

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

**48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into
Fong Yuen Study Hall – Experiential Learning Centre**

**50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of
National History Education (CNHE) Youyou Villa**

Members are invited to recommend to the Finance Committee the upgrading of **48QW** and **50QW** to Category A at estimated costs of \$24.8 million and \$70.2 million in money-of-the-day prices respectively.

PROBLEM

The Fong Yuen Study Hall in Ma Wan and Homi Villa in Tsuen Wan, both being historic buildings, are yet to be revitalised for gainful use and appreciation by the public.

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 upgrading the following projects to Category A –

/(a)

- (a) **48QW** at an estimated cost of \$24.8 million in money-of-the-day (MOD) prices for the selected non-profit-making organisation (NPO), The Boys' Brigade, Hong Kong, to carry out the works to revitalise Fong Yuen Study Hall into an experiential learning centre to be named as "Fong Yuen Study Hall – Experiential Learning Centre"; and
- (b) **50QW** at an estimated cost of \$70.2 million in MOD prices for the selected NPO, National History Education (Hong Kong) Limited, to carry out the works to revitalise Homi Villa into a learning centre to be named as "CNHE Youyou Villa".

————— 3. Details of the above proposals are provided at **Enclosures 1 and 2** respectively.

Development Bureau
April 2025

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

PROJECT SCOPE AND NATURE

The proposed project will revitalise Fong Yuen Study Hall (FYSH) to continue the traditional teaching function of the site and provide experiential learning experience to the public of different age groups via Science, Technology, Engineering and Mathematics (STEM).

2. The proposed scope of the project comprises revitalisation works of FYSH for accommodating the following facilities –

- (a) a STEM workshop;
- (b) a heritage interpretation area;
- (c) an ancillary office;
- (d) an outdoor staircase and platform;
- (e) an outdoor courtyard; and
- (f) back of house facilities (including toilets, electrical and mechanical plant rooms, etc.).

3. A site plan, photographs of the existing building, artist's impressions of revitalisation, floor plans, a landscape plan and elevations of the proposed project are at **Annex 1 to Annex 6 to Enclosure 1** respectively.

4. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for target completion in around one year. To meet the works schedule, we have invited tenders in parallel to enable early commencement of the proposed works. The returned tender price has been reflected in the estimated cost of the proposed project. The contract will only be awarded upon obtaining the FC's funding approval.

JUSTIFICATION

5. FYSH, with a site area of about 280 square metres (m²) and a total floor

/area

area of about 140 m², is located in Tin Liu Tsuen, Ma Wan. It comprises a historic building, a garden at the front and a toilet block. The historic building is a two-storey reinforced concrete building constructed in the 1920s to 1930s. FYSH was accorded Grade 3 status by the Antiquities Advisory Board (AAB) in 2010.

6. The proposed FYSH – Experiential Learning Centre will bring benefits to the society by –

- (a) implementing diversified and innovative initiatives in holistic development concept, and adopting technology as the learning medium, thereby enhancing the learning interest and experience of the participants, as well as advocating the nurturing of moral standard and virtues;
- (b) providing guided tours relating to history, culture and environmental protection that extend to and link up the historical and natural heritage of Ma Wan; while at the same time connecting the local community, groups and organisations to create synergy and build up cohesion for enhancing the social capital;
- (c) offering job opportunities to the elderly, the retired and the indigenous residents to be docents to unfold the changes and development of FYSH and Ma Wan through oral history, so as to foster an inclusive culture; and
- (d) providing free activity places for the underprivileged groups, so as to serve regularly and continually the needy in the society.

7. The selected non-profit-making organisation (NPO), The Boys' Brigade, Hong Kong (BBHK) has set up a special-purpose company (SPC)¹, namely Fong Yuen Study Hall – Experiential Learning Center Limited (FYSHELC), for implementation as well as future day-to-day operation of the project. FYSHELC will undertake the revitalisation works with a capital grant proposed in this submission. During the tenancy period², FYSHELC is required to fund the operating cost of the experiential learning 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

¹ Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (R-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 the avenue for requesting further renewal(s) thereafter. 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.

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 experiential learning centre.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$24.8 million in money-of-the-day (MOD) prices, broken down as follows –

		\$ million (in MOD prices)
(a)	Demolition and site clearance	0.5
(b)	Foundation	0.4
(c)	Building works	6.5
(d)	Building services	6.2
(e)	Drainage	1.9
(f)	External works	1.0
(g)	Energy conservation and green features	0.6
(h)	Furniture and equipment	1.2
(i)	Consultants' fees for	2.4
	(i) contract administration	2.2
	(ii) management of resident site staff (RSS)	0.2
(j)	Remuneration of RSS	1.8
(k)	Contingencies	2.3
		<hr/>
	Total	24.8 <hr/>

9. FYSHELC 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**.

10. The total construction floor area (CFA) of the project is 228 m². The works involve the construction of a new integrated ancillary block with a staircase, toilets and electrical and mechanical equipment including a fire services water tank; and conservation and adaptive reuse of a historic building built in the 1920s to 1930s. The estimated construction unit cost, represented by the building and building services costs, is about \$53,500 per m² of CFA (in September 2024 prices). We have made reference to Public Works Programme (PWP) Item No. **29QW** "Revitalisation Scheme – Revitalisation of No.12 School Street into Tai Hang Fire Dragon Heritage Centre", a previous R-Scheme project of similar nature, which is most comparable to the proposed project in terms of size, building setting and the absence of underground facilities, with construction unit cost at about \$60,300 per m² of CFA (in September 2024 prices). The construction unit cost varies with the uniqueness of each project in terms of scope, scale, nature and site constraints, etc. Compared to PWP Item No. **29QW**, the construction unit cost of the proposed project is lower as PWP Item No. **29QW** involves installation of a new lift and construction of a lift tower within a congested urban site.

11. The proposed project would enhance the ease of movement for visitors and participants of training programmes between various parts of the revitalised FYSH, and enable the better utilisation of space. For instance, the area above the new ancillary block provides extra space for outdoor activities. Direct access from the courtyard to the first floor through the new staircase would enable different activities to take place on ground floor and first floor simultaneously. 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, and has made allowance for construction difficulties anticipated for this site. In view of the above, we consider the construction unit cost for this proposed project reasonable.

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

Year	\$ million (in MOD prices)
2025 – 26	14.9
2026 – 27	5.9
2027 – 28	2.2

/2028 – 29

2028 – 29	1.1
2029 – 30	0.7
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	24.8
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13. 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 2025 to 2030. FYSHELC 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.

14. FYSHELC 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 \$11,000 during the tenancy period.

PUBLIC CONSULTATION

15. We and BBHK consulted the Tsuen Wan District Council on 27 September 2022. Members supported the project.

16. We consulted the Legislative Council (LegCo) Panel on Development on 25 June 2024. Members supported the funding proposal.

ENVIRONMENTAL IMPLICATIONS

17. 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. FYSHELC has included in the project estimate the cost to implement suitable mitigation measures during construction to control short-term environmental impacts.

18. During construction, FYSHELC will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation

/of

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

of mitigation measures in the contract. These include the use of silencers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and proper treatment of site runoff to avoid illegal effluent discharge.

19. At the planning and design stages, FYSHELC has considered measures to reduce the generation of construction waste where possible. These measures include the use of site hoardings/barriers and signboards which can be recycled or reused, and retention of the existing historic structures. In addition, FYSHELC 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 to public fill reception facilities. FYSHELC will encourage the contractor to maximise the use of recycled or recyclable inert construction waste to further reduce the generation of construction waste.

