

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Health – Clinics**

#### **73MC – Health Centre and Social Welfare Facilities Building in Siu Sai Wan**

Members are invited to recommend to the Finance Committee the upgrading of **73MC** to Category A at an estimated cost of \$616.8 million in money-of-the-day prices for the construction of a health centre and social welfare facilities building in Siu Sai Wan.

### **PROBLEM**

To meet the needs for healthcare and social welfare services arising from the local community in the Eastern District, we need to construct a health centre and social welfare facilities building (the Building) in Siu Sai Wan.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Food and Health, proposes to upgrade **73MC** to Category A at an estimated cost of \$616.8 million in money-of-the-day (MOD) prices for the construction of the Building in Siu Sai Wan.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The proposed Building is 13-storey high. The proposed site covering an area of 1 805 square metres (m<sup>2</sup>) is at the junction of Siu Sai Wan Road and Harmony Road, adjacent to the Siu Sai Wan Complex. The proposed scope of the project comprises the following facilities –

### Food and Health Bureau (FHB)

- (a) a District Health Centre (DHC);

### Department of Health (DH)

- (b) a reprovisioned elderly health centre (EHC);
- (c) a child assessment centre (CAC);
- (d) a reprovisioned Child Assessment Service (CAS) head office of DH;

### Social Welfare Department (SWD)

- (e) a residential care home for the elderly (RCHE)<sup>1&2</sup>;
- (f) a day care centre for the elderly (DE)<sup>1</sup>;
- (g) a sub-base for neighbourhood elderly centre (NEC Sub-base)<sup>1</sup>; and
- (h) a supported hostel for mentally handicapped persons (SHOS(MH))<sup>1</sup>.

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<sup>1</sup> Bare shell premises will be constructed for the RCHE, DE, NEC Sub-base and SHOS(MH), of which the construction costs will be sought from the Lotteries Fund (LF) in accordance with the established mechanism. Funding for the internal fitting-out works and purchase of furniture and equipment (F&E) will also be sought from the LF separately in accordance with the established mechanism. Pursuant to the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may appropriate from the LF moneys to finance and support the development of social welfare services as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as Controlling Officer of the LF, will ensure that the applications fall within the approved ambit of the LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of F&E, etc. for premises occupied by non-governmental organisations (NGOs) providing welfare services.

<sup>2</sup> According to current practice, the operator of an RCHE is selected through competitive bidding open to both NGOs and the private sector. While the proposed RCHE comprises both subsidised and non-subsidised sections, the fitting-out works for the RCHE including the non-subsidised section and the procurement of F&E for the subsidised section will be funded through separate LF grants. The service operator is required to finance the F&E provision for non-subsidised section with its own resources.

4. A location and site plan, layout plans, a sectional drawing, an artist's impression and a barrier-free access plan for the proposed project are at **Enclosures 1 to 17**.

5. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in around three and a half years.

## JUSTIFICATION

6. To meet the long-term healthcare and welfare needs in the Eastern District, we propose to provide the following facilities in the proposed Building –

### Healthcare facilities

#### *DHC*

7. In a bid to shift the emphasis of the present healthcare system and people's mind-set from treatment-oriented to prevention-focused, the Government is committed to enhancing district-based primary healthcare services by setting up DHCs in 18 districts progressively. DHC would be a hub for providing primary healthcare services in a coordinated, comprehensive, continuing and person-centred manner. Through stepping up efforts in promoting individual and community involvement, enhancing coordination among various medical and social sectors, and strengthening district-based primary healthcare services, the Government aims to encourage the public to maintain a healthy lifestyle and enhance their capability in self-care and home care, thereby reducing the demand for specialist services and hospitalisation that could be avoidable.

8. DHCs adopt a brand new service model by providing district-based primary healthcare services through public-private partnership and medical-social collaboration, and would become a key component of the public healthcare system. Services provided in DHCs focus on primary, secondary and tertiary prevention of diseases, and cover health promotion, health assessment, chronic disease management and community rehabilitation. DHCs will be operated by NGOs.

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9. Further to the planned establishment of DHCs in three districts (namely Kwai Tsing, Sham Shui Po and Wong Tai Sin), we plan to set up DHCs in four other districts (namely Tsuen Wan, Yuen Long, Tuen Mun and Southern District) within the current term of the Government. As for the other 11 districts, we have invited proposals for the operation of smaller interim “DHC Expresses”, pending the establishment of DHCs, with a view to commencing service provision within 2021. The award of service contracts for the operation of “DHC Expresses” has been announced on 30 April 2021.

10. As regards the Eastern District, the planned Eastern DHC located at the Building will serve as the core centre acting as a service hub and be complemented by satellite centres to be set up in each of the sub-districts of the Eastern District. The Eastern DHC will be complemented by a multi-disciplinary healthcare network of medical and healthcare practitioners in the district with multiple service points. The Eastern DHC will strive to better co-ordinate with other district-based primary healthcare services and facilities, making it more convenient to meet individual healthcare needs of the community.

11. As for the services to be provided in the Eastern DHC, we will, taking the Kwai Tsing DHC as a blueprint, closely liaise with relevant stakeholders in the district in the course of taking forward the setting up of the DHC in a proactive manner. On the other hand, to lay a foundation for the establishment of a prevention-focused primary healthcare system in the long run, as mentioned in paragraph 9 above, we will provide funding for NGOs to set up interim “DHC Expresses” in 11 districts, including the Eastern District, where DHCs are yet to be set up.

### *EHC*

12. EHCs under DH’s Elderly Health Service aim to address the multiple health needs of the elderly by providing them with integrated primary healthcare services. These services are provided from a family medicine perspective using a multi-disciplinary team approach, with a view to helping the elderly in the prevention, early identification and proper management of diseases, as well as promoting health. Elderly persons aged 65 or above are eligible for enrolling as members of EHCs. Enrolled members are provided with health assessment, counselling, health education and curative treatment services.

13. The Shau Kei Wan EHC, currently at Shau Kei Wan Jockey Club Clinic, will be reprovisioned in the Building since its existing premises is inadequate to meet service demand. After the reprovisioning, a more spacious and comfortable environment with more comprehensive and quality integrated primary healthcare services can be provided to the elderly. The more spacious environment can also facilitate easier manoeuvre within the EHC by clients on wheelchairs, accommodate computer facilities and provide necessary storage space.

#### *CAC and CAS Head Office*

##### (i) CAC

14. CACs under the CAS provide comprehensive assessments and diagnoses, formulate rehabilitation plans, and provide interim child and family support, public health education activities, as well as review evaluation to children under 12 years of age who are suspected to have developmental problems. After assessments, follow-up plans will be formulated according to the individual needs of children who will be referred to other appropriate service providers identified for training and education support.

15. In response to the growing public demand for CAC's service, we will set up at the Building the first CAC on Hong Kong Island in order to enhance manpower support and service capacity to handle the large number of referred cases.

##### (ii) CAS Head Office

16. The CAS head office currently located at the Central Kowloon CAC will also be reprovisioned in the Building so as to make room for service enhancement of the Central Kowloon CAC.

#### Social welfare facilities

17. SWD included the proposed welfare facilities to be provided in the Building in the project list of the "Annual Briefing on Welfare Facility Projects Funded by the Lotteries Fund" and briefed Members on the proposed project at the latest meeting of the Panel on Welfare Services held on 19 April 2021. Details of the welfare facilities are listed below for information.

*RCHE*

18. In view of the ageing population in Hong Kong, there is a huge demand for subsidised residential care services for the elderly. As at end- March 2021, there were 36 789 applicants being waitlisted for various types of subsidised residential care services for the elderly and the average waiting time in the past three months was 19 months and 22 months for care-and-attention places and nursing home places respectively. Setting up a 100-place RCHE in the Building will help relieve the pressure on the service demand and shorten the waiting time for subsidised residential care places.

*DE*

19. A DE is centre-based community care services providing day time care, rehabilitation exercises and social activities to frail elderly persons aged 60 or above and assessed to be in a state of either moderate or severe level of impairment by the Standardised Care Need Assessment Mechanism for Elderly Services, including those suffering from dementia. The service aims at helping service users maintain an optimal level of functioning, improve their quality of life and age in place in a familiar community. DE also provides various kinds of support and assistance to carers in order to enable them to continue to assume their responsibilities as carers. SWD plans to set up a 60-place DE in the Building.

*NEC Sub-base*

20. SWD proposes to set up an NEC sub-base in the Building to provide a comprehensive range of community support services at the neighbourhood level, including community education, health education, educational and developmental activities, reaching out and networking, volunteer development, counselling services, educational and supportive programmes on dementia, carer support services, provision of information on community resources and referral services, social and recreational activities, meal service, etc., for elderly persons and carers living in the locality.

*SHOS(MH)*

21. To address the acute demand for rehabilitation services, SWD has been actively identifying resources and suitable premises to incorporate rehabilitation service facilities in all districts. SWD plans to set up a 40-place SHOS(MH) in the Building to provide group home living for people with disabilities aged 15 or above who are capable of semi-independent living with a fair amount of assistance from hostel staff in daily activities.

**FINANCIAL IMPLICATIONS**

22. We estimate the capital cost of the project to be \$616.8 million in MOD prices, broken down as follows –

		<b>\$ million (in MOD prices)</b>
(a)	Site works	2.7
(b)	Piling	33.8
(c)	Building <sup>3</sup>	250.6
(d)	Building services <sup>4</sup>	200.1
(e)	Drainage	2.4
(f)	External works	4.4
(g)	Additional energy conservation, green and recycled features	9.0
(h)	F&E <sup>5</sup>	13.6
(i)	Consultants' fees for	21.0
	(i) contract administration	20.2
	(ii) management of resident site staff (RSS)	0.8
(j)	Remuneration of RSS	23.2
(k)	Contingencies	56.0
	Total	616.8

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<sup>3</sup> Building works comprise construction of substructure and superstructure of the building.

<sup>4</sup> Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift and escalator installation and other miscellaneous installations.

