

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

35QW – Revitalisation Scheme – Revitalisation of the Roberts Block, Old Victoria Barracks into Roberts Block Open HeArts Centre

36QW – Revitalisation Scheme – Revitalisation of the Luen Wo Market into Luen Wo Market – House of Urban and Rural Living

37QW – Revitalisation Scheme – Revitalisation of the Former Lau Fau Shan Police Station into Hong Kong Guide Dogs Academy

Members are invited to recommend to the Finance Committee the upgrading of **35QW**, **36QW** and **37QW** to Category A at estimated costs of \$219.0 million, \$68.2 million and \$98.3 million in money-of-the-day prices respectively.

PROBLEM

We need to revitalise the Roberts Block, Old Victoria Barracks in Central, the Luen Wo Market in Fanling and the Former Lau Fau Shan Police Station in Yuen Long under the Revitalising Historic Buildings Through Partnership Scheme.

/PROPOSAL

PROPOSAL

2. The Commissioner for Heritage, with the support of the Secretary for Development and on the advice of the Director of Architectural Services, proposes to upgrade the following projects to Category A –

- (a) **35QW** at an estimated cost of \$219.0 million in money-of-the-day (MOD) prices for the selected non-profit-making organisation (NPO), Christian Oi Hip Fellowship Limited in cooperation with Art Hub Asia Company Limited, to carry out the works to convert the Roberts Block, Old Victoria Barracks into a creative arts and play therapy centre to be named as “Roberts Block Open HeArts Centre”;
- (b) **36QW** at an estimated cost of \$68.2 million in MOD prices for the selected NPO, Hong Kong Lutheran Social Service (LC-HKS), to carry out the works to convert the Luen Wo Market into “Luen Wo Market – House of Urban and Rural Living” to revive the traditional market function of the site and to provide a gathering place to the local community for cultural exchange; and
- (c) **37QW** at an estimated cost of \$98.3 million in MOD prices for the selected NPO, Hong Kong Guide Dogs Association Limited, to carry out the works to convert the Former Lau Fau Shan Police Station into a guide dogs breeding and training centre to be named as “Former Lau Fau Shan Police Station – Hong Kong Guide Dogs Academy”.

3. Details of the above proposals are provided at **Enclosures 1 to 3** respectively.

Development Bureau
August 2021

35QW – Revitalisation Scheme – Revitalisation of the Roberts Block, Old Victoria Barracks into Roberts Block Open HeArts Centre

PROJECT SCOPE AND NATURE

The project will revitalise the Roberts Block (ROB) into a creative arts and play therapy centre for providing psychological and emotional health care services to the people of Hong Kong and offering opportunities to experience the history of the Old Victoria Barracks through a variety of guided tours, workshops and activities. The proposed scope of works comprises restoration and revitalisation of the ROB and construction of new structures for accommodating the following facilities –

- (a) a reception area;
- (b) heritage interpretation areas;
- (c) therapy rooms;
- (d) multifunction rooms;
- (e) ancillary offices;
- (f) cafeteria and light refreshment area;
- (g) new staircases and lifts for barrier free access to connect Kennedy Road to site level and the building from G/F to 2/F;
- (h) a new linkbridge;
- (i) a new drop-off area; and
- (j) back of house facilities (including toilets, and electrical and mechanical plant rooms, etc.).

A site plan, photos of the existing buildings, artist's impressions, floor plans, a landscape plan and elevations of the proposed Roberts Block Open HeArts Centre are at **Annexes 1 to 6 to Enclosure 1**.

2. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about four and a half years¹.

JUSTIFICATION

3. The ROB, with a site area of 1 800 square metres (m²) and a total floor area of about 737 m², is located at 42A Kennedy Road, Central. The three-storey red brick building was built in the early 1900s and was originally known as Army Married Quarters “E” Block. It was later named probably after one of Montgomery’s commanders, Brigadier (later Major-General) G.P. Roberts, after the Second World War. It was occupied by the New Life Psychiatric Rehabilitation Association as the Jockey Club New Life Hostel from 1986 to 2013. Left vacant since 2013, ROB was accorded Grade 1 status by the Antiquities Advisory Board (AAB) in December 2009.

4. The proposed Roberts Block Open HeArts Centre aims to provide psychological and emotional health care services to the people of Hong Kong and offer opportunities to experience the history of the Old Victoria Barracks through a variety of guided tours, workshops and activities. The proposed revitalisation project will generate the following benefits –

- (a) the Roberts Block Open HeArts Centre will be a hub for providing psychological and emotional health care services to the people of Hong Kong and experiencing the history of the Old Victoria Barracks through a variety of guided tours, workshops and activities;
- (b) the project will raise the awareness of psychological wellbeing in Hong Kong, reduce stress and depression of Hong Kong people and promote mental health;
- (c) the project will provide free initial professional psychological assessment and treatment recommendations to the underprivileged groups;

/(d)

¹ The proposed works for the Roberts Block Open HeArts Centre at ROB are expected to be completed in 2.5 years and the new lift and linkbridge connecting from Kennedy Road are expected to be completed in 4.5 years.

- (d) the project will help increase the provision of concrete and effective therapy programmes and activities to different target groups, including experiential workshops for general public; programmes for students to manage emotion; parent-child relations workshops; retreat and training programmes on tension relief for organisations, etc.; and
- (e) the Roberts Block Open HeArts Centre will provide free public access to the ground floor and verandahs on the 1/F and 2/F allowing public visits to the graded building. The interpretation area will be open to the public free of charge from Tuesday to Sunday, except 1 January, the first two days of Chinese New Year, 24 to 25 December, and 31 December. Guided tours to introduce the historic value and revitalisation process of the building will also be arranged through advance booking.

5. The selected non-profit-making organisation (NPO), Christian Oi Hip Fellowship Limited in cooperation with Art Hub Asia Company Limited have set up a special-purpose company (SPC)², namely Hong Kong Roberts Block Centre Limited (HKRBC), for implementation as well as future day-to-day operation of the project. HKRBC will undertake the preservation and revitalisation works with a capital grant proposed in this submission. During the tenancy period³, HKRBC is required to fund the operating cost of the centre with the revenue generated from the services to be provided at the premises. Where justified, the Government may provide a one-off grant to meet the starting cost and/or deficits of the project (if any) in the first two years of operation at a ceiling of \$5 million. The project is expected to become self-sustainable after the first two years of operation. Any operating surplus will be ploughed back to support the operation of the centre.

/FINANCIAL

² Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) are required to set up SPCs which also possess charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes.

³ The tenancy period is of an initial term of three years, plus a further renewal term (if applicable). The Government will review the performance of the SPC and other factors prevailing at the time to decide whether the tenancy agreement will be renewed. The Government reserves the right not to renew the tenancy agreement upon its expiry.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$219.0 million in money-of-the-day (MOD) prices, broken down as follows –

	\$ million (in MOD prices)
(a) Demolition and site clearance	4.6
(b) Foundation	44.4
(c) Slope Works	47.2
(d) Building works	47.7
(e) Building services	14.7
(f) Drainage	7.2
(g) External works	5.9
(h) Energy conservation and green features	1.7
(i) Furniture and equipment	5.3
(j) Consultants' fees for	9.3
(i) contract administration	8.7
(ii) management of resident site staff (RSS)	0.6
(k) Remuneration of RSS	10.0
(l) Contingencies	21.0
Total	219.0

7. HKRBC will engage consultants to undertake contract administration, management of RSS and site supervision of the project. A detailed breakdown of the estimates of the consultants' fees and RSS costs by man-months is at **Annex 7 to Enclosure 1**.

/8.

8. The total construction floor area (CFA) of the project is 1 128 m². The estimated construction unit cost, represented by the building and building services costs, is about \$55,300 per m² of CFA in MOD prices. We consider the unit cost reasonable as the works involve construction of lift towers, preservation and adaptive reuse of a historic building which was built in early 1900s. The estimated cost reflects the cost of works necessary for revitalising this historic building into the original structure to provide psychological and emotional health care services to the people of Hong Kong through a variety of guided tours, workshops and activities. The works would also allow the building to comply with modern-day requirements under the Buildings Ordinance (Cap. 123) and heritage conservation requirements of the Antiquities and Monuments Office (AMO), as well as licensing requirements, and has made allowance for construction difficulties anticipated for this site.

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

Year	\$ million (in MOD prices)
2021 – 22	6.3
2022 – 23	44.7
2023 – 24	73.8
2024 – 25	66.8
2025 – 26	13.2
2026 – 27	9.4
2027 – 28	4.8
	<hr/> 219.0 <hr/>

10. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of the public sector building and construction output for the period from 2021 to 2028. HKRBC will award the contract on a lump-sum basis because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. HKRBC is responsible for the future maintenance of the historic building and all the facilities within the site at its own cost during the tenancy period. The maintenance of the structural elements of the historic building⁴ will be borne by the Government. We estimate that the annual recurrent expenditure for the maintenance works to be borne by the Government upon completion of the project will be around \$230,000 during the tenancy period.

PUBLIC CONSULTATION

12. We and HKRBC consulted the Culture, Leisure and Social Affairs Committee of the Central and Western District Council on 27 September 2018 and received its support.

13. We consulted the Legislative Council (LegCo) Panel on Development on 10 May 2021. The Panel raised no objection to the funding proposal.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. HKRBC has included in the project estimate the cost to implement suitable mitigation measures during construction to control short-term environmental impacts.

15. During construction, HKRBC will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and provision of wheel-washing facilities to prevent dust nuisance, and proper treatment of site runoff to avoid illegal effluent discharge.

/16.

⁴ The structural elements include structural walls, columns, beams and slabs.

16. At the planning and design stages, HKRBC has considered measures to reduce generation of construction waste where possible. These measures include the use of metal site hoardings and signboards, and retention of the existing structures and materials. In addition, HKRBC 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 minimise disposal of inert construction waste at public fill reception facilities⁵. HKRBC 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 generation of construction waste.

17. At the construction stage, HKRBC 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. HKRBC will ensure that the day-to-day operations on site comply with the approved plan. HKRBC will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HKRBC 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.

18. HKRBC estimates that the project will generate in total 4 156 tonnes of construction waste. Of these, HKRBC will reuse 220 tonnes (5.3%) of the inert construction waste on site and deliver 3 521 tonnes (84.7%) of inert construction waste to public fill reception facilities for subsequent reuse. HKRBC will dispose of the remaining 415 tonnes (10.0%) 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 \$0.3 million for this project (based on an 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)).

/HERITAGE

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 licence issued by the Director of Civil Engineering and Development.

HERITAGE IMPLICATIONS

19. Under the prevailing requirements, this project is subject to a Heritage Impact Assessment (HIA). The AMO considered the HIA report, in the form of a Conservation Management Plan, and had no objection. HKRBC consulted the AAB on the HIA report for this project at its meeting on 11 March 2021 and members were generally supportive of the findings of the HIA. HKRBC will ensure that the construction works, future maintenance and interpretation of the site history comply with the mitigation measures, recommendations and the requirements stipulated in the HIA report. In case of any subsequent amendment to the scheme or the detailed design, HKRBC will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the heritage conservation perspective.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project has adopted various forms of energy efficient features and renewable energy technologies, including –

- (a) high coefficient of performance variable refrigerant volume air-condition system;
- (b) automatic on/off switching of lighting and ventilation fan inside the lifts; and
- (c) solar powered lighting.

22. For greening features, HKRBC will provide landscaping elements within the site including planters to the external areas for environmental and amenity benefits.

23. The total estimated additional cost for adopting the above features is around \$1.7 million (including \$0.4 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 15.8% energy savings in the annual energy consumption with a payback period of about 11 years.

BACKGROUND INFORMATION

24. We upgraded **35QW** to Category B in September 2020.

25. HKRBC engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, town planning, structural and geotechnical engineering, building services, landscape architectural and quantity surveying services and preparation of tender documentation) and minor site investigation works for the project at a total cost of about \$12.4 million (in MOD prices). We have charged this amount to PWP Item No. **31QW** “Revitalisation Scheme – Revitalisation of the Roberts Block, Old Victoria Barracks – Pre-contract consultancy and minor investigation works” which was upgraded to Category A in June 2019. The detailed design and site investigation works have been completed.

26. Details of the Revitalisation Scheme were set out in LegCo Paper No. CB(2)637/07-08(03), which was discussed by the LegCo Panel on Home Affairs on 2 January 2008. The Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the Revitalisation Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In November 2016, we invited NPOs with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under the Revitalisation Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the Advisory Committee on Built Heritage Conservation which comprised experts from various fields.

27. Of the 103 trees within the site boundary, 44 trees will be retained. The proposed restoration works will involve the removal of 59 trees. All trees to be removed are common trees that are not important trees⁶. HKRBC will incorporate planting proposals as part of the project, including estimated quantities of six trees, 72 tree whips, 24 shrubs and 178 m² of ground cover.

