

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

### **HEAD 703 – BUILDINGS**

#### **Recreation, Culture and Amenities – Mixed amenity packages**

#### **69RG – Amenity complex in Area 103, Ma On Shan – main works**

Members are invited to recommend to the Finance Committee the upgrading of the remaining part of **69RG** to Category A at an estimated cost of \$2,888.4 million in money-of-the-day prices.

### **PROBLEM**

We need to construct the Amenity Complex in Area 103, Ma On Shan (the Amenity Complex) to better meet the needs of the local community.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Culture, Sports and Tourism, proposes to upgrade the remaining part of **69RG** to Category A at an estimated cost of \$2,888.4 million in money-of-the-day (MOD) prices.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The proposed project site, covering an area of about 7 443 square metres (m<sup>2</sup>), is located at the junction of Ma On Shan Road and On Luk Street and adjacent to Ma On Shan Police Station. It is zoned “Government, Institution or Community” on the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28. The proposed scope of the above project will provide the following facilities –

(a) Sports Centre

- (i) a multi-purpose arena that could be used as one handball court or one futsal pitch or two basketball courts or two volleyball courts or eight badminton courts, and a spectator stand with about 200<sup>1</sup> seats;
- (ii) a fitness room;
- (iii) two multi-purpose activity rooms;
- (iv) a table-tennis room;
- (v) a children’s play room;
- (vi) an indoor jogging track;
- (vii) an outdoor sport climbing facility;
- (viii) two meeting rooms; and
- (ix) ancillary facilities including a management office, a booking office, toilets and changing facilities, a first aid room, a babycare room, storerooms, a loading and unloading area, etc.;

(b) Indoor Heated Swimming Pools

/(i) .....

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<sup>1</sup> After reviewing the major factors, including the experience in other venues of Leisure and Cultural Services Department, positioning of the facilities, detailed design of the project and site constraints, etc., the number of seats of the spectator stand of the proposed multi-purpose arena has been adjusted from 700 as originally planned to about 200.

- (i) two indoor heated training pools<sup>2</sup> and <sup>3</sup>;
  - (ii) an indoor heated teaching pool<sup>4</sup>; and
  - (iii) ancillary facilities including a swimming pool management office, toilets and changing facilities, a first aid room, a babycare room, a filtration plant room, storerooms, etc.;
- (c) Hong Kong Public Libraries (HKPL) New Book Centre (NBC)
- (i) a centre for central processing and distribution of library materials for the entire system of HKPL;
  - (ii) a New Book Express Service Point (ESP) for public use, including a new book zone, a multi-purpose activities room, an area for display and self-service facilities (including reservation pick-up dispenser(s)/locker(s), multi-functional self-service kiosks, self-charging terminals and book drop(s)); and
  - (iii) ancillary facilities including offices, book stack cum work areas, store rooms, LAN server rooms, a loading and unloading area, etc.;
- (d) Community Hall (CH)
- (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) .....

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<sup>2</sup> Water depth should normally be from 0.9 to 1.2 metres (for the pool of 25 metres x 10 metres) and 1.2 to 1.4 metres (for the pool of 25 metres x 25 metres).

<sup>3</sup> With a view to further promoting sports, meeting the demand for swimming facilities of local residents as well as accommodating citizens of different ages and levels of swimming proficiency, the jacuzzi originally proposed will be replaced by one of the training pools (25 metres x 10 metres).

<sup>4</sup> Water depth should normally be from 0.7 to 0.9 metres for the pool of 25 metres x 10 metres.

- (vi) ancillary facilities including a management office with a store room, a baby care room and toilets, etc.;
- (e) Sha Tin District Office (STDO)'s Ma On Shan Sub-office (MOS S/O)
  - (i) an office; and
  - (ii) a Home Affairs Enquiry Service Counter;
- (f) Public Vehicle Park
  - (i) a total of 354 parking spaces, including 226 parking spaces for private cars with automated parking system or traditional parking<sup>5</sup>, 69 for motorcycles, 15 for coaches and 44 for light goods vehicles and light buses. Amongst them, all parking spaces for private cars with traditional parking, motorcycles, light goods vehicles and light buses will be equipped with electric vehicle charging facilities; and
  - (ii) ancillary facilities including a shroff office.

4. A site and location plan, floor plans, sectional drawings, an artist's impression and a plan of barrier-free access of the proposed project are at **Enclosures 1 to 5** respectively. A brief description of the proposed facilities is at **Enclosure 6**.

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

**/JUSTIFICATIONS .....**

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<sup>5</sup> Parking spaces for private cars are available for parking private cars, taxis and vans (subject to sufficient space of the parking spaces).

## JUSTIFICATIONS

### *Sports Centre*

6. At present, there are seven sports centres<sup>6</sup> in Sha Tin District, serving a population of around 702 800. The average usage rate of the multi-purpose arena of the aforesaid sports centres stood at about 97% in the past three years, reflecting a keen demand for additional sports facilities in the district. Given that the proposed sports centre in Area 103, Ma On Shan is easily accessible with close proximity to several densely populated public and private housing estates in the area, such as Yiu On Estate, Kam Hay Court, Kam Ying Court, Sunshine City, Bayshore Towers, Ma On Shan Centre, Park Belvedere, The Met. Blossom and Fu Fai Garden, it will help alleviate the shortfall of sports centres in the district and provide an additional venue for schools<sup>7</sup> and sports organisations to organise more sports training courses and competitions. This is in line with the Government's policy to promote greater participation in sports.

7. In addition, in support of promoting urban sports that are popular among young people as announced in the Chief Executive's 2022 Policy Address, the proposed sports centre will provide venues for urban sports such as sport climbing, 3-on-3 basketball, futsal and breaking.

### *Indoor Heated Swimming Pools*

8. There are currently three swimming pool complexes in Sha Tin District, namely Ma On Shan Swimming Pool, Sha Tin Jockey Club Swimming Pool and Hin Tin Swimming Pool. Heated pool facilities are only provided in the latter two whereas the Ma On Shan Swimming Pool has no heated pool facility. Residents in Ma On Shan have to travel to Sha Tin Town Centre or Tai Wai during the winter season for using the heated swimming pool facilities. The overall attendance of Sha Tin Jockey Club Swimming Pool and Hin Tin Swimming Pool during the winter season (i.e. from November to the following March) has been in an increasing trend in the past decade, progressing from 207 920 in 2014-15 to 232 878 in 2023-24. The provision of additional indoor heated swimming pool facilities under the proposed project would help promote year-round swimming in the community and provide the local residents in Ma On Shan area with a safe and comfortable swimming environment during inclement weather in summer months, thereby meeting their strong demand on such facilities. In addition, the proposed two training pools and one teaching pool will be of different water /depths .....

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<sup>6</sup> The seven sports centres are Heng On Sports Centre, Hin Keng Sports Centre, Ma On Shan Sports Centre, Mei Lam Sports Centre, Yuen Wo Road Sports Centre, Yuen Chau Kok Sports Centre and Che Kung Temple Sports Centre.

<sup>7</sup> At present, there are 45 primary schools and 48 secondary schools in Sha Tin District with over 62 000 students in 2023-24. Amongst them, 12 primary schools and 14 secondary schools are located in Ma On Shan area.

depths in order to accommodate the needs of citizens of different ages and levels of swimming proficiency, especially the elderly and children.

*Hong Kong Public Libraries New Book Centre*

9. At present, the acquisition and cataloging of new library materials as well as the sorting and dispatch of library materials returned by patrons are handled in three offices, viz. Technical Processing Unit (situated at Sheung Wan Municipal Services Building), Book Sorting Unit (situated at the Hong Kong Central Library in Causeway Bay) and Book Processing Centre (situated at Wang Cheong Building in Cheung Sha Wan), while the end-processing work is completed at individual libraries. HKPL plans to reprovision and merge the above three offices, together with ESP, to form the proposed NBC, in order to achieve synergy, enhance use of resources and provide library services of higher quality for the public.

10. NBC will centrally process and distribute library materials, including new library materials and library materials returned by patrons, in a one-stop fashion for the entire system of HKPL. All processing procedures of new library materials will be completed at NBC. The library materials will be shelf-ready when they reach individual libraries so that their turn-around time will be shortened and patrons can borrow them sooner. Besides, individual libraries can release the spaces originally used for the end-processing work, thereby having more flexibility in planning and deployment of facilities and library services, and in turn providing more efficient and cost-effective services to the public. Separately, the library materials returned by patrons will be centrally sorted by a radio frequency identification-enabled central sorter and distributed to individual libraries, and this will help shorten their turn-around time as well. To further cultivate the love and care for books among students, docent tours introducing new book processing will be arranged for schools as well as other cultural and educational organisations.

11. ESP in NBC is a brand-new public library facility provided with a display area of new books for lending and a reading zone for readers to browse and borrow new books as well as return books by using self-service facilities. The opening hours of the new facility will be longer than those of Ma On Shan Public Library. The new facility will also be equipped with a multi-purpose activities room and an area for display which can be used to stage a variety of activities for promotion of reading culture, such as book display, subject talks and workshops. To encourage parent-child reading, a parent-child reading zone will also be provided at ESP.

*/Community .....*

*Community Hall*

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

13. At present, Sha Tin District has a population of around 702 800, of which around 212 400 residents live in the Ma On Shan area. The Ma On Shan area is served by one community centre (i.e. the Heng On Estate Community Centre) and one CH (i.e. the Lee On Community Hall) managed by the Home Affairs Department (HAD). In response to rising demand from local residents and organisations for venues for holding meetings and events, a standard CH as part of the Amenity Complex is proposed by HAD.