<sup>5</sup> The estimated cost is based on an indicative list of F&E required.

23. Out of the estimated total capital cost of \$616.8 million, about \$217.9 million is the apportioned construction cost for the RCHE, DE, NEC Sub-base and SHOS(MH) which would first be funded by the Capital Works Reserve Fund under **73MC** and then be reimbursed from the LF after project completion. Funding approval from the LF will be separately sought under the established mechanism.

24. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants’ fees and RSS costs by man-months is at **Enclosure 18**.

25. The construction floor area (CFA) of the Building is about 15 684 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$28,736 per m<sup>2</sup> of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

Year	\$ million (in MOD prices)
2021 – 22	19.9
2022 – 23	76.8
2023 – 24	134.8
2024 – 25	250.4
2025 – 26	71.1
2026 – 27	43.9
2027 – 28	19.9
	<hr/> 616.8 <hr/>



27. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector buildings and construction outputs for the period from 2021 to 2028. Subject to funding approval, we will deliver the proposed works through a lump sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

28. We estimate the annual recurrent expenditure arising from this project to be \$152.2 million<sup>6</sup>.

### **PUBLIC CONSULTATION**

29. FHB, together with DH, SWD and the Architectural Services Department consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council on 20 November 2018 on the proposed project. Members of the PWHC generally supported the proposed project. The relevant Bureau/Departments also attended the PWHC meetings held on 23 June and 1 September 2020 to respond to members' questions.

30. We consulted Panel on Health Services of the Legislative Council on 9 April 2021. Members supported the project and the submission of the funding proposal to the Public Works Subcommittee for consideration.

### **ENVIRONMENTAL IMPLICATIONS**

31. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Director of Environmental Protection agreed with the findings of Preliminary Environmental Review (PER), which concluded that the project would not cause long-term adverse environmental impact. We have included in the project estimates the cost to implement suitable environmental mitigation measures mentioned in PER during construction to control short-term environmental impacts.

32. During the construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities.

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<sup>6</sup> Regarding the annual recurrent expenditure in respect of the RCHE, DE, NEC Sub-base and SHOS(MH), SWD will arrange to secure the recurrent expenditure under the established practice.

33. At the planning and design stages, we have considered measures to reduce generation of construction waste wherever possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible in order to minimise disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>7</sup>. We 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.

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

35. We estimate that the project will generate in total about 12 050 tonnes of construction waste. Of these, we will reuse about 510 tonnes (4.2%) of inert construction waste on site and deliver about 9 780 tonnes (81.2%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 1 760 tonnes (14.6%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$1.0 million for the project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

36. This 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 .....**

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<sup>7</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

**LAND ACQUISITION**

37. The project does not require any land acquisition.

**ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

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

- (a) variable speed drive for chillers;
- (b) demand control of supply air;
- (c) heat energy reclaim of exhaust air; and
- (d) photovoltaic system.

39. For greening features, we will provide landscaping and greening features on ground level, flat roofs on various levels and vertical surfaces in the Building as appropriate for environmental and amenity benefits.

40. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

41. The total estimated additional cost for adoption of the above features is around \$9.0 million (including \$3.3 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 5.5% energy savings in the annual energy consumption with a payback period of about eight years.

**BACKGROUND INFORMATION**

42. We upgraded **73MC** to Category B in September 2015. We engaged a term contractor to undertake ground investigation works and consultants to undertake utilities mapping, architectural consultancy services (including topographical and tree survey, traffic impact assessment and PER) and quantity surveying services at a total cost of \$18.6 million. The works and services provided by the term contractor and consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. All the works and the pre-contract services have been completed except for quantity surveying services.

43. Of the 46 trees within the project boundary, 19 trees will be retained. The proposed project will involve the removal of 27 trees, including 24 trees to be felled and 3 trees to be replanted within the project site. All trees to be removed are not important trees<sup>8</sup>. We will incorporate planting proposals as part of the project, including the compensatory planting of 24 compensatory trees, 900 shrubs and 14 000 groundcovers.

44. We estimate that the proposed works will create about 165 jobs (150 for labourers and another 15 for professional or technical staff) providing a total employment of 5 700 man-months.

45. We invited tenders for the proposed works in November 2020. Having assessed the returned tender prices for the contract, we have updated the project estimate accordingly to \$616.8 million in MOD prices, which is lower than our estimate of \$710 million in MOD prices when we consulted the Panel on Health Services in April 2021 by around 13%. We consider that the latest project estimate reflects the prevailing market situation and should be adequate for the proposed works.

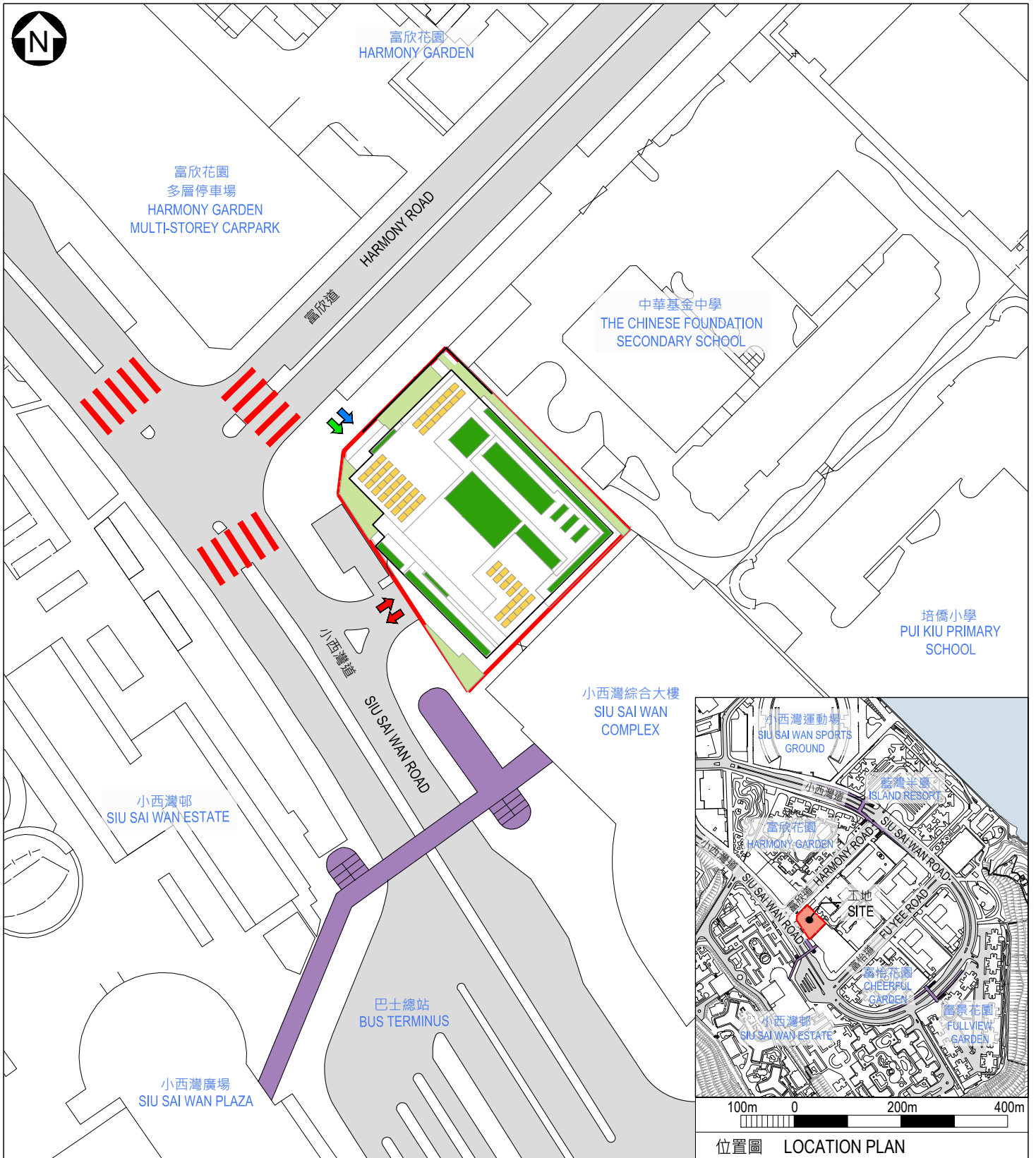
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Food and Health Bureau  
May 2021

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<sup>8</sup> “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 –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important persons or events;
- (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 to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



圖例 LEGEND

- |   |   |   |  |   |                              |   |                              |
|---|---|---|--|---|------------------------------|---|------------------------------|
|  | 工地界線<br>SITE BOUNDARY                               |  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS    |  | 有蓋行人天橋<br>COVERED FOOTBRIDGE |  | 太陽能光伏板<br>PHOTOVOLTAIC PANEL |
|  | 現有行人過路處<br>EXISTING AT-GRADE<br>PEDESTRIAN CROSSING |  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT |  | 地面綠化<br>AT-GRADE GREENING    |  | 天台綠化<br>LANDSCAPED ROOF      |
|   |   |  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT    |   |                              |   |                              |