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

21. FYSHELC estimates that the project will generate in total 76 tonnes of construction waste. Of these, FYSHELC will deliver 73 tonnes (96.1%) of inert construction waste to public fill reception facilities for subsequent reuse. FYSHELC will dispose of the remaining 3 tonnes (3.9%) 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 \$5,800 for this project (based on unit charge rates 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

22. BBHK has conducted a Heritage Impact Assessment (HIA) in respect of the revitalisation project. At its meeting on 7 March 2024, AAB endorsed the HIA report of revitalising FYSH into FYSH – Experiential Learning Centre. BBHK will ensure that construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

/LAND

LAND ACQUISITION

23. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

24. This project has adopted energy efficient features such as installation of automatic on/off switching of lighting and ventilation fan inside the toilets.
25. For greening features, FYSHELC will provide landscaping elements within the site including planters to the external areas for environmental and amenity benefits.
26. The total estimated additional cost for adopting the above features is around \$0.6 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about 12 years.

BACKGROUND INFORMATION

27. BBHK engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, 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 \$2.9 million (in MOD prices). We have charged this amount to PWP Item No. **47QW** “Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall – Pre-contract consultancy including minor investigation works” which obtained funding approval from FC in April 2023. The detailed design and site investigation works have been completed.
28. Details of the R-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 R-Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the R-Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund⁴. In September 2019, we invited NPOs with charitable status under Section 88 of the Inland Revenue

/Ordinance

⁴ In view of their nature and uniqueness for revitalisation of heritage buildings, delivery of the R-scheme project is not met by means of Category D items, which is for minor works.

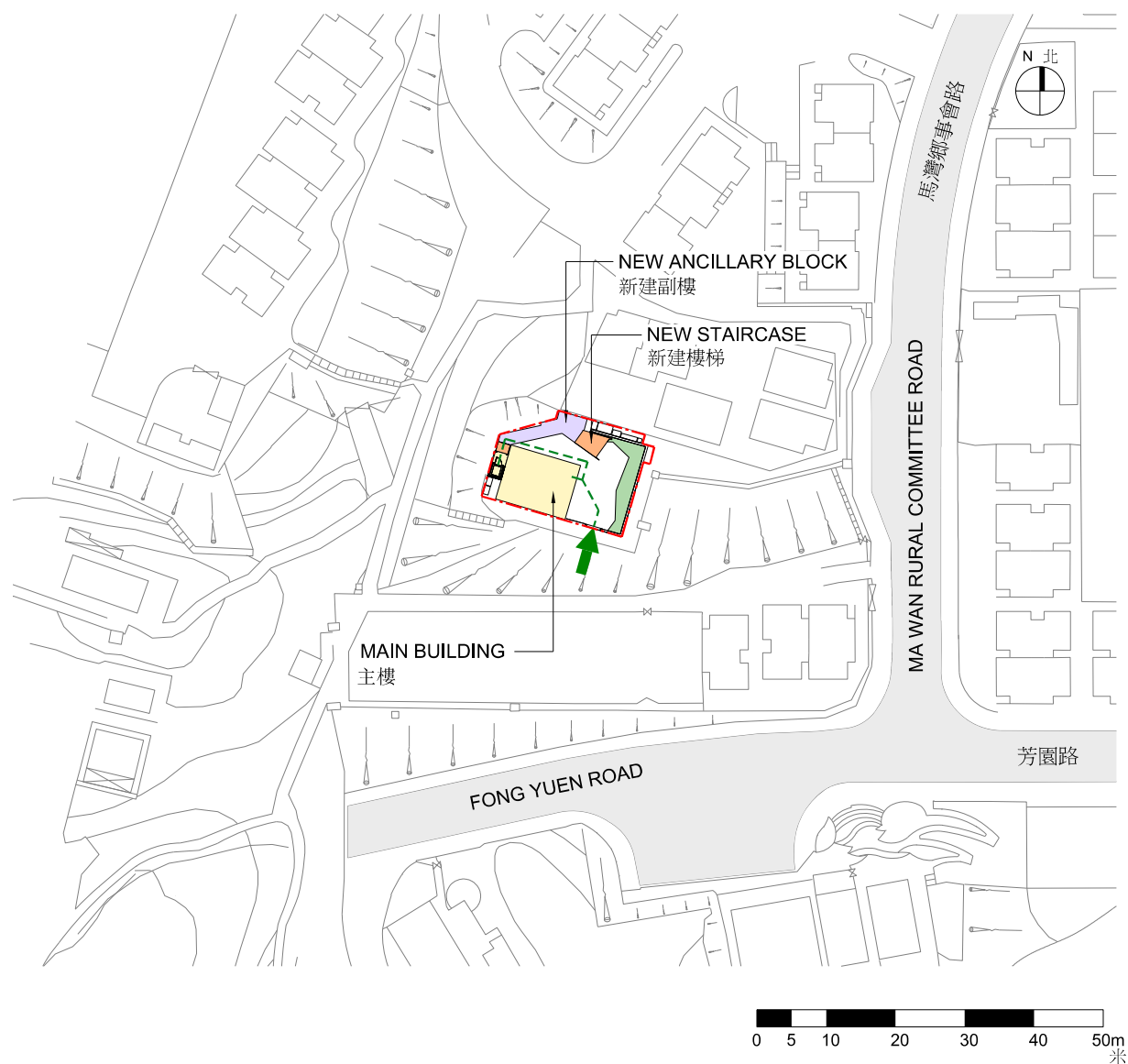
Ordinance (Cap. 112) to apply for adaptive reuse of selected government-owned historic buildings in the form of social enterprise under Batch VI of the R-Scheme. The selection of NPO for each project followed a vigorous and competitive process and was carried out upon the advice of the Advisory Committee on Built Heritage Conservation which comprised experts from various fields.

29. There are 2 trees within the site boundary. The project will not involve removal of any trees. FYSHELC will incorporate planting proposals in the project, including planting of 29 shrubs, 37 bamboos and 23 m² of turf.

30. We estimate that the proposed works will create about 17 jobs (12 for labourers and another 5 for professional/technical staff) providing a total employment of 168 man-months.

48QW — Revitalisation Scheme - Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

48QW — 活化計劃 — 活化芳園書室為創學芳園



LEGEND 圖例

- | | |
|---|--|
| - - - SITE BOUNDARY
工地界線 | LANDSCAPE AREA
綠化範圍 |
| EXISTING BUILDING
現有建築物 | - - - BARRIER-FREE ACCESS
無障礙通道 |
| NEW ANCILLARY BLOCK
新建副樓 | ➔ BARRIER-FREE ENTRANCE/EXIT
無障礙出入口 |
| NEW STAIRCASE
新建樓梯 | |

Site Plan
工地平面圖



Photograph of Existing Fong Yuen Study Hall
芳園書室現貌相片

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

48QW – 活化計劃 – 活化芳園書室為創學芳園



Photograph of Existing Fong Yuen Study Hall
芳園書室現貌相片

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48QW – 活化計劃 – 活化芳園書室為創學芳園



Artist's Impression of Fong Yuen Study Hall - Experiential Learning Centre
創學芳園構思圖