*Sha Tin District Office's Ma On Shan Sub-office*

14. STDO now operates in three offices including the main office on the 4/F of the Sha Tin Government Offices, the Home Affairs Enquiry Centre on the G/F of the same building and MOS S/O, an out-stationed sub-office in Ma On Shan area. The MOS S/O, headed by a liaison team and supported by a group of clerical staff, maintains the liaison network in Ma On Shan and acts as a focal point for community building and service as an area sub-office. It also provides a government information counter and declaration or oath/affirmation service to facilitate members of the public. Apart from serving the current in-area residents of around 212 400, the MOS S/O also caters for the needs of some 15 000 residents living in Sai Kung North boundary owing to its direct geographical linkage and proximity to the Ma On Shan New Town. The patronage of the public to the MOS S/O for general enquiries on various government services has always been high and the public demand for the declaration or oath/affirmation service administered by the MOS S/O has all along been keen.

15. In the absence of other suitable government premises, STDO has entered into a lease agreement with a private property developer for hiring a commercial premises at MOS Town (formerly known as Sunshine City) since 1996 to accommodate and operate the MOS S/O. For the sake of prudent use of public money, re-provisioning of the MOS S/O in the Amenity Complex is considered more suitable and appropriate than renting office space to serve the strong local demand and the rising population in the district.

/Public .....

*Public Vehicle Park*

16. To relieve the parking demand in the area, a public vehicle park providing a total of 354 parking spaces for light goods vehicles, light buses, coaches, private cars and motorcycles in the Amenity Complex is proposed in accordance with the “single site, multiple use” principle.

**FINANCIAL IMPLICATIONS**

17. We estimate the capital cost of the project to be \$2,888.4 million in MOD prices, broken down as follows –

	<b>\$million (in MOD prices)</b>
(a) Site works	9.0
(b) Foundation <sup>8</sup>	225.3
(c) Basement <sup>9</sup>	160.5
(d) Building <sup>10</sup>	1,092.7
(e) Building services <sup>11</sup>	741.2
(f) Energy conservation, green and recycled features	45.4
(g) Drainage	12.2
(h) External works	45.9
	/(i) .....

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<sup>8</sup> Foundation works cover construction of piles, and all related tests and monitoring.

<sup>9</sup> Basement works cover construction of basement enclosure, waterproofing and excavation works.

<sup>10</sup> Building works cover construction of substructure and superstructure of the Amenity Complex.

<sup>11</sup> Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift and escalator installation, and other miscellaneous installations.



		\$million (in MOD prices)
(i)	Furniture and equipment <sup>12</sup>	86.0
(j)	Consultants’ fees for	63.1
	(i) contract administration <sup>13</sup>	50.7
	(ii) management of resident site staff (RSS)	12.4
(k)	Remuneration of RSS	144.5
(l)	Contingencies	262.6
Total		2,888.4

18. We propose engaging consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimates for consultants’ fees and RSS costs by man-months is at **Enclosure 7**.

19. We adopt the design principle of “fitness for purpose and no frills” to construct the Amenity Complex as an eight-storey building (including eight above-ground floors and one basement floor). Throughout the process, we have considered different options and optimised the designs (including the foundation design), reducing the number of basement floors as well as minimizing the depth of excavation to improve cost-effectiveness. The construction floor area (CFA) of the proposed project is about 49 280 m<sup>2</sup>. The estimated construction unit cost, represented by building and building services costs, is \$30,276 per m<sup>2</sup> of CFA in the prices of September 2023<sup>14</sup>.

/20. ....

<sup>12</sup> The estimated cost is based on an indicative list of furniture and equipment required.

<sup>13</sup> The estimated fee covers quantity surveying, site supervision, project management, etc.

<sup>14</sup> The construction unit cost of the proposed project is within the range of the construction unit cost of similar government projects at approximately \$29,500 per m<sup>2</sup> to \$40,600 per m<sup>2</sup> in the prices of September 2023.

20. Subject to funding approval, we plan to phase the expenditure as follows  
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Year	\$ million (in MOD prices)
2024-25	37.4
2025-26	148.5
2026-27	305.9
2027-28	698.5
2028-29	956.4
2029-30	225.0
2030-31	209.4
2031-32	197.7
2032-33	109.6
	<hr/> 2,888.4 <hr/>

21. 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 2024 to 2033. We will take forward the construction works under New Engineering Contract (NEC) form<sup>15</sup>. We plan to award the contract on a lump-sum basis as we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

22. We estimate the additional annual recurrent expenditure arising from the proposed project to be \$127.67 million. The capital and recurrent costs arising from the project will be taken into consideration when setting the fees and charges in the future.

/PUBLIC .....

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<sup>15</sup> NEC is a suite of contracts developed by the Institution of Civil Engineers in the United Kingdom. It is a contract form that emphasises a spirit of mutual trust, cooperation and collaborative risk management between contract parties.

## PUBLIC CONSULTATION

23. Sha Tin District Council (STDC) was consulted on the proposed project scope at the meetings of its former Culture, Sports and Community Development Committee on 26 October 2017 and 5 July 2018. Members supported the proposed project scope and urged the Government for its early implementation. The former Legislative Council (LegCo) Panel on Home Affairs was also consulted on 20 January 2020 for the pre-construction activities of this project. Members supported the submission of the funding approval of the pre-construction activities to the Public Works Subcommittee (PWSC) and funding approval was given by the FC on 10 July 2020 subsequently. The pre-construction activities of this proposed project has commenced in December 2020 and are expected to be completed in the third quarter of 2024. In addition, the former Culture, Recreation and Sports and Community Facilities Management Committee (CRSCFMC) of STDC was further consulted on the conceptual design on 11 January 2022. Members has showed support for this project<sup>16</sup>, which is widely welcomed by the local community.

24. We consulted the LegCo Panel on Home Affairs, Culture and Sports (HACS) on 5 February 2024. Members supported the proposed project and the submission of the funding proposal to PWSC for consideration. In response to the questions raised by Members at the meeting, we provided supplementary information to the HACS Panel on 28 March 2024.

## ENVIRONMENTAL IMPLICATIONS

25. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have completed a Preliminary Environmental Review (PER). The PER concluded and the Director of Environmental Protection agreed that the proposed project would not cause long-term adverse environmental impacts. We have included in the project estimates the cost of implementing suitable mitigation measures to control short-term environmental impacts during construction.

26. We will stipulate in the works contract that the contractor is required to control the nuisance caused by noise, dust, and site run-off during construction in compliance with established standards and guidelines by implementing appropriate mitigation measures. These include the use of Quality Powered Mechanical Equipment, silencers or mufflers, and movable noise barriers or enclosures during noisy construction works; maintaining close liaison with neighbouring schools to avoid noisy  
/construction .....

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<sup>16</sup> After reviewing the detailed design of the project, we consulted the former CRSCFMC of STDC on 3 May 2022 on the revised scope, including the replacement of the jacuzzi originally proposed with a training pool (25 metres × 10 metres). Members had no objection.

construction activities during examination periods; frequent cleaning and watering of the site, and provision of wheel washing facilities to minimise dust emission; and proper treatment of site run-off to avoid illegal discharge.

27. 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 (e.g. use of excavated materials for filling within the site) on site or at other suitable construction sites as far as possible in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>17</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.

28. At the construction stage, we will require the contractor to submit for the Government's approval a plan setting out the 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 of waste management, and require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will monitor the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

29. We estimate that the proposed project will generate in total about 116 830 tonnes of construction waste. Of these, we will reuse about 800 tonnes (0.7%) of inert construction waste on site and deliver around 108 880 tonnes (93.2 %) of inert construction waste to PFRFs for reuse in other projects. We will transport the remaining 7 150 tonnes (6.1 %) of non-inert construction waste to landfills for disposal. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$12.1 million for the proposed project (based on a unit charge rate of \$87 per tonne for disposal at PFRFs and \$365 per tonne at landfills as stipulated in Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)) and Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Amendment of Schedules) Notice 2023.

**/HERITAGE .....**

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<sup>17</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.

**HERITAGE IMPLICATIONS**

30. The proposed project will not affect any heritage site, 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 graded items and government historic sites identified by Antiquities and Monuments Office.

**LAND ACQUISITION**

31. The proposed project will only involve government land and no resumption of private land is required.

**ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

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

- (a) high efficiency chiller;
- (b) demand control of supply air;
- (c) heat pump;
- (d) photovoltaic system; and
- (e) solar water heating system.

33. For greening features, we will provide landscaping and greening features at appropriate areas for environmental and amenity benefits.

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

/35. ....

35. The total estimated cost for adoption of the above measures and features is around \$45.4 million (including \$16.9 million for energy efficient features), which has been included in the cost estimate of the proposed project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about nine years.

## BACKGROUND INFORMATION

36. On 10 July 2020, FC approved the upgrading of part of **69RG** as **70RG**, entitled “Amenity complex in Area 103, Ma On Shan – pre-construction activities”, to Category A at an approved estimated cost of \$74.3 million in MOD prices for preparatory work, including design work for the Amenity Complex (including study to facilitate design work), public engagement and consultation, and preparation of tender documents (including tender drawings) as well as assessment of tenders for the construction works of the Amenity Complex. The above pre-construction activities have facilitated the finalisation of the project scope and cost estimate of the project for seeking FC’s funding approval.

37. Of the existing 17 trees within and adjacent to the project boundary, 4 trees will be retained. The proposed project will involve felling 13 trees, all of which are common trees that are not trees of particular interest<sup>18</sup>. We will incorporate planting proposals as part of the project, including planting 13 trees, 39 926 shrubs, 1 290 climbers and 58 655 groundcovers.

