

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Social Welfare and Community Buildings – Community halls

199SC – Joint-user Complex at Texaco Road, Tsuen Wan

Members are invited to recommend to the Finance Committee the upgrading of **199SC** to Category A at an estimated cost of \$241.3 million in money-of-the-day prices for the construction of a joint-user complex at Texaco Road, Tsuen Wan.

PROBLEM

We need to construct the proposed joint-user complex (JUC) at Texaco Road, Tsuen Wan (TW), for the provision of a Community Hall (CH), a Child Care Centre (CCC) and a Neighbourhood Elderly Centre (NEC) Sub-base to meet the rising demand for community facilities in the district.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home and Youth Affairs, proposes to upgrade **199SC** to Category A at an estimated cost of \$241.3 million in money-of-the-day (MOD) prices.

PROJECT SCOPE AND NATURE

3. The project site, occupying an area of about 2 460 square metres (m²), is located at the junction of Texaco Road and Wing Shun Street in TW. It is zoned “Government, Institution or Community” on the draft TW Outline Zoning Plan No. S/TW/36. The proposed scope of the project comprises the construction of a three-storey JUC for the provision of —

- (a) a standard CH with the following facilities —
 - (i) a multi-purpose hall with a seating capacity of about 450 and a stage;
 - (ii) a multi-purpose stage meeting room;
 - (iii) a stage store room;
 - (iv) male and female dressing rooms;
 - (v) a multi-purpose conference room; and
 - (vi) ancillary facilities such as a management office with a store room, a baby-care room and toilets; and
- (b) social welfare facilities including —
 - (i) a 100-place CCC; and
 - (ii) a NEC sub-base.

4. A site and location plan, floor plans, a sectional drawing, an artist's impression and a barrier-free access plan of the proposed project are at **Enclosures 1 to 5** respectively.

5. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for target completion in around two and a half years. To meet the project schedule, we have invited tenders in parallel to enable early commencement of the proposed works. The returned tender prices have been reflected in the estimated cost of the proposed project. The contract will only be awarded after obtaining funding approval from the FC.

JUSTIFICATION

Community Hall

6. The Government attaches great importance to promoting social cohesion through greater participation in community building activities. Having regard to the Hong Kong Planning Standards and Guidelines, CHs are developed in the 18 districts to provide venues and focal points for a range of community activities such as meetings of local organisations, civic education activities, training courses, celebrations as well as recreational and cultural activities at the district

/level

level. They also provide temporary shelter for people in need during natural disasters, emergency situations and inclement weather.

7. At present, TW has a population of around 311 000. The district is served by one community centre and two CHs managed by the Home Affairs Department (HAD), namely the Princess Alexandra Community Centre, the Lei Muk Shue Community Hall and the Shek Wai Kok Community Hall. In response to rising demand from local residents and organisations for venues for holding meetings and events, HAD proposes to provide a standard CH as part of the proposed project.

Social Welfare Facilities

8. Having regard to the needs of the local community for child care and elderly service facilities, the Social Welfare Department (SWD) proposes to accommodate the following social welfare facilities at the JUC –

- (a) An aided standalone CCC – Currently, there is one aided standalone CCC in TW providing 76 aided CCC places for children aged below two. Considering the high demand for child care services in the district, it is proposed that an aided standalone CCC be included in the JUC to provide day care services for children and support parents who cannot attend to their young children because of work or other commitments. The CCC will provide 100-place full-day child care and subvented ancillary services including extended-hour services and/or occasional child care services; and
- (b) A NEC sub-base – There are seven NECs in TW at present. To cope with increasing service demand from the elderly and their carers and to meet the area shortfall of the NEC in the vicinity of the proposed development, SWD proposes the development of a sub-base at the JUC to provide an enhanced range of elderly services, including dementia care services and carer support.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$241.3 million in MOD prices, broken down as follows –

/(a)

		\$ million (in MOD prices)
(a)	Site works	6.7
(b)	Foundation	28.1
(c)	Building	94.9
(d)	Building services	41.2
(e)	Drainage	6.5
(f)	External works	14.2
(g)	Energy conservation, green and recycled features	4.3
(h)	Furniture and equipment (F&E) ¹	6.0
(i)	Consultants' fees for	8.2
	(i) contract administration ²	7.3
	(ii) management of resident site staff (RSS)	0.9
(j)	Remuneration of RSS	9.3
(k)	Contingencies	21.9
Total		<u>241.3</u>

10. Out of the estimated total capital cost of \$241.3 million, about \$50.7 million is the apportioned construction cost for the bare shell premises for the CCC and NEC sub-base which would first be funded by the Capital Works Reserve Fund under **199SC** and then be reimbursed from the Lotteries Fund (LF)³ after project completion. Funding for the internal fitting-out works and purchase of F&E /will

¹ The estimated cost is based on an indicative list of F&E required.