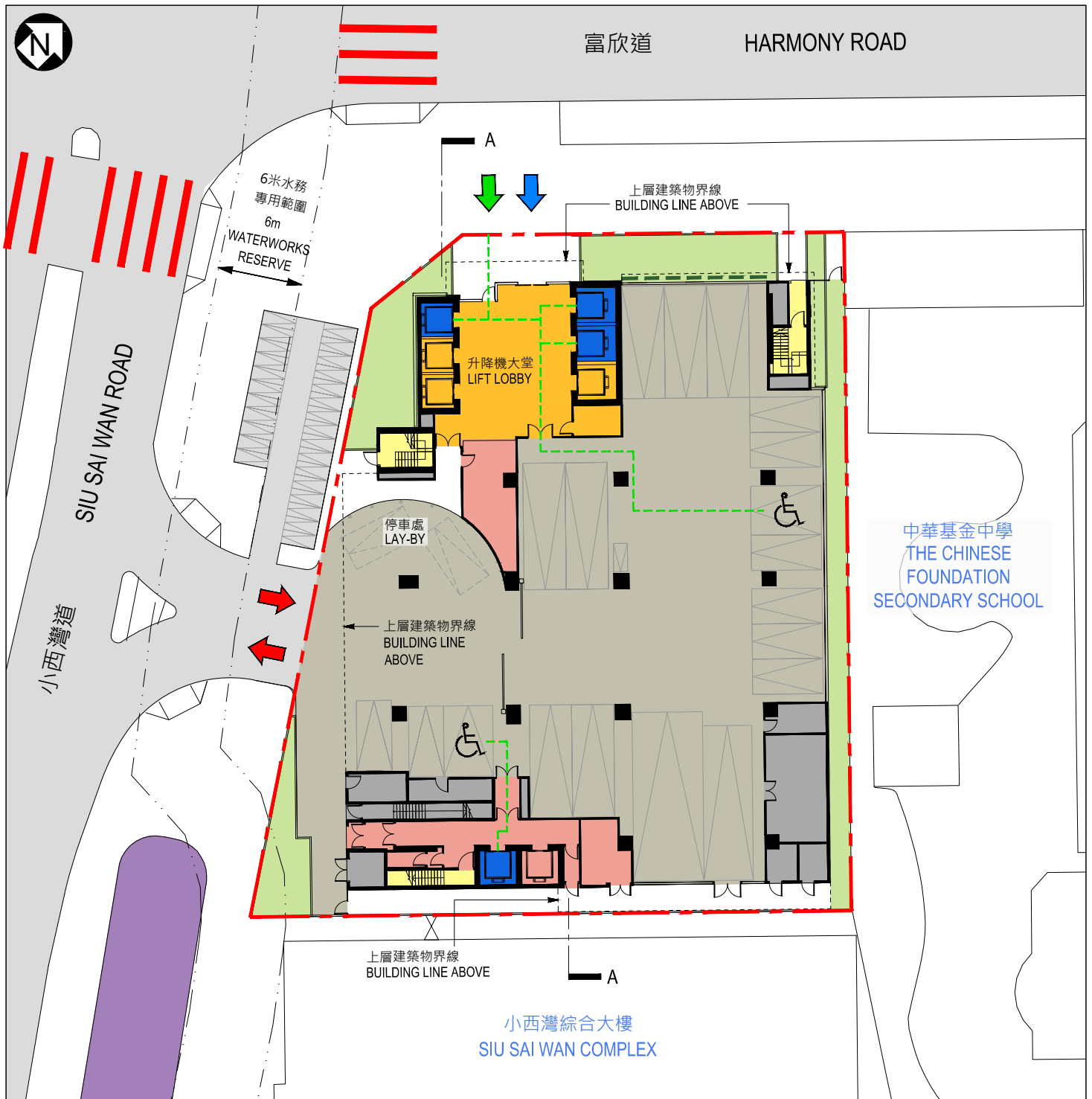
10m 0 20m 40m

工地平面圖  
SITE PLAN

73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |  |   |  |  |  |   |  |                              |
|--|---|--|--|--|---|--|------------------------------|
|  | 工地界線<br>SITE BOUNDARY                               |  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS    |  | 地面綠化<br>AT-GRADE GREENING   |  | 暢通易達升降機<br>ACCESSIBLE LIFT   |
|  | 垂直綠化<br>VERTICAL GREENING                           |  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT |  | 公用地方<br>COMMON AREA   |  | 職員範圍<br>STAFF AREA           |
|  | 現有行人過路處<br>EXISTING AT-GRADE<br>PEDESTRIAN CROSSING |  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT    |  | 部門停車場及上落客貨區<br>DEPARTMENTAL CARPARK AND<br>LOADING / UNLOADING AREA |  | 機房<br>PLANT ROOM             |
|  | 無障礙通道<br>BARRIER-FREE ACCESS                        |  | 暢通易達停車位<br>ACCESSIBLE PARKING SPACE    |  | 逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE                                |  | 有蓋行人天橋<br>COVERED FOOTBRIDGE |

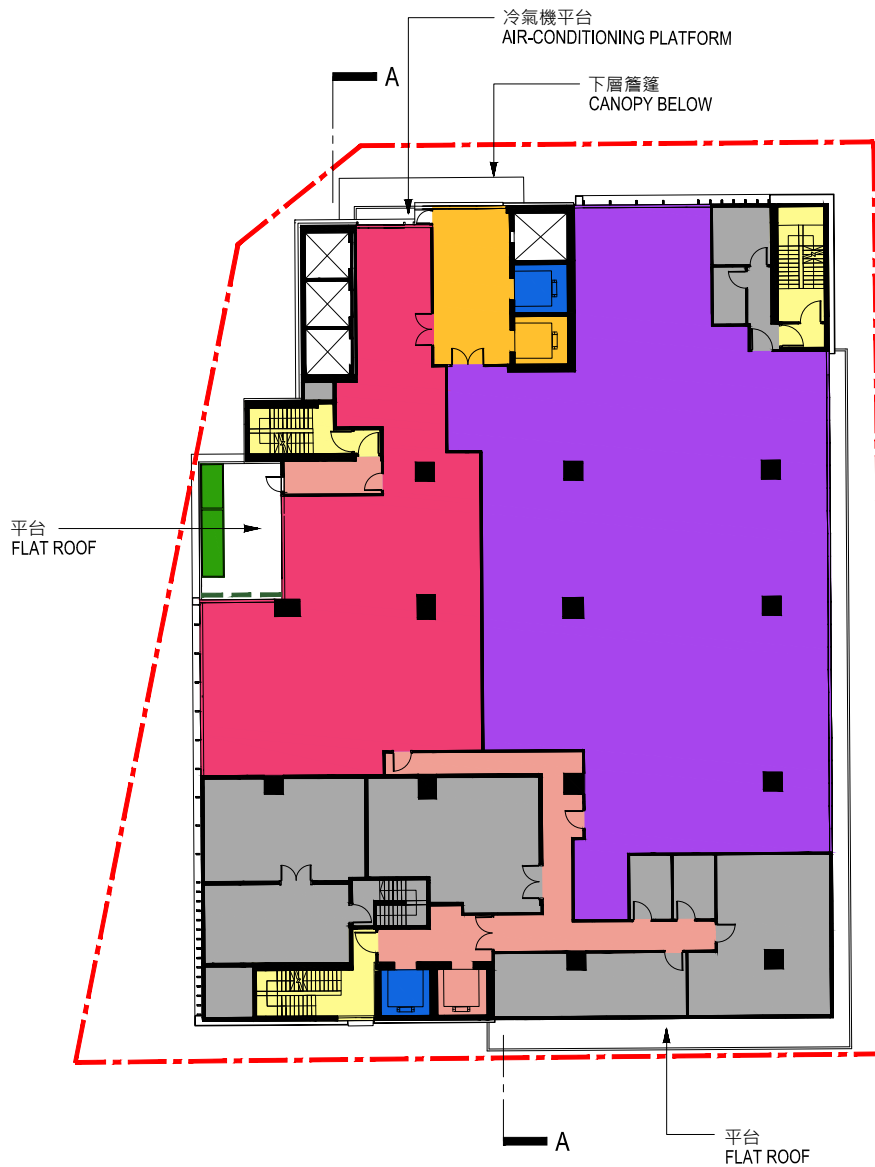
4m 0 8m 16m

地下平面圖  
GROUND  
FLOOR PLAN






73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |  |  |  |  |
|--|--|--|--|
|  工地界線<br>SITE BOUNDARY     |  暢通易達升降機<br>ACCESSIBLE LIFT |  綠化範圍<br>LANDSCAPED AREA              |  長者鄰舍中心分處(無裝修)<br>SUB-BASE FOR NEIGHBOURHOOD<br>ELDERLY CENTRE (BARE SHELL) |
|  垂直綠化<br>VERTICAL GREENING |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |  長者日間護理中心(無裝修)<br>DAY CARE CENTRE FOR<br>THE ELDERLY (BARE SHELL)           |
|  |  職員範圍<br>STAFF AREA         |  機房<br>PLANT ROOM                     |  |

4m 0 8m 16m

一樓平面圖  
FIRST  
FLOOR PLAN











73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

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|---|--|--|---|
|  工地界線<br>SITE BOUNDARY        |  暢通易達升降機<br>ACCESSIBLE LIFT |  暢通易達洗手間<br>ACCESSIBLE TOILET         |  長者健康中心<br>ELDERLY HEALTH CENTRE |
|  垂直綠化<br>VERTICAL GREENING    |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |   |
|  無障礙通道<br>BARRIER-FREE ACCESS |  職員範圍<br>STAFF AREA         |  機房<br>PLANT ROOM                     |   |