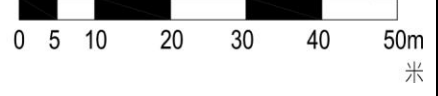
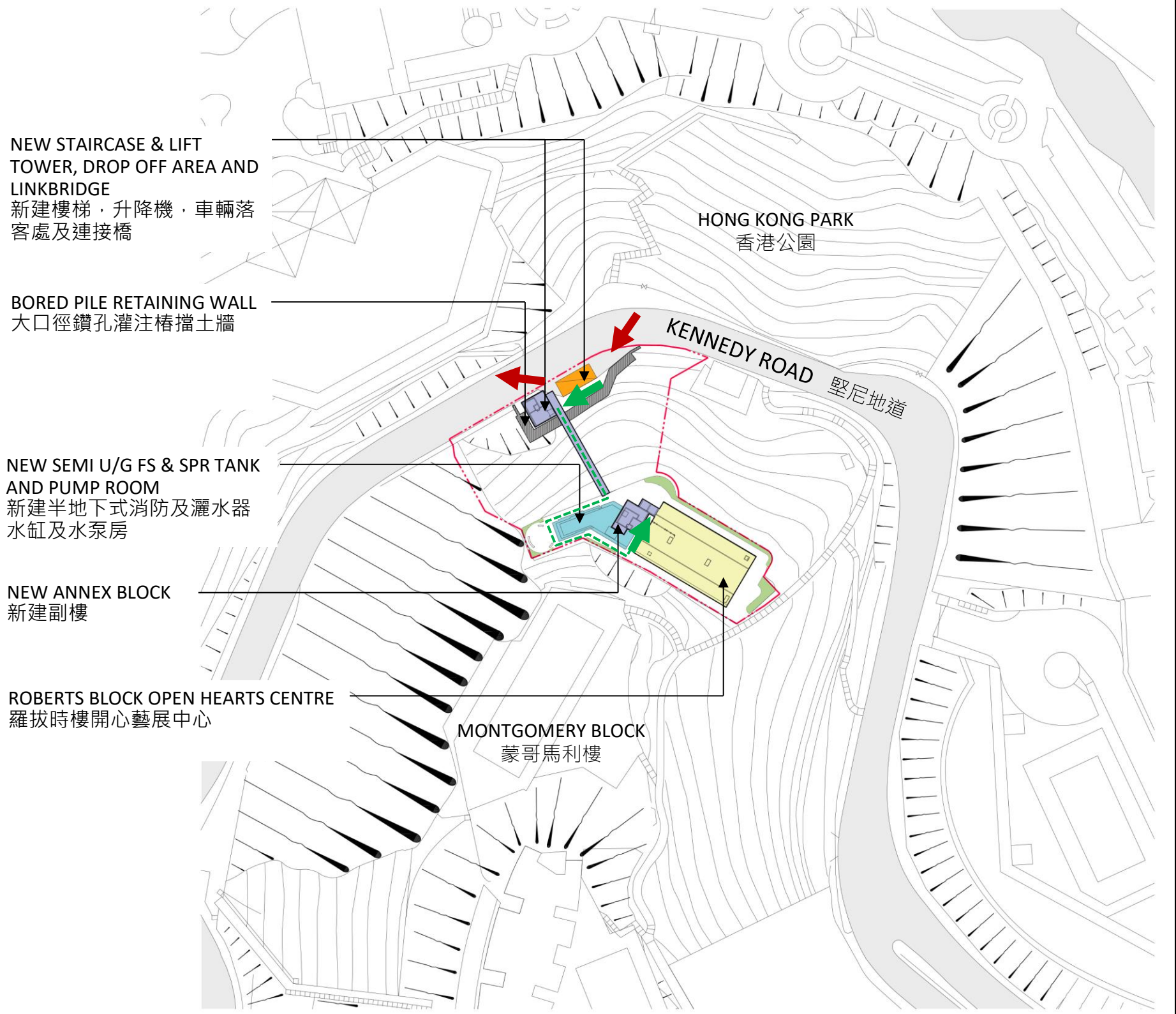
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






⁶ An “important tree” refers 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, trees as landmark of monastery or 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 to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres.

28. We estimate that the proposed works will create about 25 jobs (comprising 20 professional or technical staff and five labourers), providing a total employment of 1 150 man-months.

**35QW - Revitalisation Scheme - Revitalisation of the Roberts Block,
Old Victoria Barracks into Roberts Block Open HeArts Centre**
35QW - 活化計劃 - 活化舊域多利軍營羅拔時樓為羅拔時樓開心藝展中心



- | | | | |
|---|--|--|--|
|  | SITE BOUNDARY 工地界線 |  | NEW SEMI U/G FS & SPR TANK AND PUMP ROOM
新建半地下式消防及灑水器水缸及水泵房 |
|  | EXISTING BUILDINGS 現有建築物 |  | LANDSCAPE AREA 綠化範圍 |
|  | NEW ANNEX BLOCK 新建副樓 |  | DROP OFF AREA 車輛落客處 |
|  | BORED PILE RETAINING WALL
大口徑鑽孔灌注樁擋土牆 |  | BARRIER-FREE ENTRANCE/EXIT 無障礙出入口 |
| | |  | BARRIER-FREE ACCESS 無障礙通道 |
| | |  | VEHICULAR INGRESS/EGRESS 車輛出入口 |

Site Plan
工地平面圖



Photo of Existing Roberts Block, Old Victoria Barracks
舊域多利軍營羅拔時樓現貌



Photo of Existing Roberts Block, Old Victoria Barracks
舊域多利軍營羅拔時樓現貌



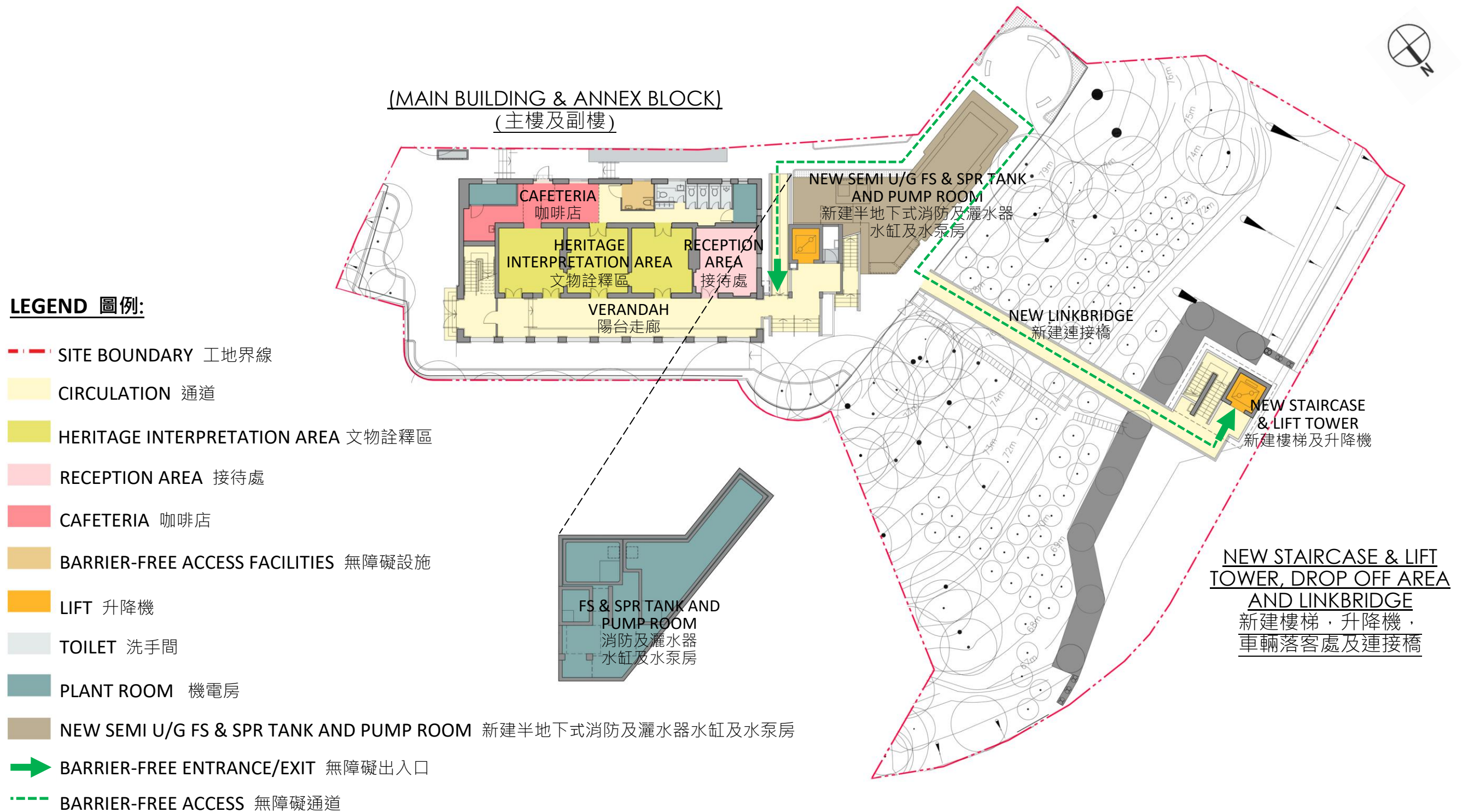
Artist's Impression of Roberts Block Open HeArts Centre
羅拔時樓開心藝展中心構思圖



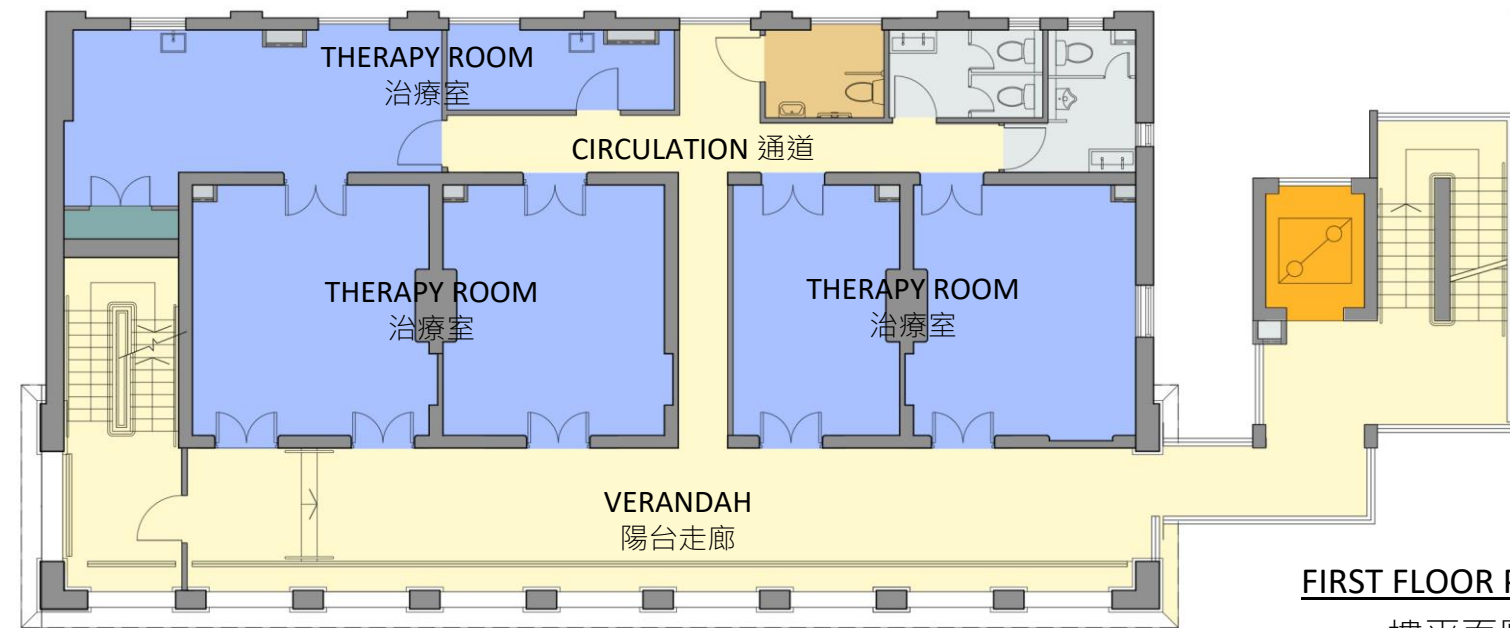
Artist's Impression of Roberts Block Open HeArts Centre
羅拔時樓開心藝展中心構思圖



Artist's Impression of Roberts Block Open HeArts Centre
羅拔時樓開心藝展中心構思圖



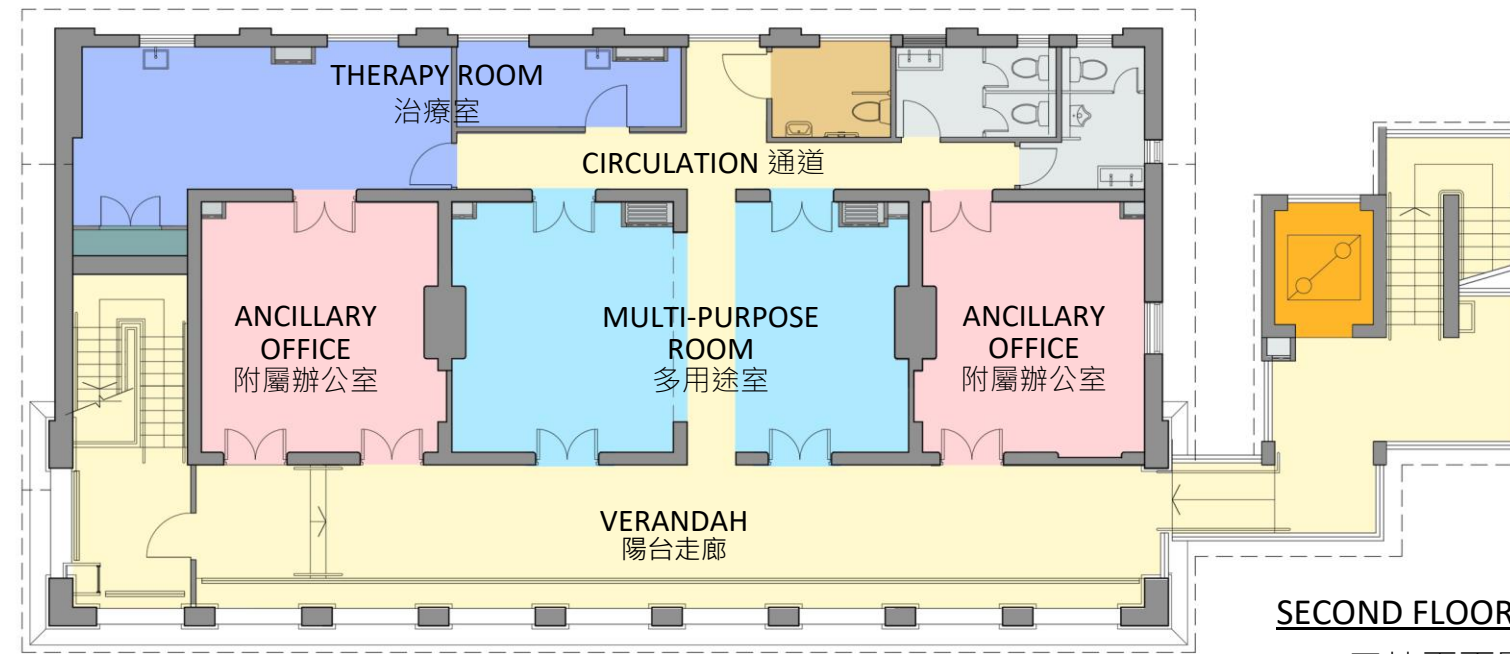
Ground Floor Plan of Roberts Block Open HeArts Centre
羅拔時樓開心藝展中心地面層平面圖



