

For discussion  
on 4 November 2020

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Government Offices – Intra-governmental services

- 129KA – Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan**
- 133KA – Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station**

Members are invited to recommend to the Finance Committee the upgrading of **129KA** and **133KA** to Category A at estimated costs of \$4,137.0 million and \$2,157.5 million in money-of-the-day prices respectively.

### PROBLEM

The Government has decided to relocate the bureaux/departments (b/ds) and the Judiciary in the Wan Chai Government Offices Compound (WCGOC)<sup>1</sup> in phases to make way for the development of convention and exhibition facilities, hotel facilities and Grade A office space.

2. It is government policy to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those with no location requirements out of high value areas, including the central business

/districts .....

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<sup>1</sup> Comprising the Immigration Tower, the Revenue Tower and the Wanchai Tower.

districts. The construction of the proposed buildings is necessary for reprovisioning the existing offices and facilities of respective b/ds currently accommodated in WCGOC, some offices and facilities currently located in various districts and leased premises, and for accommodating the related ancillary facilities.

## PROPOSAL

3. The Director of Architectural Services proposes, with the support of the Secretary for Development, to upgrade the following projects to Category A –

- (a) **129KA** at an estimated cost of \$4,137.0 million in MOD prices for the construction of the Water Supplies Department Headquarters with the Hong Kong and Islands Regional Office and the Correctional Services Department Headquarters Building in Chai Wan (to be named as Water Supplies Department Building and Correctional Services Headquarters Building respectively); and
- (b) **133KA** at an estimated cost of \$2,157.5 million in MOD prices for the construction of the Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station (to be named as Drainage Services Tower).

## PROJECT SCOPE AND NATURE

4. Details of the above two projects are at Enclosures 1 and 2 respectively.

Development Bureau  
October 2020

**129KA - Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan**

**PROJECT SCOPE AND NATURE**

The project site occupies an area of about 9 790 square metres (m<sup>2</sup>) bounded by Shing Tai Road, Chong Fu Road, Sheung Tat Street and the Heng Fa Chuen Sub-station, Chai Wan<sup>1</sup>.

2. The project scope includes the construction of a twin-tower office building for the Water Supplies Department (WSD) Headquarters with Hong Kong and Islands (HK&I) Regional Office and Correctional Services Department (CSD) Headquarters Building (to be named as the Water Supplies Department Building and the Correctional Services Headquarters Building respectively), and the accommodation of a government dental clinic<sup>2</sup> of the Department of Health and a public carpark<sup>3</sup>. The net operational floor area (NOFA)<sup>4</sup> of the proposed office building is about 37 000 m<sup>2</sup>.

3. The proposed twin-tower office building is 15-storey high, including 12-storey offices on a three-storey podium for accommodating the following facilities –

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<sup>1</sup> The site falls within an area zoned for “Government, Institution or Community” uses in the approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/23. The proposed uses of this project are permitted under the approved OZP.

<sup>2</sup> The government dental clinic will provide dental services to civil servants and eligible persons.

<sup>3</sup> A management office for the public carpark will be provided in the proposed office building.

<sup>4</sup> NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for the basic facilities (if any) such as toilets, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.

- (a) WSD facilities –
  - (i) offices for WSD Headquarters and its HK&I Regional Office<sup>5</sup>;
  - (ii) a Customer Enquiry Centre; and
  - (iii) other ancillary facilities including workshops, conference rooms, a multi-purpose room, a building information modeling technical centre, storage areas, etc.;
- (b) CSD facilities –
  - (i) offices for CSD Headquarters;
  - (ii) specialised facilities such as a central command centre, a centralised pharmacy, a central supplies unit and a departmental data centre, etc.; and
  - (iii) other ancillary facilities including conference rooms, interview rooms, a multi-purpose room, an indoor multi-function facility, a staff mess cum staff canteen, etc.;
- (c) a government dental clinic;
- (d) parking spaces for departments<sup>6</sup>; and
- (e) a public carpark<sup>7</sup>.

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<sup>5</sup> HK&I Regional Office of WSD is responsible for the operation and maintenance of the waterworks installations and water supply and distribution network in Central and Western, Eastern, Southern, Wan Chai and Islands Districts.

<sup>6</sup> 130 parking spaces will be provided in the proposed office building for departmental use.

<sup>7</sup> 150 parking spaces for private cars will be provided for public use in the proposed office building.

4. A site and location plan, floor plans, a sectional drawing, an artist's impression and a barrier-free access plan for the project are at **Annexes 1 to 9 to Enclosure 1**. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in around four years.