4m 0 8m 16m

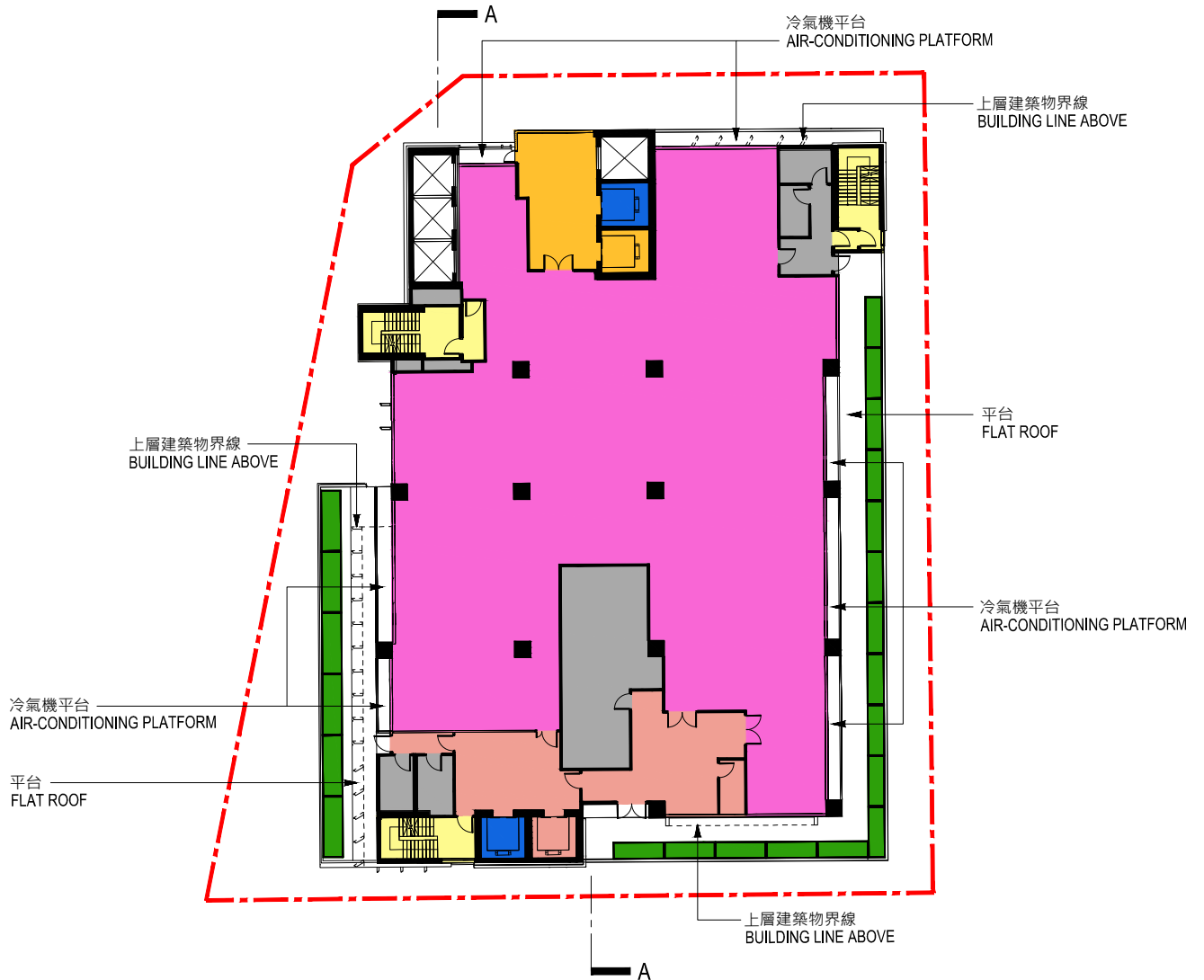
二樓平面圖  
SECOND  
FLOOR PLAN

73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





圖例 LEGEND

- |  |  |  |   |
|--|--|--|---|
|  工地界線<br>SITE BOUNDARY |  暢通易達升降機<br>ACCESSIBLE LIFT |  綠化範圍<br>LANDSCAPED AREA              |  弱智人士輔助宿舍(無裝修)<br>SUPPORTED HOSTEL FOR<br>MENTALLY HANDICAPPED<br>PERSONS (BARE SHELL) |
|  |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |   |
|  |  職員範圍<br>STAFF AREA         |  機房<br>PLANT ROOM                     |   |

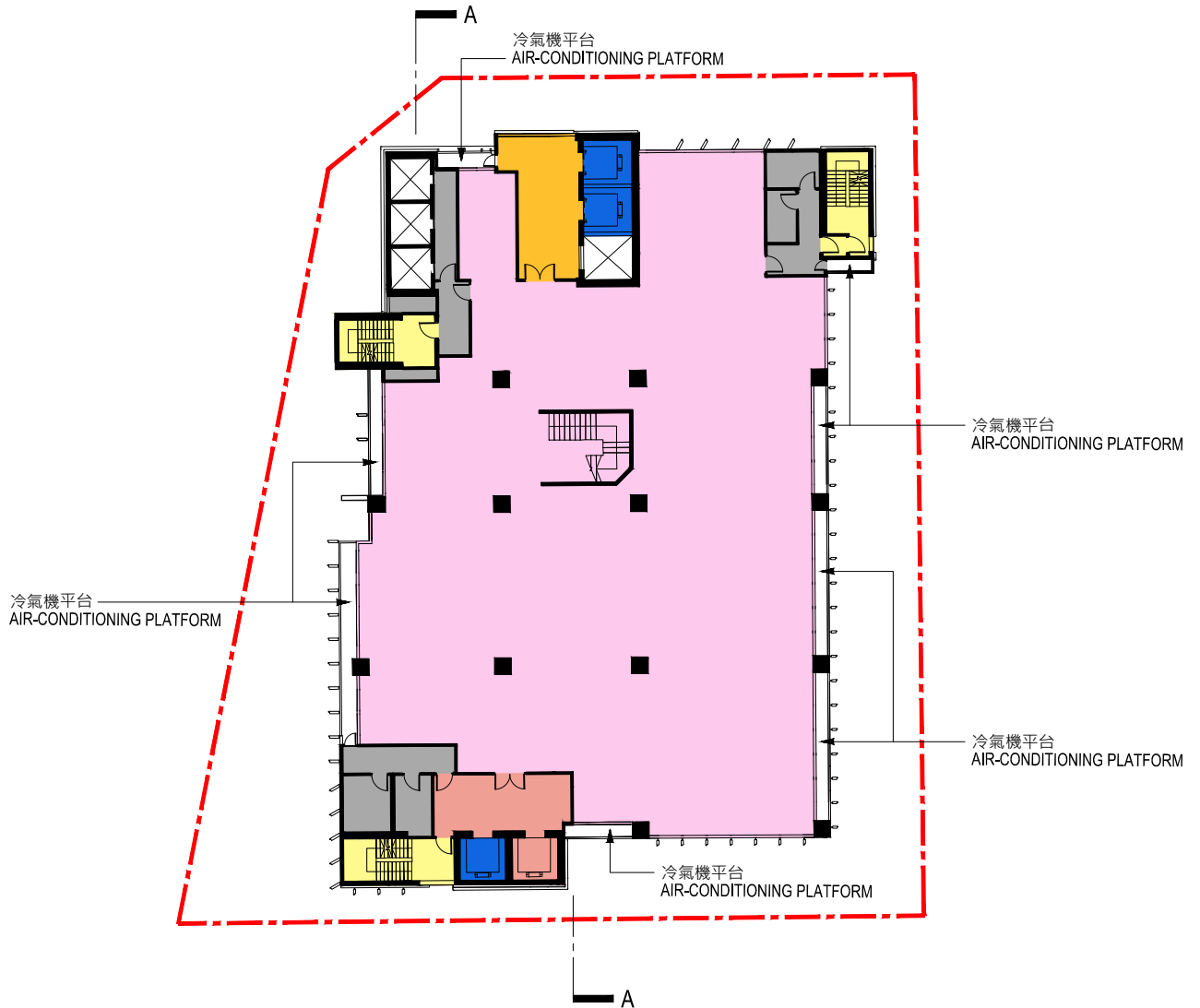
4m 0 8m 16m

三樓平面圖  
THIRD  
FLOOR PLAN

73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- 
- 暢通易達升降機  
ACCESSIBLE LIFT
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 公用地方  
COMMON AREA
- 機房  
PLANT ROOM
- 安老院舍(無裝修)  
RESIDENTIAL CARE HOME FOR THE ELDERLY (BARE SHELL)
- 職員範圍  
STAFF AREA