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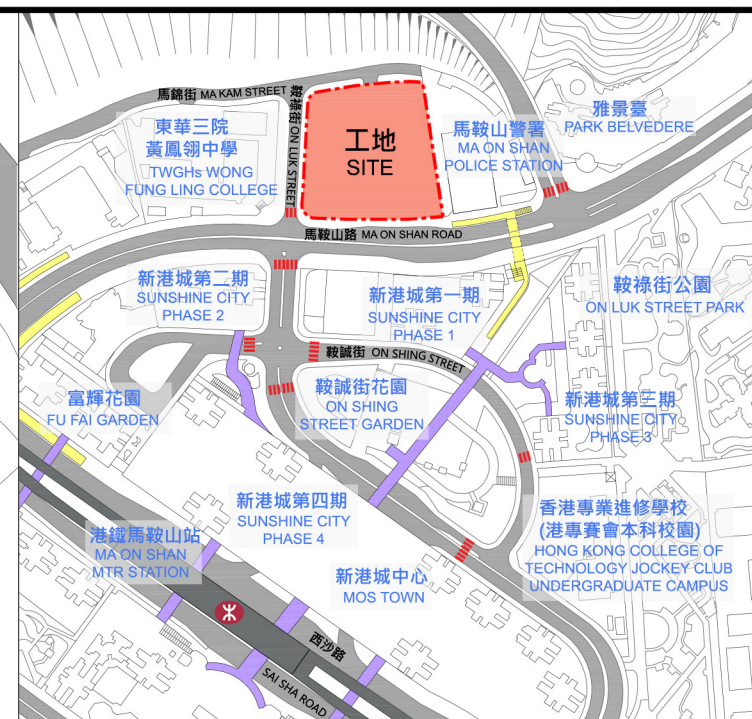
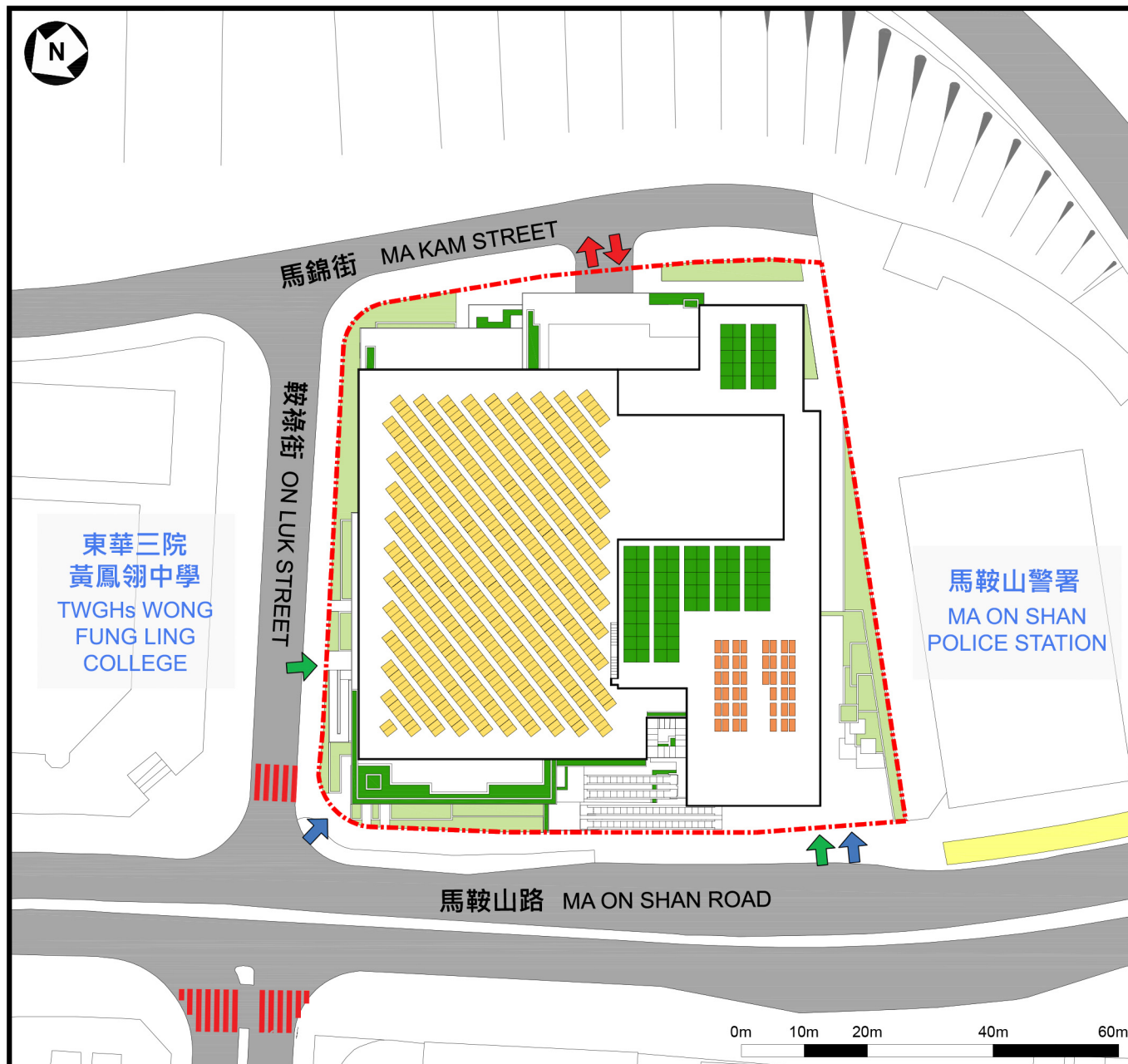
<sup>18</sup> “Trees of particular interest” are defined in paragraph 3.3 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows -

- Trees in the Register of Old and Valuable Trees and trees that are potentially registerable therein;
- 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 the Countryside Ordinance (Cap. 96);
- Well-known Fung Shui trees;
- Landmark trees with evidential records to support the historical or cultural value of the trees;
- Trees which may arouse widespread public concerns; and
- Trees which may be subject to strong local objections on removal.

38. We estimate that the proposed works will create about 370 jobs (320 for labourers and 50 for professional or technical staff), providing a total employment of 14 100 man-months.

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Culture, Sports and Tourism Bureau  
May 2024



位置圖  
LOCATION PLAN

圖例 LEGEND

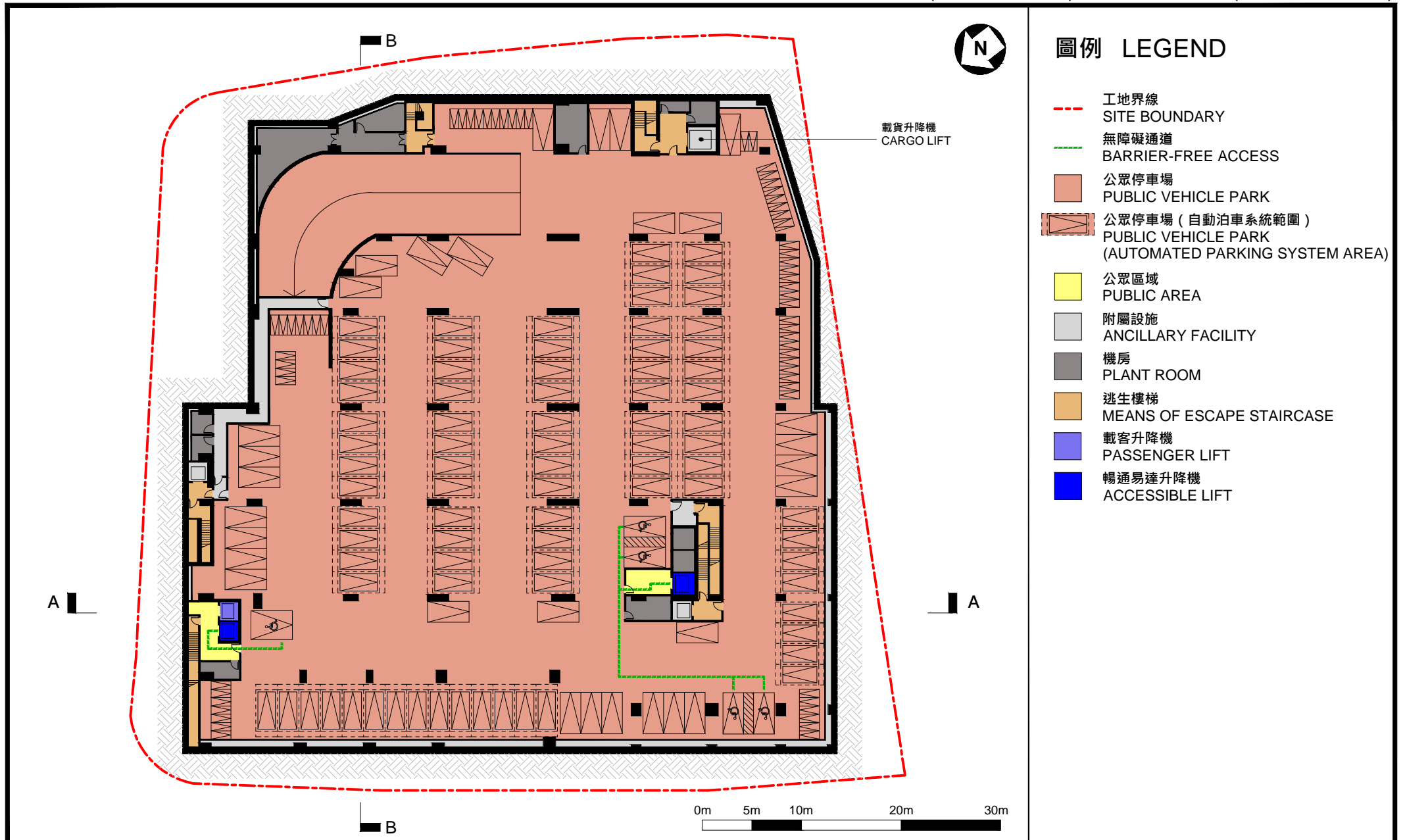
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|  | 工地界線<br>SITE BOUNDARY                              |  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT              |
|  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS                |  | 光伏板<br>PHOTOVOLTAIC PANEL                        |
|  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT             |  | 太陽能集熱器<br>SOLAR COLLECTOR                        |
|  | 現有蓋行人天橋<br>EXISTING COVERED PEDESTRIAN FOOTBRIDGE  |  | 地面綠化<br>AT-GRADE GREENING                        |
|  | 現有行人隧道<br>EXISTING PEDESTRIAN SUBWAY               |  | 綠化天台 / 綠化範圍<br>LANDSCAPED ROOF / LANDSCAPED AREA |
|  | 現有地面行人過路處<br>EXISTING AT-GRADE PEDESTRIAN CROSSING |  |  |