FIRST FLOOR PLAN
一樓平面圖

LEGEND 圖例:

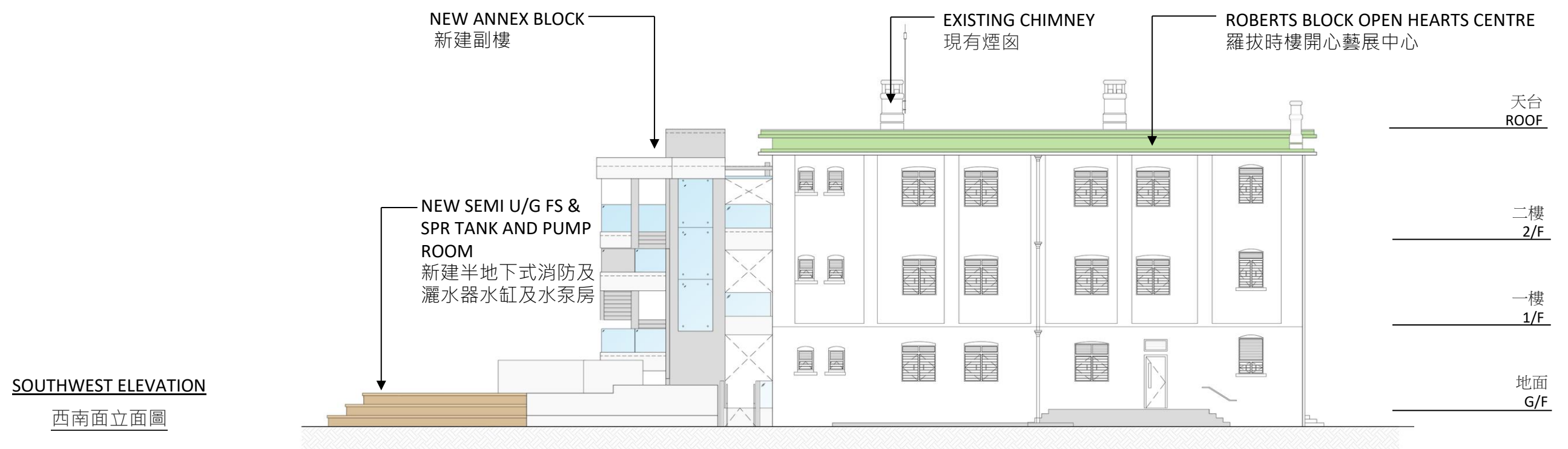
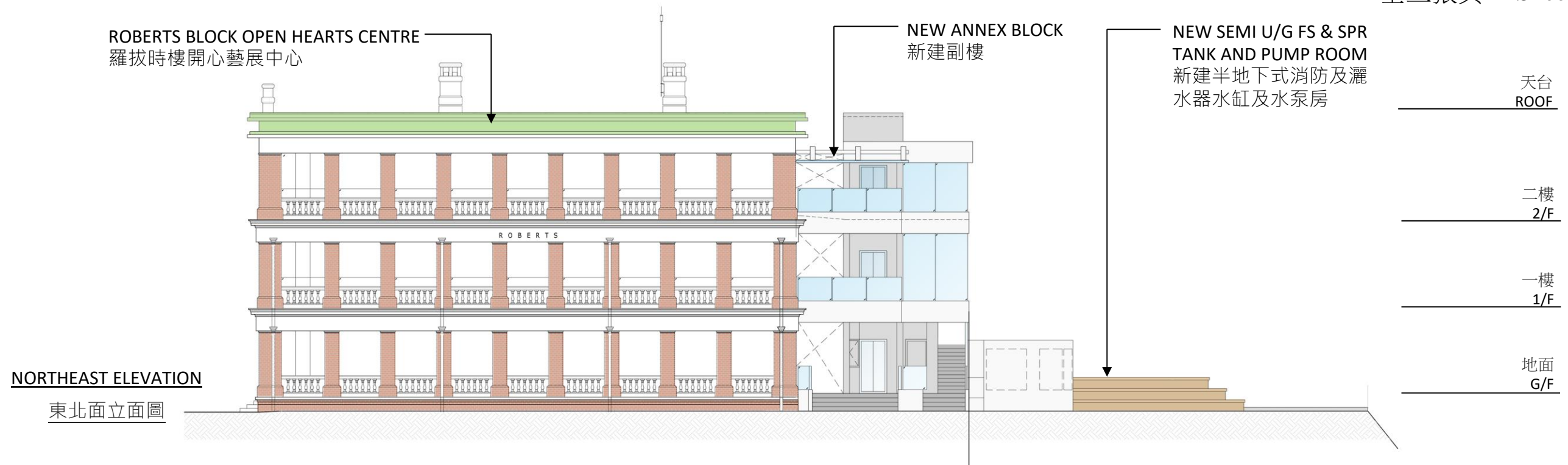
- CIRCULATION 通道
- THERAPY ROOM 治療室
- ANCILLARY OFFICE 附屬辦公室
- MULTI-PURPOSE ROOM 多用途室
- BARRIER-FREE ACCESS FACILITIES 無障礙設施
- LIFT 升降機
- TOILET 洗手間
- PLANT ROOM 機電房



SECOND FLOOR PLAN
二樓平面圖

First Floor and Second Floor Plan of Roberts Block Open HeArts Centre
羅拔時樓開心藝展中心一樓及二樓平面圖

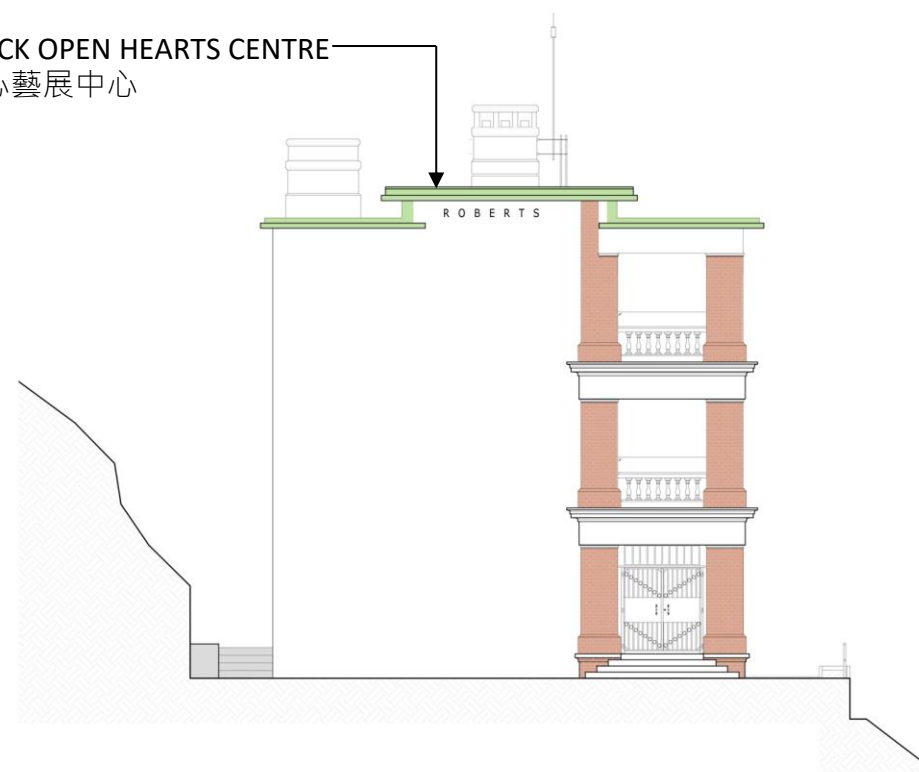




Elevations of Roberts Block Open HeArts Centre
羅拔時樓開心藝展中心立面圖

SOUTHEAST ELEVATION
東南面立面圖

ROBERTS BLOCK OPEN HEARTS CENTRE
羅拔時樓開心藝展中心



天台
ROOF

二樓
2/F

一樓
1/F

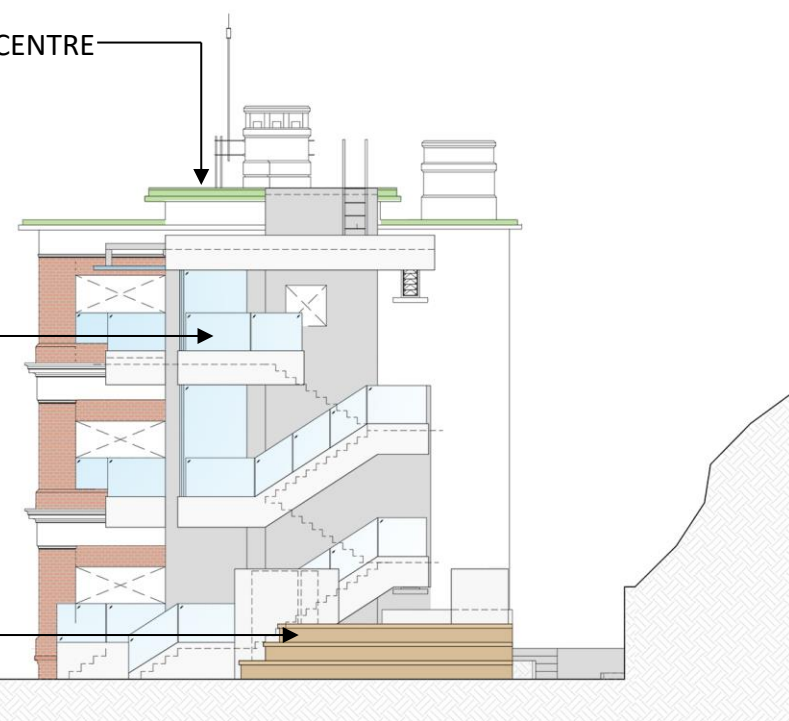
地面
G/F

NORTHWEST ELEVATION
西北面立面圖

ROBERTS BLOCK OPEN HEARTS CENTRE
羅拔時樓開心藝展中心

NEW ANNEX BLOCK
新建副樓

NEW SEMI U/G FS & SPR
TANK AND PUMP ROOM
及灑水器水缸及水泵房



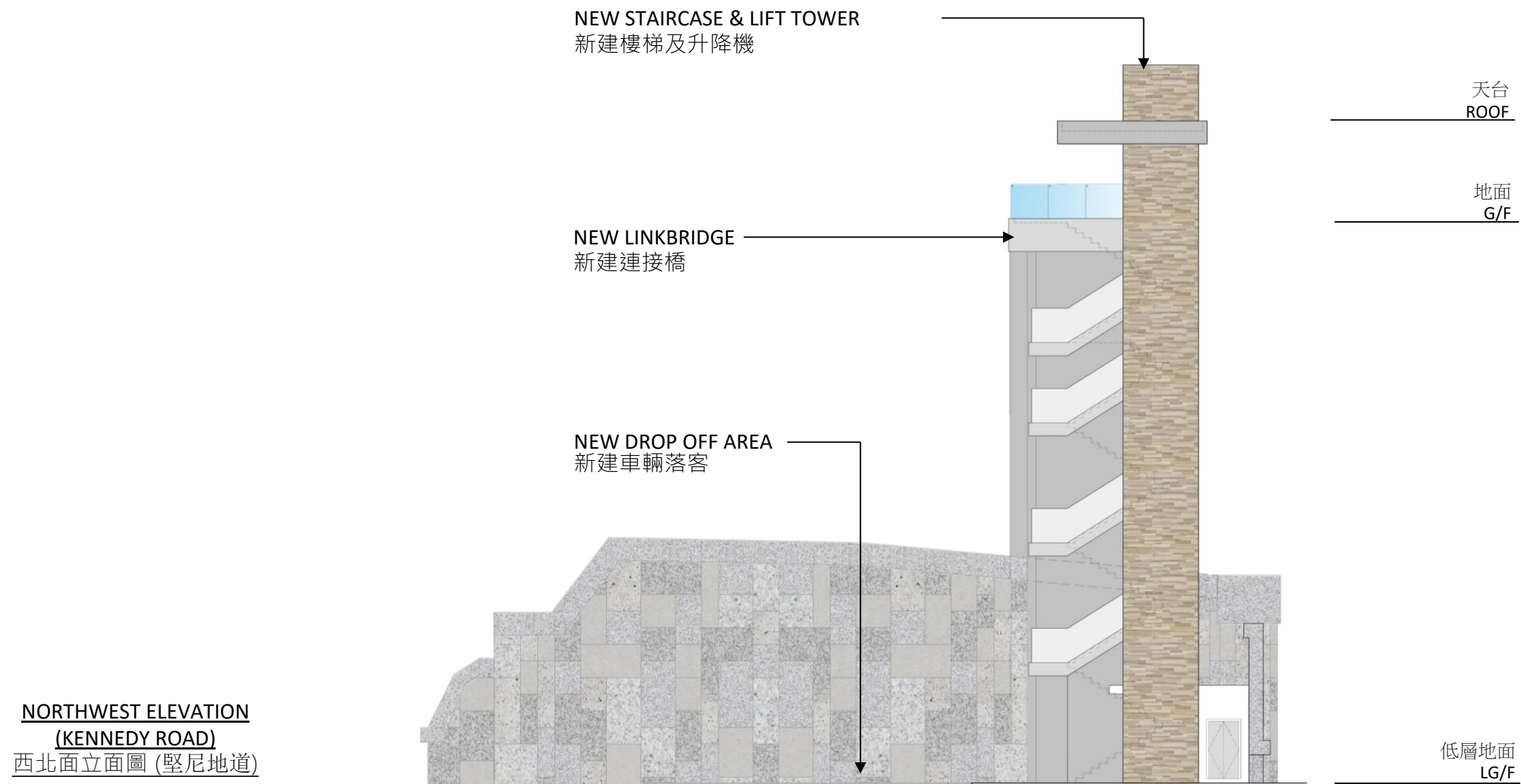
天台
ROOF

二樓
2/F

一樓
1/F

地面
G/F

Elevations of Roberts Block Open HeArts Centre - New Annex Block 羅拔時樓開心藝展中心新建副樓立面