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

48QW – 活化計劃 – 活化芳園書室為創學芳園



Artist's Impression of Fong Yuen Study Hall - Experiential Learning Centre
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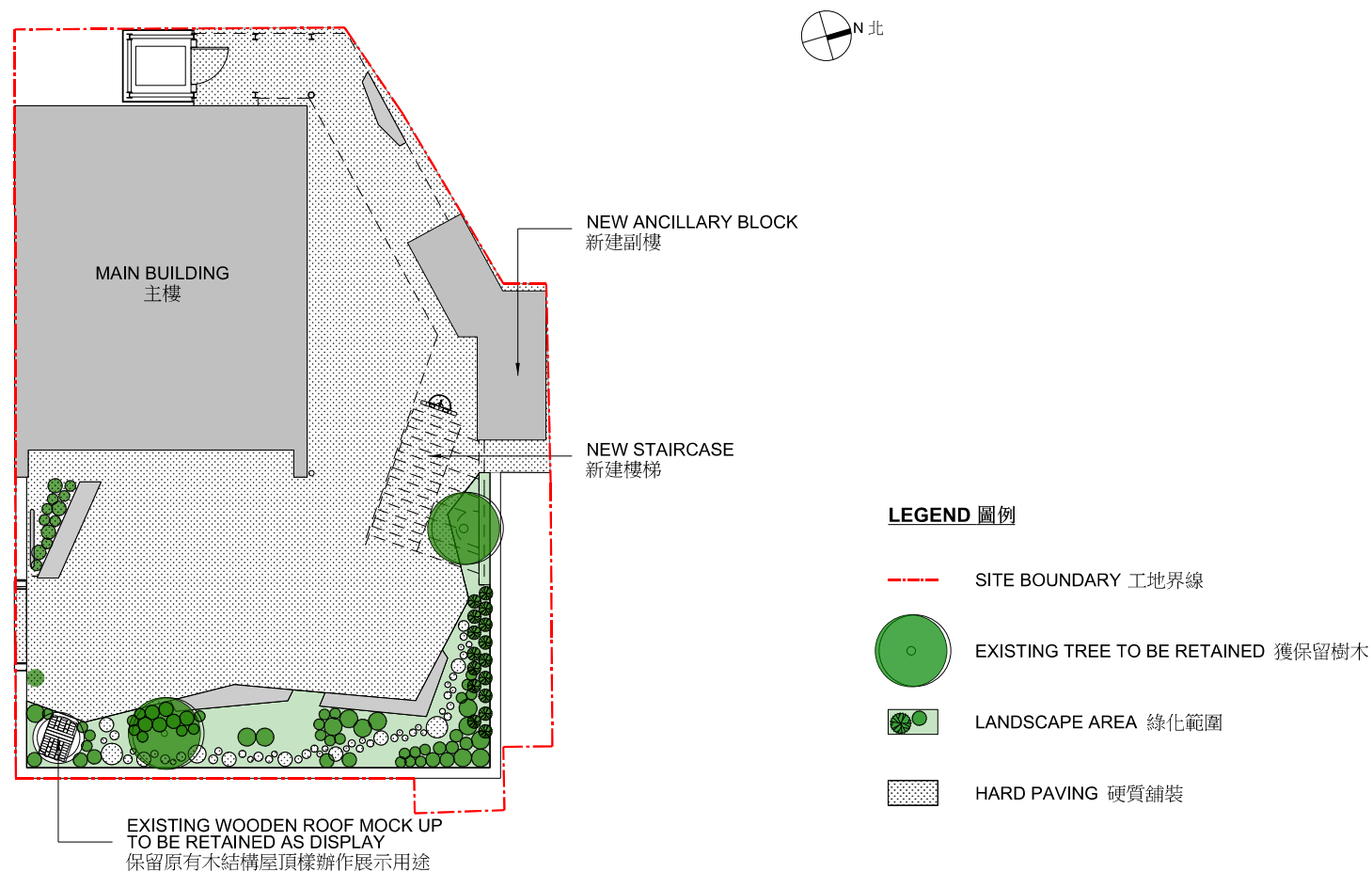
48QW – 活化計劃 – 活化芳園書室為創學芳園



Ground Floor & First Floor Plan of Fong Yuen Study Hall – Experiential Learning Centre 創學芳園地面及一樓平面圖