工地平面圖  
SITE PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

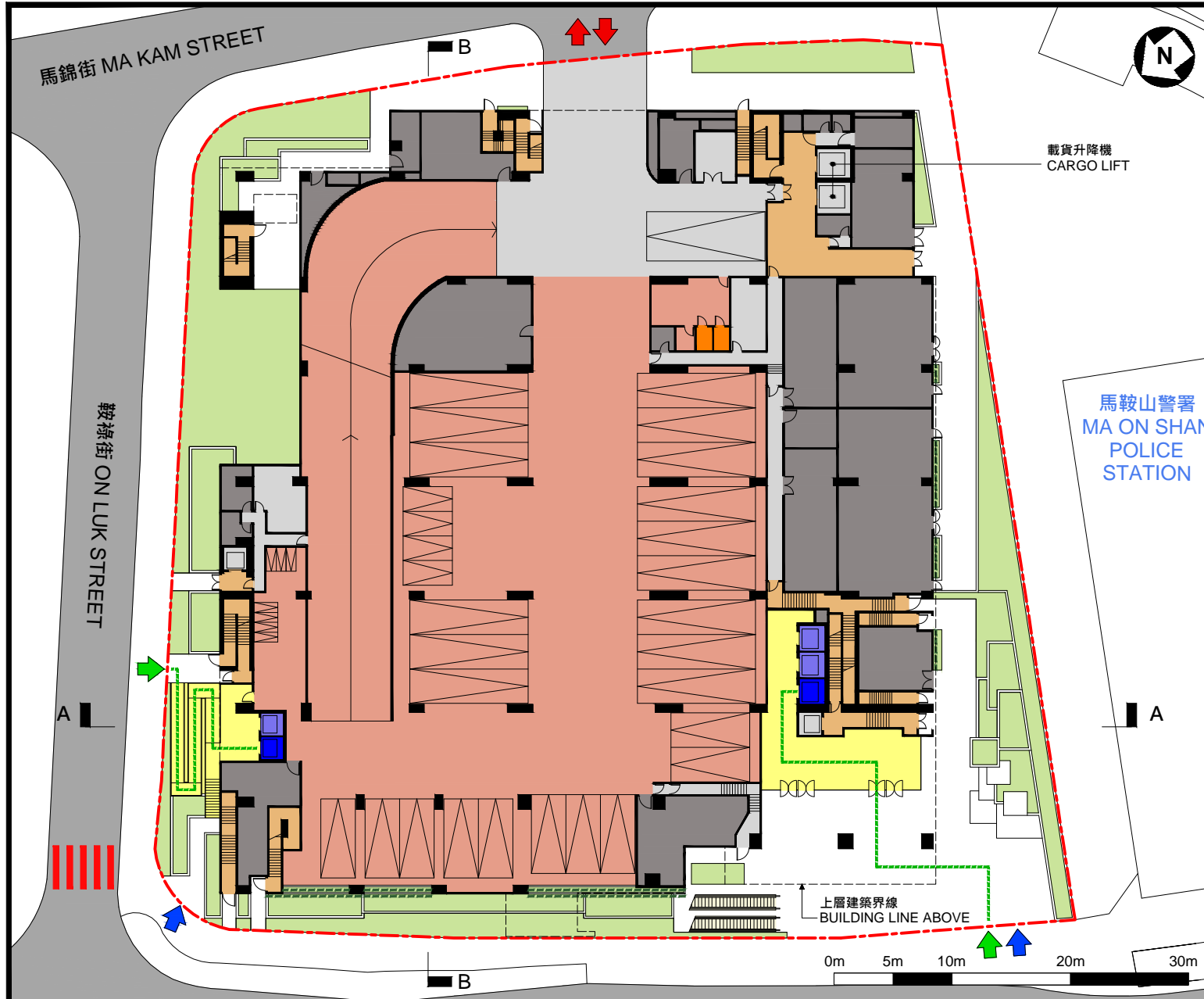




地庫平面圖  
BASEMENT FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



## 圖例 LEGEND

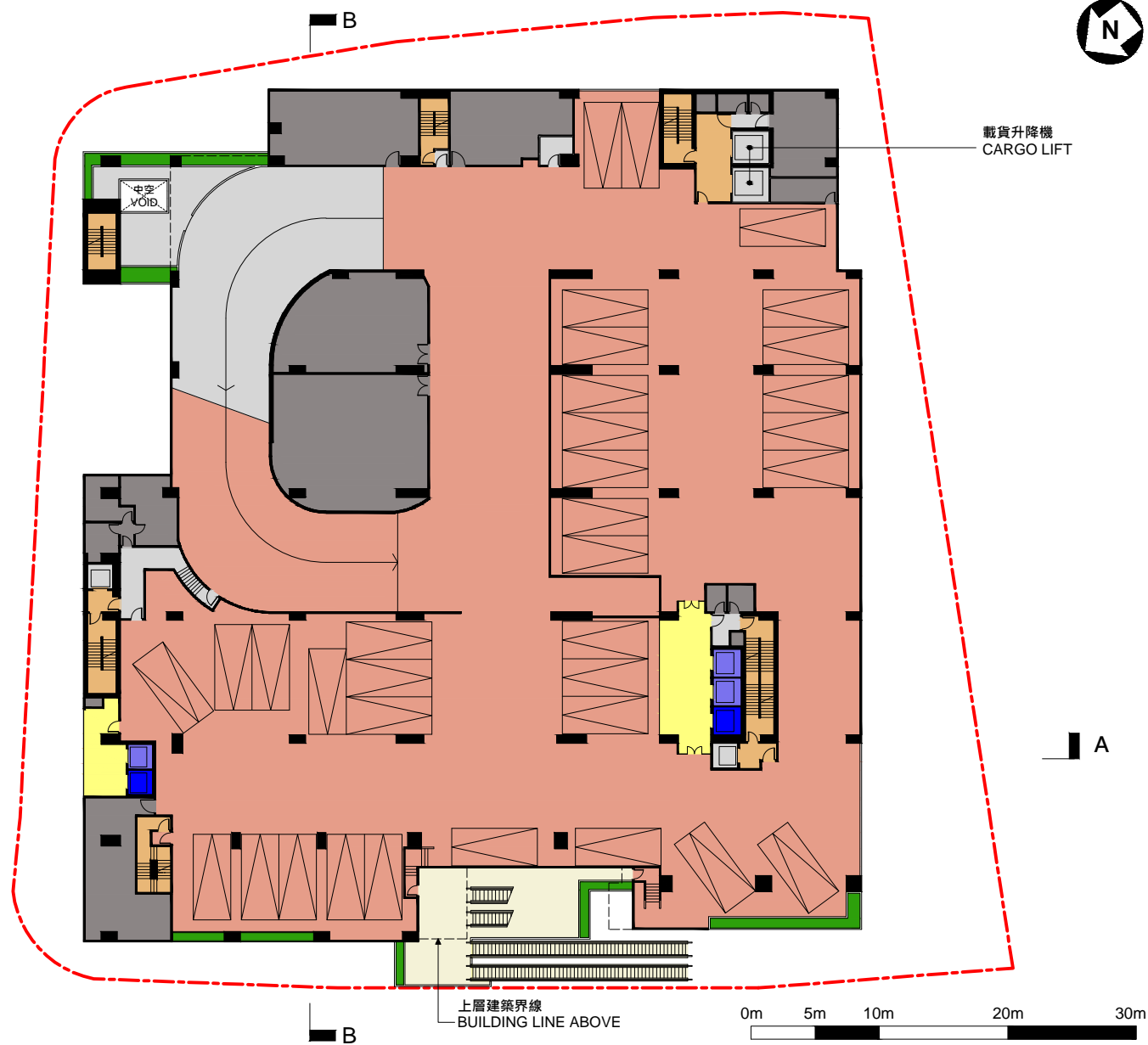
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SITE BOUNDARY
- 無障礙通道  
BARRIER-FREE ACCESS
- |||| 現有地面行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING
- ↑ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- 公眾停車場  
PUBLIC VEHICLE PARK
- 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
- 公眾區域  
PUBLIC AREA
- 地面綠化  
AT-GRADE GREENING
- 垂直綠化  
VERTICAL GREENING
- 附屬設施  
ANCILLARY FACILITY
- 機房  
PLANT ROOM
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 載客升降機  
PASSENGER LIFT
- 暢通易達升降機  
ACCESSIBLE LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET

地下平面圖  
GROUND FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

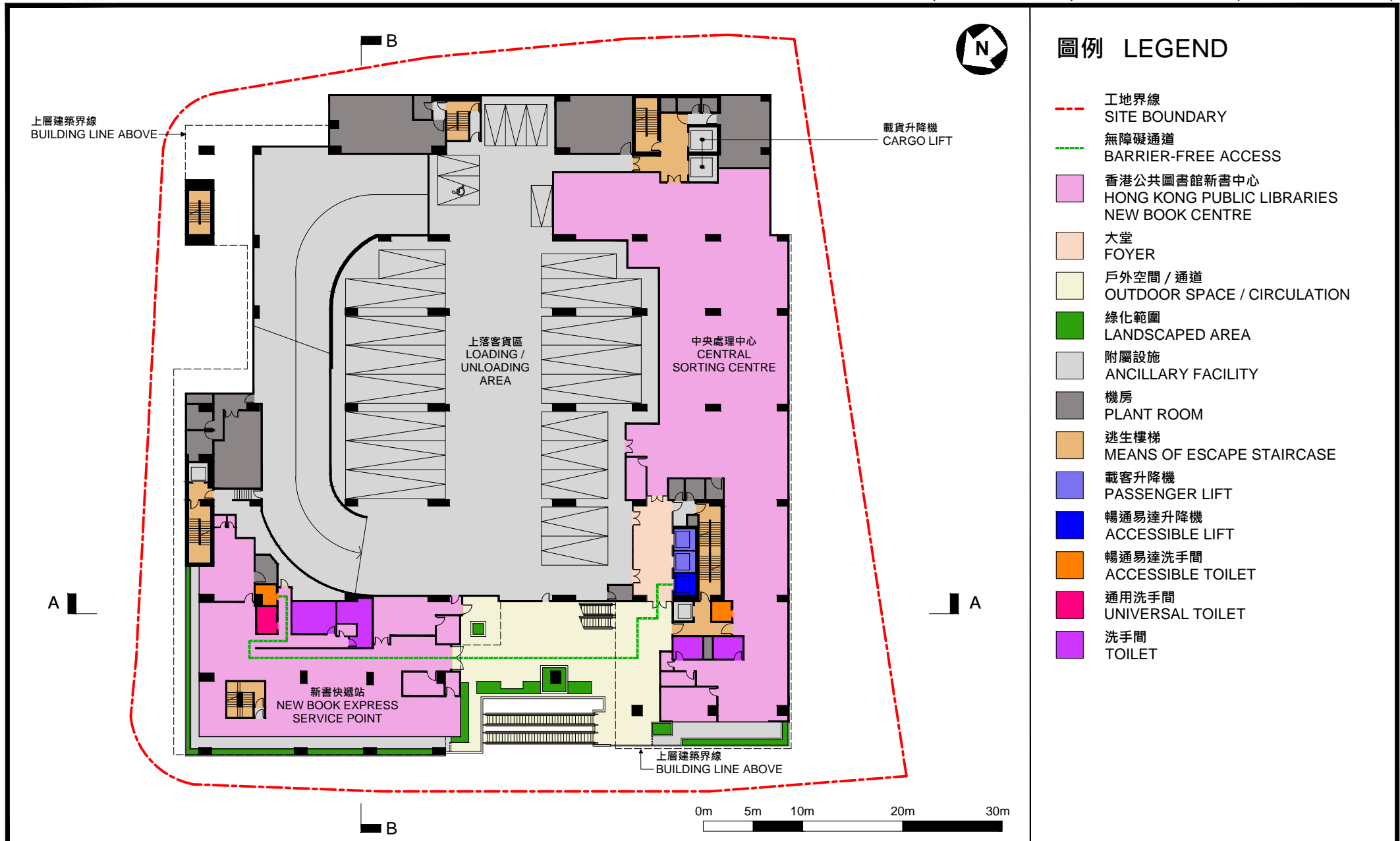


## 圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 公眾停車場  
PUBLIC VEHICLE PARK
- 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
- 公眾區域  
PUBLIC AREA
- 綠化範圍  
LANDSCAPED AREA
- 附屬設施  
ANCILLARY FACILITY
- 機房  
PLANT ROOM
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 載客升降機  
PASSENGER LIFT
- 暢通易達升降機  
ACCESSIBLE LIFT

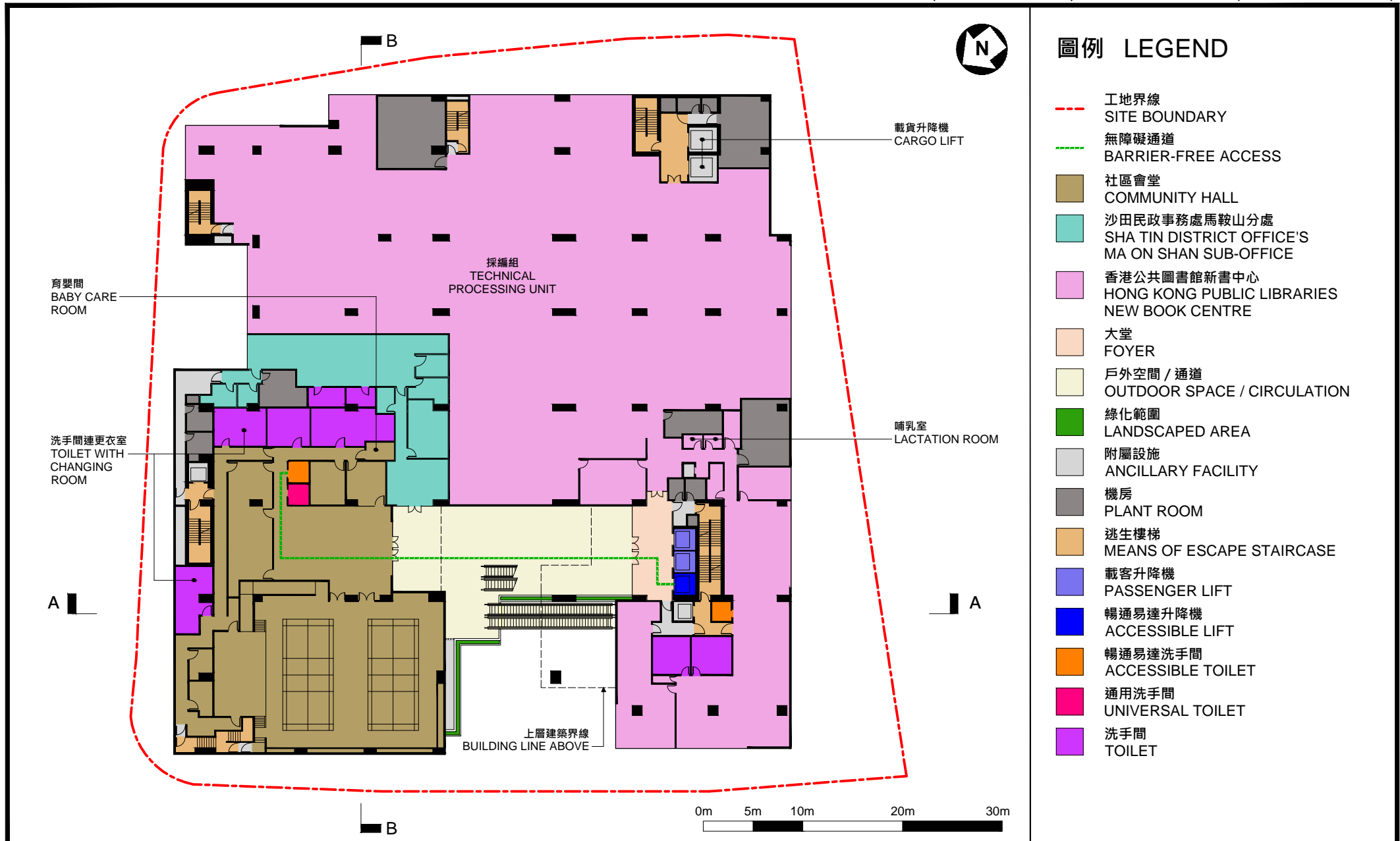
一樓平面圖  
FIRST FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



