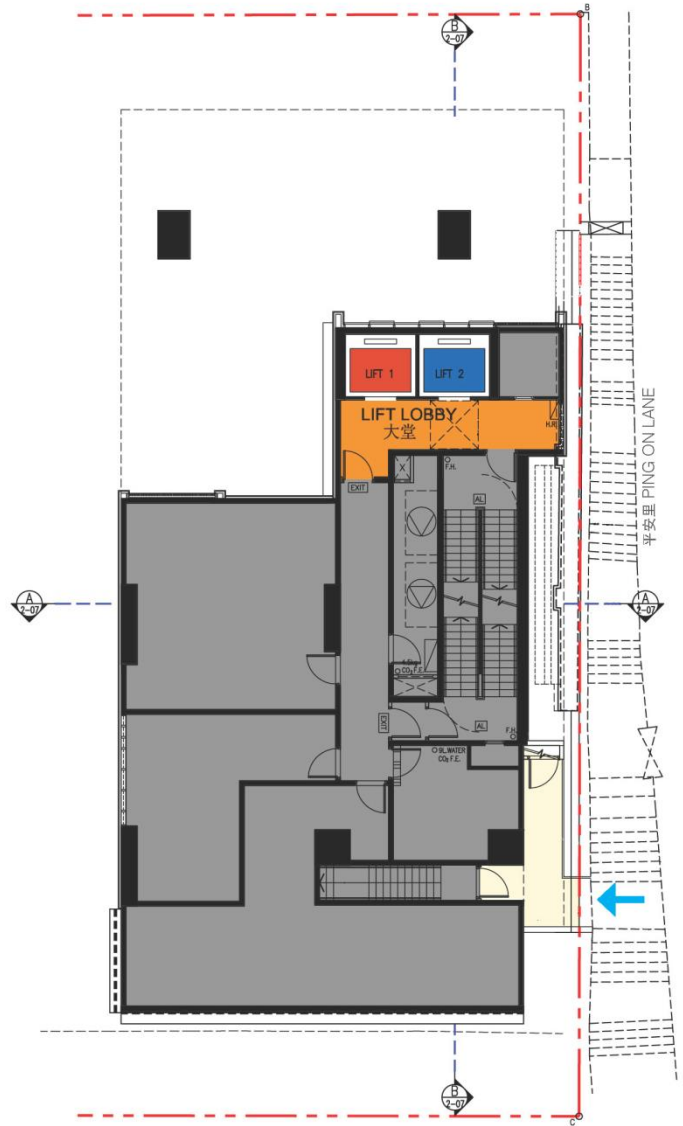
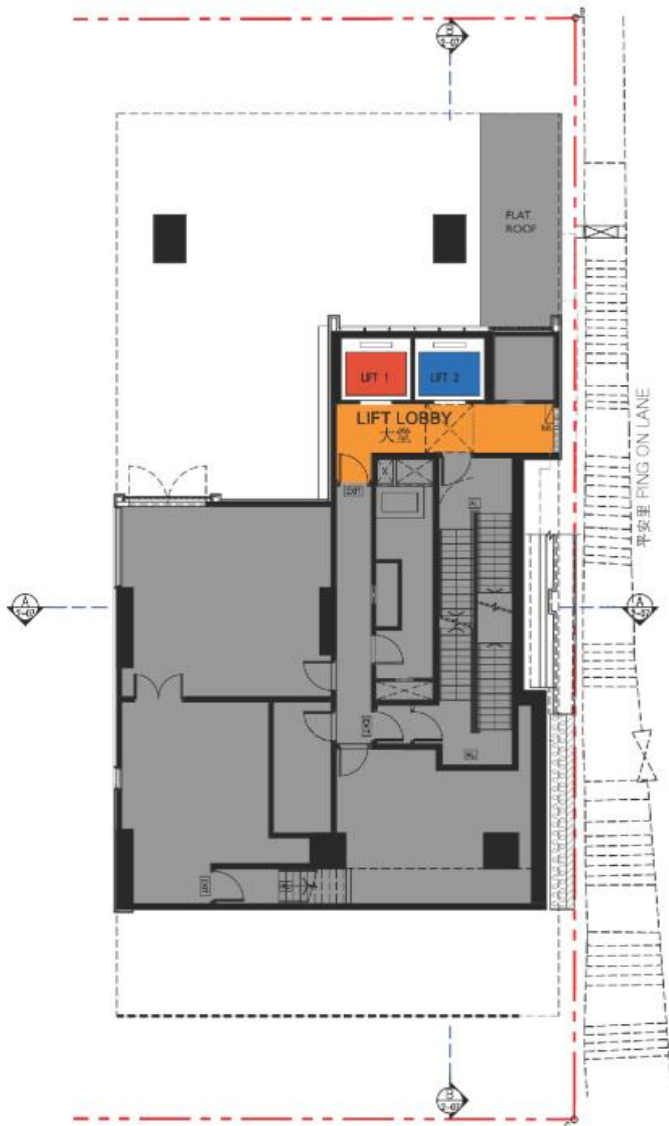
Mechanical Floor 1 & 2 Plans 夾層一層及二層平面圖

Mechanical Floor 1 Plan

夾層一層平面圖

Mechanical Floor 2 Plan

夾層二層平面圖

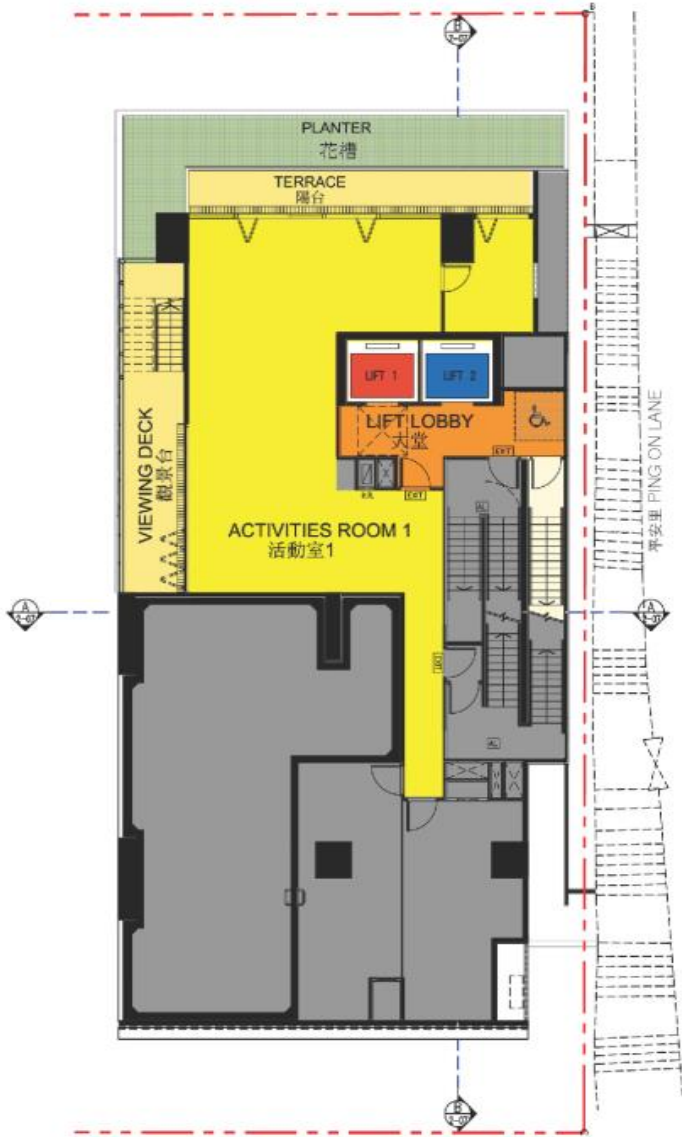


圖例 LEGEND :

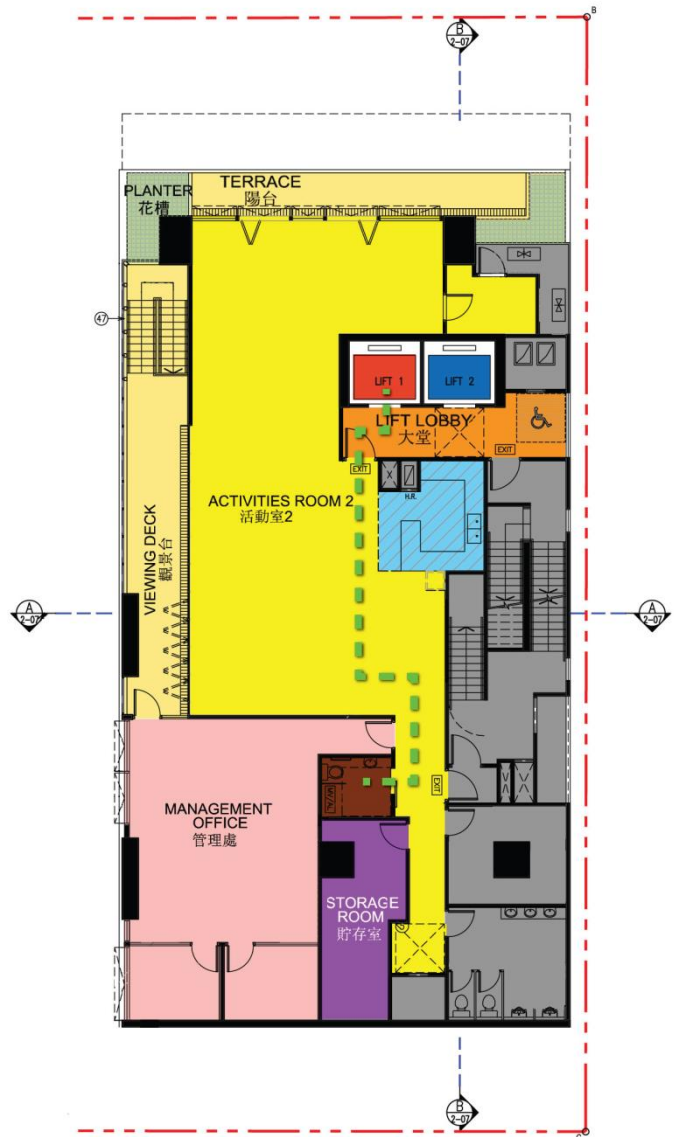
SITE BOUNDARY 場地邊界	ACCESSIBLE LIFT 無障礙升降機	HOSTEL LIFT LOBBY 宿舍升降機大堂	PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯
PEDESTRIAN ENTRANCE / EXIT 行人出入口	PASSENGER'S LIFT 住客升降機	COMMON AREA 公共地方	