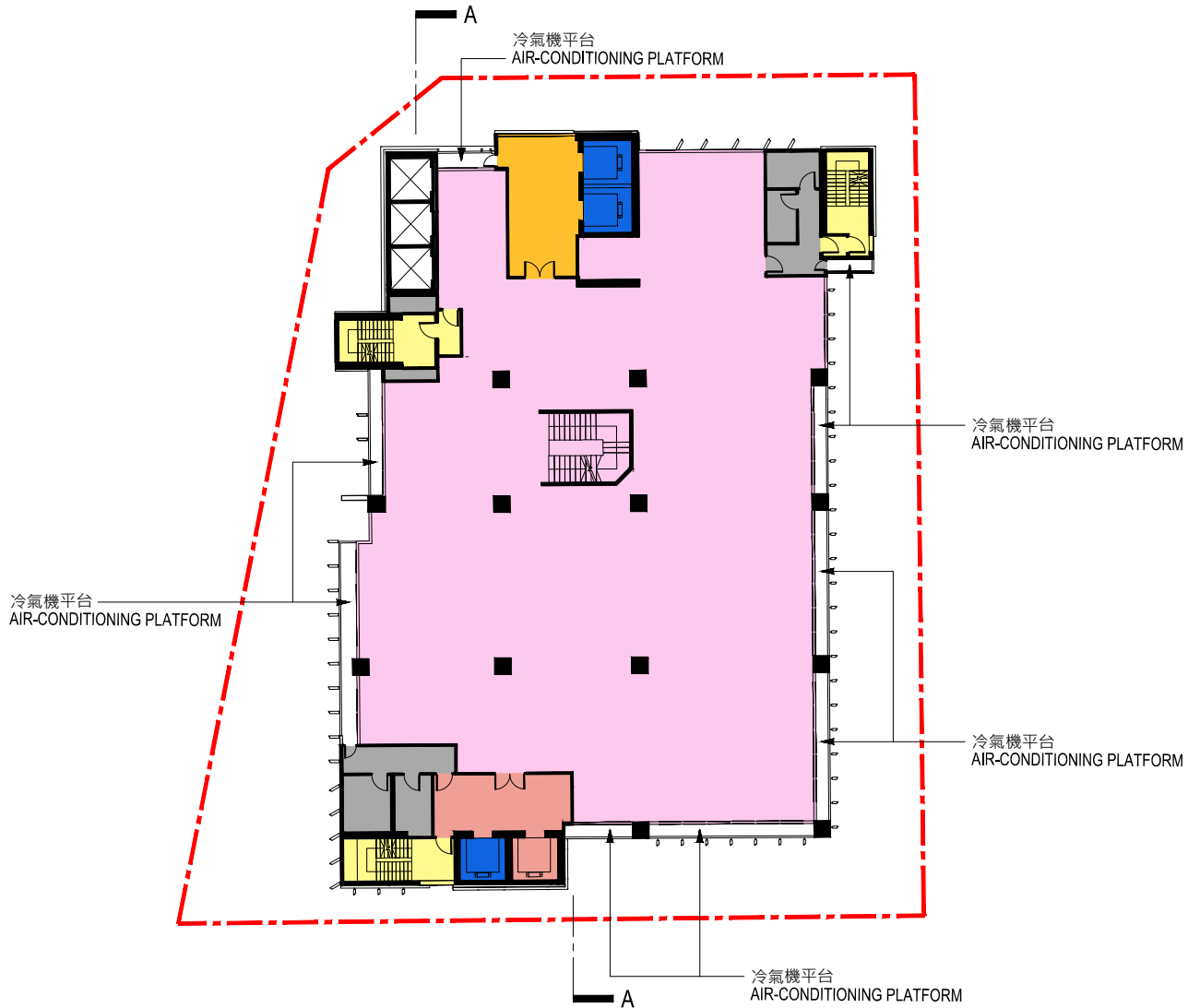
4m    0    8m    16m

四樓平面圖  
FOURTH FLOOR PLAN








73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

- |  |  |  |
|--|--|--|
|  工地界線<br>SITE BOUNDARY |  暢通易達升降機<br>ACCESSIBLE LIFT   |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |
|  公用地方<br>COMMON AREA  |  機房<br>PLANT ROOM   |  |
|  職員範圍<br>STAFF AREA   |  安老院舍(無裝修)<br>RESIDENTIAL CARE HOME FOR<br>THE ELDERLY (BARE SHELL) |  |

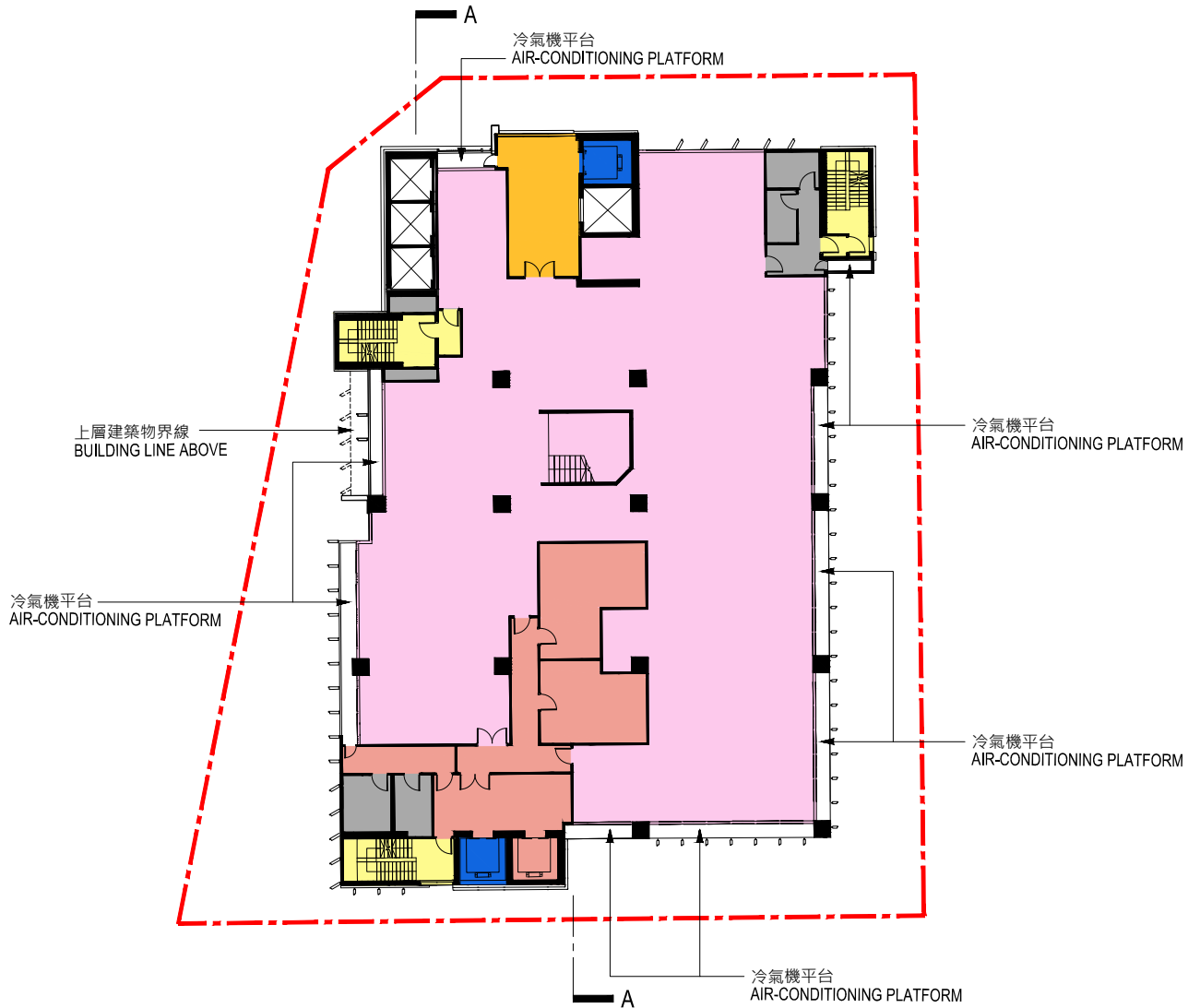
4m 0 8m 16m

五樓平面圖  
FIFTH  
FLOOR PLAN








73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |  |  |  |
|--|--|--|
|  工地界線<br>SITE BOUNDARY |  暢通易達升降機<br>ACCESSIBLE LIFT   |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |
|  公用地方<br>COMMON AREA  |  機房<br>PLANT ROOM   |  |
|  職員範圍<br>STAFF AREA   |  安老院舍(無裝修)<br>RESIDENTIAL CARE HOME FOR<br>THE ELDERLY (BARE SHELL) |  |

4m 0 8m 16m

六樓平面圖  
SIXTH  
FLOOR PLAN










73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN

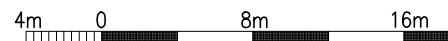


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |   |  |  |   |
|---|--|--|---|
|  工地界線<br>SITE BOUNDARY        |  暢通易達升降機<br>ACCESSIBLE LIFT |  暢通易達洗手間<br>ACCESSIBLE TOILET         |  兒童體能智力測驗中心<br>CHILD ASSESSMENT CENTRE |
|  無障礙通道<br>BARRIER-FREE ACCESS |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |   |
|  職員範圍<br>STAFF AREA          |  機房<br>PLANT ROOM           |  |   |



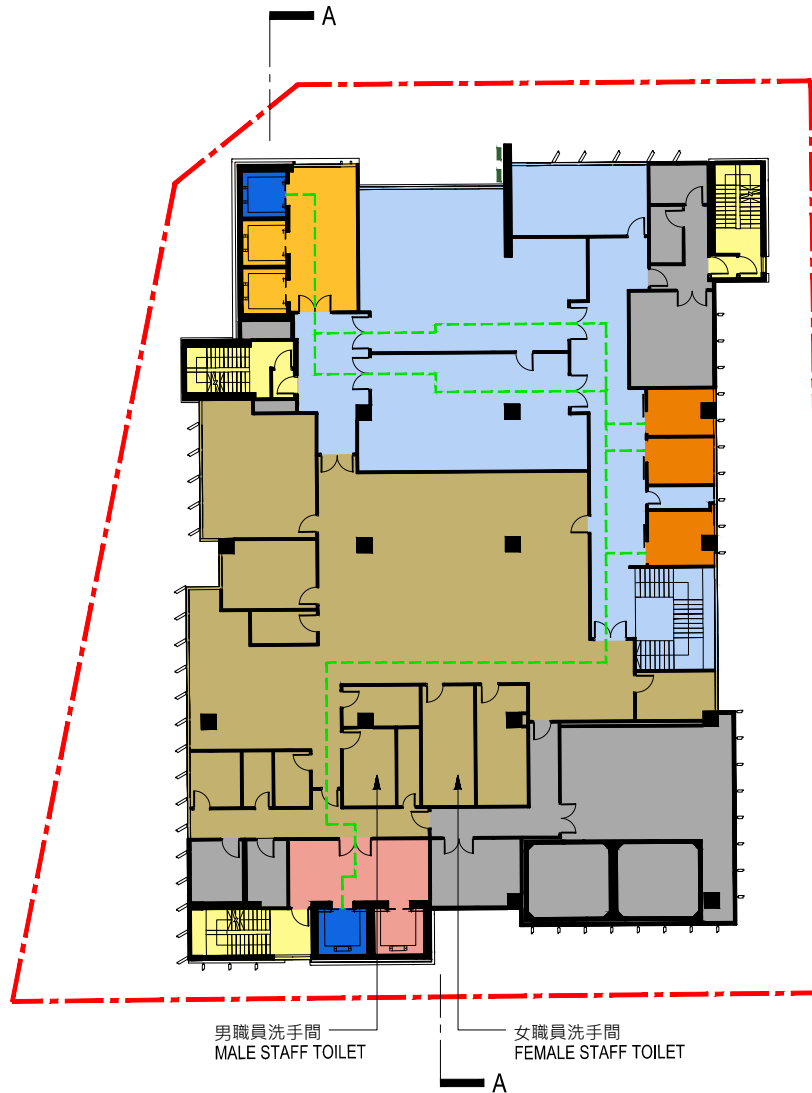
七樓平面圖  
SEVENTH  
FLOOR PLAN

73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署














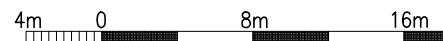


男職員洗手間  
MALE STAFF TOILET

女職員洗手間  
FEMALE STAFF TOILET

圖例 LEGEND

- |   |  |  |   |
|---|--|--|---|
|  工地界線<br>SITE BOUNDARY        |  暢通易達升降機<br>ACCESSIBLE LIFT |  暢通易達洗手間<br>ACCESSIBLE TOILET         |  兒童體能智力測驗中心<br>CHILD ASSESSMENT CENTRE                   |
|  垂直綠化<br>VERTICAL GREENING    |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |  兒童體能智力測驗服務總部<br>CHILD ASSESSMENT SERVICE<br>HEAD OFFICE |
|  無障礙通道<br>BARRIER-FREE ACCESS |  職員範圍<br>STAFF AREA         |  機房<br>PLANT ROOM                     |   |