二樓平面圖  
SECOND FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



三樓平面圖  
THIRD FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN

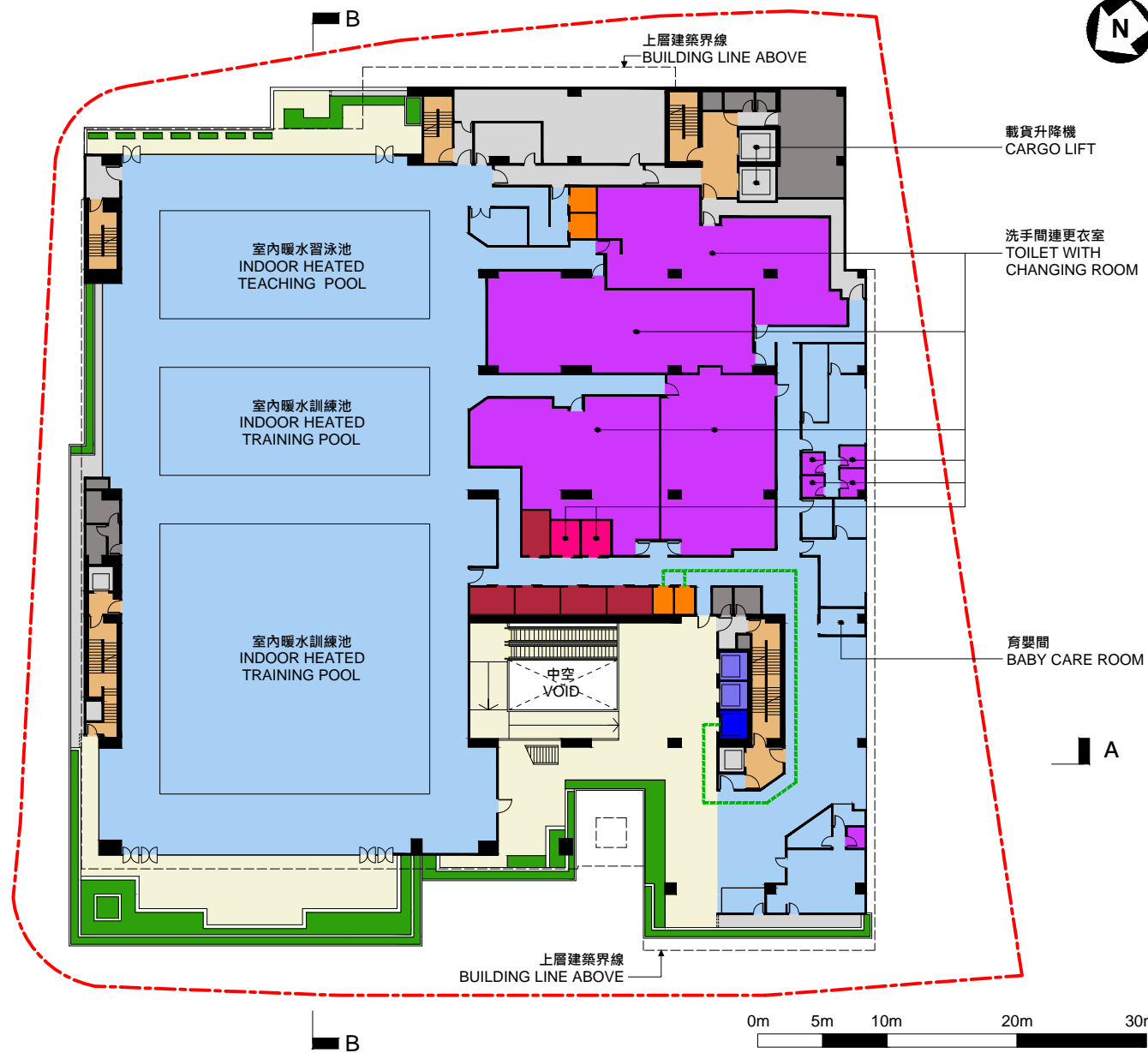


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SERVICES  
DEPARTMENT 建築署



四樓平面圖  
FOURTH FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



## 圖例 LEGEND

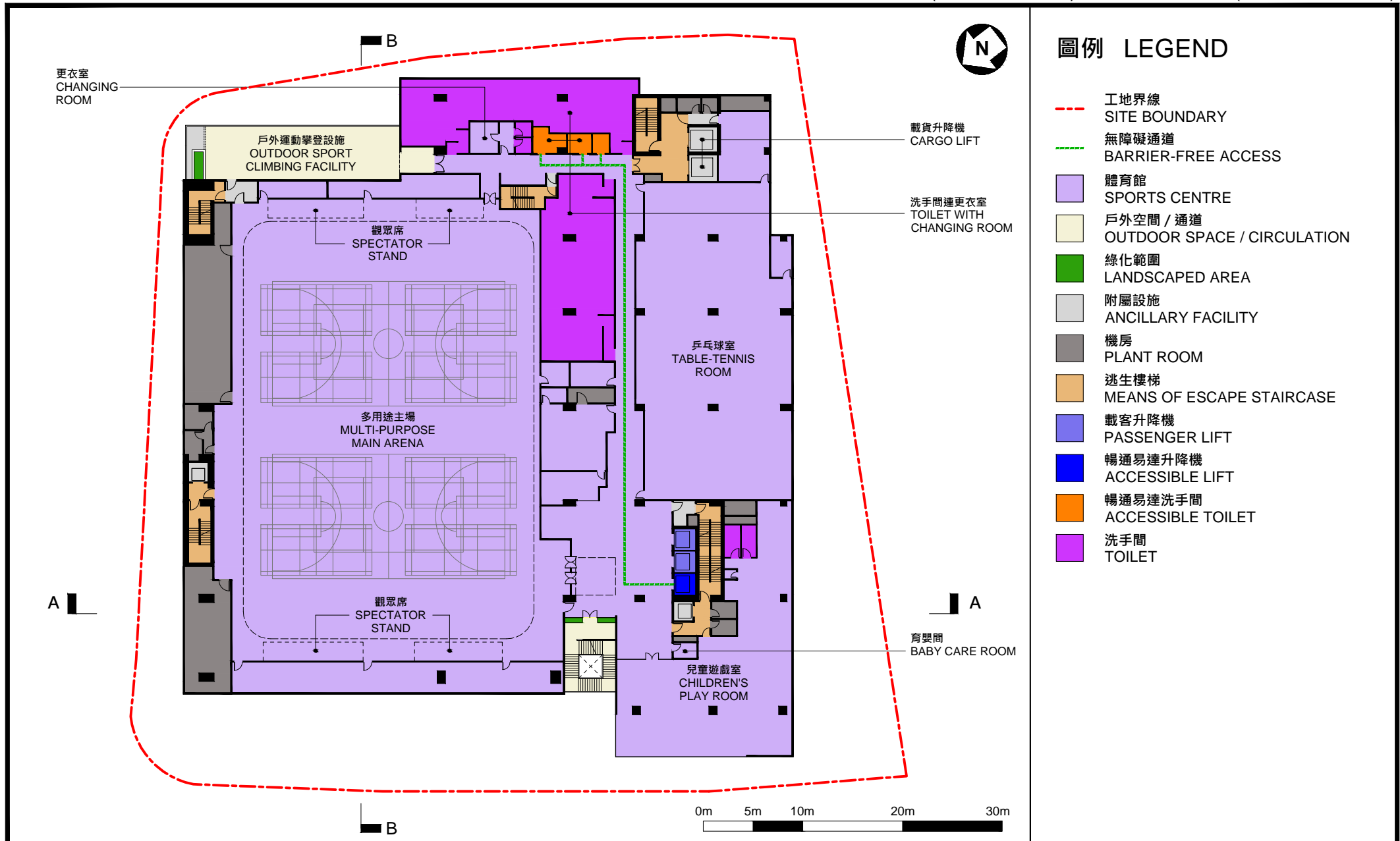
- 工地界線  
SITE BOUNDARY
- 無障礙通道  
BARRIER-FREE ACCESS
- 室內暖水游泳池  
INDOOR HEATED SWIMMING POOL
- 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
- 綠化範圍  
LANDSCAPED AREA
- 附屬設施  
ANCILLARY FACILITY
- 機房  
PLANT ROOM
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 載客升降機  
PASSENGER LIFT
- 暢通易達升降機  
ACCESSIBLE LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 通用洗手間  
UNIVERSAL TOILET
- 家庭洗手間連更衣室  
FAMILY TOILET WITH CHANGING ROOM
- 洗手間  
TOILET

五樓平面圖  
FIFTH FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



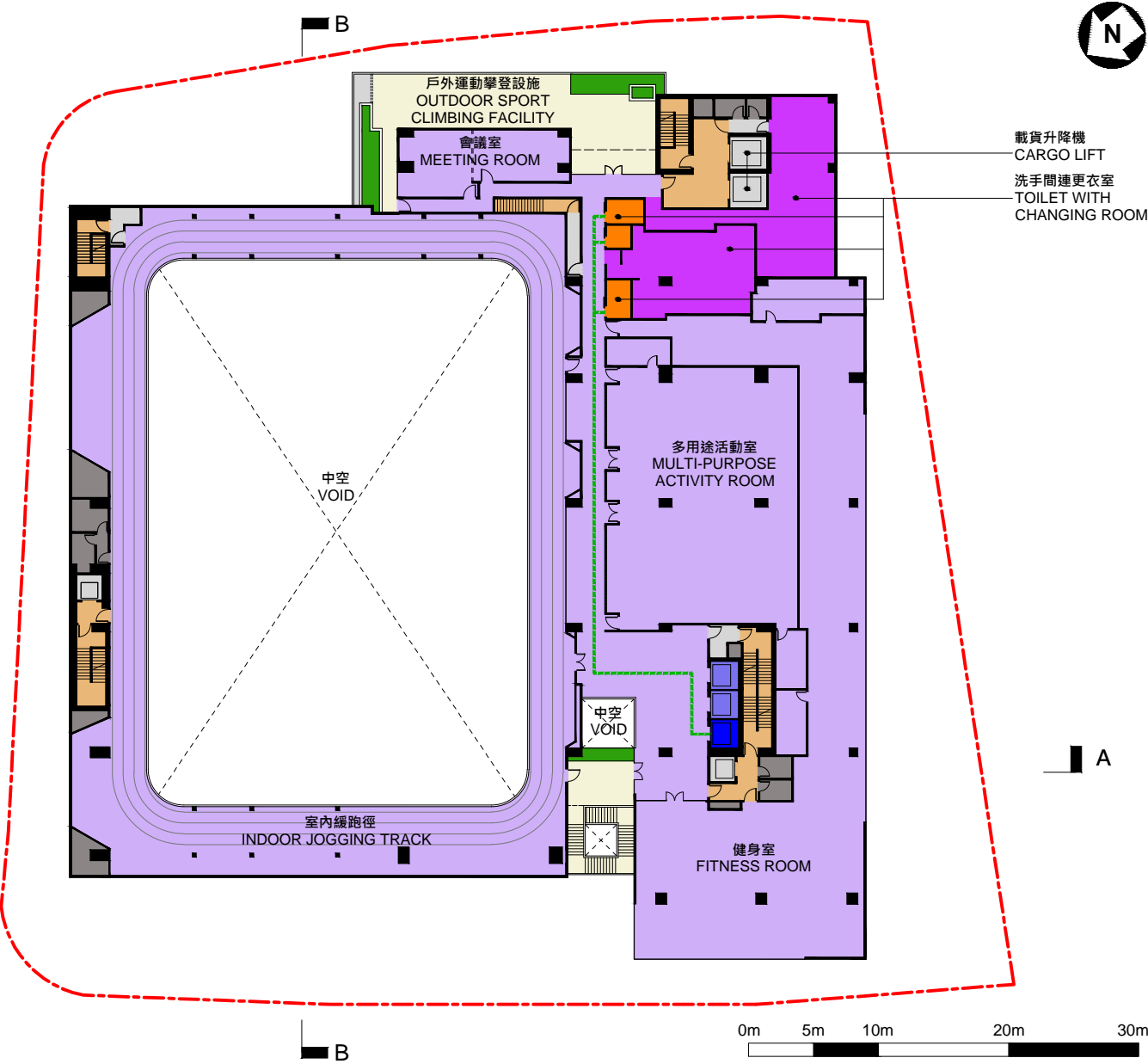
ARCHITECTURAL  
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DEPARTMENT 建築署



六樓平面圖  
SIXTH FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN





圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 無障礙通道  
BARRIER-FREE ACCESS
- 體育館  
SPORTS CENTRE
- 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
- 綠化範圍  
LANDSCAPED AREA
- 附屬設施  
ANCILLARY FACILITY
- 機房  
PLANT ROOM
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 載客升降機  
PASSENGER LIFT
- 暢通易達升降機  
ACCESSIBLE LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 洗手間  
TOILET