First & Second Floor Plan 一樓及二樓平面圖

First Floor Plan 一樓平面圖



Second Floor Plan 二樓平面圖



圖例 LEGEND :			
	SITE BOUNDARY 場地邊界		LANDSCAPE AREA 綠化範圍
	BARRIER-FREE ACCESS 無障礙通道		HOSTEL LIFT LOBBY 宿舍升降機大堂
	ACCESSIBLE LIFT 無障礙升降機		ACCESSIBLE TOILET 無障礙洗手間
	PASSENGER'S LIFT 住客升降機		OUTDOOR COMMON AREA 室外公共地方
	COMMON AREA 公共地方		COMMUNAL FACILITIES 公共設施
	COMMON PANTRY 公共廚房		STORAGE ROOM 儲存室
	PLANT ROOMS, TOILETS, 機房, 洗手間, 逃生樓梯		OFFICE 辦公室

Typical Floor Plans (3,5&7/F) & (4,6&8/F)
 標準層平面圖(三樓,五樓&七樓) 及 (四樓,六樓&八樓)

Typical Floor Plans (3,5&7/F)
 標準層平面圖(三樓,五樓&七樓)

Typical Floor Plans (4,6&8/F)
 標準層平面圖(四樓,六樓&八樓)



圖例 LEGEND :				
SITE BOUNDARY 場地邊界	SINGLE UNIT 一人單位	DOUBLE UNIT 二人單位	COMMUNAL SITTING AREA 公共客廳	PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯
BARRIER-FREE ACCESS 無障礙通道	ACCESSIBLE LIFT 無障礙升降機	ACCESSIBLE UNIT 無障礙單位	COMMON KITCHEN 公共廚房	COMMUNAL LAUNDRY 公共洗衣房
	PASSENGER'S LIFT 住客升降機	CIRCULATION 公共走廊		

Typical Floor Plan (9,11,13,15&17/F) & (10,12,14&16/F)

標準層平面圖(九樓,十一樓,十三,十五&十七樓) 及 (十樓,十二樓,十四&十六樓)

Typical Floor Plans 9,11,13,15&17/F

標準層平面圖(九樓,十一樓,十三,十五&十七樓)

Typical Floor Plans (10,12,14&16/F)

標準層平面圖(十樓,十二樓,十四&十六樓)



圖例 LEGEND :

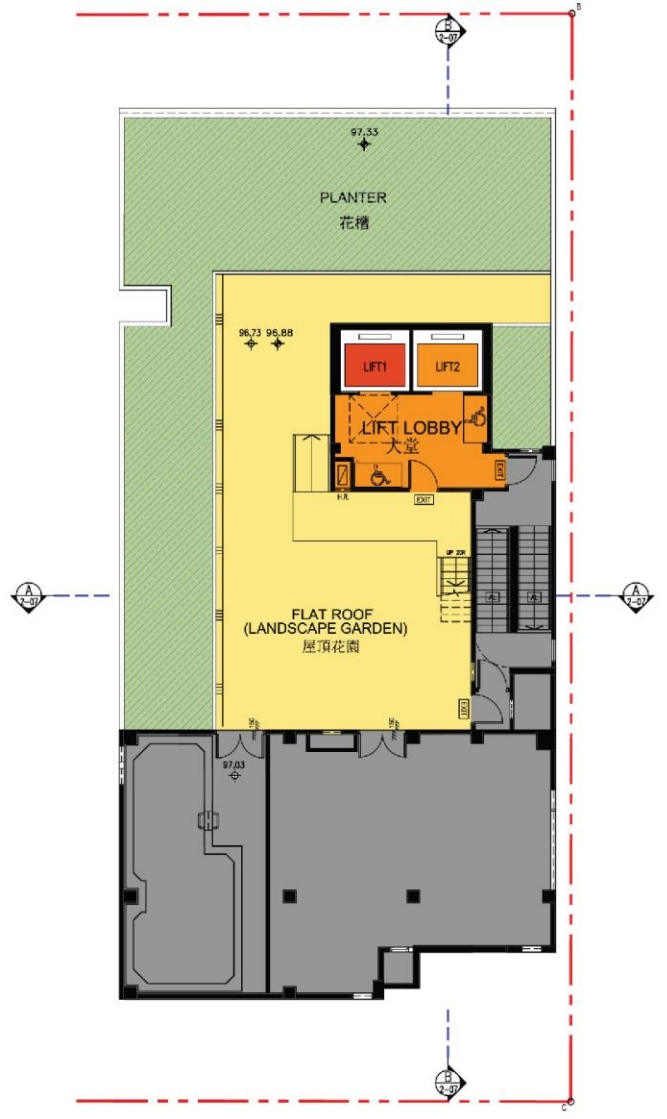
SITE BOUNDARY 場地邊界	SINGLE UNIT 一人單位	DOUBLE UNIT 二人單位	COMMUNAL SITTING AREA 公共客廳	LAUNDRY 公共洗衣房
CIRCULATION 公共走廊	ACCESSIBLE LIFT 無障礙升降機	PASSENGER'S LIFT 住客升降機	COMMON KITCHEN 公共廚房	PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯

Eighteenth Floor Plan & Main Roof Plan 十八樓及天台平面圖

Eighteenth Floor Plan 十八樓平面圖



Main Roof Plan 天台平面圖

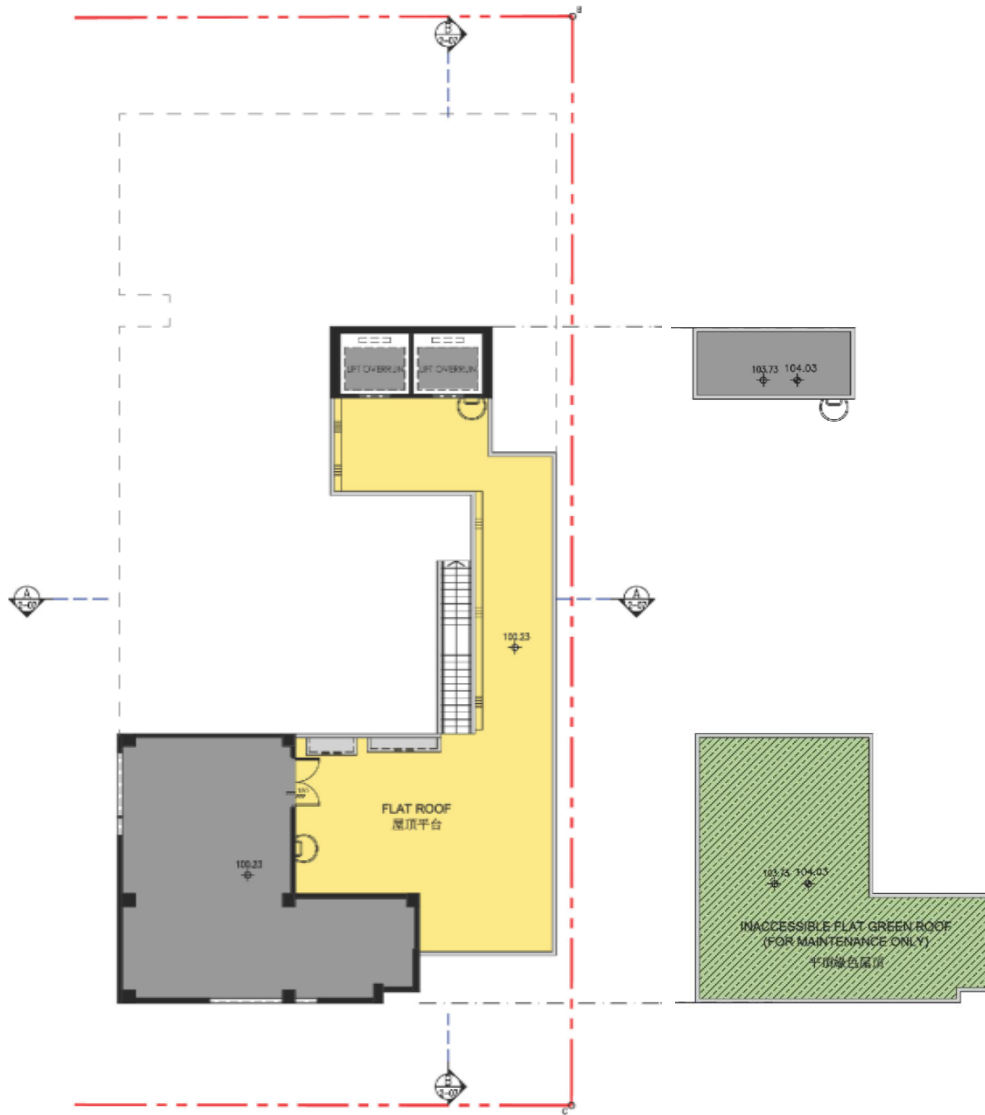


圖例 LEGEND :													
 SITE BOUNDARY 場地邊界	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"> SINGLE UNIT 一人單位</td> <td style="width: 33%;"> DOUBLE UNIT 二人單位</td> <td style="width: 33%;"> COMMUNAL SITTING AREA 公共客廳</td> <td style="width: 33%;"> PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯</td> </tr> <tr> <td> ACCESSIBLE LIFT 無障礙升降機</td> <td> PASSENGER'S LIFT 住客升降機</td> <td> COMMON KITCHEN 公共廚房</td> <td></td> </tr> <tr> <td> CIRCULATION 公共走廊</td> <td> LANDSCAPE AREA 綠化範圍</td> <td> OUT DOOR COMMON AREA 室外公共地方</td> <td></td> </tr> </table>	 SINGLE UNIT 一人單位	 DOUBLE UNIT 二人單位	 COMMUNAL SITTING AREA 公共客廳	 PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯	 ACCESSIBLE LIFT 無障礙升降機	 PASSENGER'S LIFT 住客升降機	 COMMON KITCHEN 公共廚房		 CIRCULATION 公共走廊	 LANDSCAPE AREA 綠化範圍	 OUT DOOR COMMON AREA 室外公共地方	
 SINGLE UNIT 一人單位	 DOUBLE UNIT 二人單位	 COMMUNAL SITTING AREA 公共客廳	 PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯										
 ACCESSIBLE LIFT 無障礙升降機	 PASSENGER'S LIFT 住客升降機	 COMMON KITCHEN 公共廚房											
 CIRCULATION 公共走廊	 LANDSCAPE AREA 綠化範圍	 OUT DOOR COMMON AREA 室外公共地方											

Upper Roof and Top Roof Plan 天台平面圖

Upper Floor Plan
天台平面圖

Top Roof Plan
天台平面圖

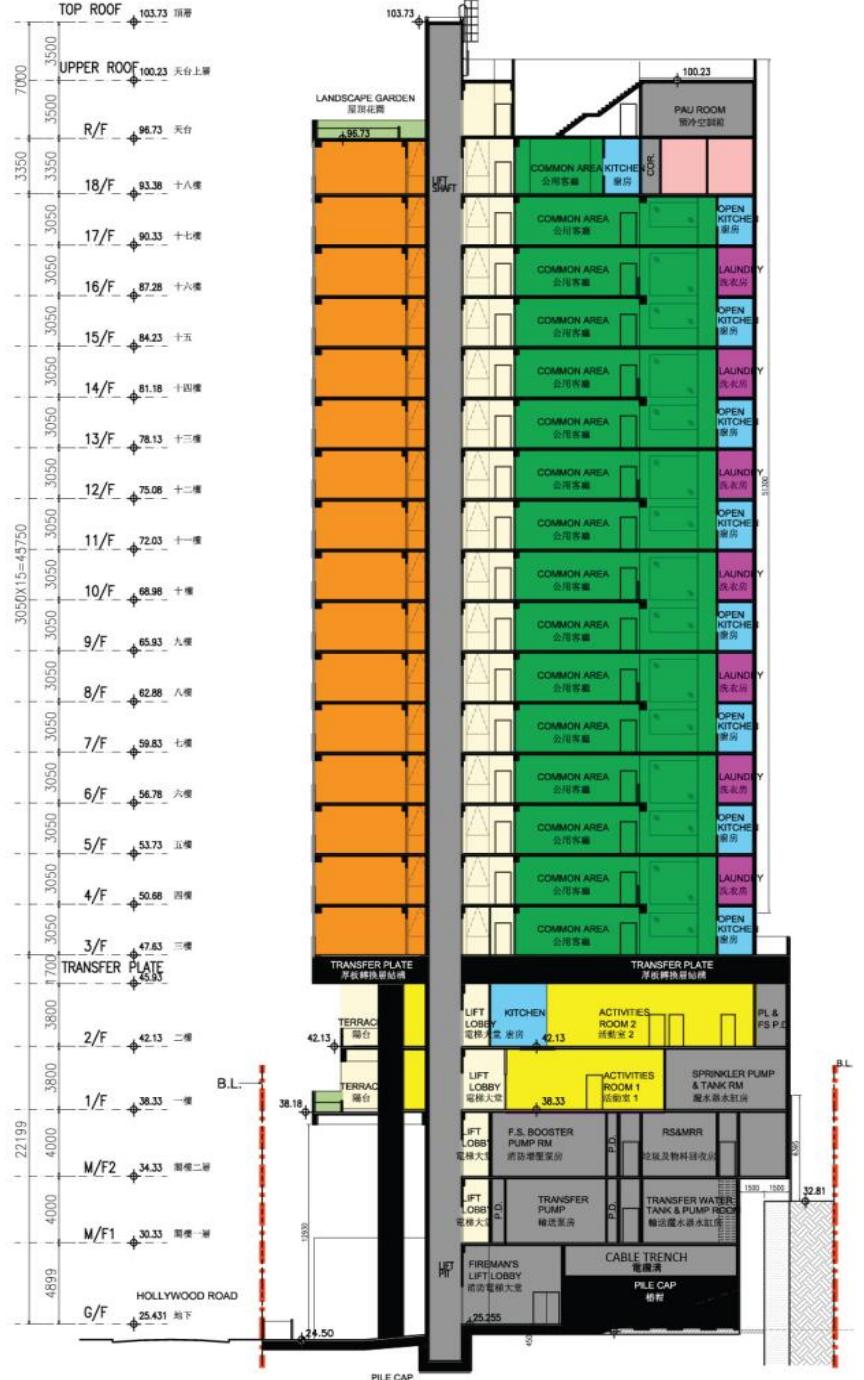
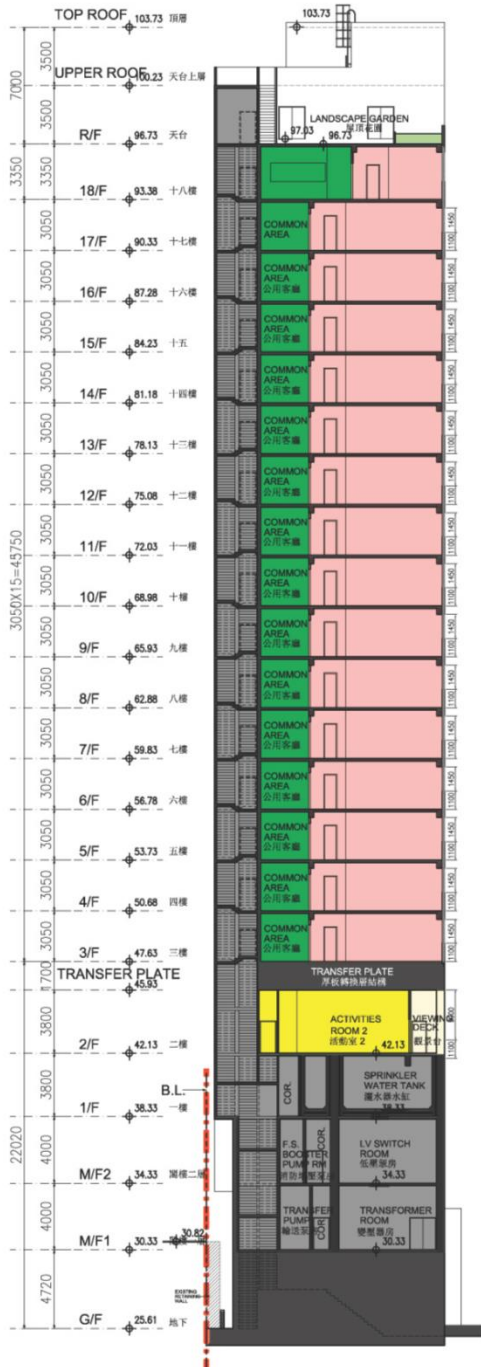


圖例 LEGEND :			
	SITE BOUNDARY 場地邊界		LANDSCAPE AREA 綠化範圍
	OUTDOOR MAINTENANCE AREA 室外維修區		PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房, 洗手間, 逃生樓梯

Sectional Plans 剖面圖

Section A-A
剖面圖 A-A

Section B-B
剖面圖 B-B



圖例 LEGEND :

SITE BOUNDARY 場地邊界	SINGLE UNIT 一人單位	DOUBLE UNIT 二人單位	COMMUNAL SITTING AREA 公共客廳	PLANT ROOMS, TOILETS, ESCAPE STAIRCASE, 機房、洗手間、逃生樓梯
CIRCULATION 公共走廊	LANDSCAPE AREA 綠化範圍	COMMUNAL FACILITIES 公共設施	COMMUNAL LAUNDRY 公共洗衣房	COMMON KITCHEN 公共廚房

**8042QJ: Youth Hostel Scheme – construction works of the youth hostel project by
Tung Wah Group of Hospitals (TWGHs)**

8042QJ: 青年宿舍計劃 – 東華三院青年宿舍的建造工程

View of the Building (Artist's Impression) 外觀構思圖



**42QJ: Youth Hostel Scheme – construction works of the youth hostel project by
Tung Wah Group of Hospitals (TWGHs)**

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2020 prices)**

		Estimated Man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fee (\$ million)
(a) Consultants' fees for contract administration ^(Note 2)	Professional	–	–	–	6.5
				Sub-total	6.5#
(b) Resident site staff (RSS) costs ^(Note 3)	Professional	33	38	1.6	4.5
	Technical	223	14	1.6	10.8
				Sub-total	15.3
Comprising -					
(i) Consultants' fees for management of RSS				0.7#	
(ii) Remuneration of RSS				14.6#	
				Total	21.8

* MPS = Master Pay Scale

Notes:

- (1) A multiplier factor of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by consultants (As at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
- (2) The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement of **42QJ**. The construction phase of the assignment will only be executed subject to FC's funding approval to upgrade **42QJ** to Category A.
- (3) The actual man-months and actual fees will only be known after completion of the construction works of the proposed consultancy.