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

48QW – 活化計劃 – 活化芳園書室為創學芳園



Landscape Plan
園境平面圖

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

48QW – 活化計劃 – 活化芳園書室為創學芳園

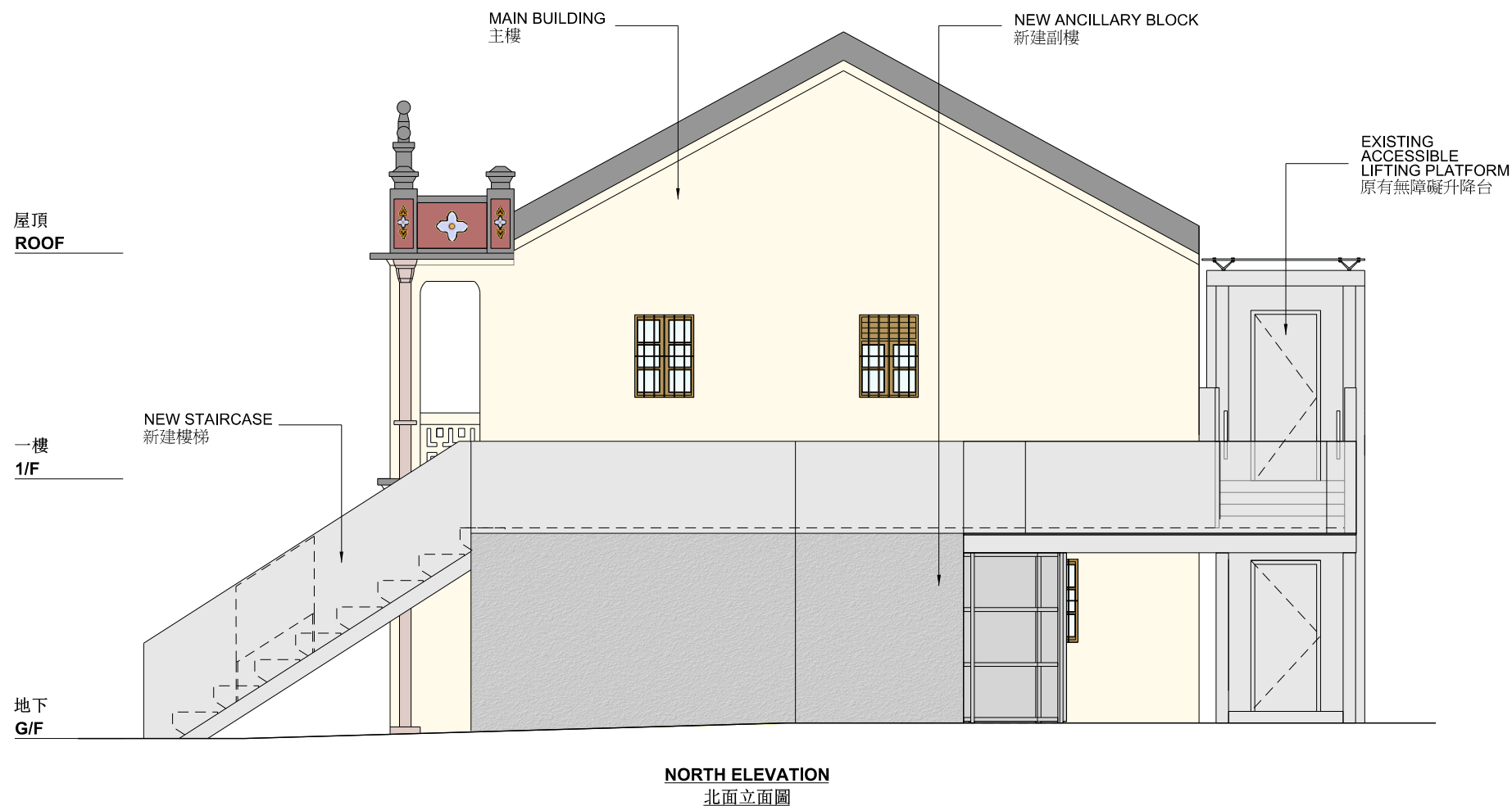


Elevation of Fong Yuen Study Hall – Experiential Learning Centre

創學芳園立面圖

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

48QW – 活化計劃 – 活化芳園書室為創學芳園

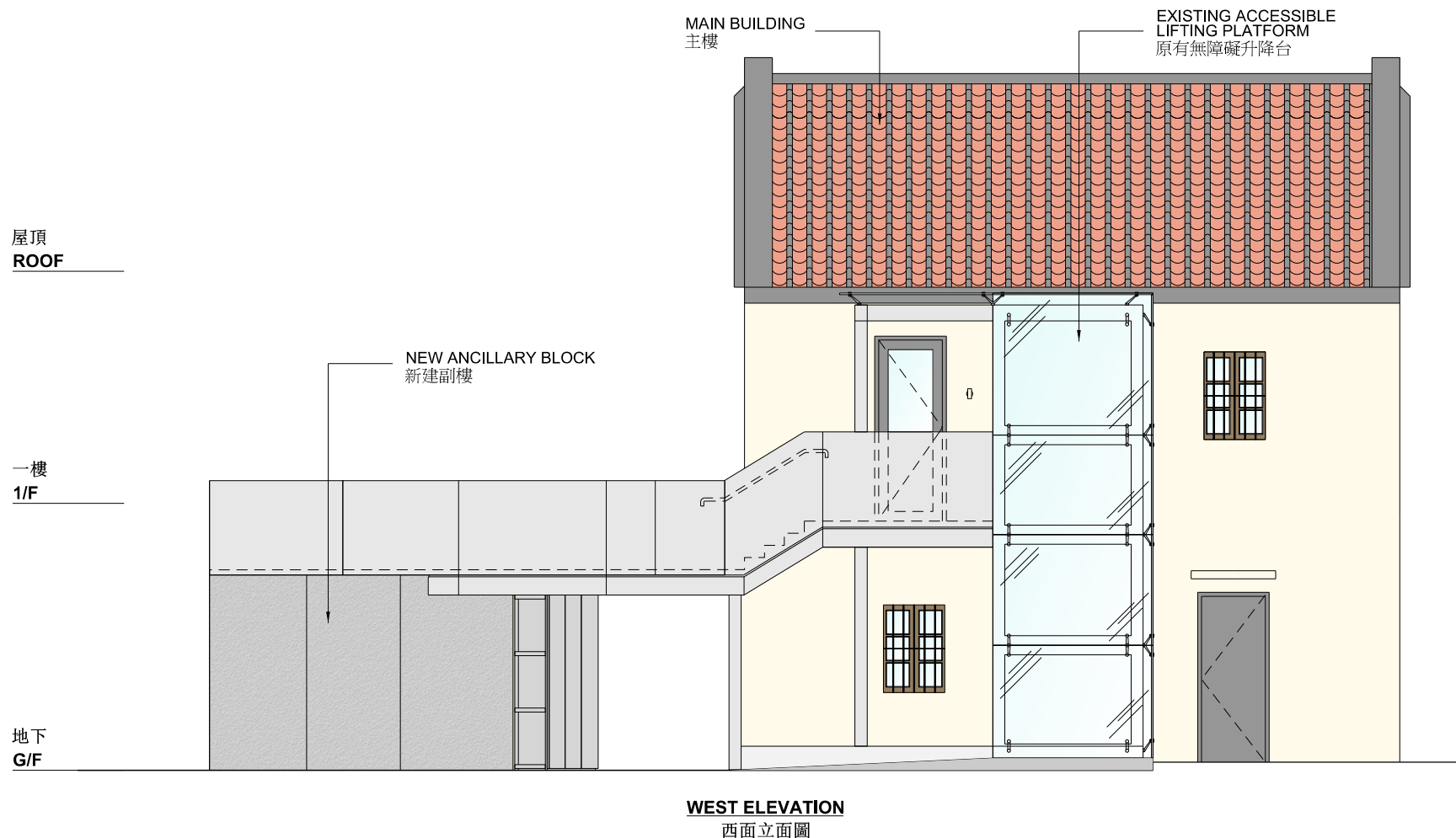


Elevation of Fong Yuen Study Hall – Experiential Learning Centre

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48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

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48QW – 活化計劃 – 活化芳園書室為創學芳園

Annex 7 to Enclosure 1

48QW – Revitalisation Scheme – Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Centre

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2024 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	2.1
				Sub-total	2.1#
(b) Resident site staff (RSS) costs (Note 3)	Technical	33	14	1.6	1.8
				Sub-total	1.8
Comprising –					
(i) Consultants' fees for management of RSS				0.2#	
(ii) Remuneration of RSS				1.6#	
				Total	3.9

* 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 14 = \$33,405 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements of Item No. 47QW. 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 Fong Yuen Study Hall – Experiential Learning Center 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 8 of Enclosure 1.

50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

PROJECT SCOPE AND NATURE

The proposed project will revitalise Homi Villa into a learning centre to promote Chinese culture, history studies and environmental studies, conduct courses and programmes for the general public, and house a restaurant.

2. The proposed scope of the project comprises revitalisation works of Homi Villa for accommodating the following facilities –

- (a) a heritage interpretation area;
- (b) outdoor activity areas;
- (c) a restaurant;
- (d) an ancillary office; and
- (e) back of house facilities (including toilets, electrical and mechanical plant rooms, etc).

3. A site plan, photographs of the existing building, artist's impressions of revitalisation, floor plans, a landscape plan and elevations of the proposed project are at **Annex 1 to Annex 6 to Enclosure 2** respectively.

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

JUSTIFICATION

5. Homi Villa, comprising the main building and the extended portion¹, with a site area of about 1 400 square metres (m²) and a total floor area of about 500 m², is located at 401 Castle Peak Road, Tsuen Wan, New Territories. It is a single-storey building constructed on a promontory overlooking the Ma Wan Channel with spectacular view on three sides. It was a private residence of Mr. Jehangir Hormusjee

/Ruttonjee

¹ The extended portion was constructed in 1995 when Homi Villa was converted into the Airport Core Programme Exhibition Centre.

Ruttonjee in the 1930s. Since 1995, it was converted into the Airport Core Programme Exhibition Centre under the management of the Home Affairs Department. Homi Villa was accorded Grade 3 status by the Antiquities Advisory Board (AAB) in 2010.

6. The proposed CNHE Youyou Villa will bring benefits to the society by –
- (a) presenting a variety of activities focusing on environmental and history studies, to foster public understanding of the Ruttonjee family and the history, development and contribution of Parsis in Hong Kong, in addition to the history of Homi Villa and Hong Kong;
 - (b) providing students with learning experience, and offering teachers and organisations with professional talks and workshops to deepen participants' understanding of environment, history and culture;
 - (c) offering job opportunities to the local residents and the underprivileged, and liaising and cooperating with the local communities to strengthen community cohesion and sense of belonging among local residents; and
 - (d) organising open days regularly with thematic exhibitions, talks and activities related to the festive days to attract public participation apart from regular guided tours.

7. The selected non-profit-making organisation (NPO), National History Education (Hong Kong) Limited, has set up a special-purpose company (SPC)², namely National History Education Centre (Youyou Villa) Limited (NHEC(YYV)), for implementation as well as future day-to-day operation of the project. NHEC(YYV) will undertake the revitalisation works with a capital grant proposed in this submission. During the tenancy period³, NHEC(YYV) is required to fund the operating cost of CNHE Youyou Villa 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 CNHE Youyou Villa.