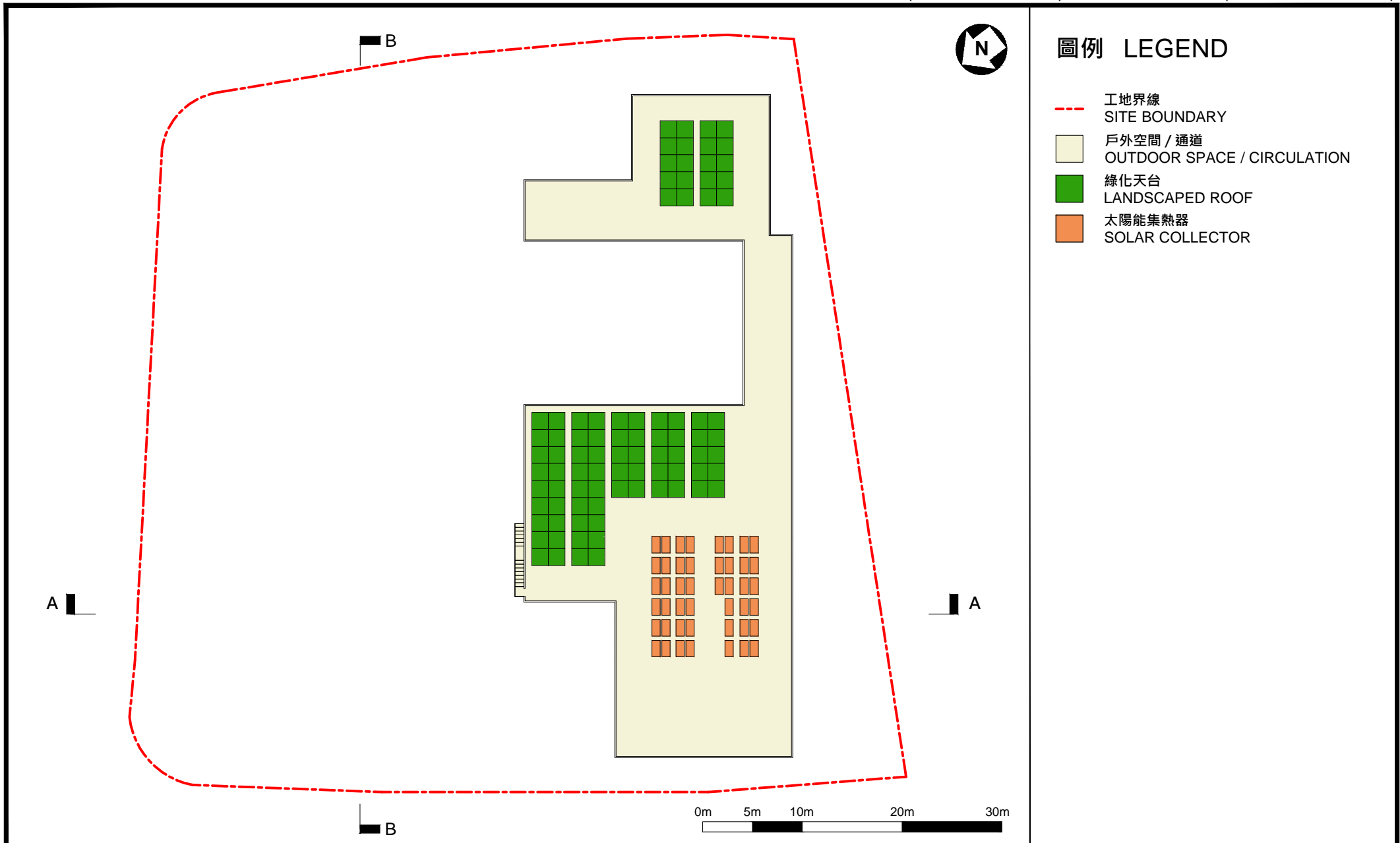
七樓平面圖  
SEVENTH FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



天台平面圖  
ROOF FLOOR PLAN

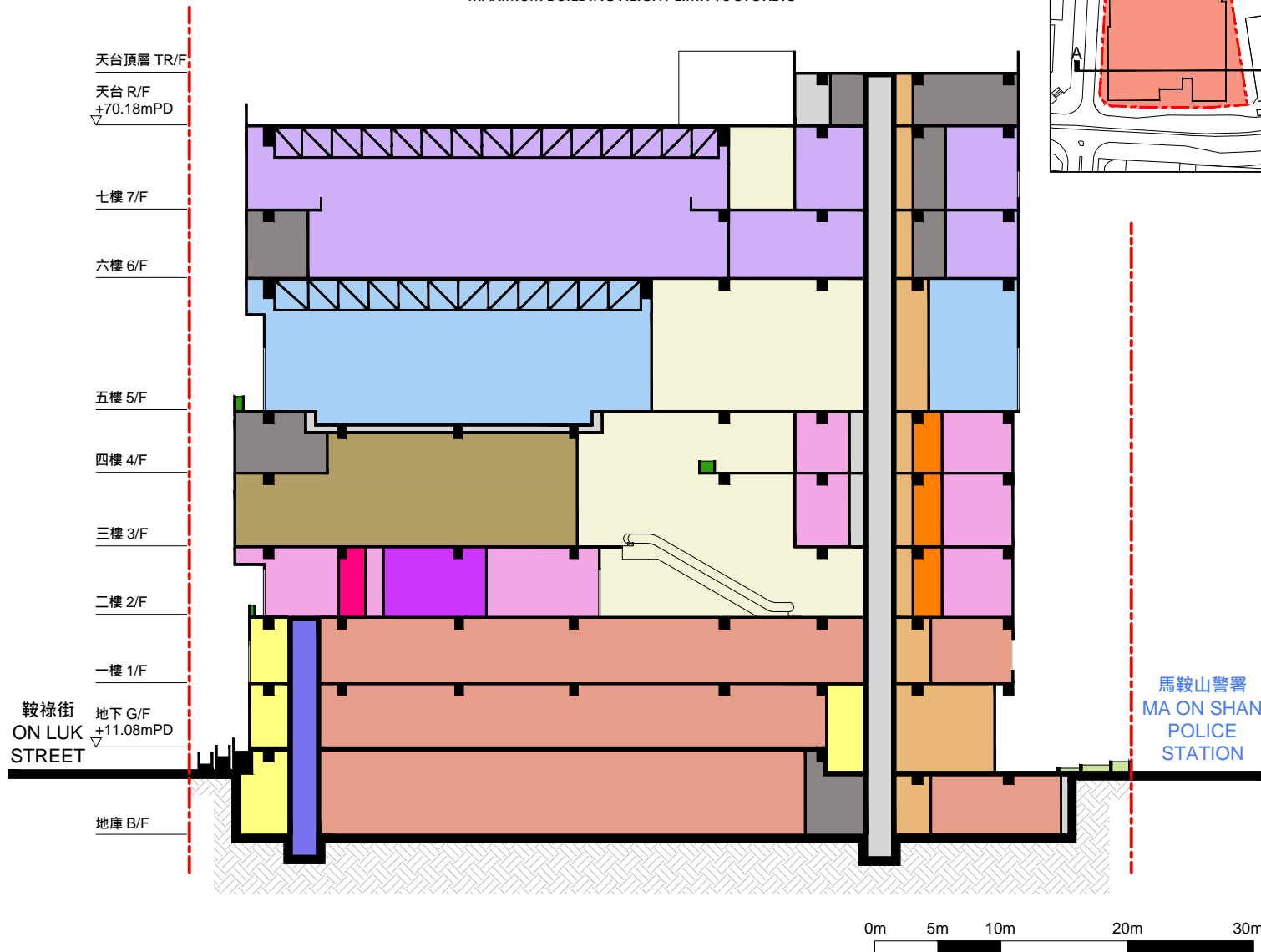
69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



天台頂層平面圖  
TOP ROOF FLOOR PLAN

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN

最高建築高度限制：8層  
MAXIMUM BUILDING HEIGHT LIMIT : 8 STOREYS



## 圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 體育館  
SPORTS CENTRE
- 室內暖水游泳池  
INDOOR HEATED SWIMMING POOL
- 社區會堂  
COMMUNITY HALL
- 香港公共圖書館新書中心  
HONG KONG PUBLIC LIBRARIES NEW BOOK CENTRE
- 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
- 公眾停車場  
PUBLIC VEHICLE PARK
- 公眾區域  
PUBLIC AREA
- 地面綠化  
AT-GRADE GREENING
- 綠化天台 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
- 附屬設施  
ANCILLARY FACILITY
- 機房  
PLANT ROOM
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 載客升降機  
PASSENGER LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 通用洗手間  
UNIVERSAL TOILET
- 洗手間  
TOILET