Elevations of Roberts Block Open HeArts Centre - New Staircase and Lift Tower
羅拔時樓開心藝展中心新建樓梯及升降機立面

Annex 7 to Enclosure 1

35QW – Revitalisation Scheme – Revitalisation of the Roberts Block, Old Victoria Barracks into Roberts Block Open HeArts Centre

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

		Estimated man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fees (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	-	-	-	8.0
				Sub-total	8.0#
(b) Resident site staff (RSS) costs (Note 3)	Professional	23	38	1.6	3.1
	Technical	122	14	1.6	5.9
				Sub-total	9.0
Comprising –					
(i) Consultants' fees for management of RSS				0.6#	
(ii) Remuneration of RSS				8.4#	
				Total	17.0

* 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 agreements of PWP Item No. 31QW. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The figures on estimates are prepared by Hong Kong Roberts Block Centre Limited and agreed by the Commissioner for Heritage. The Director of Architectural Services has examined the figures and considered them acceptable. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The figures in this Annex 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 6 of Enclosure 1.

36QW – Revitalisation Scheme – Revitalisation of the Luen Wo Market into Luen Wo Market - House of Urban and Rural Living

PROJECT SCOPE AND NATURE

The project will revitalise the Luen Wo Market (LWM) to revive the traditional market function of the site, with stalls and shops selling local vegetables, farm products and daily necessities, as well as to provide a gathering place to the local community for cultural exchange. The project scope comprises restoration and conversion of the LWM and construction of a new annex block for accommodating the following facilities –

- (a) a heritage interpretation area;
- (b) a restaurant;
- (c) market stalls;
- (d) storerooms;
- (e) ancillary offices; and
- (f) back of house facilities (including electrical and mechanical plant room, etc.).

Items (a) to (e) will be accommodated within LWM while item (f) will be accommodated at the new annex block. A site plan, photos of the existing buildings, artist's impressions, floor plans, a landscape plan and elevations of the proposed Luen Wo Market – House of Urban and Rural Living are at **Annexes 1 to 6 to Enclosure 1**.

2. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two years.

/JUSTIFICATION

JUSTIFICATION

3. The LWM, with a site area of 1 344 square metre (m²) and a total floor area of about 613 m² is located in Luen Wo Hui, Fanling. The single-storey brick and reinforced concrete building was completed in 1951. It was constructed by Luen Wo Land Investment Company Limited which was formed by a group of local leaders and merchants in 1946. The LWM building has a symmetrical E-shaped plan. Projecting canopies over the entrances and windows run around the building. LWM was the largest market built in the New Territories at that time and was surrounded by open-air bazaar stalls and shop-houses. LWM operated for 50 years until 2002 when all the stalls were relocated to the Luen Wo Hui Market and Cooked Food Centre. It was then leased out for the operation of a recyclable collection centre and a venue for green market in 2012. The building was accorded Grade 3 status by the Antiquities Advisory Board (AAB) in January 2010.

4. The proposed revitalisation project will generate the following benefits –
- (a) the project will collaborate with accredited local farms to supply quality vegetables to local community, to promote local agricultural products and to provide steady income to local farmers;
 - (b) the project will deliver a fair-trade platform with community shops, stalls and occasional bazaars, to build up a sense of neighbourhood in the community and to boost local economy;
 - (c) the project will provide job opportunities to local residents and the underprivileged, to establish community cohesion and to strengthen community sense of belonging;
 - (d) the project will present a variety of programmes and guided tours, to foster understanding about rural-urban livelihood, culture and custom; and
 - (e) the Luen Wo Market – House of Urban and Rural Living will provide free public access to all areas allowing public visits to the graded building. The interpretation area will be open to the public free of charge, except Wednesdays and the first three days of Chinese New Year. Guided tours to introduce the historic value and revitalisation process of the building will also be arranged through advance booking.

5. The selected non-profit-making organisation (NPO), Hong Kong Lutheran Social Service (LC-HKS) has set up a special-purpose company (SPC)¹, namely Lutheran Luen Wo Market House of Urban and Rural Living Limited (LWM-HURL), for implementation as well as future day-to-day operation of the project. LWM-HURL will undertake the preservation and revitalisation works with a capital grant proposed in this submission. During the tenancy period², LWM-HURL is required to fund the operating cost of the market with the revenue generated from the services to be provided at the premises. Where justified, the Government may provide a one-off grant to meet the starting cost and/or deficits of the project (if any) in the first two years of operation at a ceiling of \$5 million. The project is expected to become self-sustainable after the first two years of operation. Any operating surplus will be ploughed back to support the operation of the market.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$68.2 million in money-of-the-day (MOD) prices, broken down as follows –

	\$ million (in MOD prices)
(a) Demolition and site clearance	1.6
(b) Foundation	7.4
(c) Building works	17.2
(d) Building services	12.5
(e) Drainage	4.9
(f) External works	5.5

/(g)

¹ Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) are required to set up SPCs which also possess charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes.

² The tenancy period is of an initial term of three years, plus a further renewal term (if applicable). The Government will review the performance of the SPC and other factors prevailing at the time to decide whether the tenancy agreement will be renewed. The Government reserves the right not to renew the tenancy agreement upon its expiry.

(g)	Energy conservation and green features		0.5
(h)	Furniture and equipment		4.9
(i)	Consultants' fees for		4.6
	(i) contract administration	4.4	
	(ii) management of resident site staff (RSS)	0.2	
(j)	Remuneration of RSS		2.9
(k)	Contingencies		6.2
		Total	<u>68.2</u>

7. LWM-HURL will engage consultants to undertake contract administration, management of RSS and site supervision of the project. A detailed breakdown of the estimates of the consultants' fees and RSS costs by man-months is at **Annex 7 to Enclosure 2**.

8. The total construction floor area (CFA) of the project is 865 m². The estimated construction unit cost, represented by the building and building services costs, is about \$34,300 per m² of CFA in MOD prices. We consider the unit cost reasonable as the works involve preservation and adaptive reuse of a historic building which is now in a dilapidated condition. The estimated cost reflects the cost of works necessary for revitalising this historic building into the original market use and providing exhibition and public space for programmes and activities. The works would also allow the building to comply with modern-day requirements under the Buildings Ordinance (Cap. 123) and heritage conservation requirements of the Antiquities and Monuments Office (AMO), as well as licensing requirements, and has made allowance for construction difficulties anticipated for this site.

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

Year	\$ million (in MOD prices)
2021 – 22	5.2
2022 – 23	30.7
2023 – 24	25.4
2024 – 25	6.9
	<hr/> 68.2 <hr/>

10. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of the public sector building and construction output for the period from 2021 to 2025. LWM-HURL will award the contract on a lump-sum basis because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. LWM-HURL is responsible for the future maintenance of the historic building and all the facilities within the site at its own cost during the tenancy period. The maintenance of the structural elements of the historic building³ will be borne by the Government. We estimate that the annual recurrent expenditure for the maintenance works to be borne by the Government upon completion of the project will be around \$40,000 during the tenancy period.

PUBLIC CONSULTATION

12. We and LWM-HURL consulted the North District Council on the project on 11 October 2018 and received its support.

13. We consulted the Legislative Council (LegCo) Panel on Development on 10 May 2021. The Panel raised no objection to the funding proposal.

/ENVIRONMENTAL

³ The structural elements include structural walls, columns, beams and slabs.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. LWM-HURL has included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, LWM-HURL will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and provision of wheel-washing facilities to prevent dust nuisance.

16. At the planning and design stages, LWM-HURL has considered measures to reduce generation of construction waste where possible. These measures include the use of metal site hoardings and signboards, and retention of the existing structures and materials. In addition, LWM-HURL 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 minimise disposal of inert construction waste at public fill reception facilities⁴. LWM-HURL 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 generation of construction waste.

17. At the construction stage, LWM-HURL 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. LWM-HURL will ensure that the day-to-day operations on site comply with the approved plan. LWM-HURL will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. LWM-HURL 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.

/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. LWM-HURL estimates that the project will generate in total 1 242 tonnes of construction waste. Of these, LWM-HURL will reuse 176 tonnes (14.2%) of the inert construction waste on site and deliver 1 047 tonnes (84.3%) of inert construction waste to public fill reception facilities for subsequent reuse. LWM-HURL will dispose of the remaining 19 tonnes (1.5%) 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 \$0.1 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)).

HERITAGE IMPLICATIONS

19. Under the prevailing requirements, this project is subject to a Heritage Impact Assessment (HIA). The AMO considered the HIA report, in the form of a Conservation Management Plan, and had no objection. LWM-HURL consulted the AAB on the HIA report for this project at its meeting on 10 September 2020 and members were generally supportive of the findings of the HIA. LWM-HURL will ensure that the construction works, future maintenance and interpretation of the site history comply with the mitigation measures, recommendations and the requirements stipulated in the HIA report. In case of any subsequent amendment to the scheme or the detailed design, LWM-HURL will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the heritage conservation perspective.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project has adopted various forms of energy efficient features and renewable energy technologies, including –

- (a) high coefficient of performance variable refrigerant volume air-condition system; and
- (b) solar powered lighting.

/22.

22. For greening features, LWM-HURL will provide different landscaping elements within the site including a rainwater garden and vertical greening to the external areas for environmental and amenity benefits.

23. The total estimated additional cost for adopting the above features is around \$0.5 million (including \$0.4 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 11.7% energy savings in the annual energy consumption with a payback period of about 11 years.

BACKGROUND INFORMATION

24. We upgraded **36QW** to Category B in September 2020.

25. LWM-HURL engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, town planning, structural and geotechnical engineering, building services, landscape architectural and quantity surveying services and preparation of tender documentation) and minor site investigation works for the project at a total cost of about \$6.9 million (in MOD prices). We have charged this amount to PWP Item No. **32QW** “Revitalisation Scheme – Revitalisation of the Luen Wo Market – Pre-contract consultancy and minor investigation works” which was upgraded to Category A in June 2019. The detailed design and site investigation works have been completed.

26. Details of the Revitalisation Scheme were set out in LegCo Paper No. CB(2)637/07-08(03), which was discussed by the LegCo Panel on Home Affairs on 2 January 2008. The Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the Revitalisation Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In November 2016, we invited NPOs with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under the Revitalisation Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the Advisory Committee on Built Heritage Conservation which comprised experts from various fields.

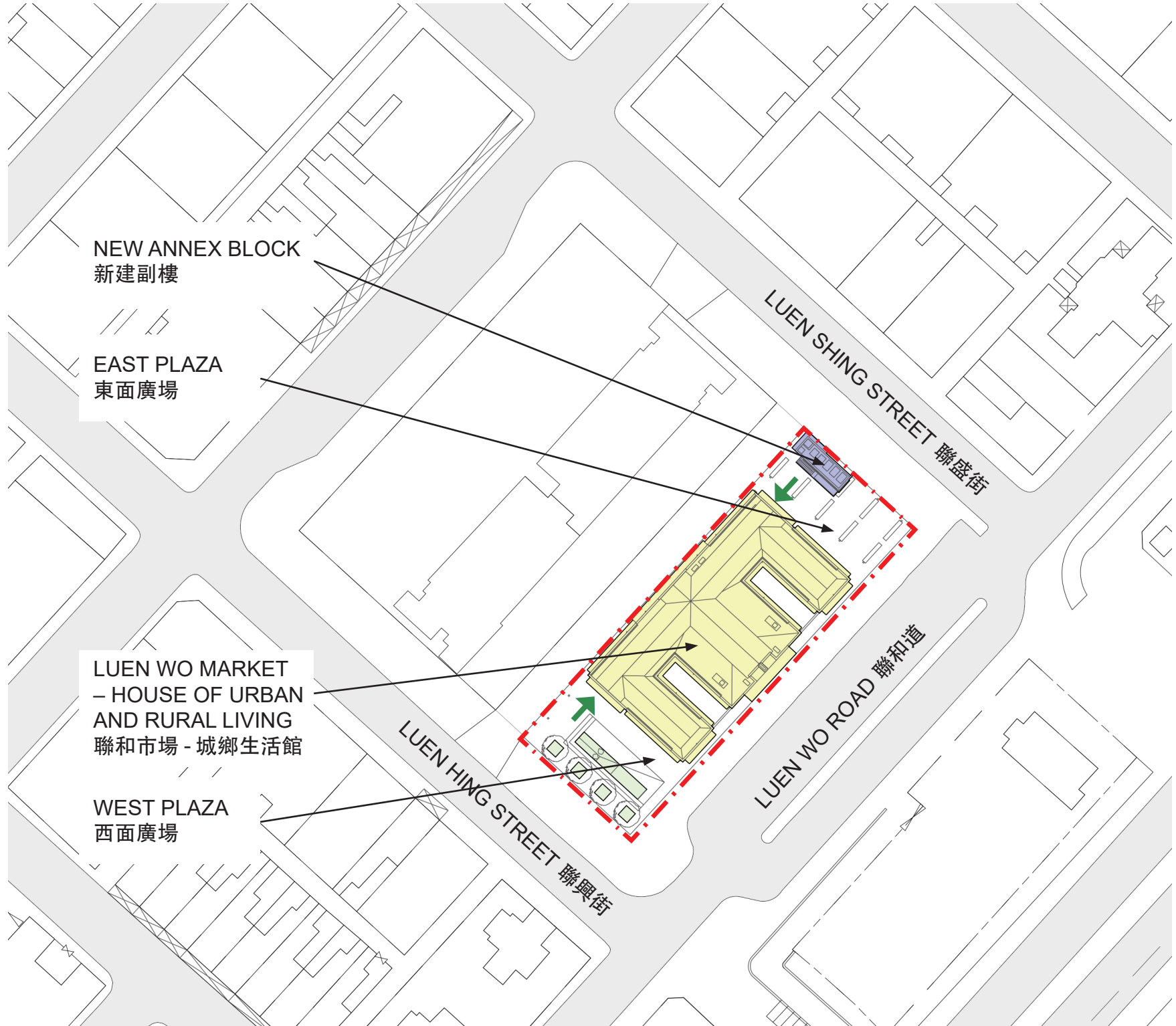
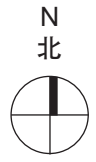
27. The two trees within the site boundary will be removed. Both trees to be removed are common trees that are not important trees⁵. LWM-HURL will incorporate planting proposals as part of the project, including estimated quantities of four trees, 310 shrubs, 12 climbers and 310 m² of ornamental grass.