## JUSTIFICATION

5. The proposed office building is one of the nine replacement building projects to facilitate the release of the Wan Chai Government Offices Compound (WCGOC) site for commercial development, thus enabling a better use of scarce land resources in Central Business District.

6. WSD Headquarters, which is currently accommodated in the Immigration Tower of WCGOC, will be relocated to the proposed office building in Chai Wan. Separately, HK&I Regional Office<sup>8</sup> of WSD will also be relocated to the proposed office building. The site currently occupied by HK&I Regional Office in North Point will be released for more beneficial use.

7. CSD Headquarters, which is currently accommodated in Wanchai Tower of WCGOC, will be relocated to the proposed office building. Various offices and warehouse<sup>9</sup> of CSD at different locations of Hong Kong will also be moved to the proposed office building. By putting out-station offices and facilities under one roof, it will not only enable a better sharing of resources, but also enhance operational and administrative effectiveness and efficiency. In addition, the relocation of offices and facilities from leased premises to the site as well as the accommodation of certain sports facilities for staff<sup>10</sup> at the site will maximise the overall site utilisation and result in permanent rental savings in public expenditure.

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<sup>8</sup> HK&I Regional Office is currently located at 611 King's Road, North Point, Hong Kong.

<sup>9</sup> Other offices and warehouse of CSD to be accommodated at the proposed Headquarters are listed as follows –

- (a) Post-release Supervision Office, currently accommodated at Pamela Youde Nethersole Eastern Hospital, 3 Lok Man Road, Chai Wan;
- (b) Central Supplies Unit, Statistic Section and Translation Unit, currently accommodated at Honour Industrial Centre, 6 Sun Yip Street, Chai Wan (leased premises);
- (c) Complaints Investigation Unit, Education Unit and Vocational Training Unit, currently accommodated at Oi Kwan Court, 28 Oi Kwan Road, Wan Chai; and
- (d) Information Technology Management Unit, currently accommodated at 1063 King's Road, North Point (leased premises)

<sup>10</sup> The provision of the proposed staff recreational facilities has been approved under the established mechanism in accordance with the Accommodation Regulations.

8. Furthermore, the site of the project is currently a temporary carpark. There was a strong request for the Government to re-provision the parking spaces of the temporary carpark to meet the demand for parking spaces for private cars in the area. Taking this into account, we propose to provide a public carpark of 150 parking spaces for private cars in the proposed office building after reviewing the project scope and the technical feasibility.

## FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$4,137.0 million in money-of-the-day (MOD) prices, broken down as follows –

	<b>\$ million (in MOD prices)</b>
(a) Site works	14.2
(b) Site formation	11.1
(c) Piling <sup>11</sup>	267.1
(d) Basement <sup>12</sup>	69.0
(e) Building <sup>13</sup>	1,853.7
(f) Building services <sup>14</sup>	1,158.9
(g) Drainage	19.8
(h) External works	40.8
(i) Additional energy conservation, green and recycled features	58.2

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<sup>11</sup> Piling works cover construction of piles and all related works including tests and monitoring.

<sup>12</sup> Basement works comprise construction of basement enclosure, water proofing and excavation works.

<sup>13</sup> Building works cover construction of substructure and superstructure of the building.

<sup>14</sup> Building services works cover electrical installations, ventilation and air-conditioning installations, fire services installations, lift and escalator installations and other miscellaneous installations.

		<b>\$ million (in MOD prices)</b>
(j)	Furniture and equipment <sup>15</sup>	161.4
(k)	Consultants' fees for	49.7
	(i) contract administration	45.4
	(ii) management of resident site staff (RSS)	4.3
(l)	Remuneration of RSS	57.0
(m)	Contingencies	376.1
Total		4,137.0

10. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 10 to Enclosure 1**. The construction floor area (CFA) of this project is about 96 000 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$31,381 per m<sup>2</sup> of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

Year	<b>\$ million (in MOD prices)</b>
2021 – 2022	73.2
2022 – 2023	252.4
2023 – 2024	691.3
2024 – 2025	1,572.6

/Year .....

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<sup>15</sup> The estimated cost is based on an indicative list of furniture and equipment required.

Year	\$ million (in MOD prices)
2025 – 2026	431.9
2026 – 2027	412.0
2027 – 2028	375.0
2028 – 2029	328.6
	<hr style="width: 100%; border: 0.5px solid black;"/>
	4,137.0
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12. 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 2021 to 2029. We will deliver the construction works through a lump-sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

13. We estimate the annual recurrent expenditure arising from this project to be \$131.25 million.

## **PUBLIC CONSULTATION**

14. We consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council. Members supported the project in PWHC meeting on 5 December 2017.