Remarks

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 5 of the main text in Enclosure 1.

48QJ – Youth Hostel Scheme – construction works by the Hong Kong Girl Guides Association for the youth hostel project in Jordan

PROJECT SCOPE AND NATURE

The site of the project by the Hong Kong Girl Guides Association (HKGGA) is located at the junction of Ferry Street and Jordan Road, Kowloon and occupies an area of around 2 670 square metres (m²). To accommodate the expansion of services and future development needs of HKGGA, the Government has approved earlier the allocation of the subject site by way of a non-in-situ land exchange to HKGGA for developing its new headquarters. In order to make optimal use of the new site at Jordan for composite development, HKGGA plans to build a youth hostel atop the new headquarters facilities and to operate it on a self-financing basis upon completion in accordance with the policy of the Youth Hostel Scheme (YHS).

2. Construction costs of the subject youth hostel portion will be funded by the Capital Works Reserve Fund (CWRF), while that for the new headquarters portion will be borne by various funding sources¹ secured by HKGGA on its own. The total construction floor area (CFA) of the building is around 25 680 m². The building will include a six-storey podium (from G/F to 5/F, as well as an underground plant room) to house the new headquarters with CFA of around 7 380 m², and, atop the podium, a 23-storey youth hostel tower with CFA of around 18 300m². The proposed scope of works under **48QJ** to be funded by CWRF includes –

- (a) construction of 565 youth hostel units from 6/F to 28/F, which include 542 single rooms, 11 double rooms and 12 accessible rooms; and
- (b) construction of ancillary facilities for the youth hostel portion, including a management office and communal facilities (including communal laundry rooms and pantries) for tenants of the youth hostel, as well as covered terraces and loading/uploading spaces.

3. The relevant site location plan, floor plans, sectional plans and artist's impression are at **Annexes 1 to 4 to Enclosure 2**.

/4.

¹ They include the Hong Kong Jockey Club Charities Trust, the Lotteries Fund, HKGGA's New Headquarters Development Fund and other funds raised.

4. HKGGA plans to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in around four years.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the youth hostel portion to be \$766.4 million in MOD prices to be funded by CWRP. The project cost is broken down as follows –

	\$ million (in MOD prices)
(a) Foundation ²	80.2
(b) Building ³	362.8
(c) Building services ⁴	162.9
(d) Drainage and external works	19.3
(e) Energy conservation measures, green and recycled features	2.6
(f) Furniture and equipment	47.3
(g) Consultants' fees for	11.1
(i) contract administration	10.3
(ii) management of resident site staff (RSS)	0.8
(h) Remuneration of RSS	10.5

/(i)

² Foundation works cover construction of piles and all related works including steel sheet piling, tests and monitoring.

³ Building works cover construction of substructure and superstructure of the youth hostel portion of the building and underground plant room (including all related works of fitting out of the youth hostel).

⁴ Building services works cover construction of electrical system, mechanical ventilation and air-conditioning system, fire services system, above ground plumbing and drainage and lift.

	\$ million (in MOD prices)
(i) Contingencies	69.7
	<hr/>
Total	766.4
	<hr/>

_____ A detailed breakdown of the estimated consultants' fee by man-months is **Annex 5 to Enclosure 2**.

6. The CFA of this youth hostel portion is approximately 18 300 m². The estimated construction unit cost, comprising the building and building services costs, is \$28,726 per m² of CFA in MOD prices. The Architectural Services Department considers the estimated construction unit cost reasonable as compared with that of similar projects.

7. Subject to approval, we plan to phase the expenditure as follows –

Year	\$ million (in MOD prices)
2021 – 2022	26.2
2022 – 2023	74.7
2023 – 2024	215.1
2024 – 2025	339.1
2025 – 2026	74.1
2026 – 2027	37.2
	<hr/>
	766.4
	<hr/>

8. We have derived the MOD estimate on the basis of the Government's latest sets of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2021 to 2027. HKGGA will invite tenders for the works under a lump-sum contract as the scope of works can be clearly defined in advance.

/9.

9. HKGGA will be responsible for the recurrent expenditure regarding the operation and maintenance of the youth hostel.

PUBLIC CONSULTATION

10. We consulted the Yau Tsim Mong District Council on HKGGA's project on 31 March 2016. Members showed support to the project.

11. We consulted the Legislative Council Panel on Home Affairs on 11 January 2021. Members supported submitting the funding proposal to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap 499). HKGGA has completed a Preliminary Environmental Review (PER) for the project. The PER has been concluded and the Director of Environmental Protection agreed that the project would not have any long-term environmental impacts.

13. HKGGA will incorporate mitigation measures recommended in the PER into the works contract to control the environmental impacts arising from the construction works to within established standards and guidelines. These measures include the erection of temporary noise barrier and enclosure, the use of silencers and mufflers for noisy construction activities, frequent cleaning and watering of the site, the provision of wheel-washing facilities to minimise dust generation, and proper treatment of site runoff.

14. At the planning and design stages, HKGGA has considered measures (such as prefabricated construction method, and best management practice) to reduce the generation of construction waste where possible. In addition, HKGGA will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste at public fill reception facilities⁵. HKGGA will encourage the contractor to maximise the
/use

⁵ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a license issued by the Director of Civil Engineering and Development.

use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

15. At the construction stage, HKGGA will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. HKGGA will ensure that the day-to-day operations on site comply with the approved plan. HKGGA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HKGGA will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

16. HKGGA estimates that the project will generate in total about 8 083.4 tonnes of construction waste. Of these, HKGGA will reuse about 284.4 tonnes (4%) of inert construction waste on site and deliver 5 421 tonnes (67%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, HKGGA will dispose of the remaining 2 378 tonnes (29%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$0.86 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

17. This project has adopted various forms of energy efficient features and renewable energy technologies, in particular –

- (a) lift power regeneration; and
- (b) photovoltaic system.

18. For greening features, this project will provide landscape features/greening provisions for better building environmental performance. The external wall will also be partially screened by vertical greening.

19. The total estimated cost for adoption of the above features is around \$2.6 million (including \$0.6 million for energy efficient features), which has been included in the cost estimate for the project. The energy efficient features will achieve 5.5% energy savings in the annual energy consumption with a payback period of about eight years.

HERITAGE IMPLICATIONS

20. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

21. The project does not require any land acquisition.

BACKGROUND INFORMATION

22. We upgraded **48QJ** to Category B in October 2017. We upgraded **50QJ** to Category A at an approved project estimate of \$14.9 million in MOD prices under delegated authority from the Financial Committee in January 2019 for HKGGA to carry out pre-construction activities for the youth hostel project. Following the funding approval, HKGGA appointed an architectural lead consultant and a quantity surveying consultant to proceed with the detailed design and relevant technical assessments. The pre-construction activities have now been substantially completed. We are in a position to proceed with the funding application for the main construction works.

/23.

23. There is one existing tree within the project boundary, which is not an important tree⁶. The proposed project will involve the felling of the tree concerned. HKGGA will incorporate a planting proposal as part of the project, including the planting of seven compensatory trees and around 534 m² of grassed area with shrub and tree planting. The estimate number of shrubs/ groundcover for the planting proposal is around 8 400.

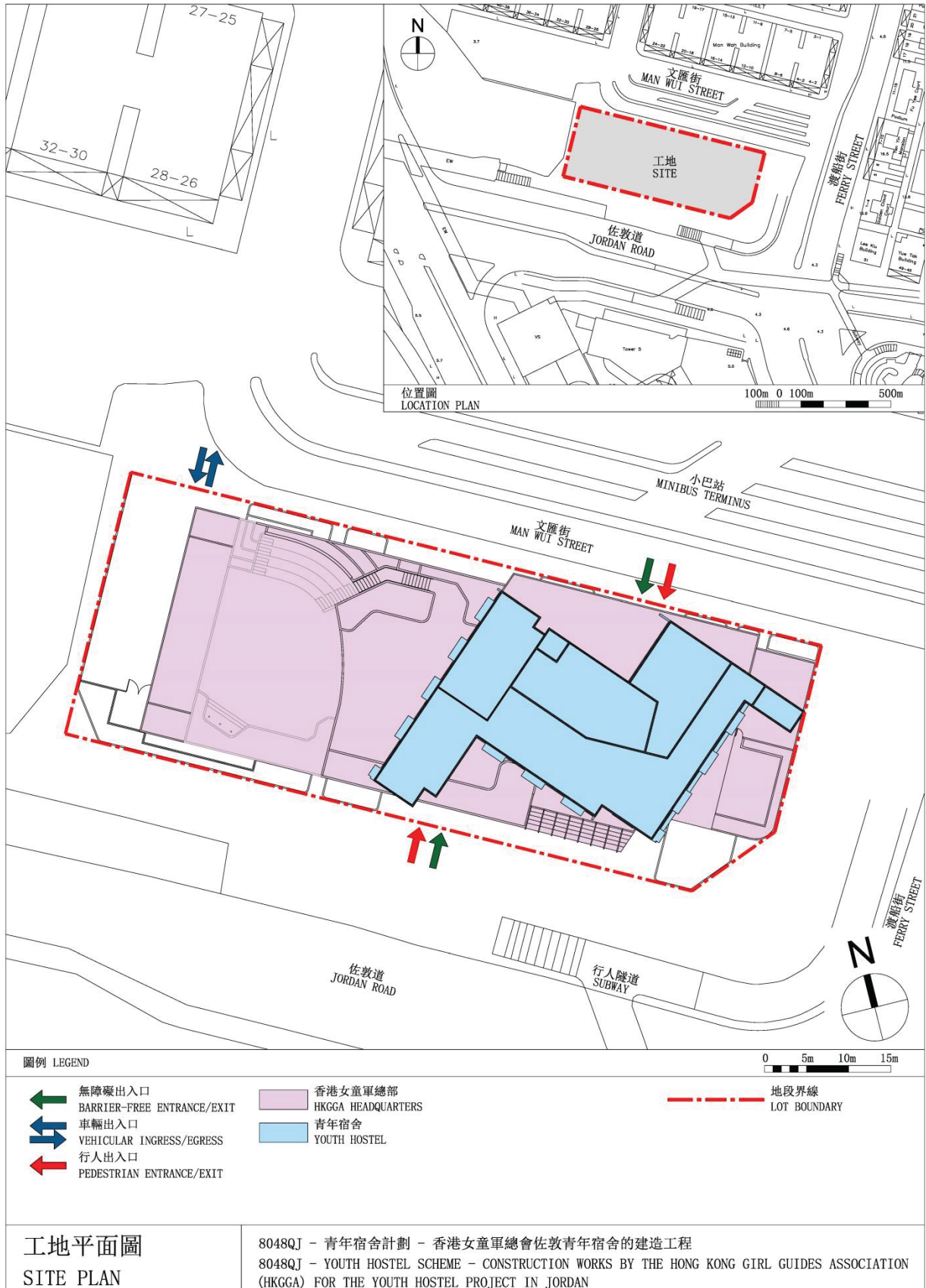
24. We estimate that the proposed works will create 170 jobs (150 for labourers and another 20 for professional or technical staff), providing a total employment of 4 150 man-months.