² The estimated cost covers the costs of quantity surveying, supervision of construction works and project management, etc.

³ 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 providing welfare services.

will also be sought from the LF separately in accordance with the established mechanism.

11. 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 6**.

12. During the design process of the project, we have enhanced cost effectiveness through the promotion of natural lighting and ventilation in the common areas of the project to reduce energy consumption in air-conditioning. The construction floor area (CFA) of the project is about 3 491 m². The estimated construction unit cost, represented by building and building services costs, is \$38,986 per m² of CFA in MOD prices. We consider the construction unit cost is comparable to that of recent similar projects undertaken by the Government, for example, Public Works Programme Item No. **3068RE** – Construction of Moreton Terrace Activities Centre.

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

Year	\$ million (in MOD prices)
2023 – 24	21.9
2024 – 25	59.0
2025 – 26	109.6
2026 – 27	26.2
2027 – 28	17.4
2028 – 29	7.2
	<hr/> 241.3 <hr/>

14. 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 building and construction output for the period from 2023 to 2029. We will deliver the construction works under the New Engineering Contract⁴ form. We intend to award the contract on a lump-sum basis as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

15. We estimate the annual recurrent expenditure arising from this project to be \$6.35 million⁵.

PUBLIC CONSULTATION

16. The District Planning, Development and Facilities Management Committee of the TW District Council discussed the proposed project in June 2020. The four Area Committees of TW were further consulted on the project in November 2021. On both occasions Members indicated general support of the proposed project.

17. We consulted the Legislative Council Panel on Home Affairs, Culture and Sports on 8 May 2023. Members supported the project and the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

18. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term adverse environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures during construction to control short-term environmental impacts.

19. During construction, we will require the contractor to control the environmental impacts to within established standards and guidelines through the implementation of appropriate mitigation measures in the relevant contract. These measures include the use of silencers and mufflers for noisy construction activities, frequent cleaning and watering of the site, and provision of hoardings and wheel-washing facilities to prevent illegal discharge.

/20.

⁴ New Engineering Contract is a suite of contracts developed by the Institution of Civil Engineers, United Kingdom. It is a contract form that emphasises cooperation, mutual trust and collaborative risk management between contracting parties.

⁵ Regarding the annual recurrent expenditure in respect of the CCC and NEC sub-base, the SWD will arrange to secure the recurrent expenditure under the established practice.

20. At the planning and design stages, we have considered measures to reduce the generation of construction waste where 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 generated during the construction of new buildings (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 the disposal of inert construction waste at public fill reception facilities (PFRFs)⁶. 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 minimise the generation of construction waste.

21. At the construction stage, we 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. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the 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.

22. We estimate that the project will generate in total about 14 040 tonnes of construction waste. Of these, we will reuse about 100 tonnes (0.7%) of inert construction waste on site and deliver 12 910 tonnes (92.0%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 1 030 tonnes (7.3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be around \$1.1 million for this 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

23. This project will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites/buildings/structures, sites of archaeological interest, all sites/buildings/structures in the new list of proposed grading items; and government historic sites identified by the Antiquities and Monuments Office.

/LAND

⁶ 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

24. The proposed works will only involve government land and does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) demand control of supply air;
- (b) heat energy reclaim of exhaust air;
- (c) energy-efficient lift system; and
- (d) photovoltaic system.

26. For greening features, we will provide landscaping and greening features at the locations as appropriate for environmental and amenity benefits.

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

28. The total estimated additional cost for the above features is around \$4.3 million (including around \$0.8 million for energy-efficient features), which has been included in the cost estimate of this project. The energy-efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about seven years.

BACKGROUND INFORMATION

29. We engaged term contractors to undertake ground investigation works and consultants to undertake various services, including topographical and tree survey, utility mapping, lead consultancy for schematic and detailed design, tender documentation and quantity surveying services at a total cost of about \$11.2 million. The works and services provided by the term contractors 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 above works and consultancy services have facilitated in finalising the scope and cost estimate of the project for seeking funding approval from the FC.

30. Of the existing 33 trees within and in close proximity of the project boundary, 24 trees will be retained. The proposed project will involve removal of nine trees including eight to be felled and one to be transplanted outside the project site. All trees to be removed are common trees that are not trees of particular interest⁷. We will incorporate planting proposals as part of the project, including estimated quantities of about nine trees, 4 000 shrubs, 200 climbers, 9 400 groundcovers, and 200 m² of turf.