15. We consulted the Legislative Council Panel on Development on the project on 16 December 2019. Members supported the project and the submission of its funding application to the Public Works Subcommittee. Supplementary information required by Members during the meeting was provided on 24 April 2020.

**/ENVIRONMENTAL .....**



## ENVIRONMENTAL IMPLICATIONS

16. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) for the project in March 2019. The PER concluded and the Director of Environmental Protection agreed that the project would not cause long-term adverse environmental impacts. We have included in the project estimate the cost to implement suitable mitigation measures during construction to control the short-term environmental impacts.

17. At the planning and design stages, we have considered measures to reduce the generation of construction waste wherever possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. 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 facilities (PFRFs)<sup>16</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.

18. 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 measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

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

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<sup>16</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.

20. We estimate that the project will generate in total about 102 800 tonnes of construction waste. Of these, we will reuse about 4 680 tonnes (4.6%) of inert construction waste on site and deliver about 89 650 tonnes (87.2%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 8 470 tonnes (8.2%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$8.0 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**

21. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

### **LAND ACQUISITION**

22. This 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, in particular –

- (a) variable speed drive for chillers;
- (b) automatic condenser tube cleaning system;
- (c) demand control of supply air;
- (d) heat energy reclaim of exhaust air;
- (e) building energy management system; and
- (f) photovoltaic system.

24. For greening features, we will provide landscaping and greening features on ground level, 3/F podium and vertical surfaces in the new building as appropriate for environmental and amenity benefits.

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25. For recycled features, we will adopt grey water recycling system and rainwater harvesting system for flushing and landscape irrigation purposes respectively with a view to conserving water.

26. The total estimated additional cost for adoption of the above features is around \$58.2 million (including \$22.2 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

27. We upgraded **129KA** to Category B in December 2014. We engaged consultants to undertake various services, including topographical and tree survey, utilities mapping, traffic impact assessment, PER and associated architectural consultant services at a total cost of \$29.3 million. The services and works by the 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 consultancy services have been completed.

28. There are 12 trees within the site and 43 roadside trees in close proximity to the site boundary. Among these 55 trees, all 12 trees within the site and five roadside trees will be felled, 29 roadside trees will be retained and the remaining nine roadside trees will be transplanted. All trees to be removed are not important trees<sup>17</sup>. We will incorporate planting proposals as part of the project, including the compensatory planting of 17 trees.

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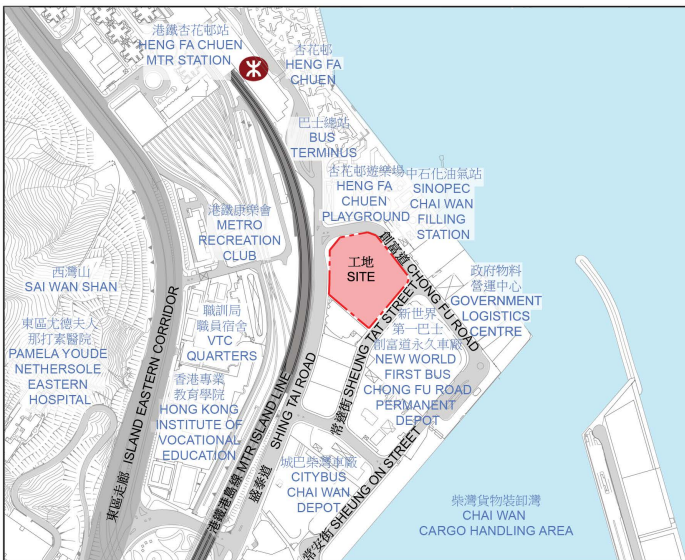
<sup>17</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding forms (taking account of overall tree sizes, shapes and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitats; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.

29. We estimate that the proposed works will create about 820 jobs (735 for labourers and 85 for professional or technical staff) providing a total employment of 28 900 man-months.

30. We briefed the Panel on Development on 16 December 2019. The project estimate then was \$4,184.4 million. The reduction in project estimate is due to the latest update of the project costs information. We consider that the latest estimate, which is 1.1% lower than our earlier estimate as stated in Panel paper (LC Paper No. CB(1)230/19-20(05)) should be adequate to deliver the proposed works with the same project scope.