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² Successful applicants under the Revitalising Historic Buildings Through Partnership Scheme (R-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 the avenue for requesting further renewal(s) thereafter. 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

8. We estimate the capital cost of the project to be \$70.2 million in money-of-the-day (MOD) prices, broken down as follows –

		\$ million (in MOD prices)
(a)	Demolition and site clearance	7.2
(b)	Foundation	4.6
(c)	Slope Works	0.7
(d)	Building works	13.1
(e)	Building services	14.2
(f)	Drainage	2.5
(g)	External works	6.9
(h)	Energy conservation and green features	1.2
(i)	Furniture and equipment	5.7
(j)	Consultants' fees for	4.1
	(i) contract administration	3.9
	(ii) management of resident site staff (RSS)	0.2
(k)	Remuneration of RSS	3.6
(l)	Contingencies	6.4
	Total	<hr/> 70.2 <hr/>

9. NHEC(YYV) 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**.

10. The total construction floor area (CFA) of the project is 580 m². As the building was constructed decades ago, it is essential to undertake upgrading works for compliance with the current barrier-free access and fire safety requirements. The works mainly involve construction of a universal accessible lifting platform, an underground fire services plant room and a water tank, an external fire escape staircase, and modification of building structures to allow for fire escape. The estimated construction unit cost, represented by the building and building services costs, is about \$42,400 per m² of CFA (in September 2024 prices). We have made reference to public works programme (PWP) Item No. **35QW** “Revitalisation Scheme – Revitalisation of the Roberts Block, Old Victoria Barracks into Roberts Block Open HeArts Centre”, a previous R-Scheme project of similar nature, which is most comparable to the proposed project in terms of building setting with the construction of new underground structures for fire services water tank and pump room. Both projects are adjacent to slopes. The construction unit cost of PWP Item No. **35QW** is about \$50,000 per m² of CFA (in September 2024 prices). The construction unit cost varies with the uniqueness of each project in terms of scope, scale, nature and site constraints, etc. Compared to PWP Item No. **35QW**, the construction unit cost of the proposed project is lower as PWP Item No. **35QW** involves construction of a new lift tower and a link bridge, which connects the Roberts Block to Kennedy Road, with construction vehicle access restricted to specific hours to minimise disturbance to the busy road traffic on Kennedy Road. The works of the proposed project will 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, and has made allowance for construction difficulties anticipated for this site. In view of the above, we consider the construction unit cost for this proposed project reasonable.

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

—

Year	\$ million (in MOD prices)
2025 – 26	10.2
2026 – 27	23.8
2027 – 28	27.2
2028 – 29	7.4
2029 – 30	1.2
2030 – 31	0.4
	<hr/>
	70.2
	<hr/>

/12.

12. 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 2025 to 2031. NHEC(YYV) 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.

13. NHEC(YYV) 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 \$32,000 during the tenancy period.

PUBLIC CONSULTATION

14. We and National History Education (Hong Kong) Limited consulted the Tsuen Wan District Council on 27 September 2022. Members supported the project.

15. We consulted the Legislative Council (LegCo) Panel on Development on 25 June 2024. Members supported the funding proposal.

ENVIRONMENTAL IMPLICATIONS

16. 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. NHEC(YYV) has included in the project estimate the cost to implement suitable mitigation measures during construction to control short-term environmental impacts.

17. During construction, NHEC(YYV) 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, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, provision of wheel-washing facilities to prevent dust nuisance, and proper treatment of site runoff to avoid illegal effluent discharge.

18. At the planning and design stages, NHEC(YYV) has considered measures to reduce the generation of construction waste where possible. These measures include the use of metal site hoardings and signboards which can be recycled

/or

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

or reused, and retention of the existing structures. In addition, NHEC(YYV) 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 facilities⁵. NHEC(YYV) 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.

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

20. NHEC(YYV) estimates that the project will generate in total 4 520 tonnes of construction waste. Of these, NHEC(YYV) will reuse 270 tonnes (6.0%) of the inert construction waste on site and deliver 4 200 tonnes (93.0%) of inert construction waste to public fill reception facilities for subsequent reuse. NHEC(YYV) will dispose of the remaining 50 tonnes (1.0%) 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 \$300,000 for this project (based on unit charge rates 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

21. NHEC(YYV) has conducted a Heritage Impact Assessment (HIA) in respect of the revitalisation project. At its meeting on 7 March 2024, AAB endorsed the HIA report of revitalising Homi Villa into CNHE Youyou Villa. NHEC(YYV) will ensure that construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

/LAND

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.

LAND ACQUISITION

22. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

23. This project will adopt various forms of energy efficient features and renewable energy technologies, including photovoltaic system, demand control of air supply, and solar powered light fittings.

24. For greening features, NHEC(YYV) will provide landscaping elements within the site including planters to the external areas for environmental and amenity benefits.

25. The total estimated additional cost for adopting the above features is around \$1.2 million (including \$0.1 million for energy efficient features), which has been included in the cost estimate for this project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about 8 years.

BACKGROUND INFORMATION

26. NHEC(YYV) engaged architectural and quantity surveying consultants to carry out the pre-construction consultancies (including architectural service, heritage conservation, 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 \$8.8 million (in MOD prices). We have charged this amount to PWP Item No. **46QW** “Revitalisation Scheme – Revitalisation of Homi Villa – Pre-contract consultancy including minor investigation works” which obtained funding approval from FC in April 2023. The detailed design and site investigation works have been completed.

27. Details of the R-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 R-Scheme aims to achieve the dual objectives of preserving historic buildings and making these buildings available for public use. As provided for under the R-Scheme, the Government will meet the cost of the revitalisation works via a capital subvention under the Capital Works Reserve Fund. In September 2019, 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 Batch VI of the R-Scheme. The selection of NPO

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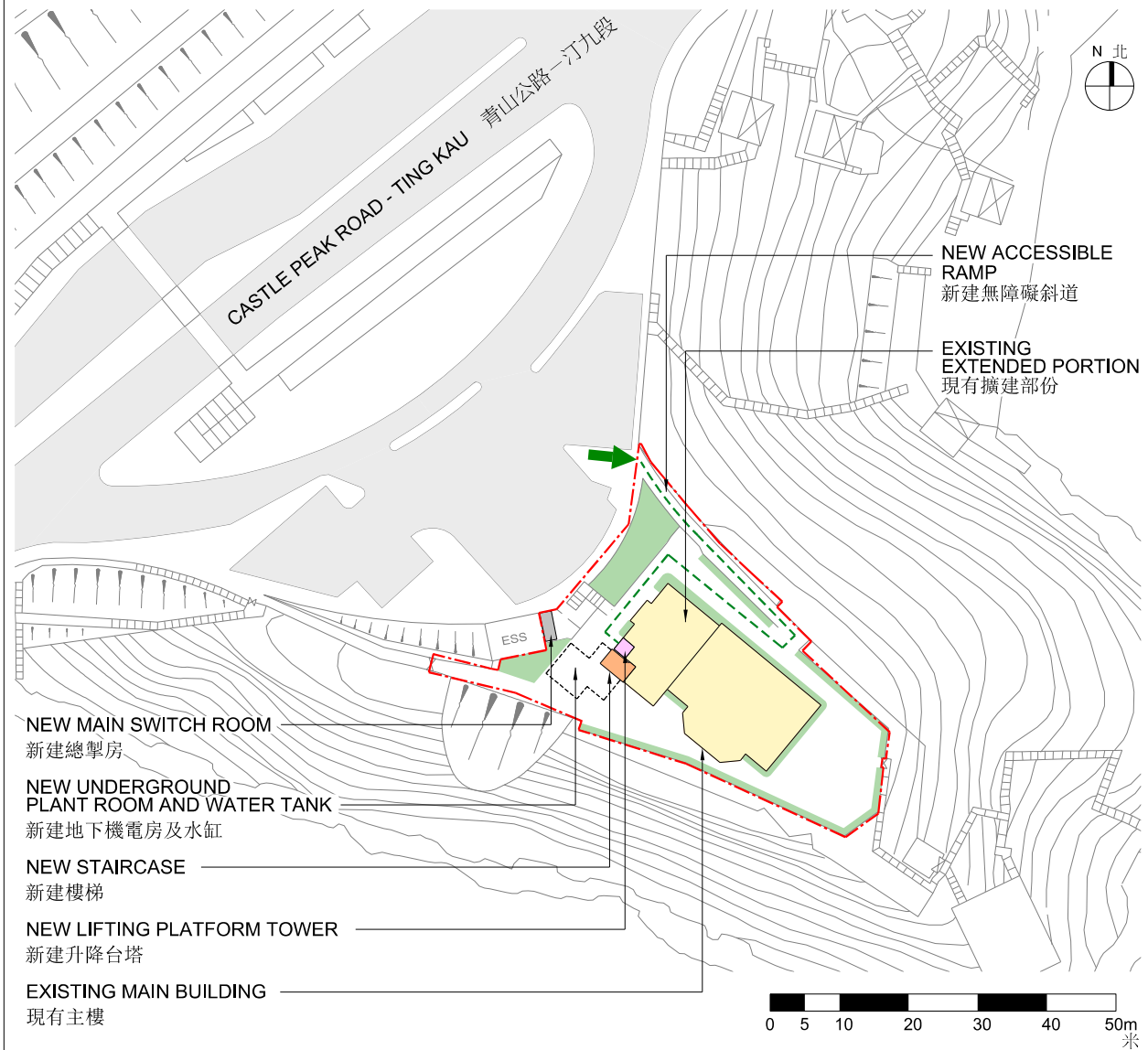
for each project followed a vigorous and competitive process and was carried out upon the advice of the Advisory Committee on Built Heritage Conservation which comprised experts from various fields.