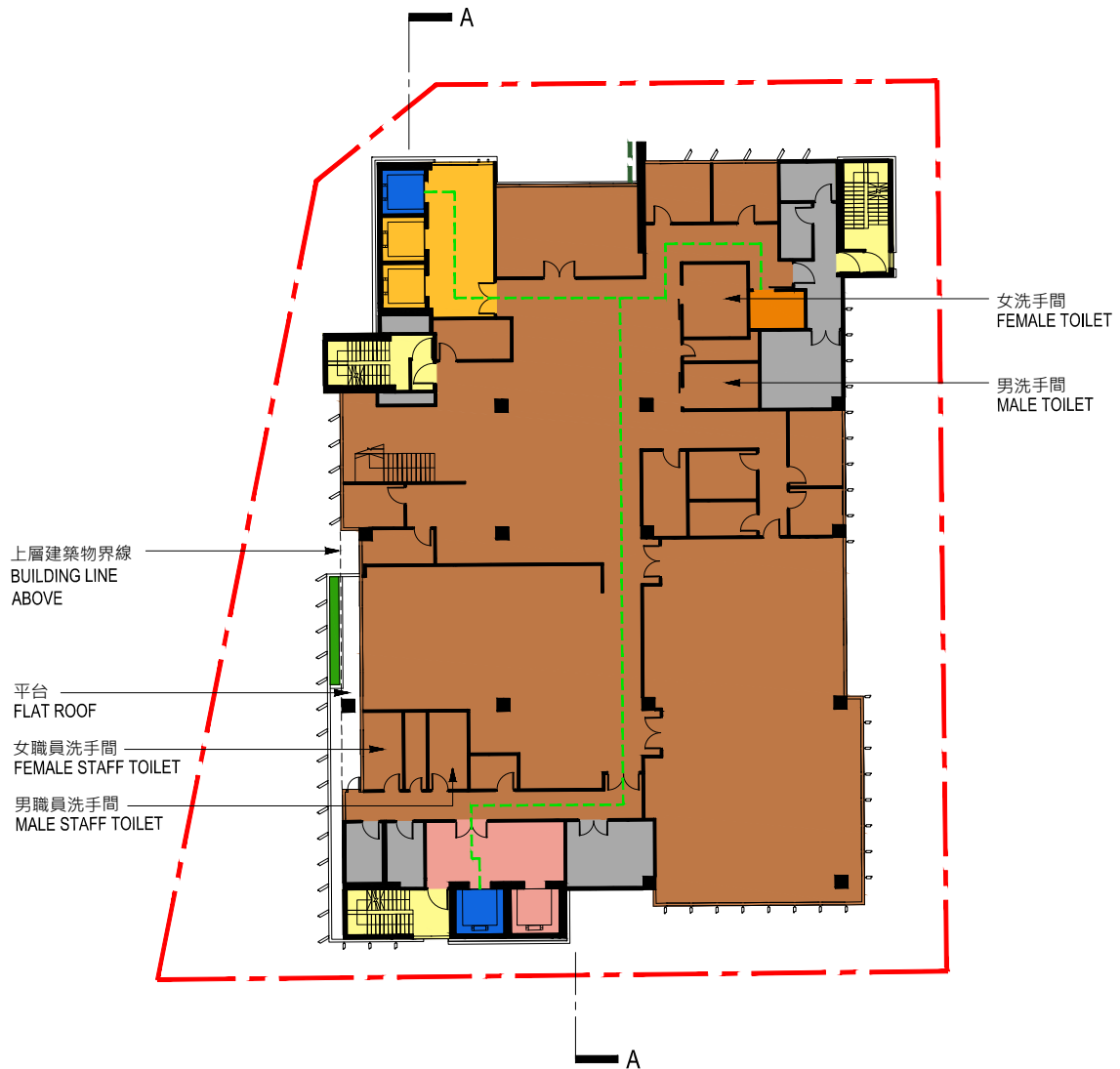


九樓平面圖  
NINTH  
FLOOR PLAN












73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |   |  |  |  |
|---|--|--|--|
|  工地界線<br>SITE BOUNDARY        |  暢通易達升降機<br>ACCESSIBLE LIFT |  暢通易達洗手間<br>ACCESSIBLE TOILET         |  綠化範圍<br>LANDSCAPED AREA          |
|  垂直綠化<br>VERTICAL GREENING    |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |  地區康健中心<br>DISTRICT HEALTH CENTRE |
|  無障礙通道<br>BARRIER-FREE ACCESS |  職員範圍<br>STAFF AREA         |  機房<br>PLANT ROOM                     |  |

4m 0 8m 16m

十樓平面圖  
TENTH  
FLOOR PLAN

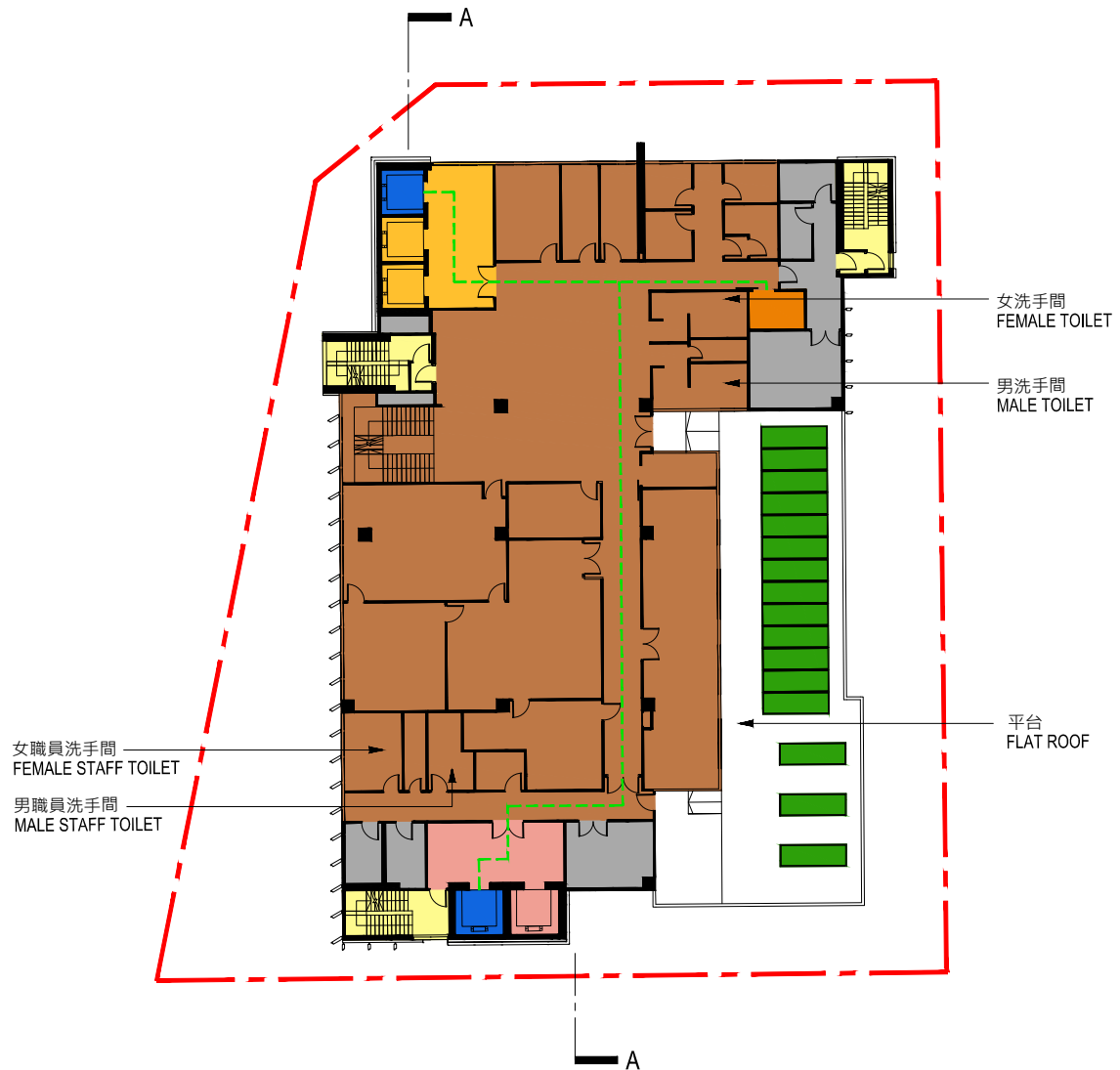
73MC

小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN













ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





圖例 LEGEND

- |   |  |  |  |
|---|--|--|--|
|  工地界線<br>SITE BOUNDARY        |  暢通易達升降機<br>ACCESSIBLE LIFT |  暢通易達洗手間<br>ACCESSIBLE TOILET         |  綠化範圍<br>LANDSCAPED AREA          |
|  無障礙通道<br>BARRIER-FREE ACCESS |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |  地區康健中心<br>DISTRICT HEALTH CENTRE |
|  職員範圍<br>STAFF AREA          |  機房<br>PLANT ROOM           |  |  |