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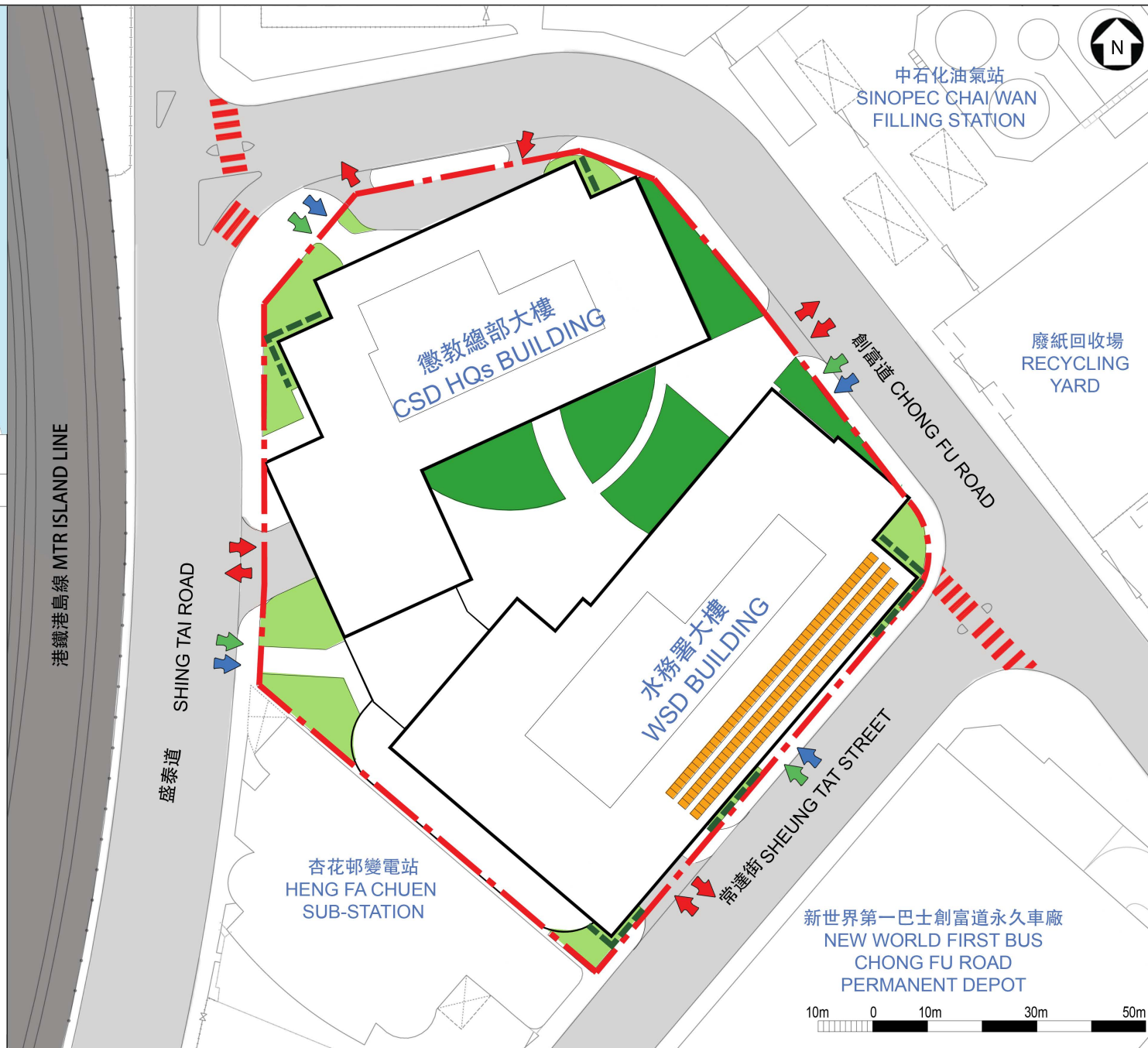


位置圖 LOCATION PLAN



圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 垂直綠化  
VERTICAL GREENING
- 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
- 地面綠化  
AT-GRADE GREENING
- 太陽能光伏板  
PHOTOVOLTAIC PANEL
- 平台天面綠化  
LANDSCAPED PODIUM ROOF