28. There are 2 trees within the site boundary. The project will not involve removal of any existing trees. NHEC(YYV) will incorporate planting proposals as part of the project, including the planting of about 2 trees, 2 112 shrubs, 763 ground cover and 10m² of turf.

29. We estimate that the proposed works will create about 20 jobs (15 for labourers and another 5 for professional/technical staff) providing a total employment of 384 man-months.

50QW — Revitalisation Scheme — Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

50QW — 活化計劃 — 活化白樓為國史教育中心悠悠館



LEGEND 圖例

--- SITE BOUNDARY
工地界線

EXISTING BUILDING
現有建築物

NEW ACCESSIBLE LIFTING PLATFORM
新建無障礙升降台

NEW STAIRCASE
新建樓梯

NEW UNDERGROUND PLANT ROOM AND WATER TANK
新建地下機電房及水缸

LANDSCAPE AREA
綠化範圍

BARRIER-FREE ACCESS
無障礙通道

BARRIER-FREE ENTRANCE/EXIT
無障礙出入口

Site Plan 工地平面圖



Photograph of Existing Homi Villa
白樓現貌相片

50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

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Photograph of Existing Homi Villa
白樓現貌相片

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Artist's Impression of CNHE Youyou Villa
國史教育中心悠悠館構思圖

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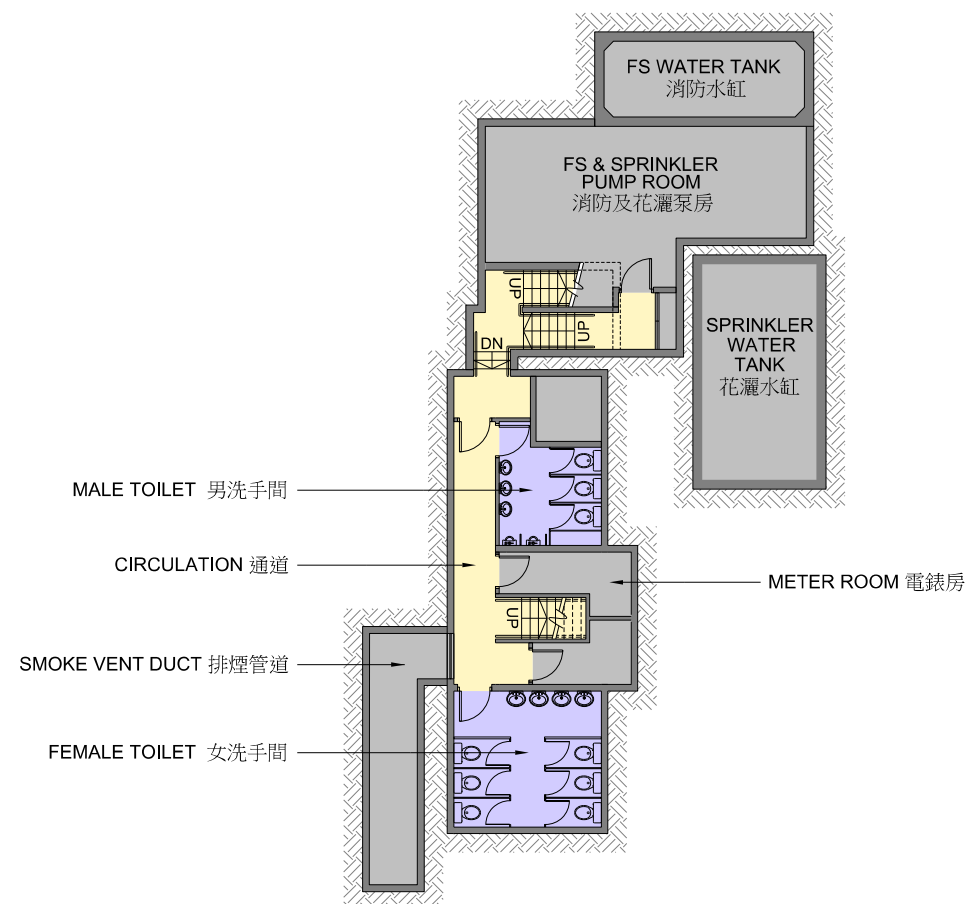