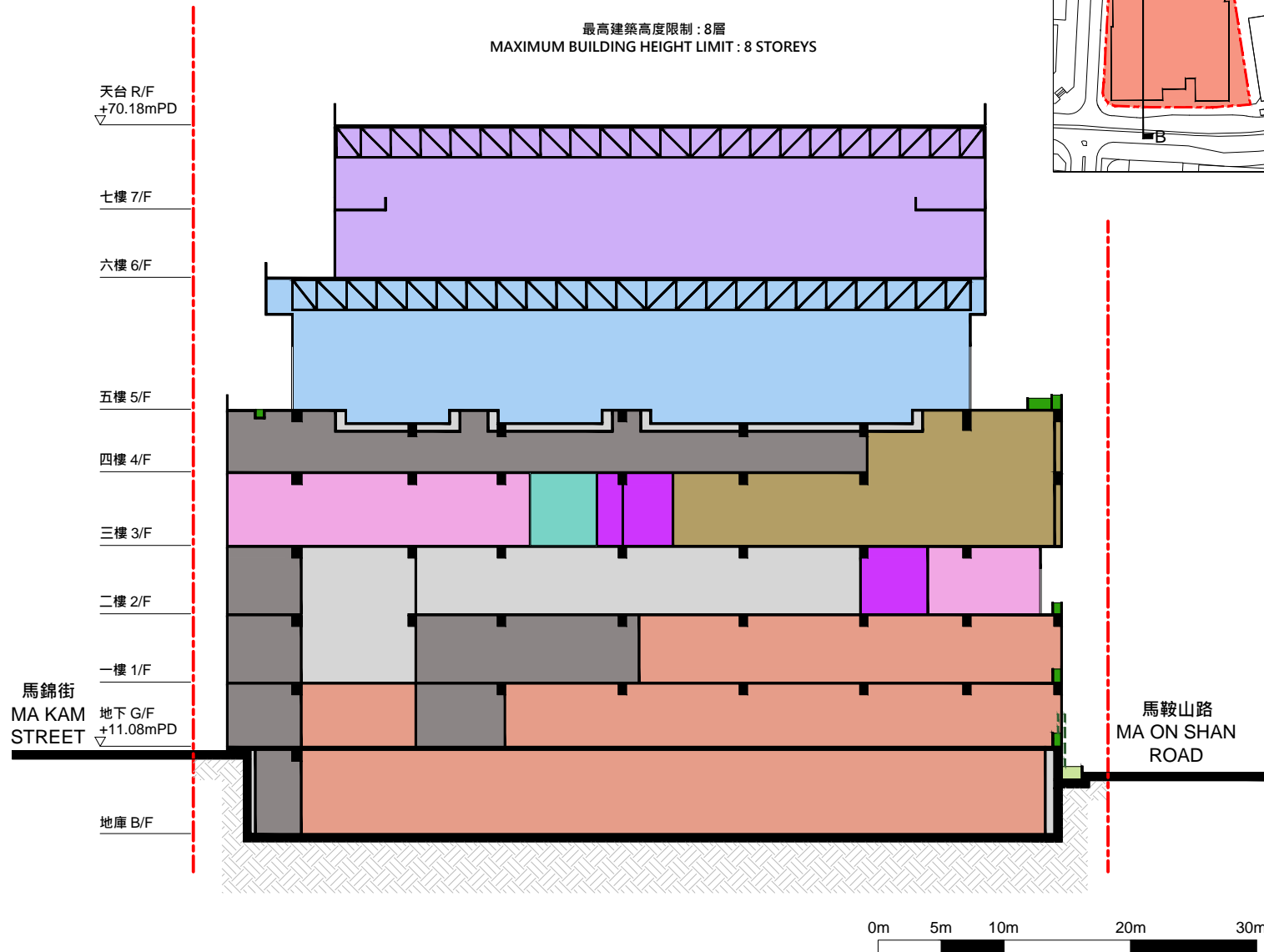
剖面圖 A-A  
SECTION A-A

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

最高建築高度限制：8層  
MAXIMUM BUILDING HEIGHT LIMIT : 8 STOREYS



## 圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 體育館  
SPORTS CENTRE
- 室內暖水游泳池  
INDOOR HEATED SWIMMING POOL
- 社區會堂  
COMMUNITY HALL
- 沙田民政事務處馬鞍山分處  
SHA TIN DISTRICT OFFICE'S  
MA ON SHAN SUB-OFFICE
- 香港公共圖書館新書中心  
HONG KONG PUBLIC LIBRARIES  
NEW BOOK CENTRE
- 公眾停車場  
PUBLIC VEHICLE PARK
- 地面綠化  
AT-GRADE GREENING
- 綠化天台 / 綠化範圍  
LANDSCAPED ROOF /  
LANDSCAPED AREA
- 垂直綠化  
VERTICAL GREENING
- 附屬設施  
ANCILLARY FACILITY
- 機房  
PLANT ROOM
- 洗手間  
TOILET

剖面圖 B-B  
SECTION B-B

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



ARCHITECTURAL  
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從馬鞍山路望向大樓的構思透視圖  
PERSPECTIVE VIEW FROM MA ON SHAN ROAD

構思圖  
ARTIST'S IMPRESSION

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



ARCHITECTURAL  
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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
- 現有有蓋行人天橋  
EXISTING COVERED PEDESTRIAN FOOTBRIDGE
- 現有行人隧道  
EXISTING PEDESTRIAN SUBWAY
- |||| 現有地面行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有巴士站  
EXISTING BUS STOP
- 現有小巴站  
EXISTING MINIBUS STOP
- 出 港鐵站出入口  
MTR STATION ENTRANCE / EXIT
- ↑ 暢通易達升降機  
ACCESSIBLE LIFT

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

69RG  
馬鞍山第103區綜合設施大樓  
AMENITY COMPLEX IN AREA 103, MA ON SHAN



ARCHITECTURAL  
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**Brief description of the proposed facilities**

<b>Proposed facilities</b>	<b>Brief Description</b>
(a) Sports Centre	<ul style="list-style-type: none"> <li>• A multi-purpose arena that could be used as one handball court or one futsal pitch or two basketball courts or two volleyball courts or eight badminton courts and a spectator stand with about 200 seats.</li> <li>• A fitness room with provision of smart and inclusive fitness equipment, including fitness bikes, treadmills, climbers, dumbbells and other types of fitness equipment for cardio fitness and strength training.</li> <li>• Two multi-purpose activity rooms for activities such as yoga, dancing, etc.</li> <li>• A table-tennis room with six table-tennis tables.</li> <li>• An indoor children's play room with innovative and inclusive play equipment, play panels and soft toys, targeting children aged from 4 to 9.</li> <li>• An indoor jogging track of about 175 metres long and 3.22 metres width above the multi-purpose arena and surrounding the area.</li> <li>• An outdoor sport climbing facility, including a lead wall with 4 lanes of approximately 12 metres wide x 15 metres high and a boulder wall of approximately 14.5 metres wide x 5 metres high to cater for the needs of all three disciplines of sport climbing (namely lead climbing, speed climbing and bouldering).</li> <li>• Ancillary facilities, including a management office, a booking office, toilets and changing facilities, a first aid room, a baby care room, storerooms, loading and unloading area, etc.</li> </ul>



(b) Indoor Heated Swimming Pools	<ul style="list-style-type: none"> <li>Three indoor heated pools, including               <ul style="list-style-type: none"> <li>(i) a training pool (25 metres x 25 metres with 10 lanes, each lane shall be 2.5 metres in width) with water depth ranges from 1.2 metres to 1.4 metres;</li> <li>(ii) a training pool (25 metres x 10 metres with 4 lanes, each lane shall be 2.5 metres in width) with water depth ranging from 0.9 metres to 1.2 metres; and</li> <li>(iii) a teaching pool (25 metres x 10 metres with 4 lanes, each lane shall be 2.5 metres in width) with water depth ranging from 0.7 metres to 0.9 metres.</li> </ul> </li> <li>Provides seating areas and warm-up areas, suitable for non-proficient swimmers and families to enjoy swimming all-year round.</li> <li>Ancillary facilities, including a swimming pool management office, toilets, changing facilities, a first aid room, a baby care room, a filtration plant room and storerooms, etc.</li> </ul>
(c) Hong Kong Public Libraries New Book Centre	<ul style="list-style-type: none"> <li>HKPL NBC will centrally process and distribute new library materials in a one-stop fashion for the entire system of HKPL. Docent tours introducing new book processing will be organised for schools as well as other cultural and educational organisations to promote love and care for books.</li> <li>ESP is a brand-new self-service library facility for the public. Apart from displaying new books for lending, there will be a multi-purpose activities room for staging reading promotion activities such as subject talks and workshops. A parent-child reading zone will also be set up in ESP.</li> </ul>
(d) Community Hall	<ul style="list-style-type: none"> <li>A standard CH with the following facilities, including               <ul style="list-style-type: none"> <li>(i) a multi-purpose hall with a seating</li> </ul> </li> </ul>

	<p>capacity of about 450 and a stage;</p> <p>(ii) a multi-purpose stage meeting room;</p> <p>(iii) a stage store room;</p> <p>(iv) male and female dressing rooms;</p> <p>(v) a multi-purpose conference room; and</p> <p>(vi) ancillary facilities including a management office with a store room, a baby care room and toilets, etc.</p> <ul style="list-style-type: none"> <li>• Provide venues for hosting district events and community building activities. In the event of natural disasters, emergencies and inclement weather, the proposed CH may also serve as a temporary shelter for those in need.</li> </ul>
(e) Sha Tin District Office's Ma On Shan Sub-office	<ul style="list-style-type: none"> <li>• There will be an office and a Home Affairs Enquiry Service Counter provided at the STDO MOS S/O.</li> <li>• Since 1996, STDO has entered into a lease agreement for hiring a commercial premise at MOS Town (formerly known as Sunshine City) to operate the MOS S/O to provide enquiry service as well as declaration or oath/affirmation service to members of the public in Ma On Shan area. The sub-office will be relocated to the Complex and continue its services to the public.</li> </ul>
(f) Public Vehicle Park	<ul style="list-style-type: none"> <li>• A total of 354 parking spaces, including 226 for private cars with automated parking system or traditional parking, 69 for motorcycles, 15 for coaches, and 44 for light goods vehicles and light buses. All parking spaces for private cars with traditional parking, motorcycles, light goods vehicles and light buses will be equipped with electric vehicle charging facilities; and</li> <li>• Ancillary facilities, including a shroff office.</li> </ul>

Remark: The detailed design of the above proposed facilities would be further discussed and confirmed with the contractor during the construction stage.

**69RG – Amenity Complex in Area 103, Ma On Shan – main works**

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2023 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	22.7
	Technical	—	—	—	18.5
	Sub-total				41.2#
(b) Resident site staff (RSS) costs (Note 3)	Professional	229	38	1.6	33.2
	Technical	1821	14	1.6	94.5
	Sub-total				127.7
Comprising -					
(i) Consultants' fees for management of RSS				10.1#	
(ii) Remuneration of RSS				117.6#	
<b>Total</b>					<b>168.9</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the staff cost of RSS supplied by the consultants (as at now, MPS salary point 38 is \$90,540 per month and MPS salary point 14 is \$32,430 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 **69RG**. The assignment will only be executed upon the FC's funding approval for upgrading **69RG** to Category A.
3. The consultants' fee and staff cost for site supervision are 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 17 of the main paper.