工地平面圖  
SITE PLAN

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- - - 垂直綠化  
VERTICAL GREENING
- - - 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
- 暢通易達升降機  
ACCESSIBLE LIFT
- 地面綠化  
AT-GRADE GREENING
- 辦公室/輔助空間 (水務署)  
OFFICE / ANCILLARY AREA (WATER SUPPLIES DEPARTMENT)
- 辦公室/輔助空間 (懲教署)  
OFFICE / ANCILLARY AREA (CORRECTIONAL SERVICES DEPARTMENT)
- 水務署工作室  
WATER SUPPLIES DEPARTMENT WORKSHOP
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CARPARK
- 水務署/懲教署部門停車場  
WSD/CSD DEPARTMENTAL CARPARK
- 上落客貨區  
LOADING AND UNLOADING AREA



地下平面圖  
G/F PLAN

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN

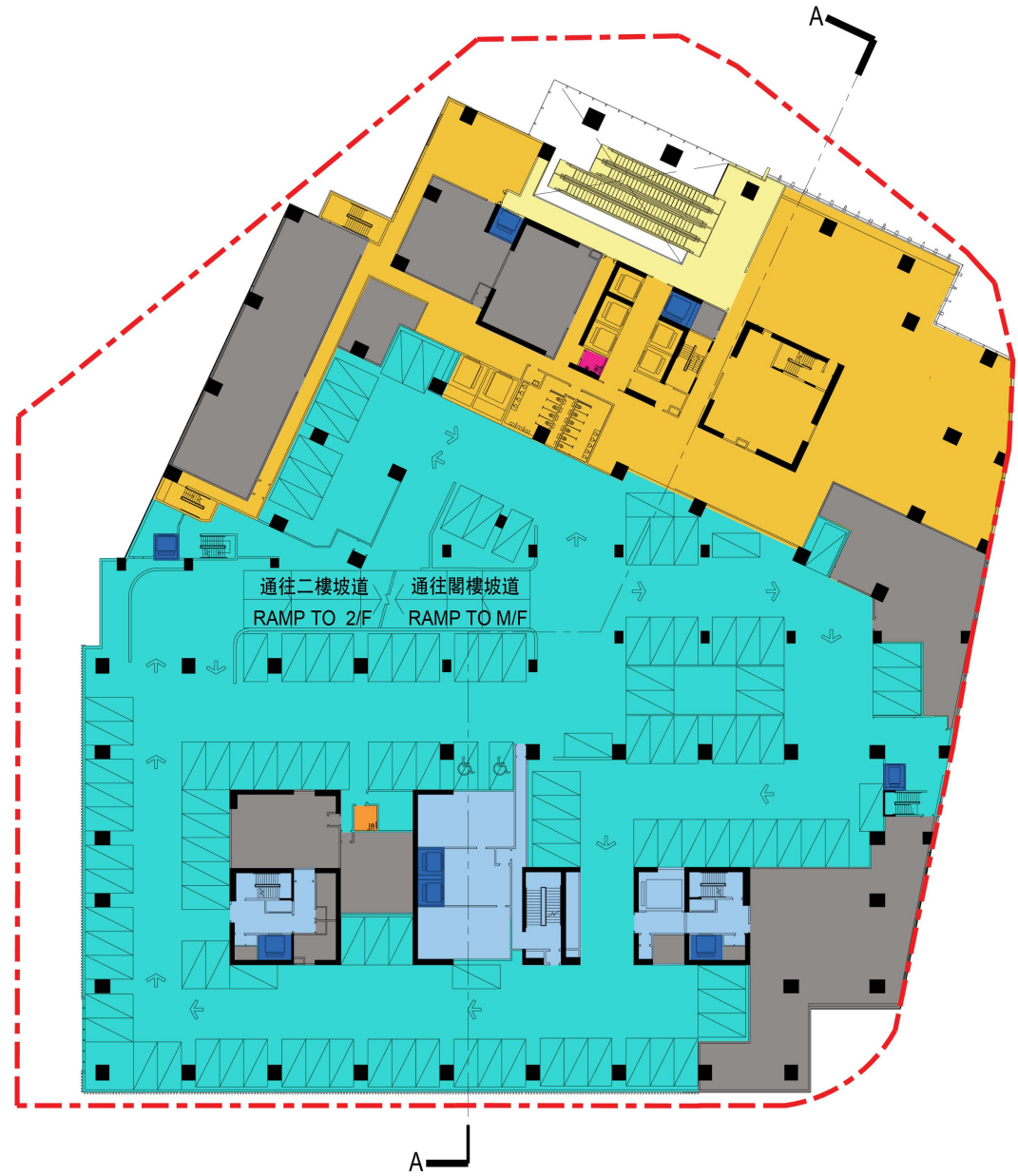


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 通用洗手間  
UNIVERSAL TOILET
- 辦公室/輔助空間 (水務署)  
OFFICE / ANCILLARY AREA  
(WATER SUPPLIES DEPARTMENT)
- 辦公室/輔助空間 (懲教署)  
OFFICE / ANCILLARY AREA  
(CORRECTIONAL SERVICES DEPARTMENT)
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CARPARK