31. We estimate that the proposed works will create about 60 jobs (50 for labourers and 10 for professional or technical staff) providing a total employment of 1 450 man-months.

Home and Youth Affairs Bureau

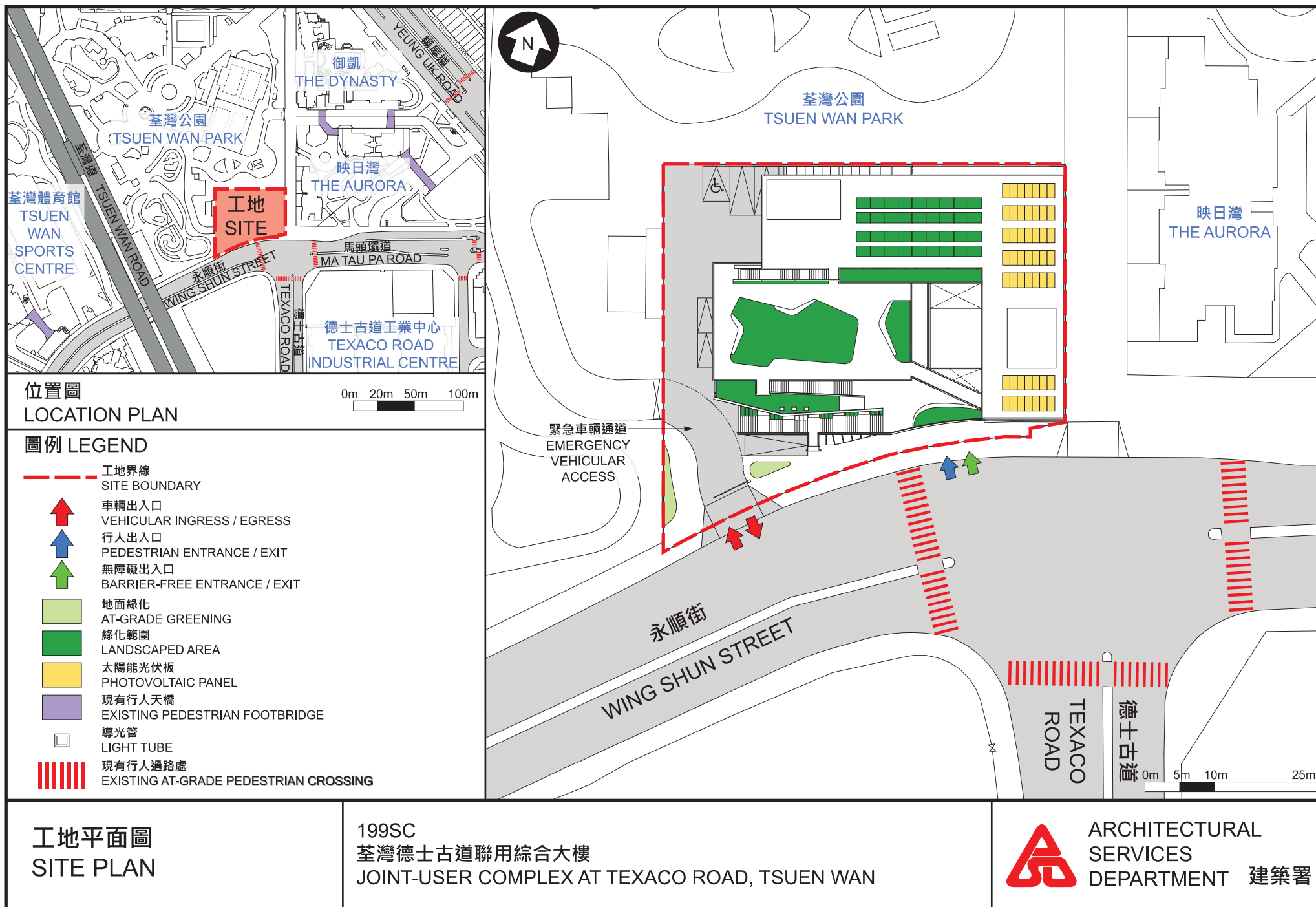
Home Affairs Department

Social Welfare Department

May 2023

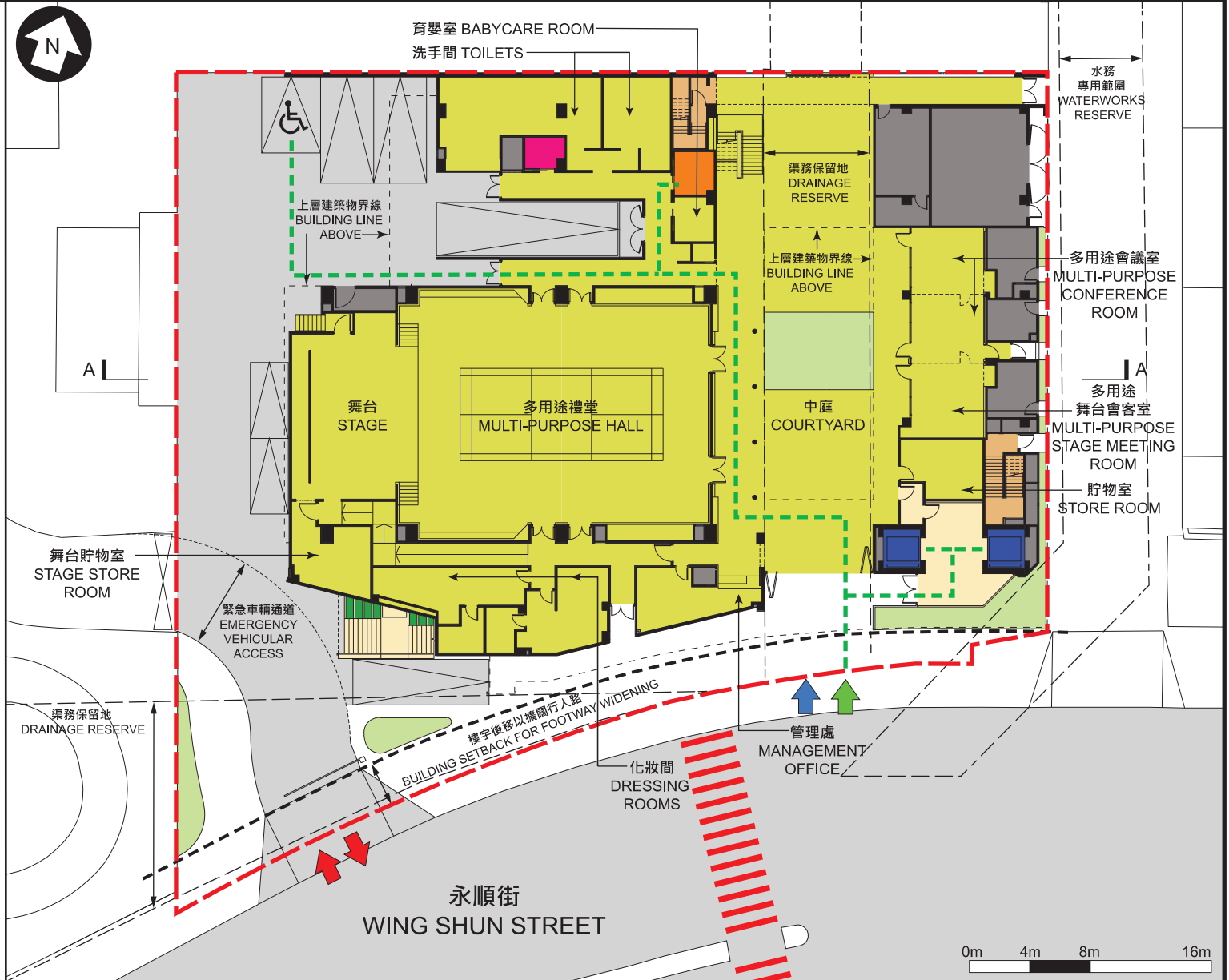
⁷ “Trees of particular interest” are defined in paragraph 2.6.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows -

- Old and Valuable Trees (OVTs) and trees that are potentially registerable in the Register of OVTs;
- Trees of 100 years old or above;
- 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;
- Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
- Rare tree species listed in “Rare and Precious Plants of Hong Kong” (<https://www.herbarium.gov.hk/en/publications/books/book2/index.html>) published by the Agriculture, Fisheries and Conservation Department;
- Endangered plant species protected under the Protection of Endangered Species of the Animals and Plants Ordinance (Cap. 586);
- Tree species listed in the Forestry Regulations (Cap. 96A) under the Forests and Countryside Ordinance (Cap. 96);
- Well-known Fung Shui trees;
- Landmark trees with evidential records to support the historical or cultural significance of the trees;
- Trees which may arouse widespread public concerns; and
- Trees which may be subject to strong local objections on removal.



圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 無障礙通道
BARRIER-FREE ACCESS
- ↑ 車輛出入口
VEHICULAR INGRESS / EGRESS
- ↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT
- 地面綠化
AT-GRADE GREENING
- 綠化範圍
LANDSCAPED AREA
- 公眾區域
PUBLIC AREA
- 逃生樓梯
MEANS OF ESCAPE STAIRCASE
- 社區會堂範圍
COMMUNITY HALL AREA
- 機房
PLANT ROOM
- 暢通易達升降機
ACCESSIBLE LIFT
- 通用洗手間
UNIVERSAL TOILET
- 暢通易達洗手間
ACCESSIBLE TOILET
- ||||| 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING



地下平面圖
GROUND FLOOR PLAN

199SC
荃灣德士古道聯用綜合大樓
JOINT-USER COMPLEX AT TEXACO ROAD, TSUEN WAN



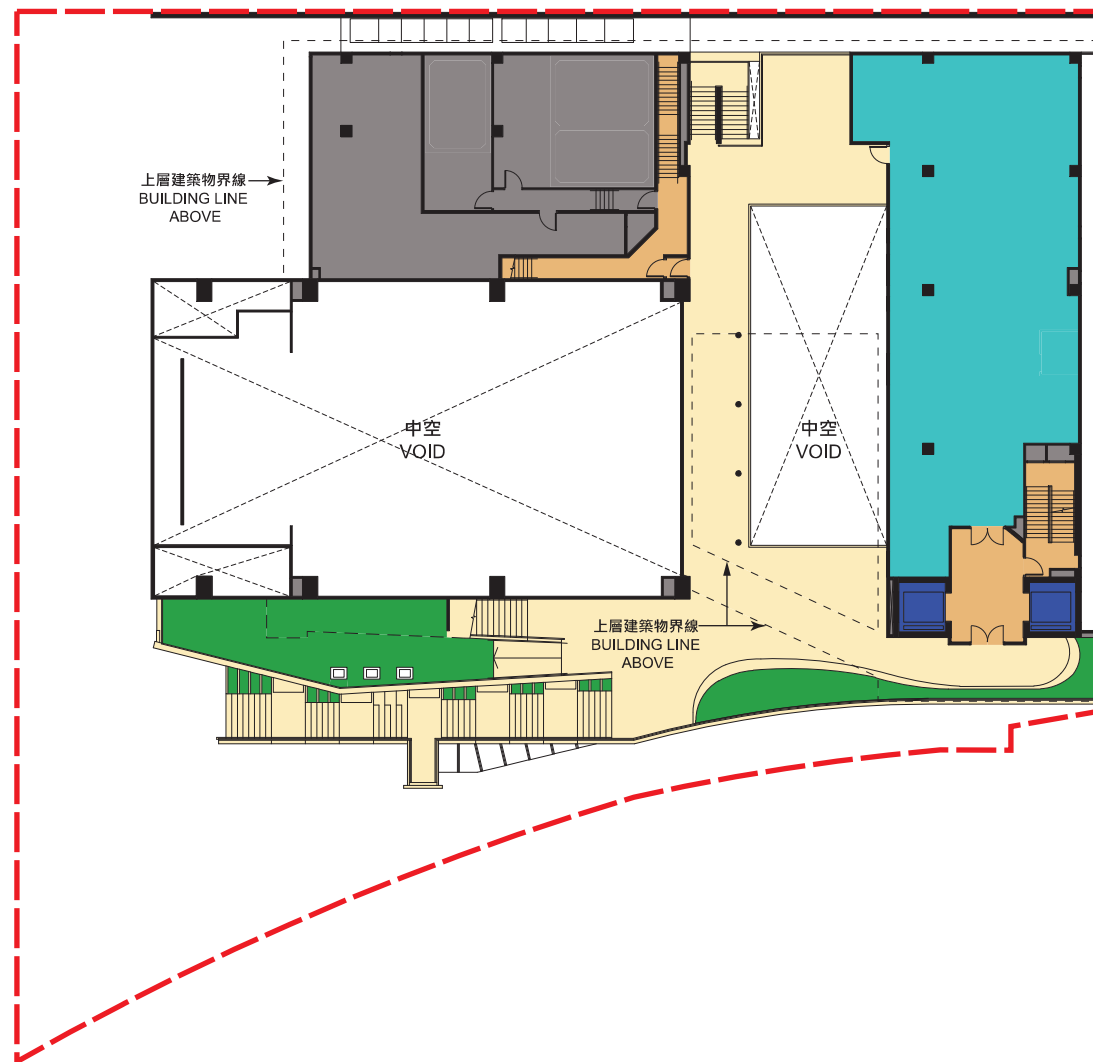
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圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 綠化範圍
LANDSCAPED AREA
- 公眾區域
PUBLIC AREA
- 逃生樓梯
MEANS OF ESCAPE STAIRCASE
- 長者鄰舍中心分處 (無裝修)
NEIGHBOURHOOD ELDERLY CENTRE
SUB-BASE (BARE SHELL)
- 機房
PLANT ROOM
- 暢通易達升降機
ACCESSIBLE LIFT
- 導光管
LIGHT TUBE