LEGEND 圖例

CIRCULATION
通道

TOILETS
洗手間

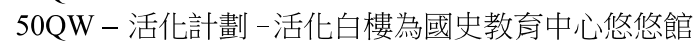
PLANT ROOMS
機電房



Lower Ground Floor Plan of CNHE Youyou Villa
國史教育中心悠悠館地下低層平面圖

50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

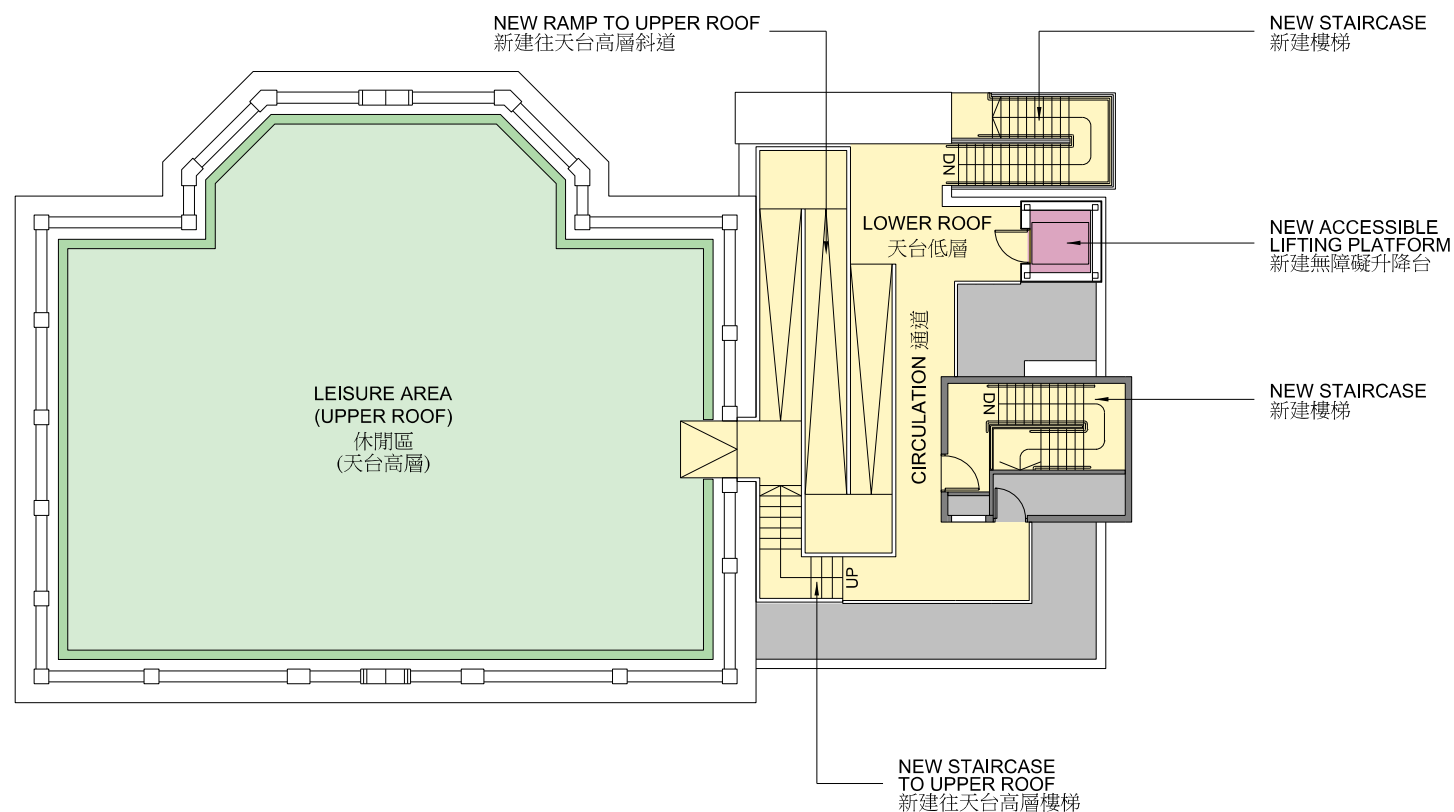
50QW – 活化計劃 – 活化白樓為國史教育中心悠悠館





LEGEND 圖例

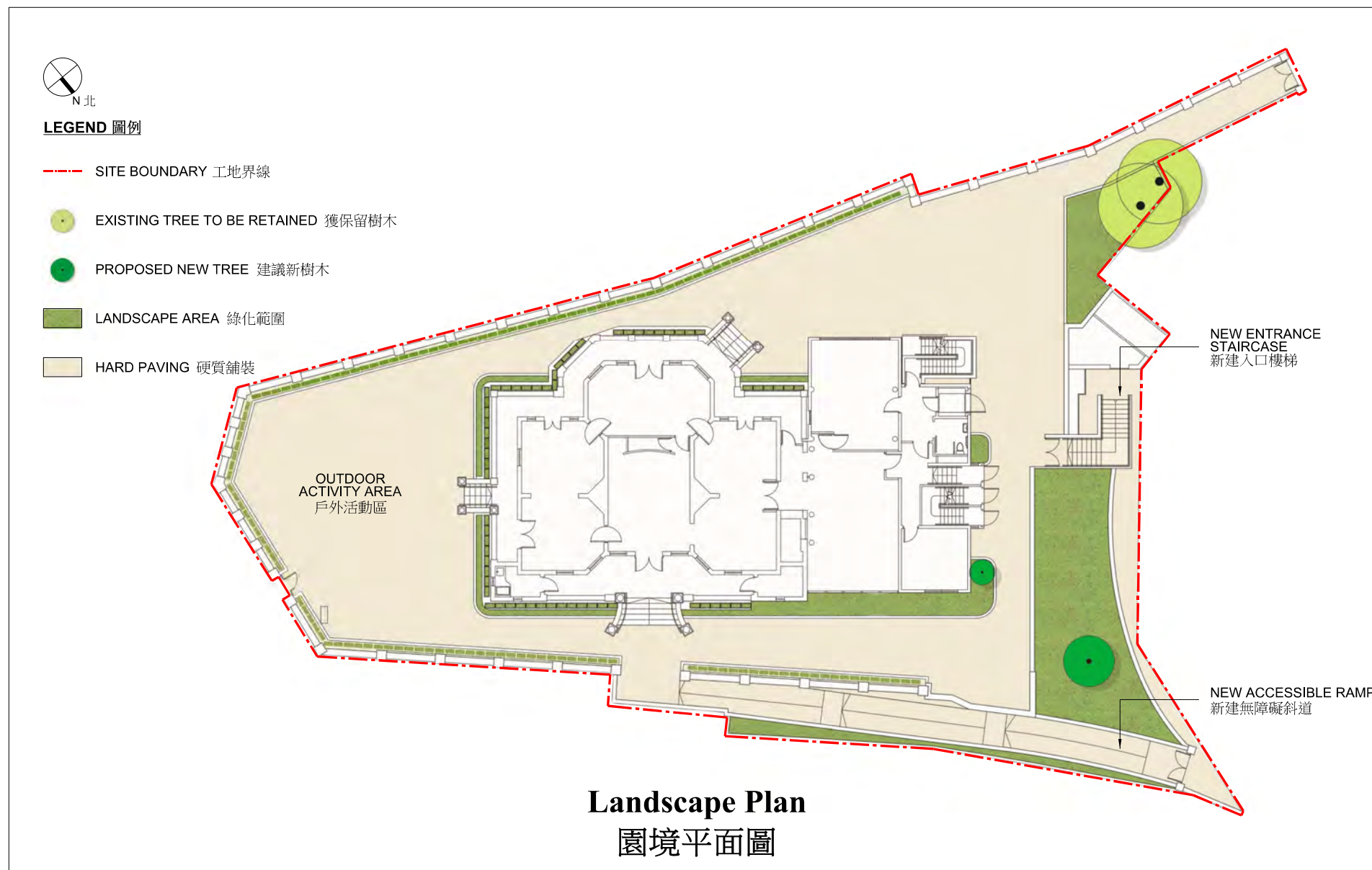
- LEISURE AREA
休閒區
- NEW ACCESSIBLE
LIFTING PLATFORM
新建無障礙升降台
- CIRCULATION
通道
- PLANT ROOMS / AREA
機電房 / 範圍
- LANDSCAPE AREA
綠化範圍