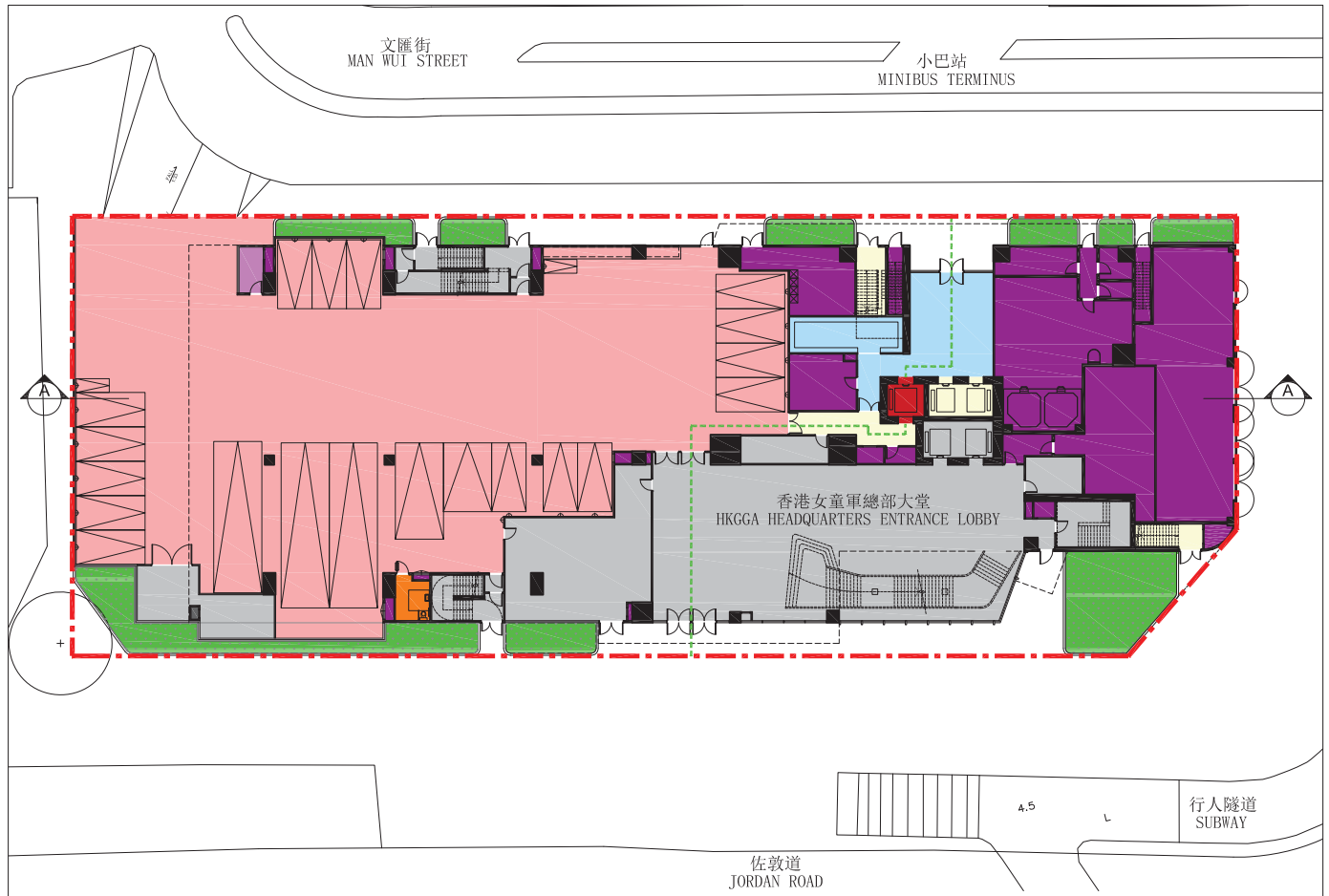
⁶ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery of heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metres above ground level) or with height/canopy spread equal or exceeding 25 metres.

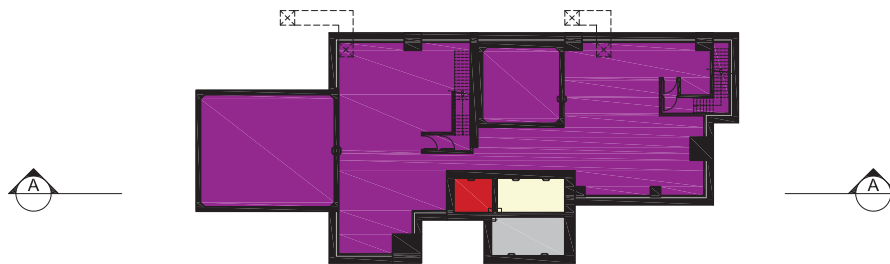
8048QJ: Youth Hostel Scheme – construction works by The Hong Kong Girl Guides Association for the youth hostel project in Jordan

8048QJ: 青年宿舍計劃 – 香港女童軍總會佐敦青年宿舍的建造工程





地面平面圖
G/F PLAN














地下平面圖
B/F PLAN



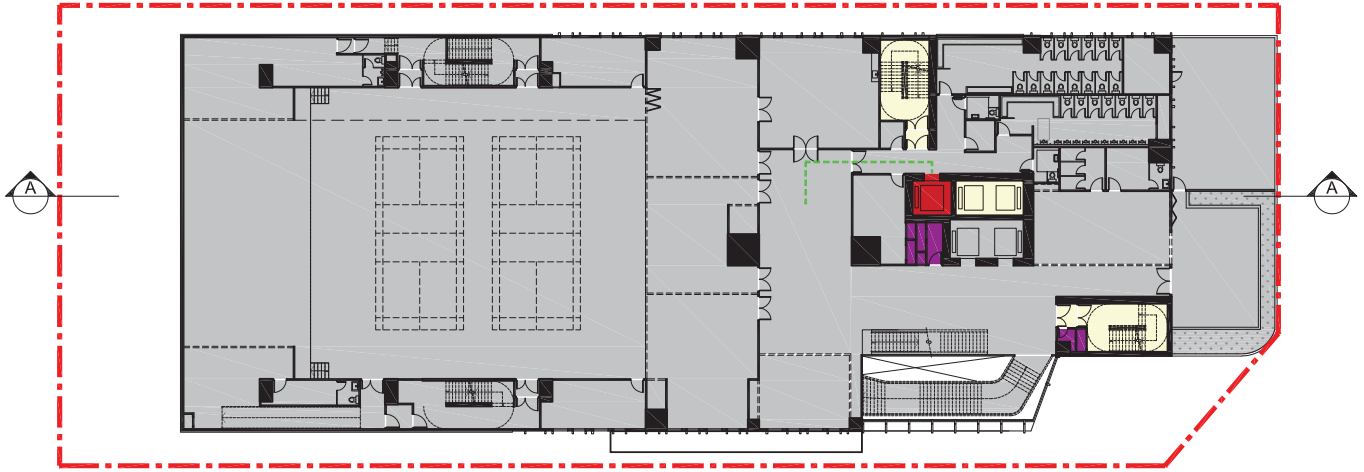
圖例 LEGEND



	暢通易達升降機 ACCESSIBLE LIFT		綠化範圍 GREEN AREA		青年宿舍大堂 YOUTH HOSTEL ENTRANCE LOBBY		地段界線 LOT BOUNDARY
	暢通易達洗手間 ACCESSIBLE TOILET		停車場 CARPARK		保安室 GUARD ROOM		暢通無阻通道 BARRIER-FREE ACCESS
	通道 CIRCULATION		女童軍自行籌款興建範圍 AREA TO BE BORNE BY HKGGA'S OWN FUNDING RAISED				
	機電房/垃圾房 PLANT ROOM/REFUSE ROOM						

地下及地面平面圖
BASEMENT & GROUND FLOOR PLAN

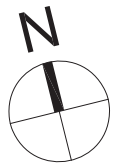
8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG
GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN



一樓平面圖
1/F PLAN



夾層平面圖
M/F PLAN



圖例 LEGEND



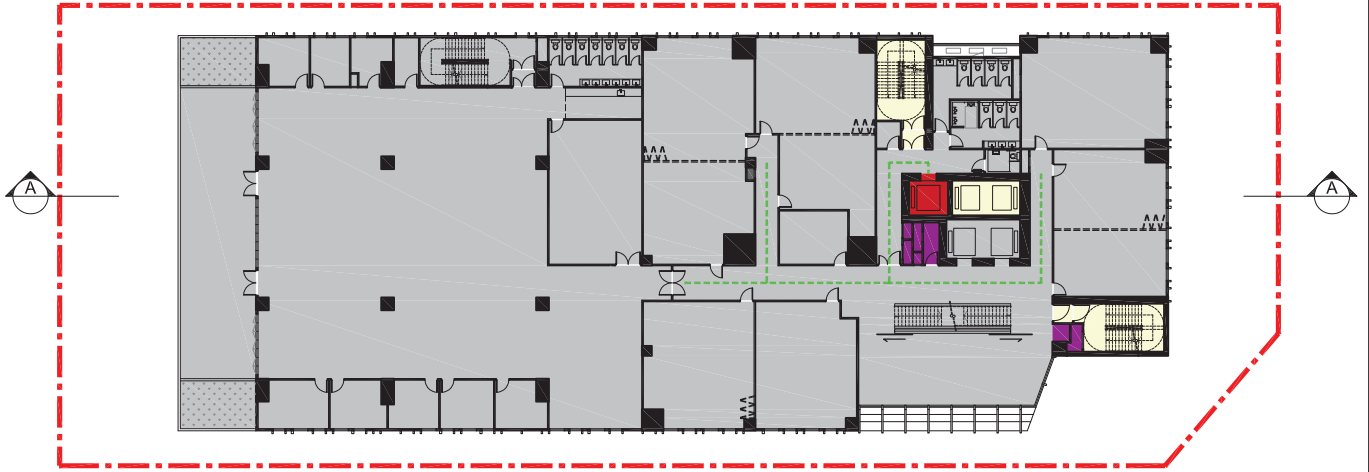
-  暢通易達升降機
ACCESSIBLE LIFT
-  暢通易達洗手間
ACCESSIBLE TOILET
-  通道
CIRCULATION
-  機電房/垃圾房
PLANT ROOM/REFUSE ROOM

-  女童軍自行籌款興建範圍
AREA TO BE BORNE BY HKGGA'S OWN FUNDING RAISED

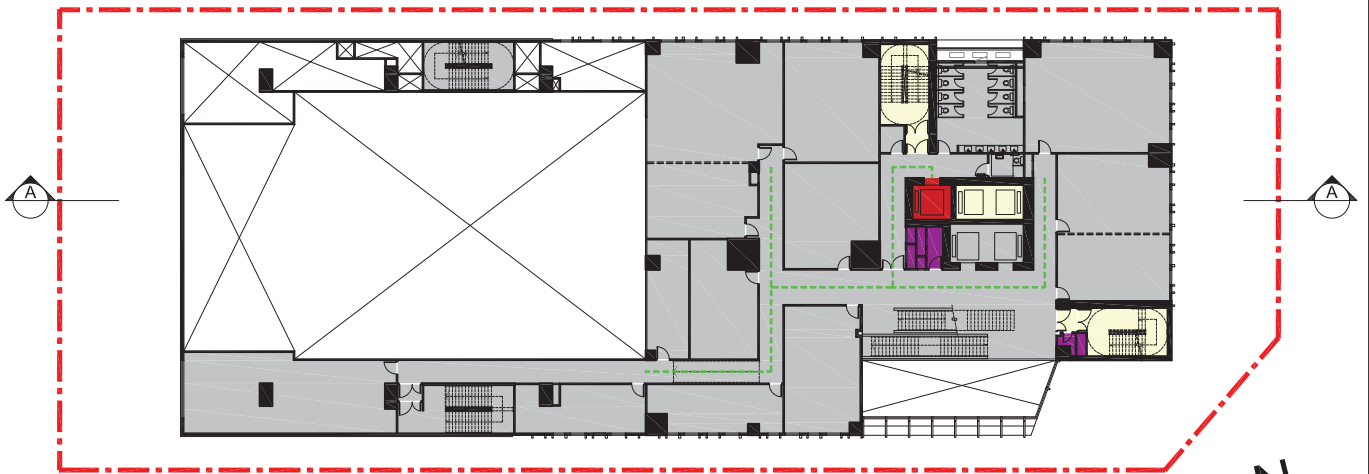
-  地段界線
LOT BOUNDARY
-  暢通無阻通道
BARRIER-FREE ACCESS

閣樓及一樓平面圖
MEZZANINE & FIRST FLOOR PLAN

8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG
GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN



三樓平面圖
3/F PLAN



二樓平面圖
2/F PLAN

圖例 LEGEND



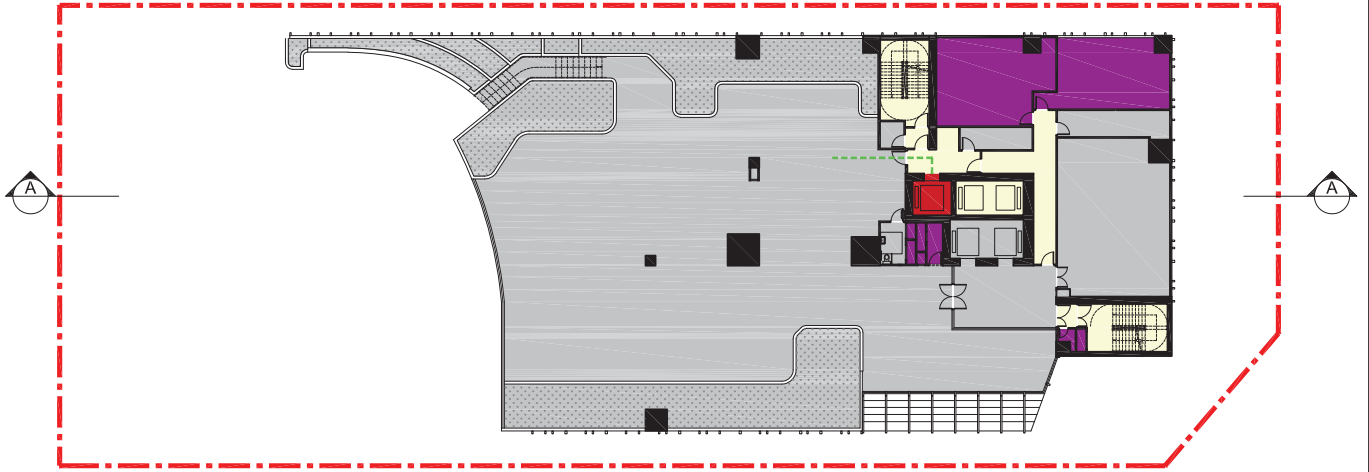
- 暢通易達升降機
ACCESSIBLE LIFT
- 暢通易達洗手間
ACCESSIBLE TOILET
- 通道
CIRCULATION
- 機電房/垃圾房
PLANT ROOM/REFUSE ROOM

- 女童軍自行籌款興建範圍
AREA TO BE BORNE BY HKGGA'S OWN FUNDING RAISED

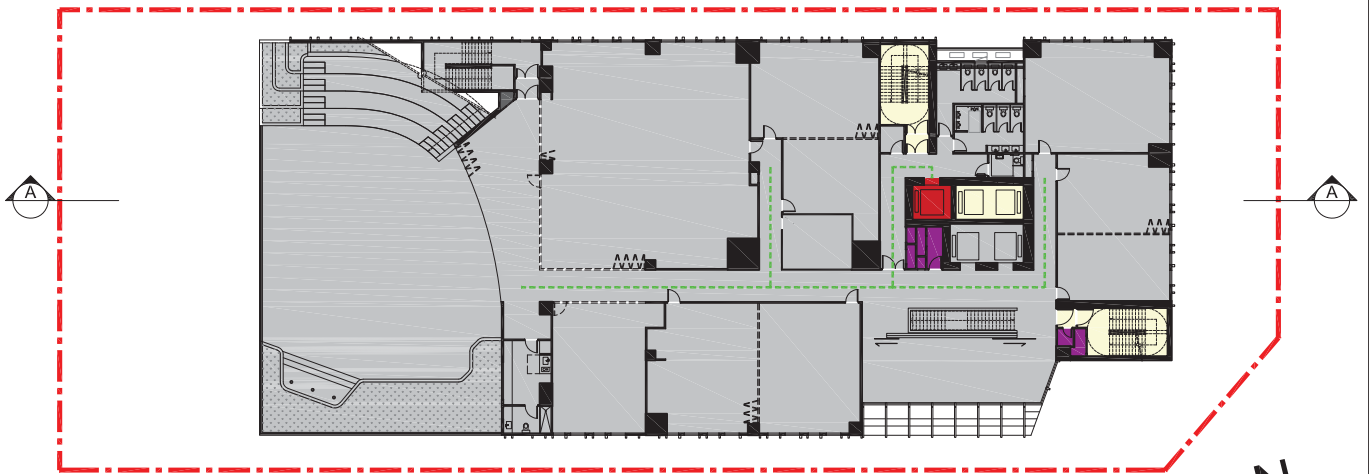
- 地段界線
LOT BOUNDARY
- 暢通無阻通道
BARRIER-FREE ACCESS

二樓及三樓平面圖
SECOND & THIRD FLOOR PLAN

8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN



五樓平面圖
5/F PLAN



四樓平面圖
4/F PLAN

圖例 LEGEND

- 暢通易達升降機
ACCESSIBLE LIFT
- 暢通易達洗手間
ACCESSIBLE TOILET
- 通道
CIRCULATION
- 機電房/垃圾房
PLANT ROOM/REFUSE ROOM