A |



0m 4m 8m 16m

一樓平面圖 FIRST FLOOR PLAN

199SC
荃灣德士古道聯用綜合大樓
JOINT-USER COMPLEX AT TEXACO ROAD, TSUEN WAN



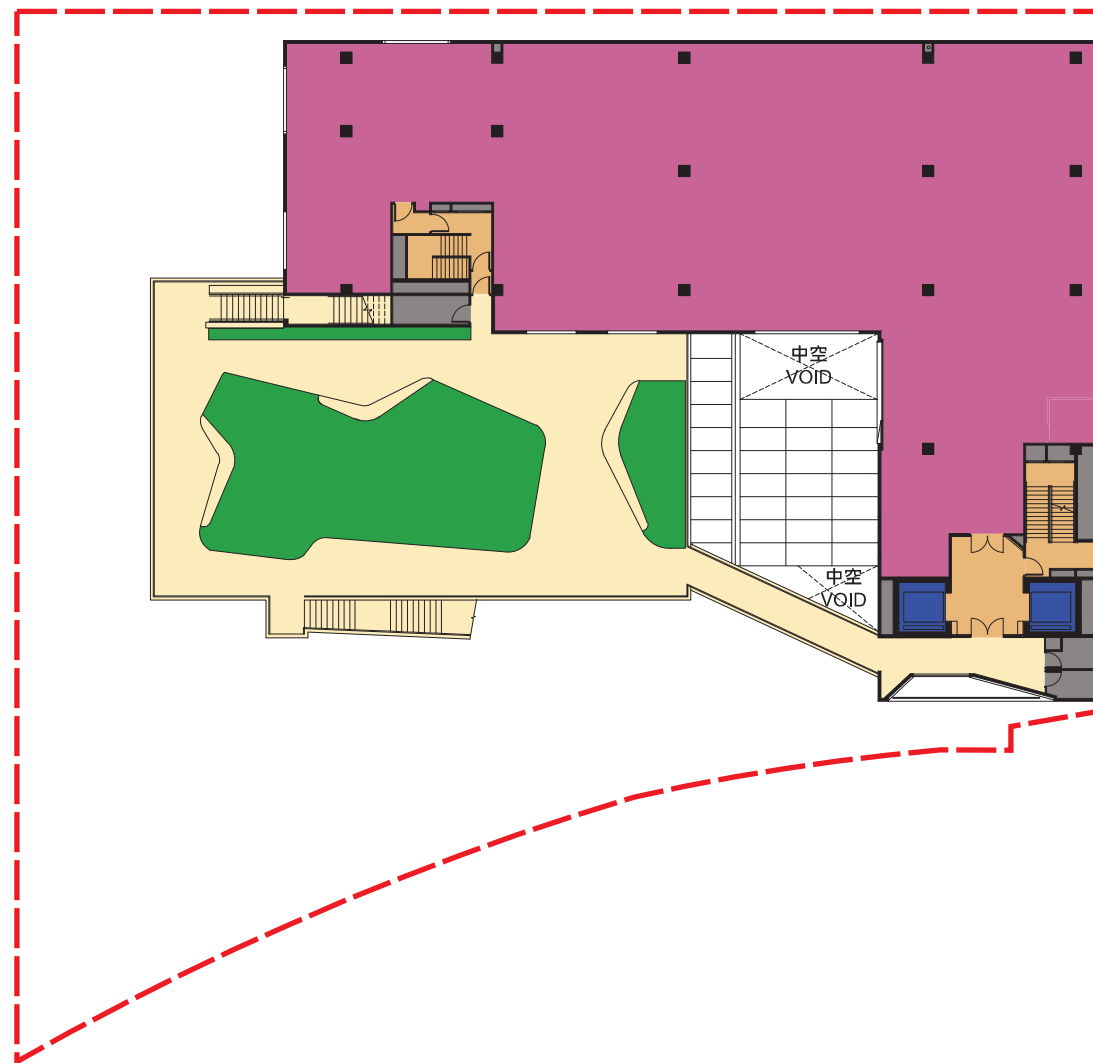
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圖例 LEGEND

- - - 工地界線
SITE BOUNDARY
- 綠化範圍
LANDSCAPED AREA
- 公眾區域
PUBLIC AREA
- 逃生樓梯
MEANS OF ESCAPE STAIRCASE
- 幼兒中心 (無裝修)
CHILD CARE CENTRE (BARE SHELL)
- 機房
PLANT ROOM
- 暢通易達升降機
ACCESSIBLE LIFT