28. We estimate that the proposed works will create about 35 jobs (comprising 25 professional or technical staff and ten labourers), providing a total employment of 450 man-months.

⁵ An “important tree” refers 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, trees as landmark of monastery or 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 to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres.

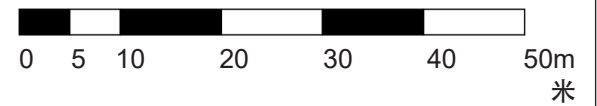
**36QW - Revitalisation Scheme - Revitalisation of the Luen Wo Market into
Luen Wo Market - House of Urban and Rural Living**
36QW - 活化計劃 - 活化聯和市場為聯和市場 - 城鄉生活館



LEGEND:

圖例:

- - - SITE BOUNDARY
工地界線
- EXISTING BUILDING
現有建築物
- NEW ANNEX BLOCK
新建副樓
- LANDSCAPE AREA
綠化範圍
- ➔ BARRIER-FREE ENTRANCE/EXIT
無障礙出入口



Site Plan
工地平面圖



Photo of Existing Luen Wo Market (View at Luen Wo Road)
舊聯和市場(面向聯和道)現貌



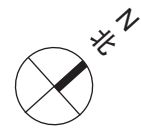
Photo of Existing Luen Wo Market (View near Luen Shing Street)
舊聯和市場(近聯盛街)現貌



Artist's Impression of Luen Wo Market - House of Urban and Rural Living
聯和市場 - 城鄉生活館構思圖



Artist's Impression of Luen Wo Market - House of Urban and Rural Living
聯和市場 - 城鄉生活館構思圖

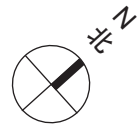


LEGEND:
圖例:

- RESTAURANT
餐廳
- LAVATORY
洗手間
- KITCHEN AND PLANT ROOM
廚房及機電房
- STORE
貯物室
- OFFICE
辦公室
- STALLS AND SHOPS
檔位及舖位
- WORKSHOP
工作坊
- HERITAGE INTERPRETATION
AREA AND CIRCULATION
文物詮釋區及通道
- BARRIER-FREE
ENTRANCE/EXIT
無障礙出入口

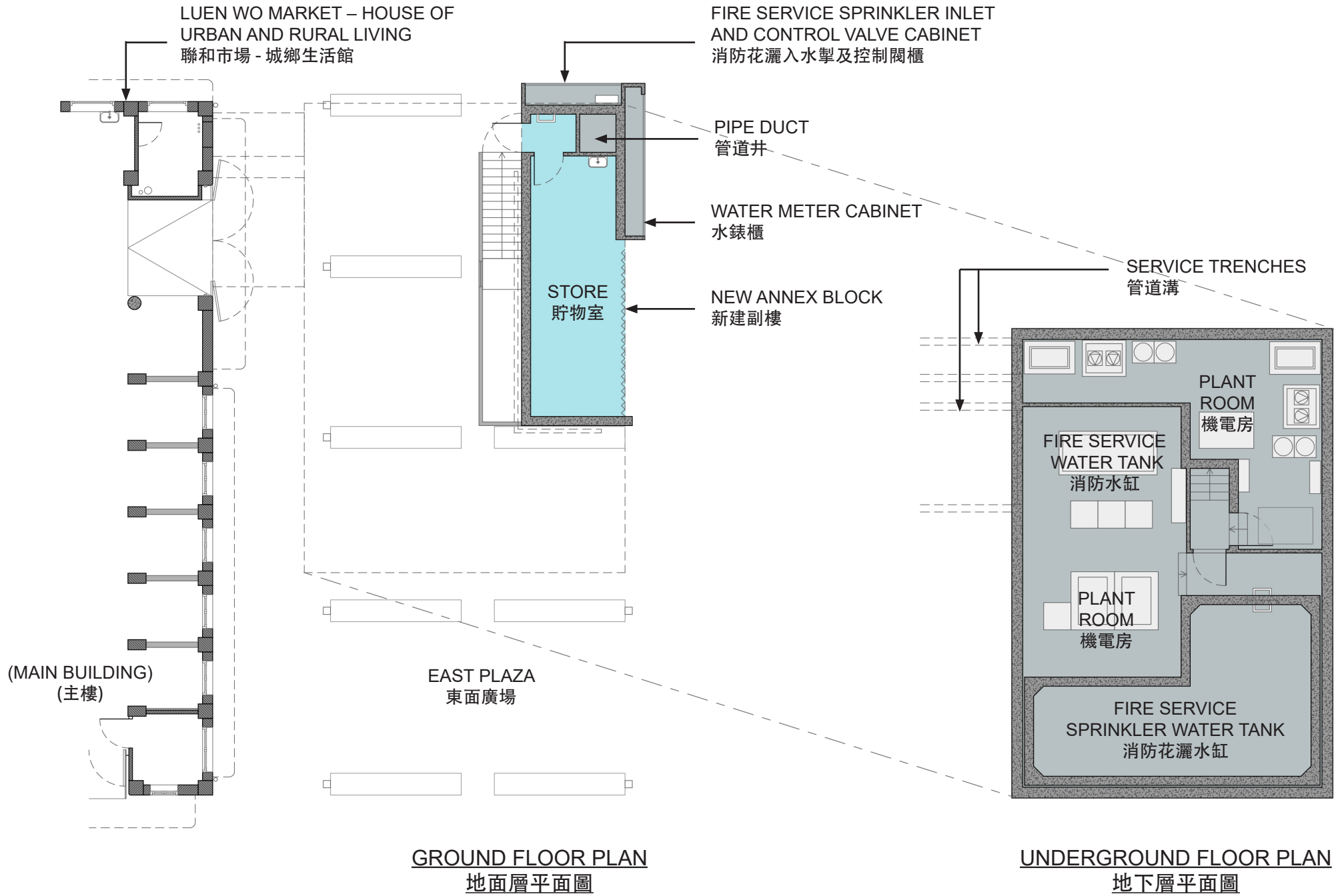


Ground Floor Plan of Luen Wo Market - House of Urban and Rural Living - Main Building
聯和市場 - 城鄉生活館主樓地面層平面圖

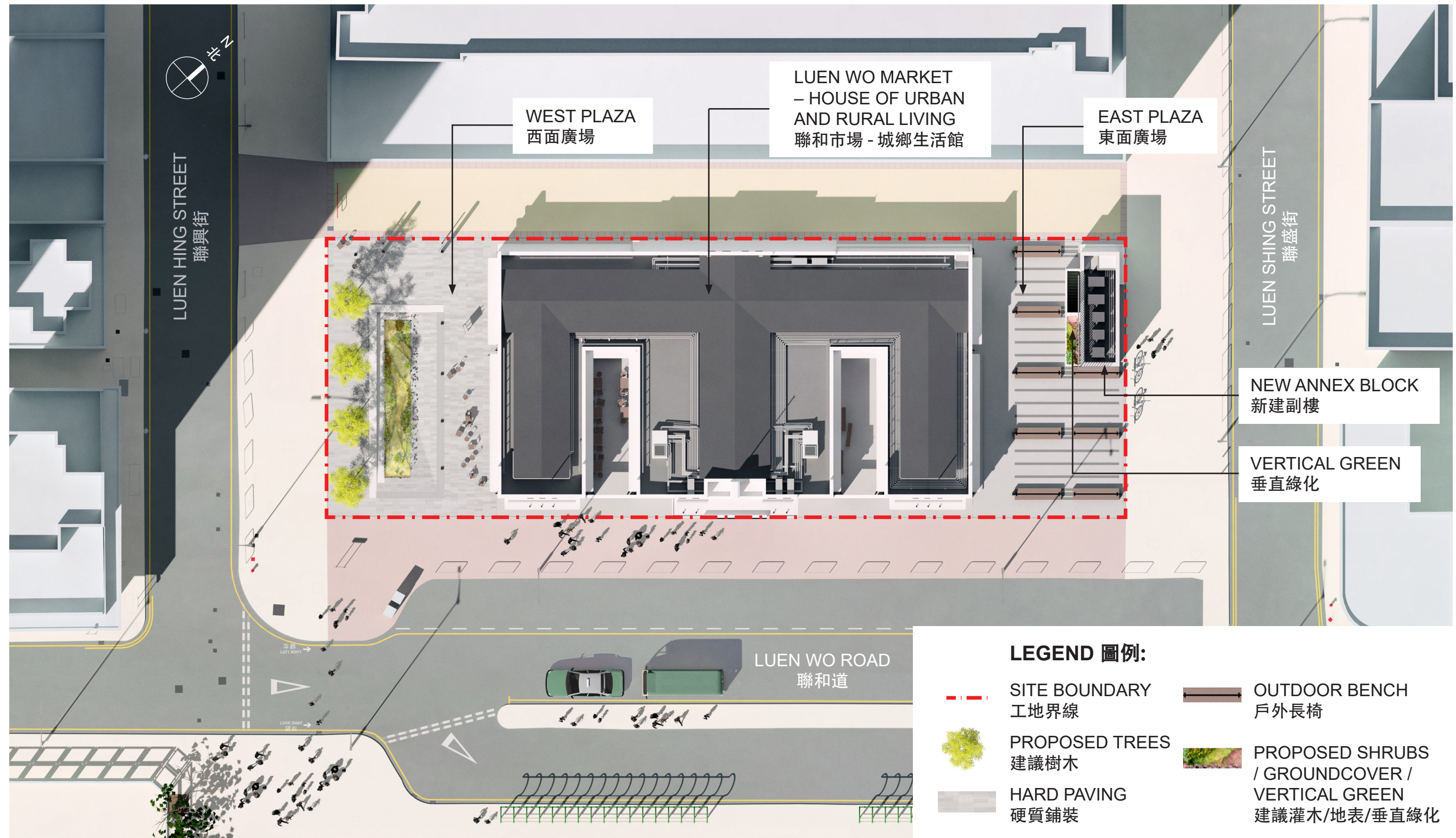


LEGEND:
圖例:

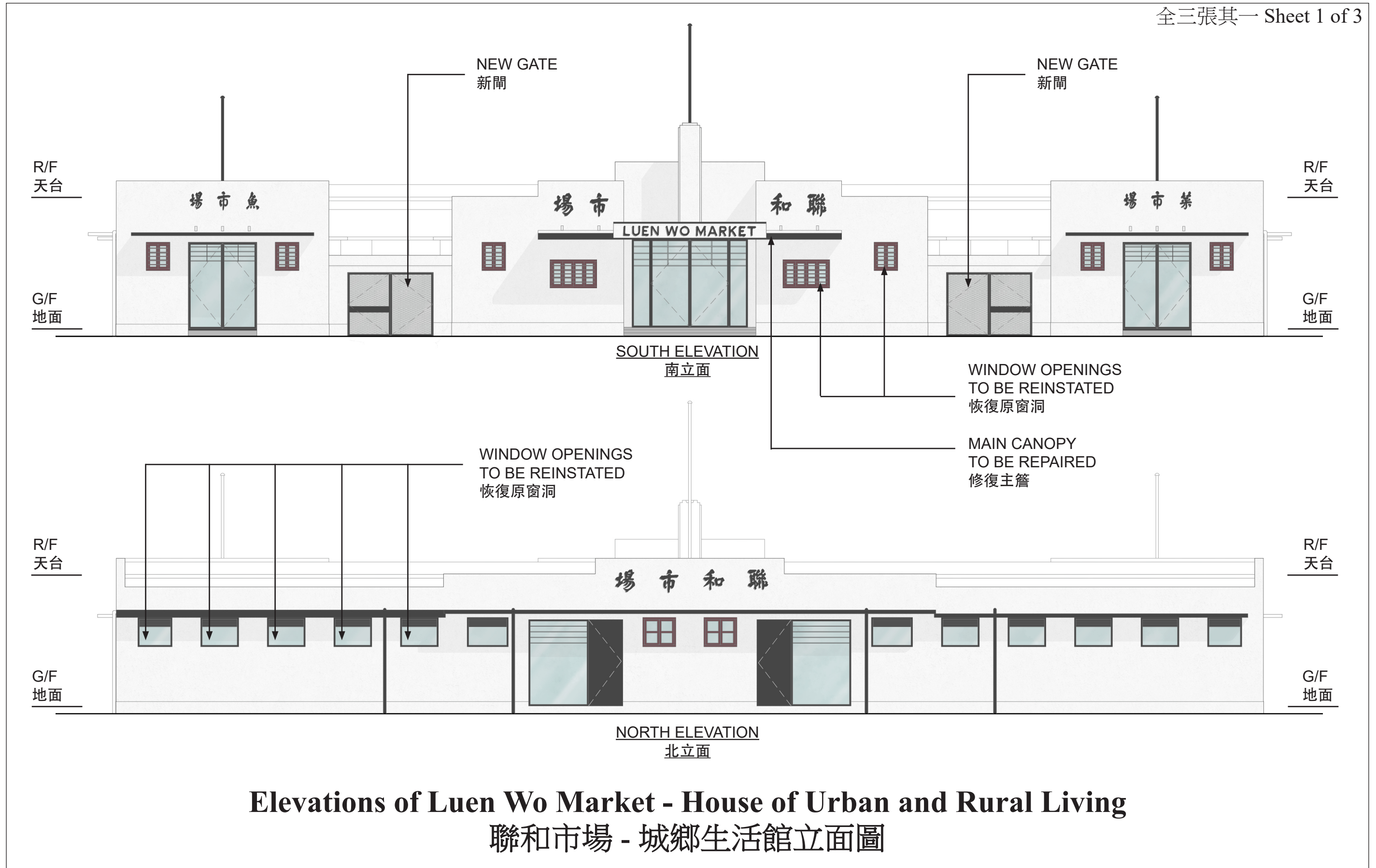
- PLANT ROOM
機電房
- STORE
貯物室



Floor Plans of Luen Wo Market - House of Urban and Rural Living - New Annex Block
聯和市場 - 城鄉生活館新建副樓平面圖



Landscape Plan
園境平面圖



Elevations of Luen Wo Market - House of Urban and Rural Living
聯和市場 - 城鄉生活館立面圖

R/F
天台

G/F
地面

R/F
天台

G/F
地面



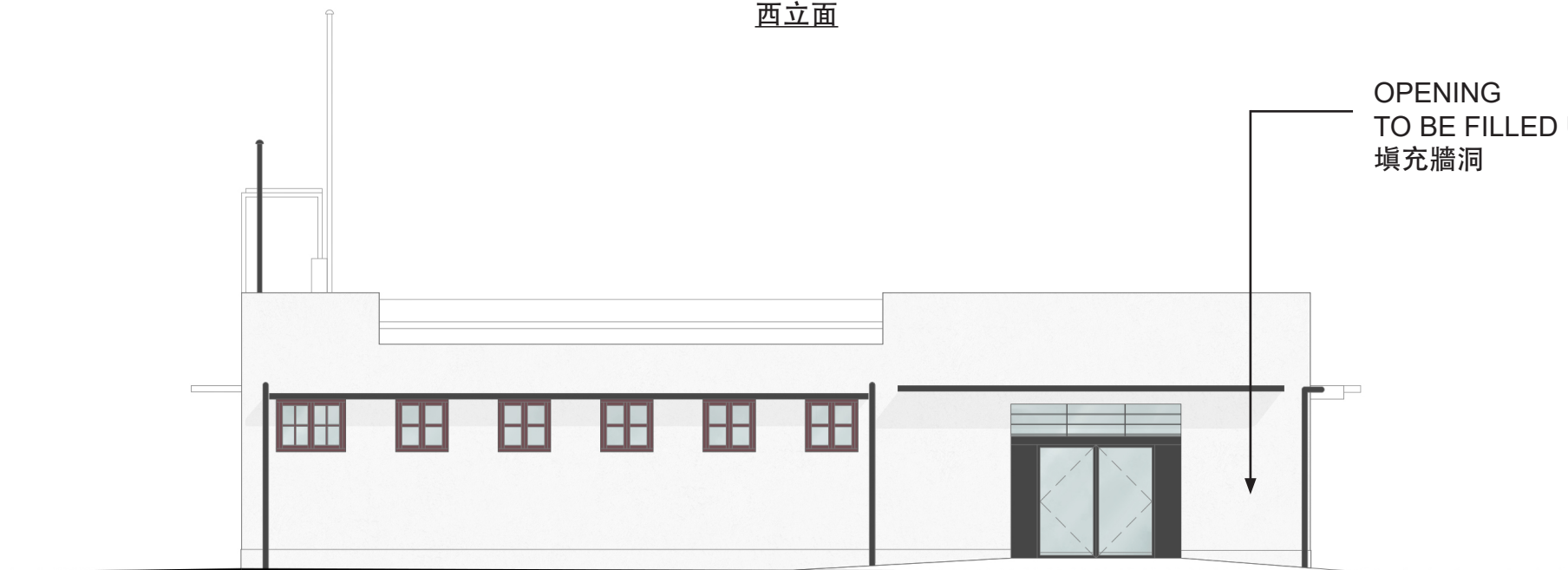
WEST ELEVATION
西立面

R/F
天台

G/F
地面

R/F
天台

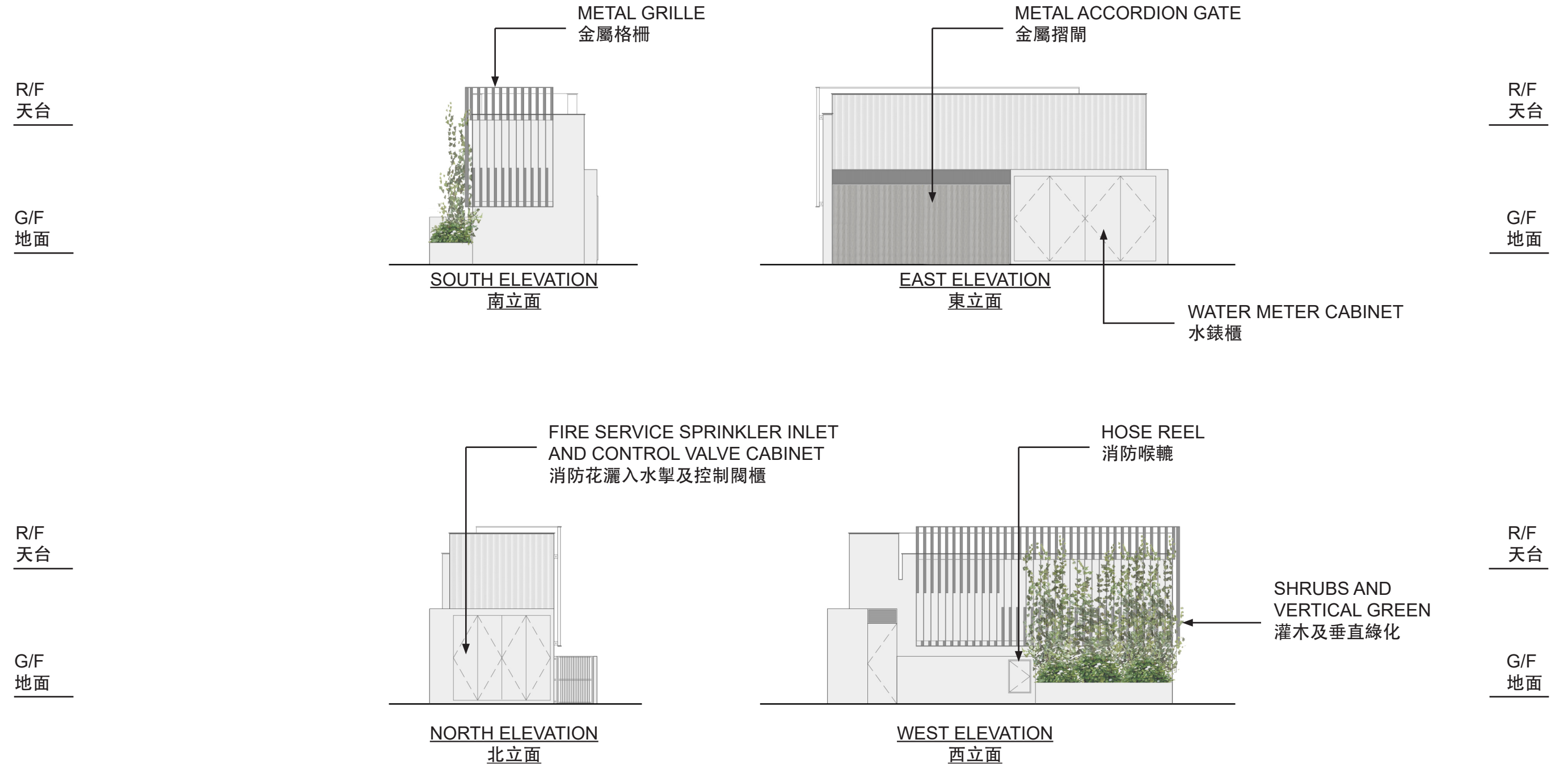
G/F
地面



OPENING
TO BE FILLED UP
填充牆洞

EAST ELEVATION
東立面

Elevations of Luen Wo Market - House of Urban and Rural Living 聯和市場 - 城鄉生活館立面圖



Elevations of Luen Wo Market - House of Urban and Rural Living - New Annex Block
聯和市場 - 城鄉生活館新建副樓立面圖

Annex 7 to Enclosure 2

36QW – Revitalisation Scheme – Revitalisation of the Luen Wo Market into Luen Wo Market – House of Urban and Rural Living

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

		Estimated man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fees (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	-	-	-	4.2
				Sub-total	4.2#
(b) Resident site staff (RSS) costs (Note 3)	Professional	1.5	38	1.6	0.2
	Technical	52	14	1.6	2.5
				Sub-total	2.7
Comprising –					
(i) Consultants' fees for management of RSS				0.2#	
(ii) Remuneration of RSS				2.5#	
				Total	6.9

* 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 agreements of PWP Item No. 32QW. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The figures on estimates are prepared by Lutheran Luen Wo Market House of Urban and Rural Living Limited and agreed by the Commissioner for Heritage. The Director of Architectural Services has examined the figures and considered them acceptable. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The figures in this Annex 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 6 of Enclosure 2.

37QW – Revitalisation Scheme – Revitalisation of the Former Lau Fau Shan Police Station into Hong Kong Guide Dogs Academy

PROJECT SCOPE AND NATURE

The project will revitalise the Former Lau Fau Shan Police Station into a centre for providing guide dogs breeding and training to support visually impaired people in Hong Kong, and also to train service dogs to provide services for people in need, including children and teenagers with special education needs and the elderly with dementia, etc. The proposed scope of works comprises restoration and revitalisation of the Former Lau Fau Shan Police Station and construction of a new annex block for accommodating the following facilities –

- (a) dog training / therapy areas;
- (b) dog isolation rooms;
- (c) a visitor centre;
- (d) heritage interpretation areas;
- (e) a pantry;
- (f) ancillary offices;
- (g) back of house facilities (including toilets, electrical and mechanical plant rooms, etc); and
- (h) parking area.

The above items will be accommodated within the existing building except that item (b) and the fire services and sprinklers tanks and pumps under item (g) will be accommodated in the new annex block. A site plan, photos of the existing buildings, artist's impressions, floor plans, a landscape plan and elevations of the proposed Hong Kong Guide Dogs Academy (the Academy) are at **Annexes 1 to 6 to Enclosure 3**.

2. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two and a half years.

/JUSTIFICATION

JUSTIFICATION

3. The Former Lau Fau Shan Police Station, with a site area of 2 500 square metres (m²) and a total floor area of about 927 m², is located at No. 1 Shan Tung Street, Yuen Long. It is a three-storey high reinforced concrete building. In 2002, the police station ceased operation after the squad stationed in this police station was incorporated into the manpower of Tin Shui Wai Police Station. The building was accorded Grade 3 status by the Antiquities Advisory Board (AAB) in March 2014.

4. The Academy aims to provide guide dogs breeding and training to support visually impaired people in Hong Kong. It will also train service dogs to provide services for people in need, including children and teenagers with special education needs and the elderly with dementia, etc. The revitalisation project will generate the following benefits –

- (a) the Academy will act as a local breeding and training centre for guide dogs to assist people in need in their daily lives, thereby improving their quality of life and facilitating their integration into the community;
- (b) the Academy will fill the gap of insufficient guide dogs available for about 180 000 visually impaired people in Hong Kong, and help shorten the waiting time for the guide dogs service;
- (c) the Academy will provide free or subsidised dog therapy service to the under-privileged users through in-house and outreach programmes;
- (d) the Academy will present a variety of programmes to different groups of people including service recipients of service dogs, volunteers, schools, professionals, institutions etc., to enhance public understanding of service dogs; and
- (e) the Academy will provide free public access to the outdoor area, activity room, visitor centre, cell room, armoury and balcony allowing public visits to the graded building. The interpretation areas will be open to the public free of charge from Tuesday to Sunday. Guided tours to introduce the historic value and revitalisation process of the building will also be arranged through advance booking.