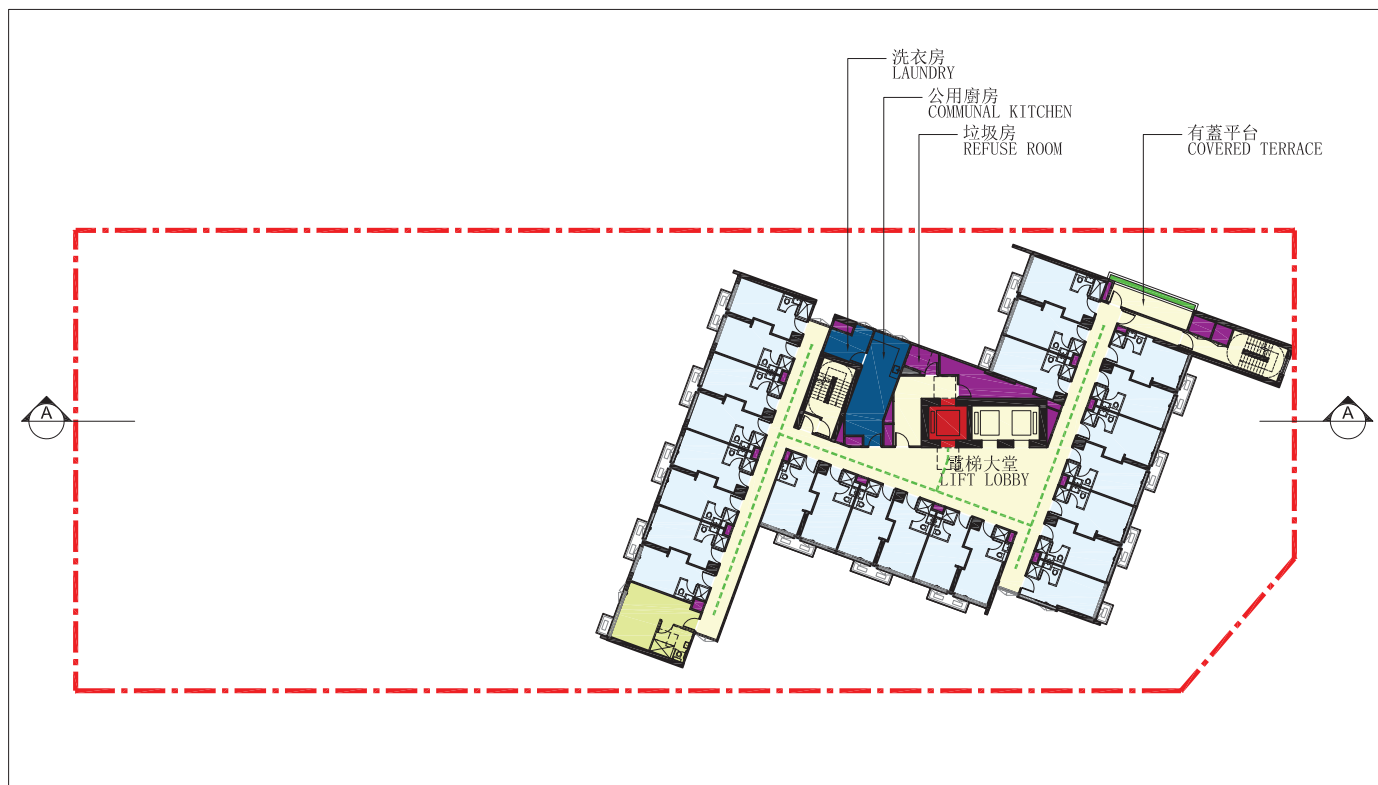
- 女童軍自行籌款興建範圍
AREA TO BE BORNE BY HKGGA'S OWN FUNDING RAISED

- 地段界線
LOT BOUNDARY
- 暢通無阻通道
BARRIER-FREE ACCESS

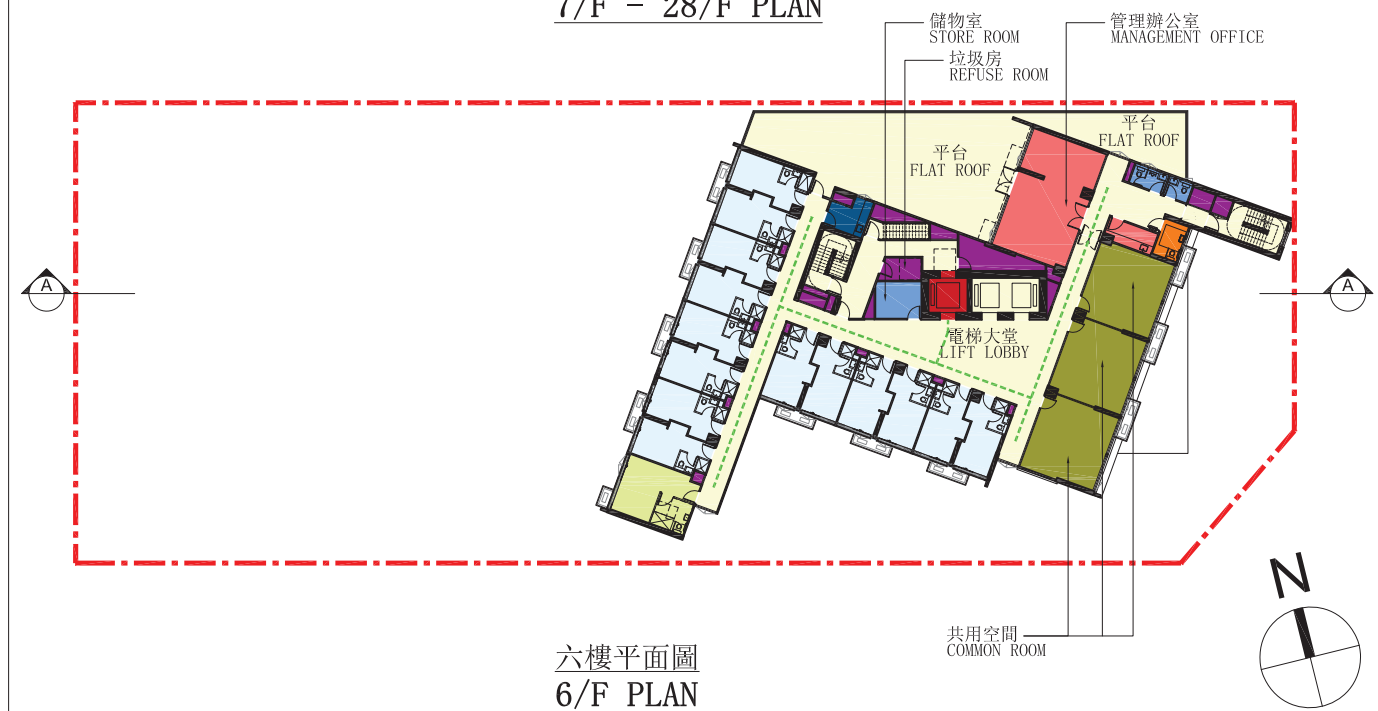


四樓及五樓平面圖
FOURTH & FIFTH FLOOR PLAN

8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN



七樓至二十八樓平面圖
7/F - 28/F PLAN



六樓平面圖
6/F PLAN

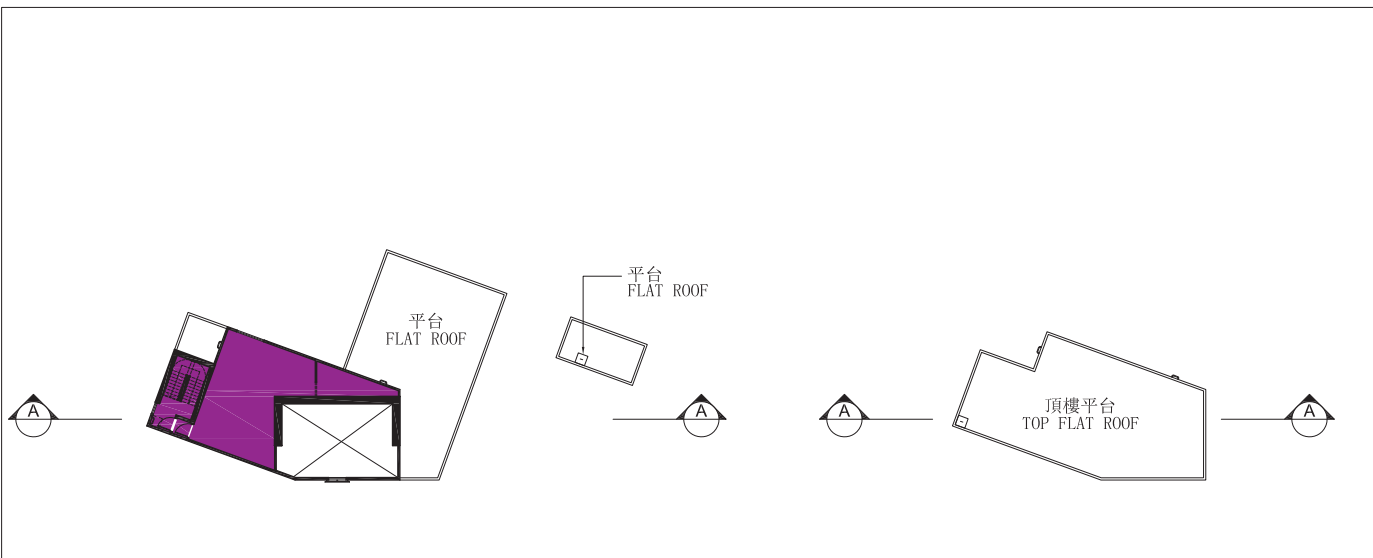
圖例 LEGEND

0 5m 10m 15m

	暢通易達升降機 ACCESSIBLE LIFT		公用廚房/洗衣房 COMMUNAL KITCHEN/LAUNDRY		暢通易達洗手間 ACCESSIBLE TOILET		地段界線 LOT BOUNDARY
	通道/露天平台 CIRCULATION/OPEN TERRACE		輔助設施 SUPPORT FACILITIES		員工空間 STAFF AREA		暢通無阻通道 BARRIER-FREE ACCESS
	機電房/垃圾房 PLANT ROOM/REFUSE ROOM		單人房 SINGLE ROOM		共用空間 COMMON ROOM		
	綠化範圍 GREEN AREA		無障礙房(6/F - 17/F) / 雙人房(18/F - 28/F) ACCESSIBLE ROOM(6/F - 17/F) / DOUBLE ROOM(18/F - 28/F)				