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0m 4m 8m 16m

二樓平面圖
SECOND FLOOR PLAN

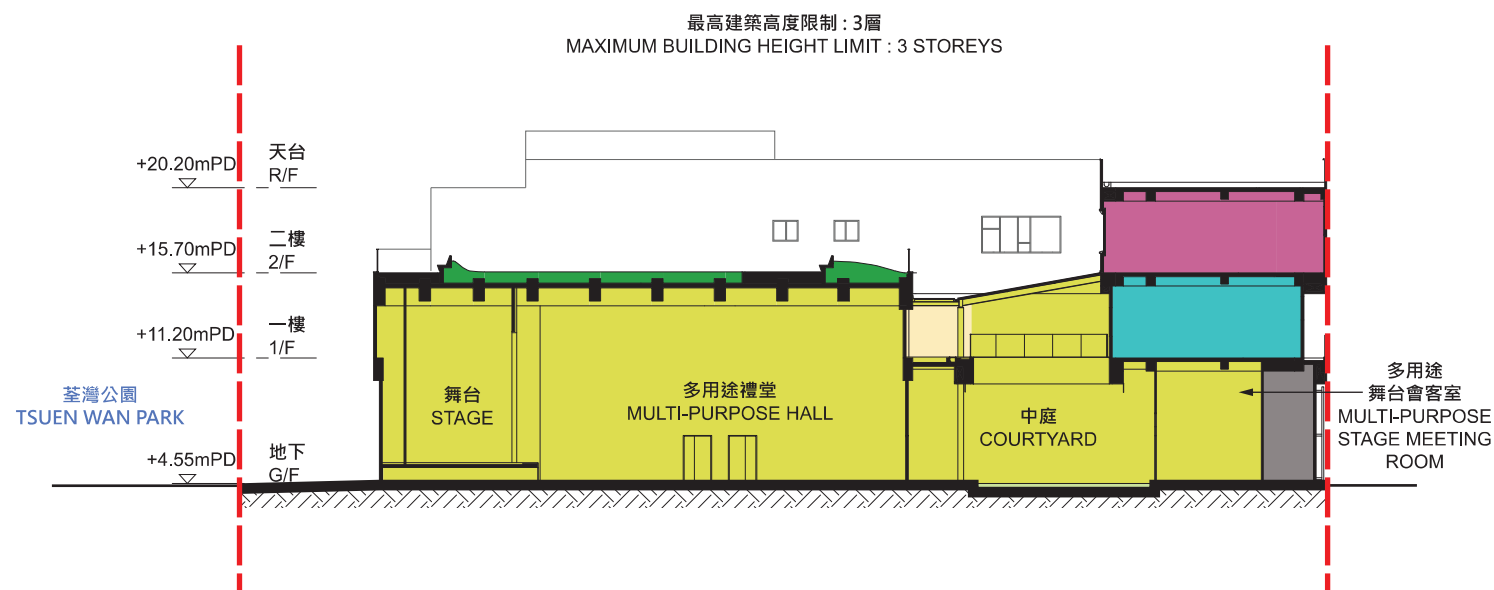
199SC
荃灣德士古道聯用綜合大樓
JOINT-USER COMPLEX AT TEXACO ROAD, TSUEN WAN



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圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 公眾區域
PUBLIC AREA
- 社區會堂範圍
COMMUNITY HALL AREA
- 長者鄰舍中心分處 (無裝修)
NEIGHBOURHOOD ELDERLY CENTRE
SUB-BASE (BARE SHELL)
- 幼兒中心 (無裝修)
CHILD CARE CENTRE (BARE SHELL)
- 機房
PLANT ROOM
- 地面綠化
AT-GRADE GREENING
- 綠化範圍
LANDSCAPED AREA



剖面圖 A-A
SECTION A-A

199SC
荃灣德士古道聯用綜合大樓
JOINT-USER COMPLEX AT TEXACO ROAD, TSUEN WAN



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從永順街望向大樓的構思透視圖
PERSPECTIVE VIEW FROM WING SHUN STREET