5. The selected non-profit-making organisation (NPO), Hong Kong Guide Dogs Association Limited has set up a special-purpose company (SPC)¹, namely Hong Kong Guide Dogs Academy Limited (HKGDA), for implementation as well as future day-to-day operation of the project. HKGDA will undertake the preservation and revitalisation works with a capital grant proposed in this submission. During the tenancy period², HKGDA is required to fund the operating cost of the Academy with the revenue generated from the services to be provided at the premises. Where justified, the Government may provide a one-off grant to meet the starting cost and/or deficits of the project (if any) in the first two years of operation at a ceiling of \$5 million. The project is expected to become self-sustainable after the first two years of operation. Any operating surplus will be ploughed back to support the operation of the Academy.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$98.3 million in money-of-the-day (MOD) prices, broken down as follows –

	\$ million (in MOD prices)
(a) Demolition and site clearance	3.8
(b) Foundation	5.3
(c) Building works	31.5
(d) Building services	13.7
(e) Drainage	7.4
(f) External works	12.0
	/(g)

¹ Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) are required to set up SPCs which also possess charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes.

² The tenancy period is of initial term of three years, plus a further renewal term (if applicable). The Government will review the performance of the SPC and other factors prevailing at the time to decide whether the tenancy agreement will be renewed. The Government reserves the right not to renew the tenancy agreement upon its expiry.

		\$ million (in MOD prices)
(g)	Energy conservation and green features	1.8
(h)	Furniture and equipment	4.7
(i)	Consultants' fees for	5.7
	(i) contract administration	5.6
	(ii) management of resident site staff (RSS)	0.1
(j)	Remuneration of RSS	3.4
(k)	Contingencies	9.0
Total		98.3

7. HKGDA will engage consultants to undertake contract administration, management of RSS and site supervision of the project. A detailed breakdown of the estimates of the consultants' fees and RSS costs by man-months is at **Annex 7 to Enclosure 3**.

8. The total construction floor area (CFA) of the project is 1 350 m². The estimated construction unit cost, represented by the building and building services costs, is about \$33,500 per m² of CFA in MOD prices. We consider the unit cost reasonable as the works involve preservation and adaptive reuse of a historic building which is now in a dilapidated condition. The estimated cost reflects the cost of works necessary for revitalising this historic building into the Academy as a centre for providing guide dogs breeding and training. The works would also allow the building to comply with modern-day requirements under the Buildings Ordinance (Cap. 123) and heritage conservation requirements of the Antiquities and Monuments Office (AMO), as well as licensing requirements, and has made allowance for construction difficulties anticipated for this site.

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

Year	\$ million (in MOD prices)
2021 – 22	25.2
2022 – 23	39.3
2023 – 24	26.9
2024 – 25	6.9
	—————
	98.3
	—————

10. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of the public sector building and construction output for the period from 2021 to 2025. HKGDA will award the contract on a lump-sum basis because the scope of works can be clearly defined in advance. The contract will provide for price adjustments.

11. HKGDA is responsible for the future maintenance of the historic building and all the facilities within the site at their own cost during the tenancy period. The maintenance of the structural elements of the historic building³ and the existing retaining wall structure will be borne by the Government. We estimate that the annual recurrent expenditure for the maintenance works to be borne by the Government upon completion of the project will be around \$250,000 during the tenancy period.

PUBLIC CONSULTATION

12. We and HKGDA consulted the Town Planning and Development Committee of the Yuen Long District Council on the project on 21 November 2018 and received its support.

13. We consulted the Legislative Council (LegCo) Panel on Development on 10 May 2021. The Panel raised no objection to the funding proposal.

/ENVIRONMENTAL

³ The structural elements include structural walls, columns, beams and slabs.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. HKGDA has included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, HKGDA will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and provision of wheel-washing facilities to prevent dust nuisance.

16. At the planning and design stages, HKGDA has considered measures to reduce generation of construction waste where possible. These measures include the use of metal site hoardings and signboards, and retention of the existing structures and materials. In addition, HKGDA 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 minimise the disposal of inert construction waste at public fill reception facilities⁴. HKGDA 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 generation of construction waste.

17. At the construction stage, HKGDA 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. HKGDA will ensure that the day-to-day operations on site comply with the approved plan. HKGDA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HKGDA 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.

/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. HKGDA estimates that the project will generate in total 754 tonnes of construction waste. Of these, HKGDA will reuse 362 tonnes (48.0%) of the inert construction waste on site and deliver 359 tonnes (47.6%) of inert construction waste to public fill reception facilities for subsequent reuse. HKGDA will dispose of the remaining 33 tonnes (4.4%) 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 \$0.1 million for this project (based on an 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)).

HERITAGE IMPLICATIONS

19. Under the prevailing requirements, this project is subject to a Heritage Impact Assessment (HIA). The AMO considered the HIA report, in the form of a Conservation Management Plan, and had no objection. HKGDA also consulted the AAB on the HIA report for this project at its meeting on 10 December 2020 and members were generally supportive of the findings of the HIA. HKGDA will ensure that the construction works, future maintenance and interpretation of the site history comply with the mitigation measures, recommendations and requirements stipulated in the HIA report. In case of any subsequent amendment to the scheme or the detailed design, HKGDA will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the heritage conservation perspective.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project has adopted various forms of energy efficient features and renewable energy technologies, including –

- (a) high coefficient of performance variable refrigerant volume air-condition system; and

/(b)

(b) photovoltaic system.

22. For greening features, HKGDA will provide different landscaping elements within the site including the greenery areas to the external areas for environmental and amenity benefits.

23. The total estimated additional cost for adopting the above features is around \$1.8 million (including \$0.4 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 15.5% energy savings in the annual energy consumption with a payback period of about 10 years.

BACKGROUND INFORMATION

24. We upgraded **37QW** to Category B in September 2020.

25. HKGDA engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, town planning, structural and geotechnical engineering, building services, landscape architectural and quantity surveying services and preparation of tender documentation) and minor site investigation works for the project at a total cost of about \$7.9 million (in MOD prices). We have charged this amount to PWP Item No. **33QW** “Revitalisation Scheme – Revitalisation of the Former Lau Fau Shan Police Station – Pre-contract consultancy and minor investigation works” which was upgraded to Category A in June 2019. The detailed design and site investigation works have been completed.

26. Details of the Revitalisation Scheme were set out in LegCo Paper No. CB(2)637/07-08(03), which was discussed by the LegCo Panel on Home Affairs on 2 January 2008. The Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the Revitalisation Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In November 2016, we invited NPOs with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under the Revitalisation Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the Advisory Committee on Built Heritage Conservation, which comprised experts from various fields.

27. Of the 31 trees within the site boundary, 20 trees will be retained. The proposed project will involve the removal of 11 trees, including eight trees to be felled and three trees to be replanted within the project site. None of the trees to be removed are important trees⁵. HKGDA will incorporate planting proposals as part of the project, including estimated quantities of 12 trees, 1 400 shrubs/groundcover and 69 m² of grassed area.

28. We estimate that the proposed works will create about 65 jobs (comprising 50 professional or technical staff and 15 labourers), providing a total employment of 1 000 man-months.

⁵ An “important tree” refers 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, trees as landmark of monastery or 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 to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres.

37QW – Revitalisation Scheme – Revitalisation of the Former Lau Fau Shan Police Station into Hong Kong Guide Dogs Academy

37QW – 活化計劃 – 活化前流浮山警署為香港導盲犬學苑



LEGEND 圖例:



-  SITE BOUNDARY 工地界線
-  EXISTING BUILDINGS 現有建築物
-  NEW ANNEX BLOCK 新建副樓
-  NEW STAIRCASE 新建樓梯
-  EMERGENCY VEHICULAR ACCESS 緊急車輛通道
-  LANDSCAPE AREA 綠化範圍
-  BARRIER-FREE ENTRANCE/EXIT 無障礙出入口
-  BARRIER-FREE ACCESS 無障礙通道
-  VEHICULAR INGRESS/EGRESS 車輛出入口