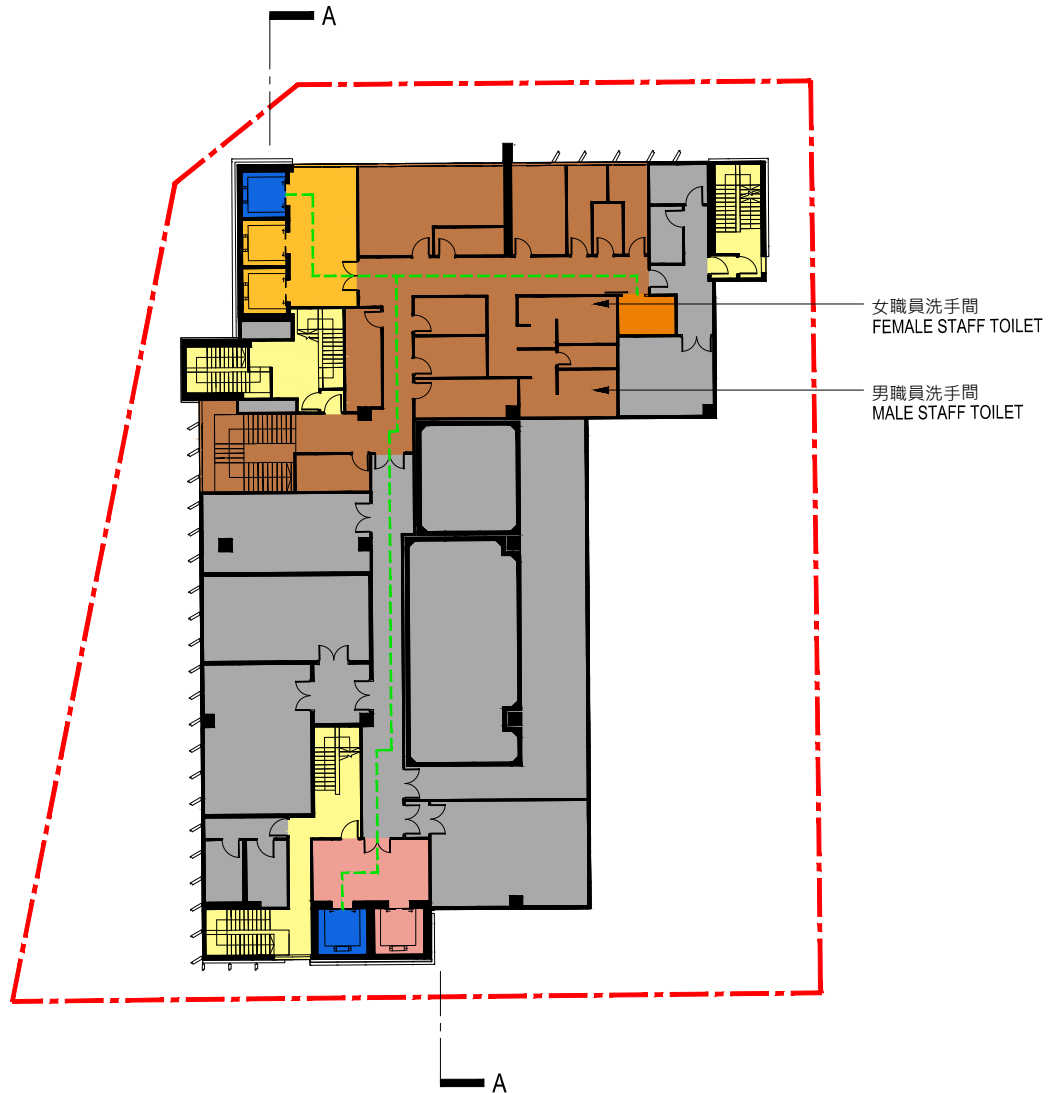
十一樓平面圖  
ELEVENTH  
FLOOR PLAN

73MC










小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN

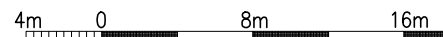


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |   |  |   |  |
|---|--|---|--|
|  工地界線<br>SITE BOUNDARY        |  暢通易達升降機<br>ACCESSIBLE LIFT |  暢通易達洗手間<br>ACCESSIBLE TOILET          |  地區康健中心<br>DISTRICT HEALTH CENTRE |
|  無障礙通道<br>BARRIER-FREE ACCESS |  公用地方<br>COMMON AREA        |  逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASES |  |
|  職員範圍<br>STAFF AREA          |  機房<br>PLANT ROOM           |   |  |

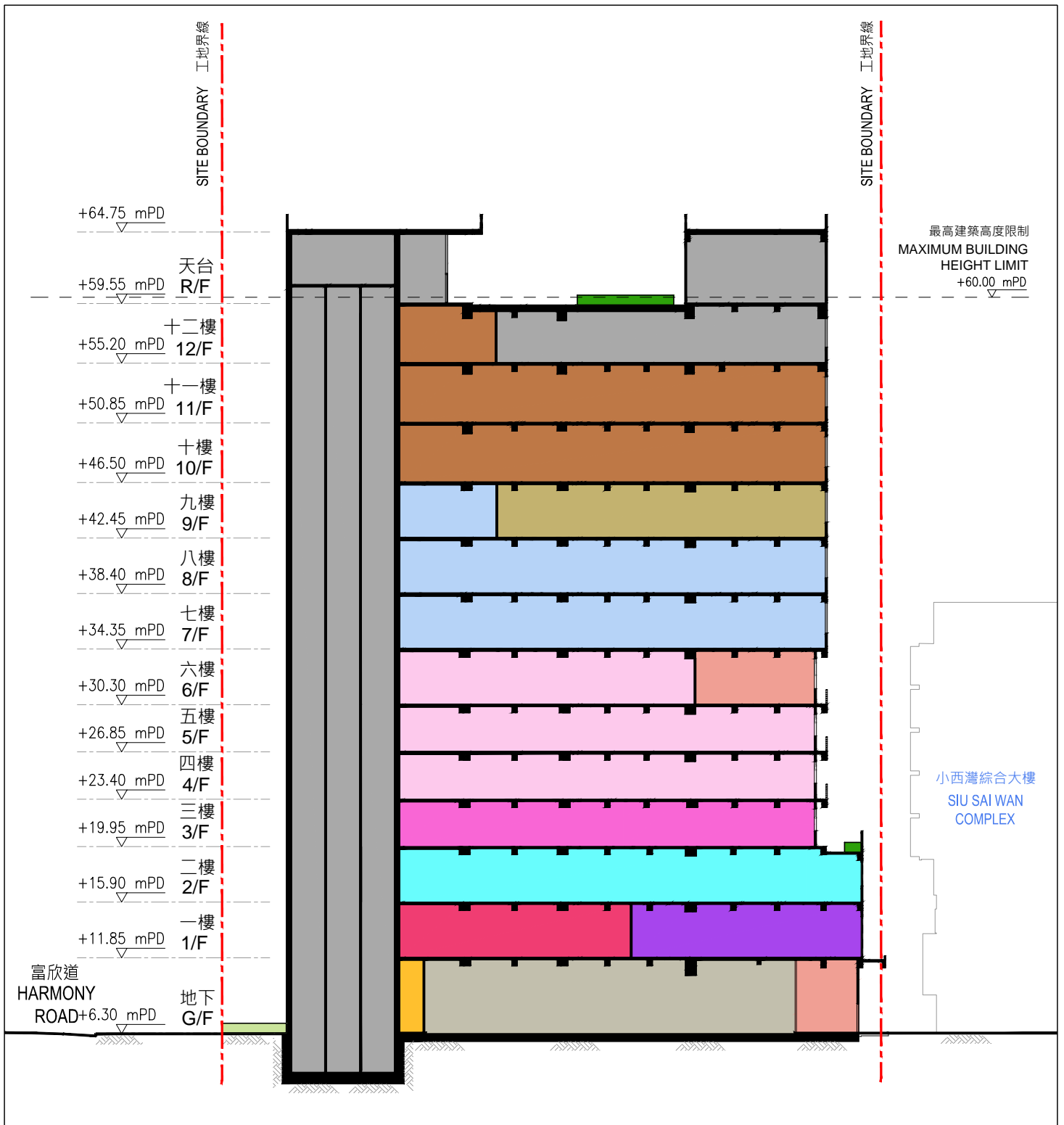


十二樓平面圖  
TWELFTH  
FLOOR PLAN

73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- |   |  |   |   |
|---|--|---|---|
| 工地界線<br>SITE BOUNDARY                   | 部門停車場及上落客貨區<br>DEPARTMENTAL CARPARK AND<br>LOADING / UNLOADING AREA        | 安老院舍(無裝修)<br>RESIDENTIAL CARE HOME FOR<br>THE ELDERLY (BARE SHELL)                    | 地區康健中心<br>DISTRICT HEALTH CENTRE                        |
| 職員範圍<br>STAFF AREA                      | 地面綠化<br>AT-GRADE GREENING  | 長者日間護理中心(無裝修)<br>DAY CARE CENTRE FOR<br>THE ELDERLY (BARE SHELL)                      | 兒童體能智力測驗中心<br>CHILD ASSESSMENT CENTRE                   |
| 公用地方<br>COMMON AREA                     | 天台綠化<br>LANDSCAPED ROOF  | 弱智人士輔助宿舍(無裝修)<br>SUPPORTED HOSTEL FOR<br>MENTALLY HANDICAPPED<br>PERSONS (BARE SHELL) | 兒童體能智力測驗服務總部<br>CHILD ASSESSMENT SERVICE<br>HEAD OFFICE |
| 機房及升降機槽<br>PLANT ROOM AND<br>LIFT SHAFT | 長者鄰舍中心分處(無裝修)<br>SUB-BASE FOR NEIGHBOURHOOD<br>ELDERLY CENTRE (BARE SHELL) | 長者健康中心<br>ELDERLY HEALTH CENTRE   |   |