一樓平面圖  
1/F PLAN

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

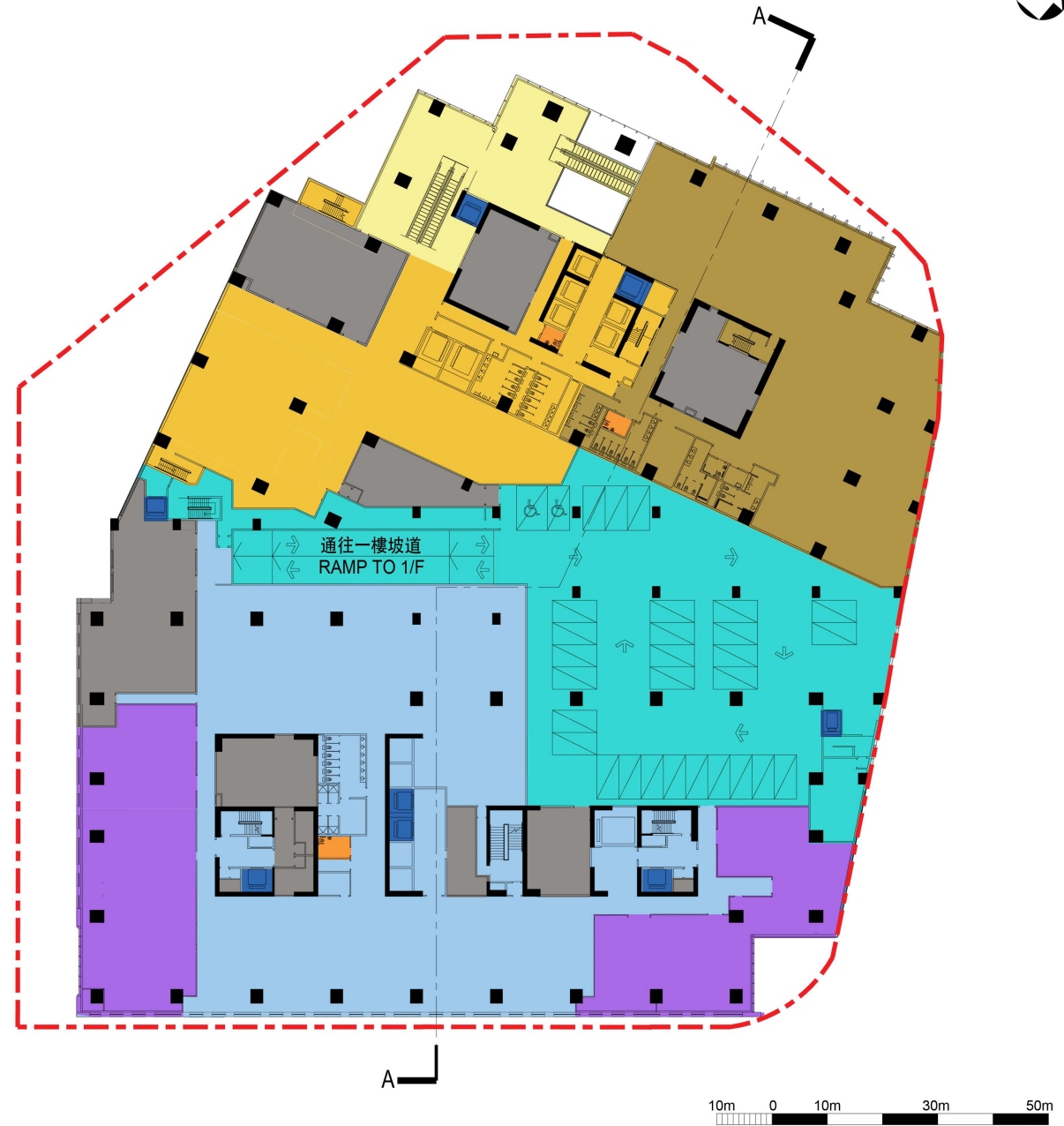
WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 辦公室/輔助空間 (水務署)  
OFFICE / ANCILLARY AREA  
(WATER SUPPLIES DEPARTMENT)
- 辦公室/輔助空間 (懲教署)  
OFFICE / ANCILLARY AREA  
(CORRECTIONAL SERVICES DEPARTMENT)
- 水務署工作室  
WSD WORKSHOP
- 牙科診所  
DENTAL CLINIC
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CARPARK