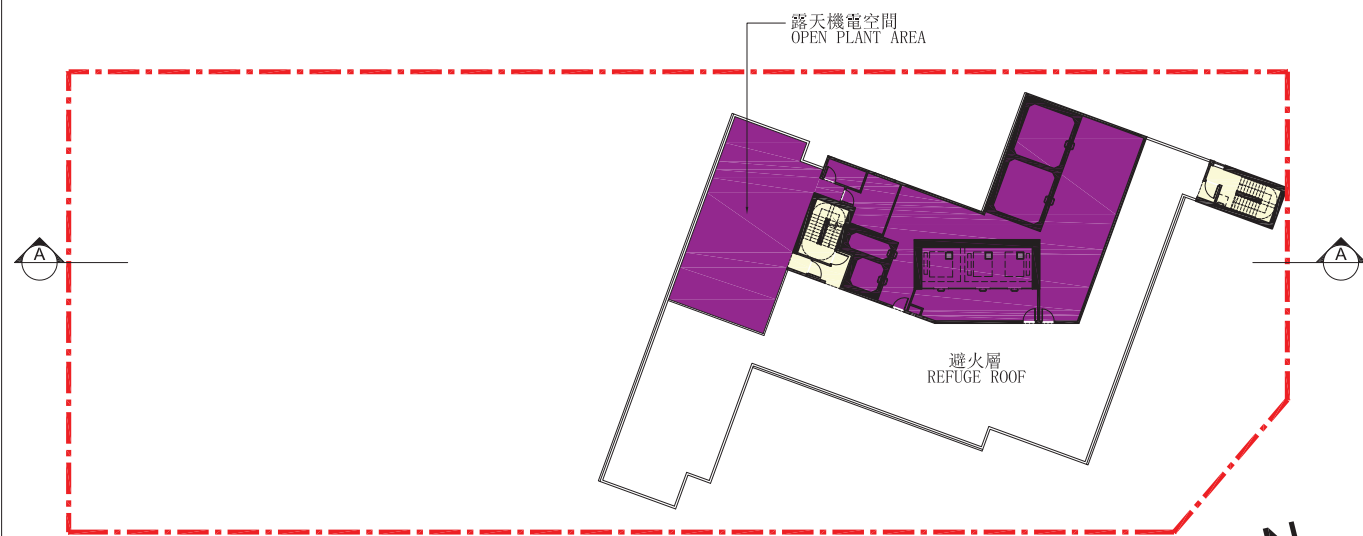
六樓至二十八樓平面圖
6TH TO 28TH FLOOR PLAN

8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN





高層天台平面圖
UPPER ROOF PLAN

頂層天台平面圖
TOP ROOF PLAN



天台層平面圖
ROOF PLAN

圖例 LEGEND

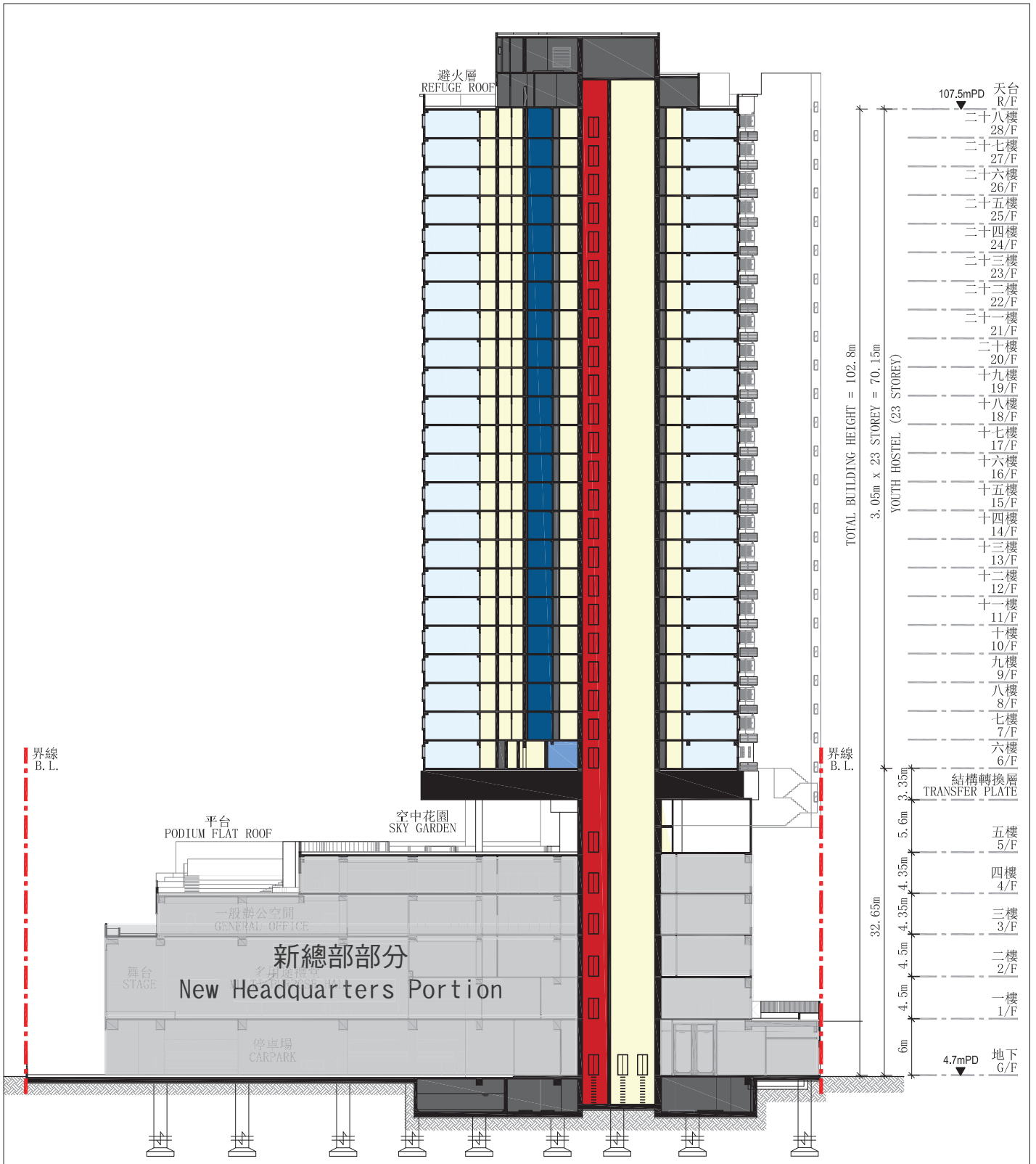
-  通道
CIRCULATION
-  機電房
PLANT ROOM

0 5m 10m 15m








 地段界線
LOT BOUNDARY

天台層至高層天台平面圖
ROOF TO TOP ROOF FLOOR PLAN

8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN



圖例 LEGEND

- | | | | |
|---|-----------------------------------|--|----------------------------|
|  | 暢通易達升降機
ACCESSIBLE LIFT |  | 宿舍單位
HOSTEL UNIT |
|  | 新總部部分
NEW HEADQUARTERS PORTION | (由女童軍自行從不同渠道籌款興建)
(construction costs borne by various sources of funding raised by HKGGA on its own) | |
|  | 通道
CIRCULATION |  | 輔助設施
SUPPORT FACILITIES |
|  | 機電房
PLANT ROOM |  | 公用廚房
COMMUNAL KITCHEN |

剖面圖 A-A
SECTION A-A

8048QJ - 青年宿舍計劃 - 香港女童軍總會佐敦青年宿舍的建造工程
8048QJ - YOUTH HOSTEL SCHEME - CONSTRUCTION WORKS BY THE HONG KONG GIRL GUIDES ASSOCIATION (HKGGA) FOR THE YOUTH HOSTEL PROJECT IN JORDAN

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View of the Building (Artist's Impression) 外觀構思圖



新總部部分
New Headquarters Portion*

*由女童軍自行從不同渠道籌款興建

Construction costs will be borne by various sources of funding raised by HKGGA on its own

Annex 5 to Enclosure 2

**48QJ: Youth Hostel Scheme – construction works by the Hong Kong Girl Guides
Association for the youth hostel project in Jordan**

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2020 prices)**

		Estimated Man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fee (\$ million)
(a) Consultants' fees for contract administration ^(Note 2)	Professional	–	–	–	8.7
				Sub-total	8.7#
(b) Resident site staff (RSS) costs ^(Note 3)	Technical	196	14	1.6	9.5
				Sub-total	9.5#
Comprising -					
(i) Consultants' fees for management of RSS				0.7#	
(ii) Remuneration of RSS				8.8#	
				Total	18.2

* MPS = Master Pay Scale

Notes:

- (1) A multiplier factor of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by consultants (As at now, MPS salary point 14 = \$30,235 per month).
- (2) The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement of **48QJ**. The construction phase of the assignment will only be executed subject to FC's funding approval to upgrade **48QJ** to Category A.
- (3) The actual man-months and actual fees will only be known after completion of the construction works of the proposed consultancy.

Remarks

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 5 of Enclosure 2.