4m 0 8m 16m

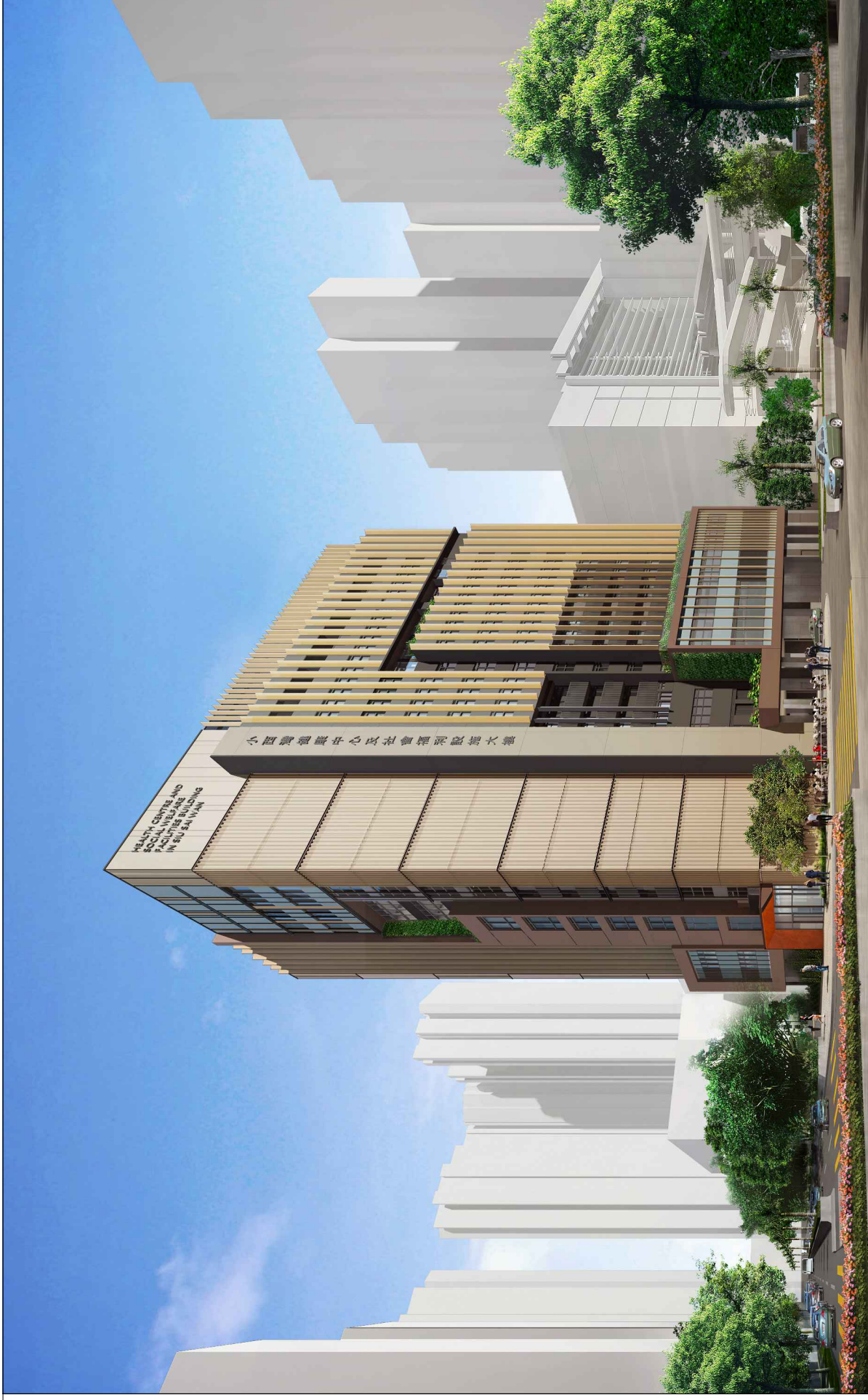
剖面圖 A-A  
SECTION A-A

73MC

小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
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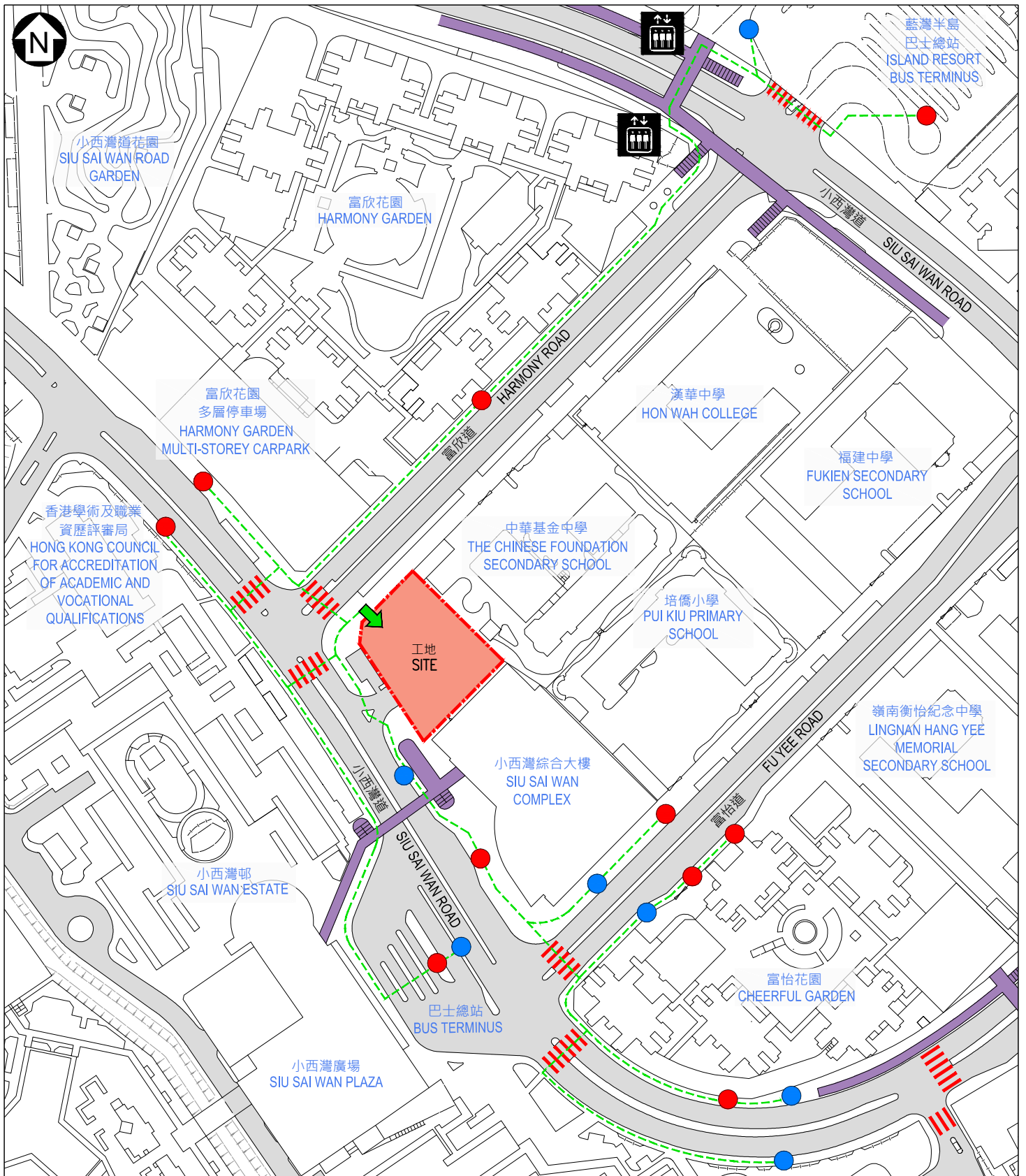
從西面望向大樓的構思透視圖  
 PERSPECTIVE VIEW FROM WEST DIRECTION (ARTIST'S IMPRESSION)

構思圖  
 ARTIST'S IMPRESSION









73MC  
 小西灣健康中心及社會福利設施大樓  
 HEALTH CENTRE AND SOCIAL WELFARE FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
 SERVICES  
 DEPARTMENT 建築署



圖例 LEGEND

- |   |   |   |                            |   |   |   |                              |
|---|---|---|----------------------------|---|---|---|------------------------------|
|   | 工地界線<br>SITE BOUNDARY                               |  | 巴士站<br>BUS STOP            |  | 小巴士<br>MINIBUS STOP                       |  | 有蓋行人天橋<br>COVERED FOOTBRIDGE |
|  | 現有行人過路處<br>EXISTING AT-GRADE<br>PEDESTRIAN CROSSING |  | 暢通易達升降機<br>ACCESSIBLE LIFT |  | 無障礙出入口<br>BARRIER-FREE<br>ENTRANCE / EXIT |  | 無障礙通道<br>BARRIER-FREE ACCESS |

20m 0 40m 80m

無障礙通道平面圖  
PLAN OF  
BARRIER-FREE  
ACCESS

73MC  
小西灣健康中心及社會福利設施大樓  
HEALTH CENTRE AND SOCIAL WELFARE  
FACILITIES BUILDING IN SIU SAI WAN



ARCHITECTURAL  
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## Enclosure 18 to PWSC(2021-22)18

### 73MC – Health Centre and Social Welfare Facilities Building in Siu Sai Wan

#### 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	–	–	–	8.3
	Technical	–	–	–	8.6
				Sub-total	16.9 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	22	38	1.6	3.0
	Technical	353	14	1.6	17.1
				Sub-total	20.1
Comprising –					
(i) Consultants' fees for management of RSS				0.7 #	
(ii) Remuneration of RSS				19.4 #	
				<b>Total</b>	<b>37.0</b>

\* MPS = Master Pay Scale

#### Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the 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 for the provision of contract administration and site supervision of **73MC**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **73MC** to Category A.
3. The consultants' fee and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

#### Remarks

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 22 of the main paper.