Roof Plan of CNHE Youyou Villa
國史教育中心悠悠館天台平面圖

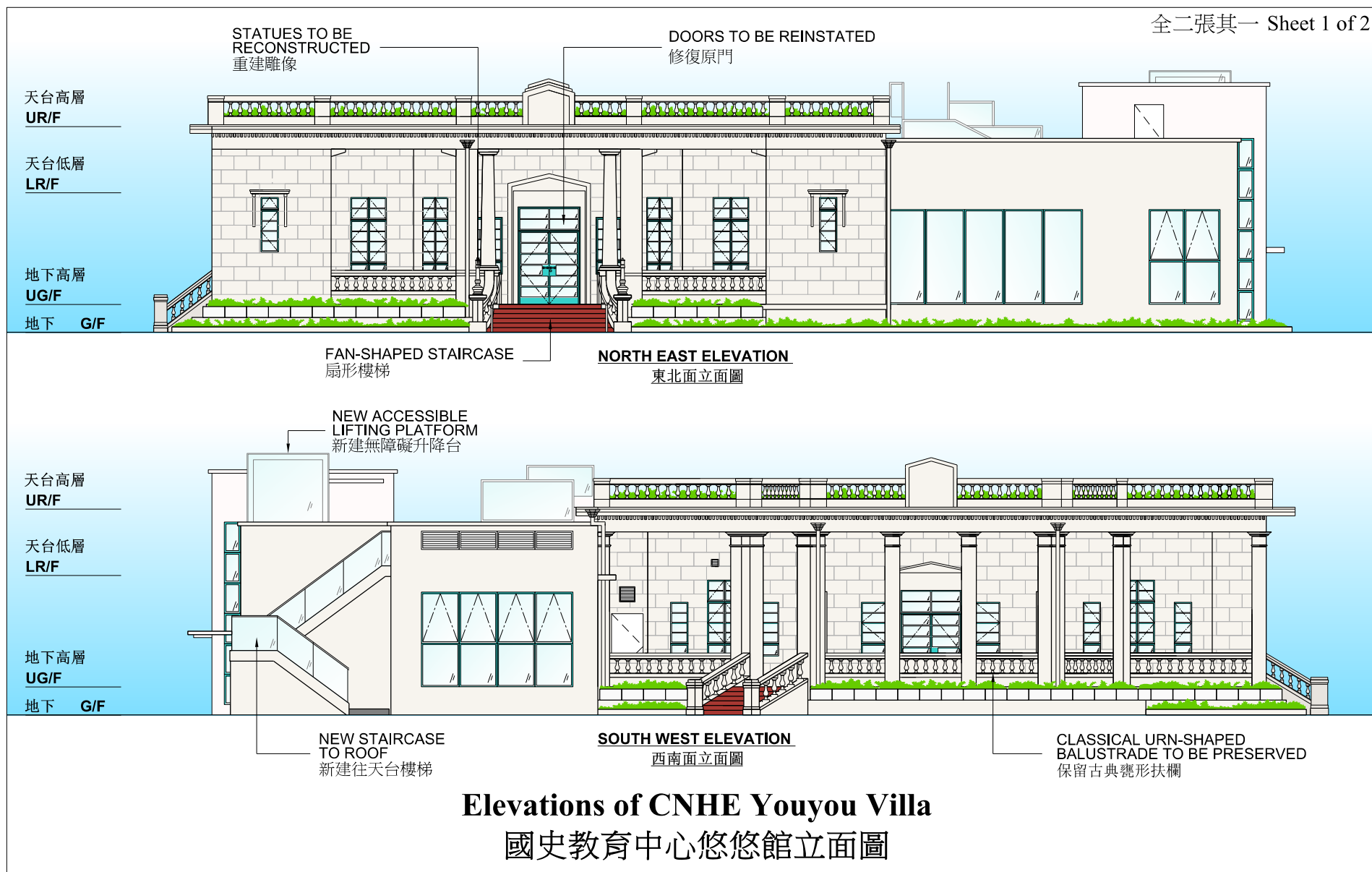
50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

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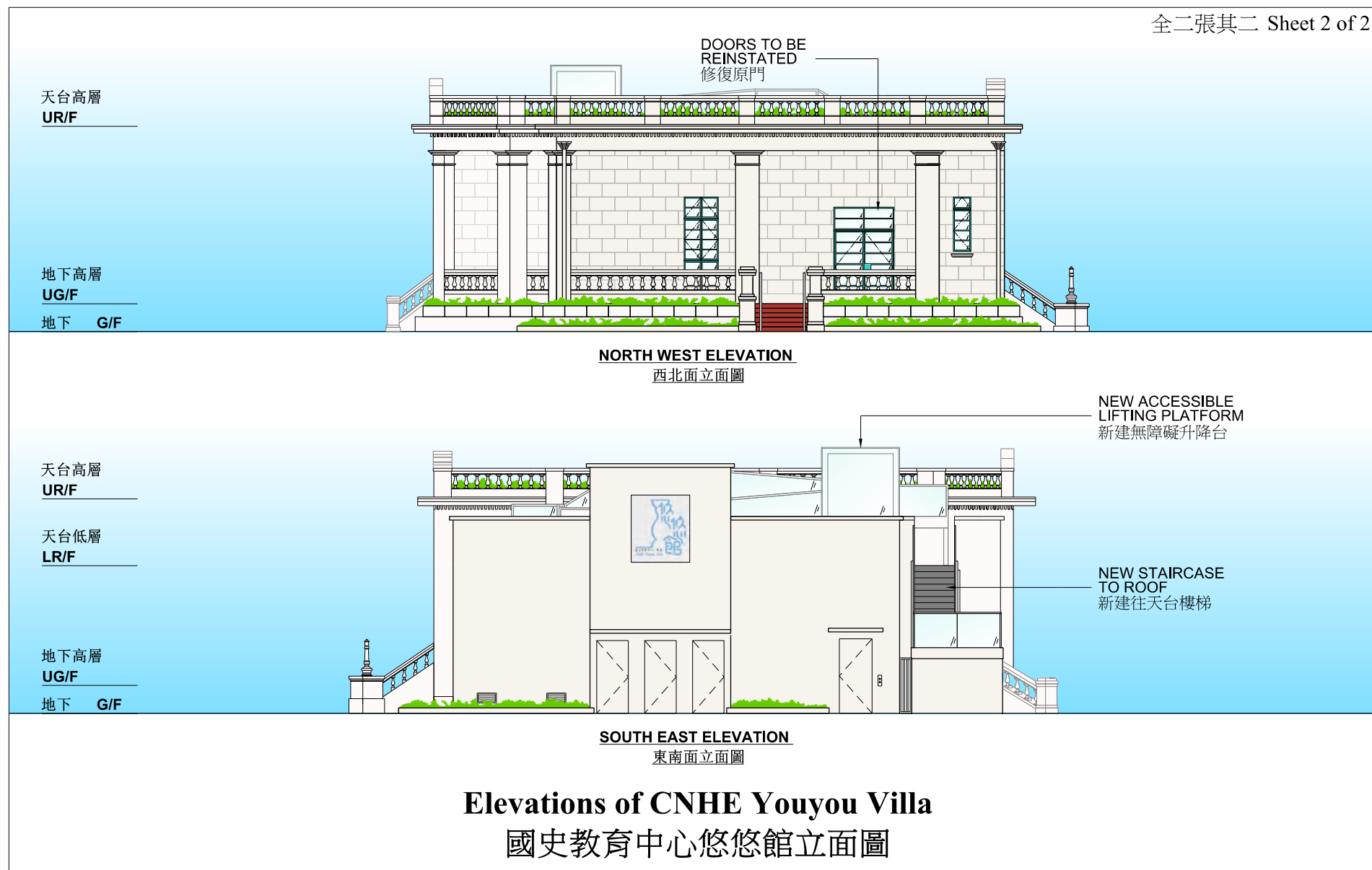
50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

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Annex 7 to Enclosure 2

50QW – Revitalisation Scheme – Revitalisation of Homi Villa into Centre of National History Education (CNHE) Youyou Villa

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2024 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	3.6
				Sub-total	3.6#
(b) Resident site staff (RSS) costs (Note 3)	Technical	62	14	1.6	3.3
				Sub-total	3.3
Comprising –					
(i) Consultants' fees for management of RSS				0.1#	
(ii) Remuneration of RSS				3.2#	
				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 costs of RSS supplied by the consultants (as at now, MPS salary point 14 = \$33,405 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements of Item No. **46QW**. 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 National History Education Centre (Youyou Villa) 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 cost 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 8 of Enclosure 2.