構思圖
ARTIST'S IMPRESSION

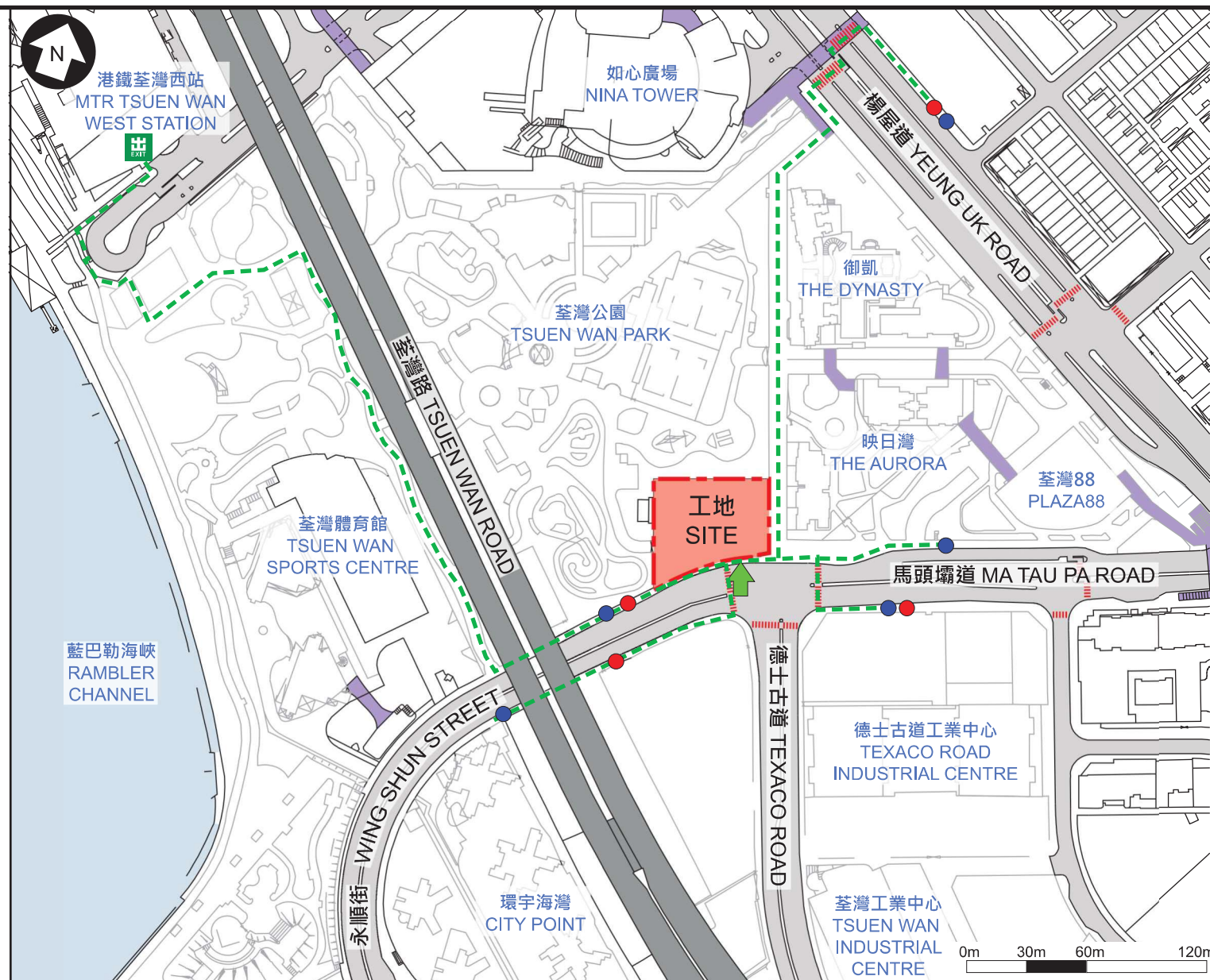
199SC
荃灣德士古道聯用綜合大樓
JOINT-USER COMPLEX AT TEXACO ROAD, TSUEN WAN



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圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 無障礙通道
BARRIER-FREE ACCESS
- ↑ 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT
- |||| 現有行人過路處
EXISTING AT-GRADE PEDESTRAIN CROSSING
- 現有行人天橋
EXISTING PEDESTRIAN FOOTBRIDGE
- 出 現有港鐵站出入口
EXISTING MTR STATION ENTRANCE / EXIT
- 現有巴士站
EXISTING BUS STOP
- 現有小巴士站
EXISTING MINIBUS STOP



無障礙通道平面圖
BARRIER-FREE
ACCESS PLAN

199SC
荃灣德士古道聯用綜合大樓
JOINT-USER COMPLEX AT TEXACO ROAD, TSUEN WAN



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199SC – Joint-user Complex at Texaco Road, Tsuen Wan**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2022 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration ^(Note 2)	Professional	–	–	–	5.7
	Technical	–	–	–	0.7
				Sub-total	6.4#
(b) Resident site staff (RSS) costs ^(Note 3)	Professional	-	-	-	-
	Technical	181	14	1.6	9.0
				Sub-total	9.0
Comprising -					
(i) Consultants' fees for management of RSS					0.8#
(ii) Remuneration of RSS					8.2#
				Total	15.4

* 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 14 = \$30,990 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **199SC**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The consultant's 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 correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 9 of the main paper.