Site Plan
工地平面圖



Photo of Existing Former Lau Fau Shan Police Station
前流浮山警署現貌



Photo of Existing Former Lau Fau Shan Police Station
前流浮山警署現貌

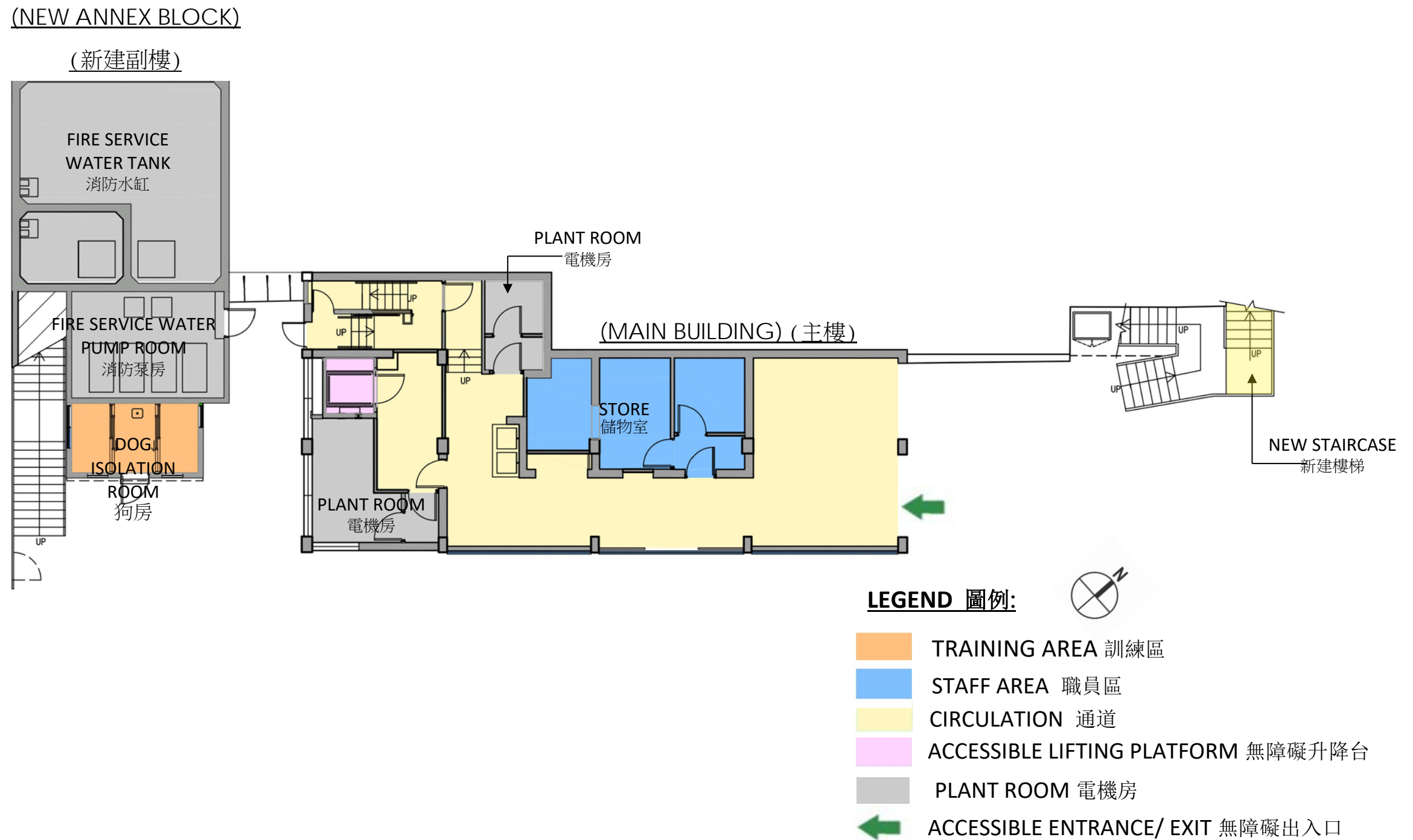


Artist's Impression of Hong Kong Guide Dogs Academy
香港導盲犬學苑構思圖

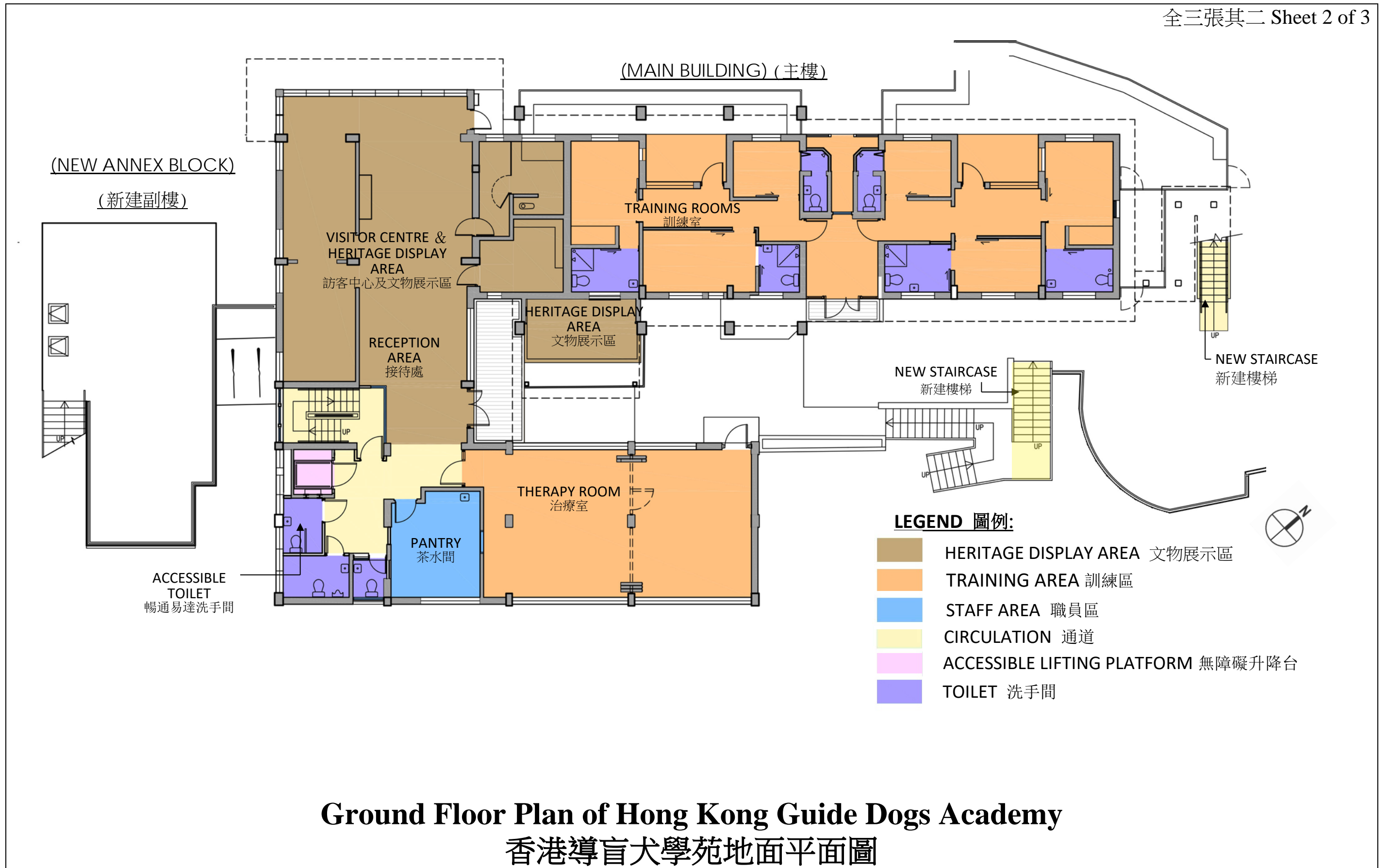
MAIN BUILDING
主樓



Artist's Impression of Hong Kong Guide Dogs Academy
香港導盲犬學苑構思圖








Lower Ground Floor Plan of Hong Kong Guide Dogs Academy
香港導盲犬學苑地下低層平面圖

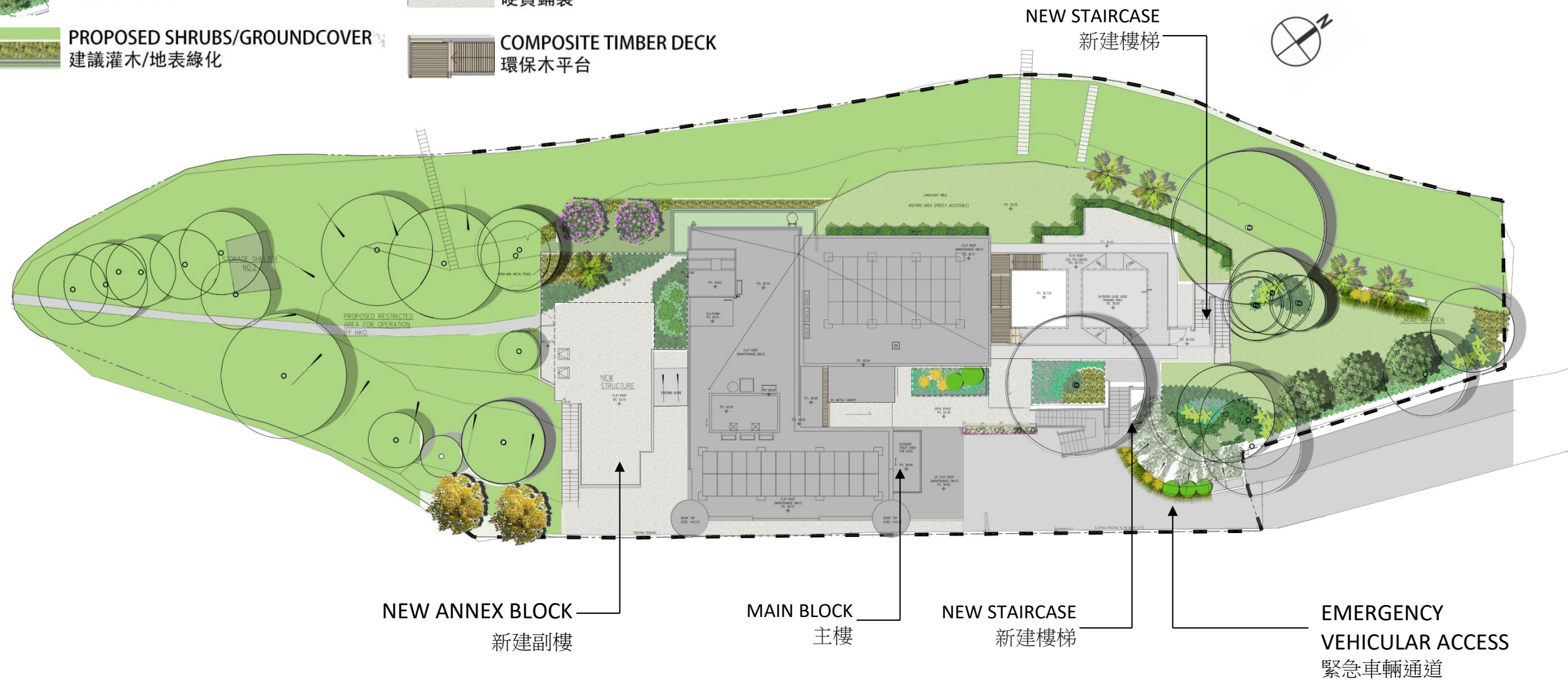




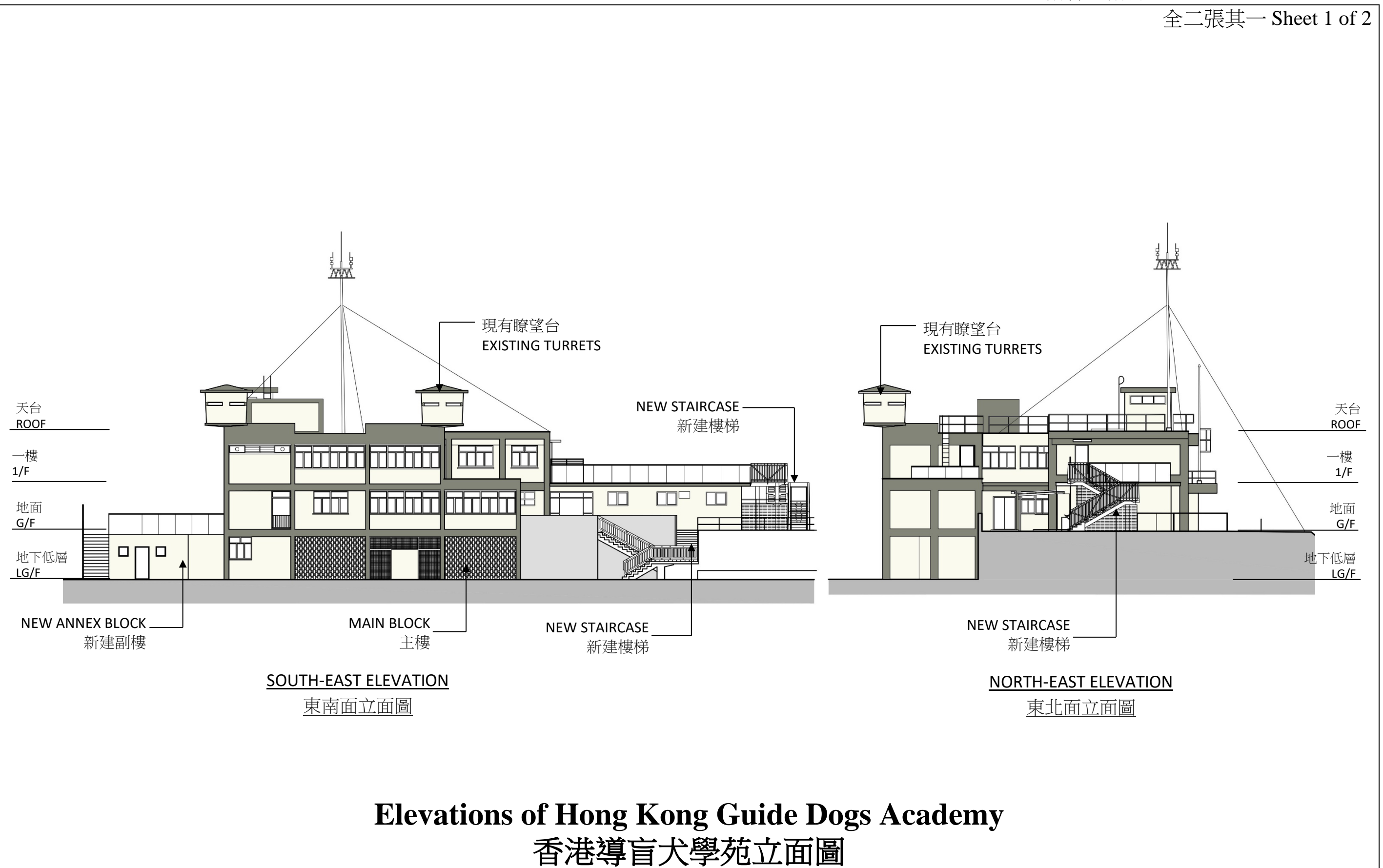
First Floor Plan of Hong Kong Guide Dogs Academy
香港導盲犬學苑一樓平面圖

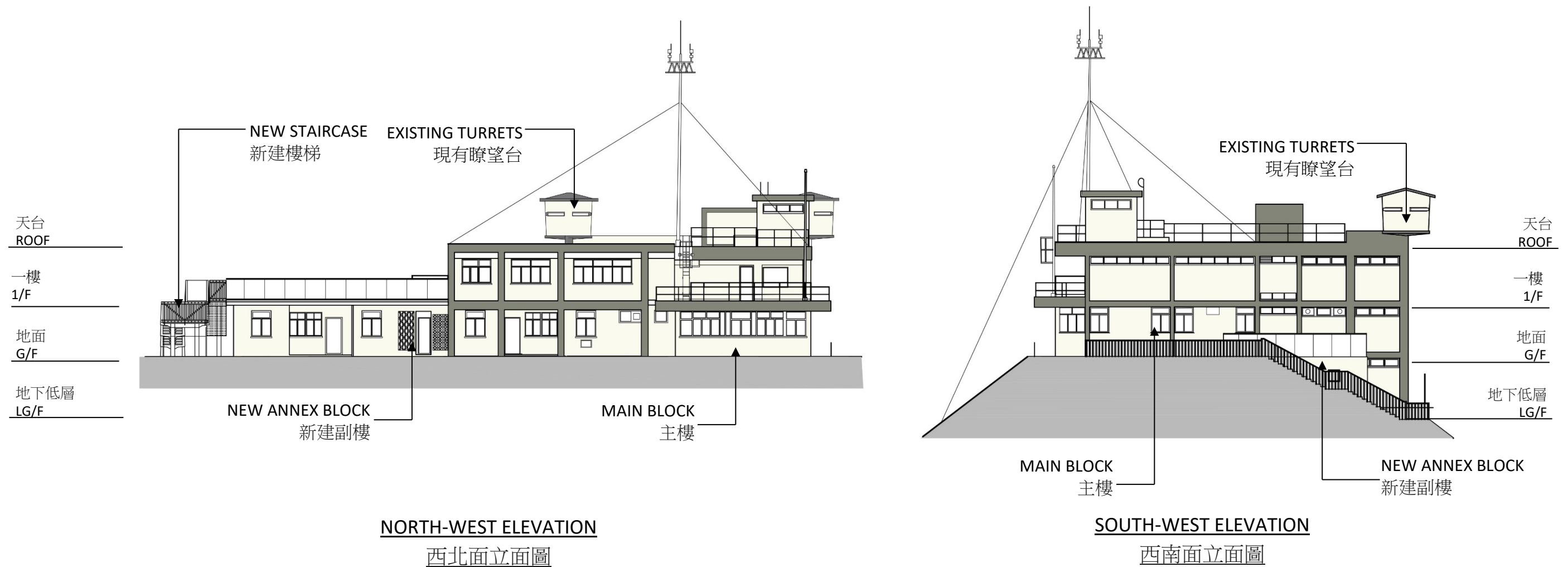
LEGEND 圖例

- | | | | |
|---|--|--|--|
|  | SITE BOUNDARY
工地界線 |  | PROPOSED SHRUBS/GROUNDCOVER
建議灌木/地表綠化 |
|  | EXISTING TREE TO BE RETAINED
獲保留樹木 |  | PROPOSED LAWN
建議草坪 |
|  | PROPOSED COMPENSATORY TREE
建議補償樹木 |  | HARD PAVING
硬質鋪裝 |
|  | PROPOSED SHRUBS/GROUNDCOVER
建議灌木/地表綠化 |  | COMPOSITE TIMBER DECK
環保木平台 |



Landscape Plan
園境平面圖





Elevations of Hong Kong Guide Dogs Academy - New Annex Block
香港導盲犬學苑新建副樓立面圖

Annex 7 to Enclosure 3

37QW – Revitalisation Scheme – Revitalisation of the Former Lau Fau Shan Police Station into Hong Kong Guide Dogs Academy

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

		Estimated man-months	Average MPS* Salary Point	Multiplier (Note 1)	Estimated Fees (\$ million)
(a) Consultants' fees for contract administration ^(Note 2)	Professional	-	-	-	5.0
				Sub-total	5.0 #
(b) Resident site staff (RSS) costs ^(Note 3)	Professional	1	38	1.6	0.1
	Technical	64	14	1.6	3.1
				Sub-total	3.2
Comprising –					
(i) Consultants' fees for management of RSS				0.1 #	
(ii) Remuneration of RSS				3.1 #	
				Total	8.2

* 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, MPS salary point 14 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements of PWP Item No. **33QW**. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The figures on estimates are prepared by Hong Kong Guide Dogs Academy Limited and agreed by the Commissioner for Heritage. The Director of Architectural Services has examined the figures and considered them acceptable. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The figures in this Annex 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 6 of Enclosure 3.