二樓平面圖  
2/F PLAN

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN

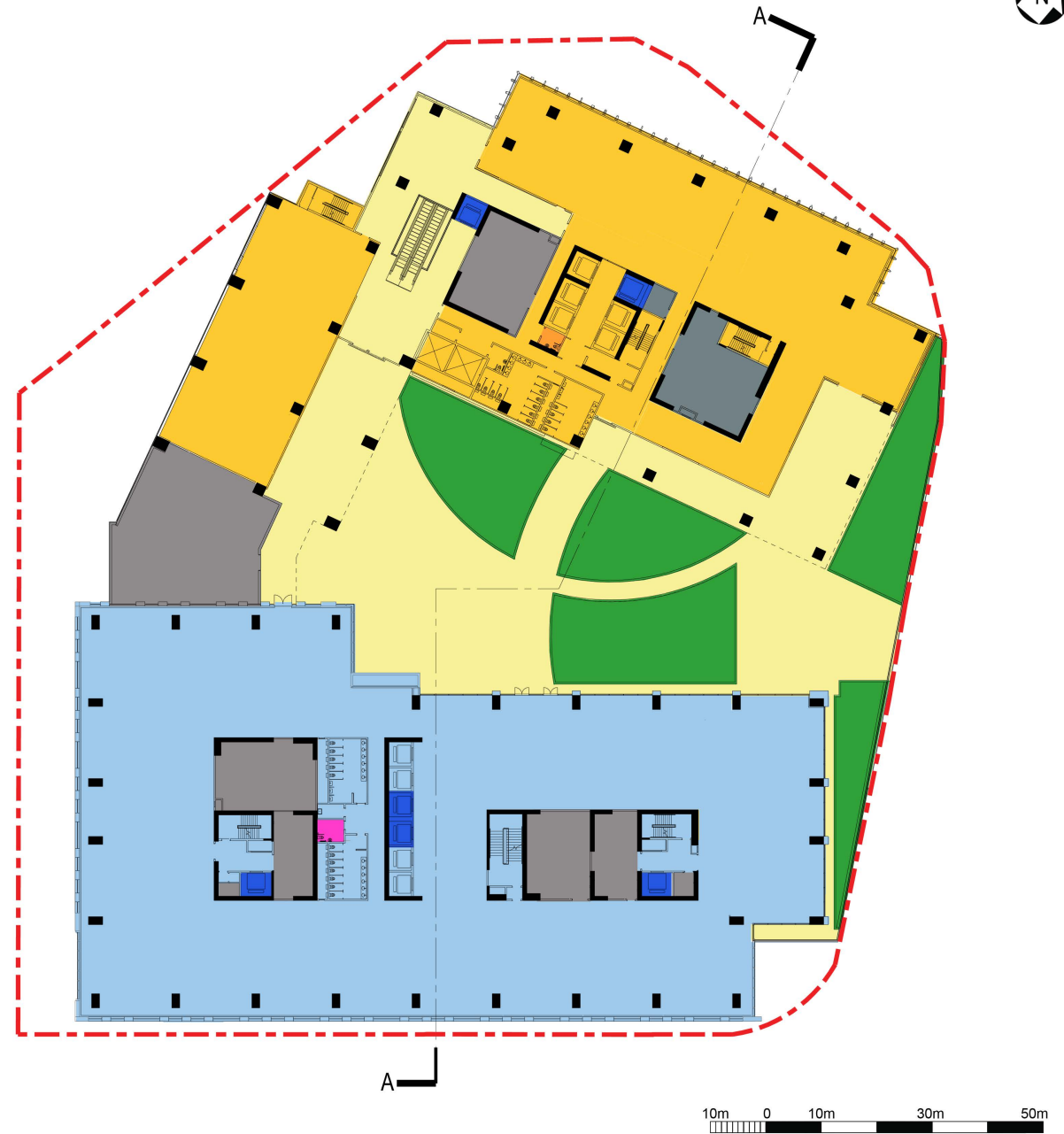


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 通用洗手間  
UNIVERSAL TOILET
- 平台天台綠化  
LANDSCAPED PODIUM ROOF
- 辦公室/輔助空間 (水務署)  
OFFICE / ANCILLARY AREA  
(WATER SUPPLIES DEPARTMENT)
- 辦公室/輔助空間 (懲教署)  
OFFICE / ANCILLARY AREA  
(CORRECTIONAL SERVICES DEPARTMENT)
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM



三樓平面圖  
3/F PLAN

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN

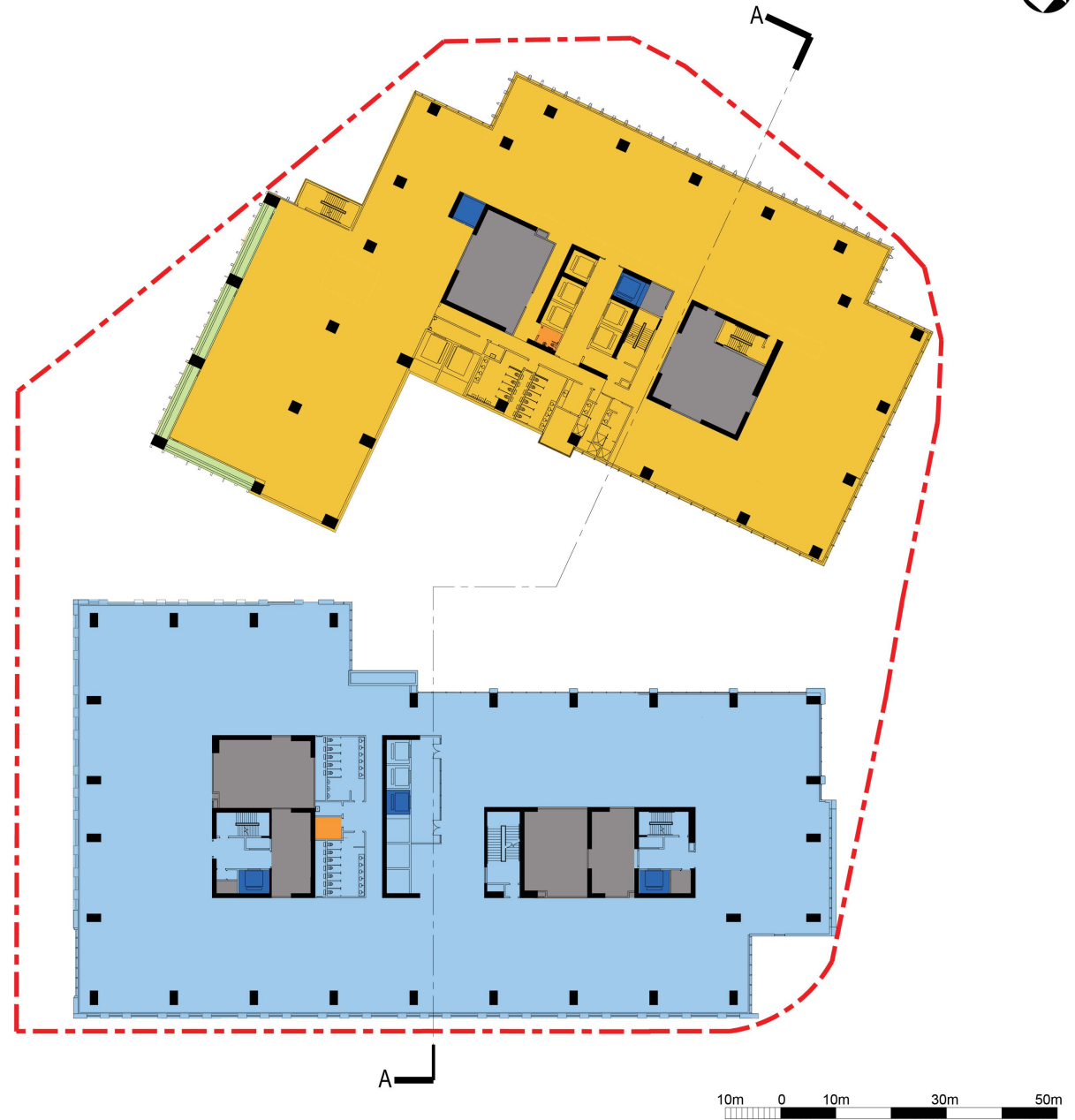


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 綠化範圍  
LANDSCAPED AREA
- 辦公室/輔助空間 (水務署)  
OFFICE / ANCILLARY AREA  
(WATER SUPPLIES DEPARTMENT)
- 辦公室/輔助空間 (懲教署)  
OFFICE / ANCILLARY AREA  
(CORRECTIONAL SERVICES DEPARTMENT)
- 機房  
PLANT ROOM



標準層平面圖  
TYPICAL FLOOR PLAN

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

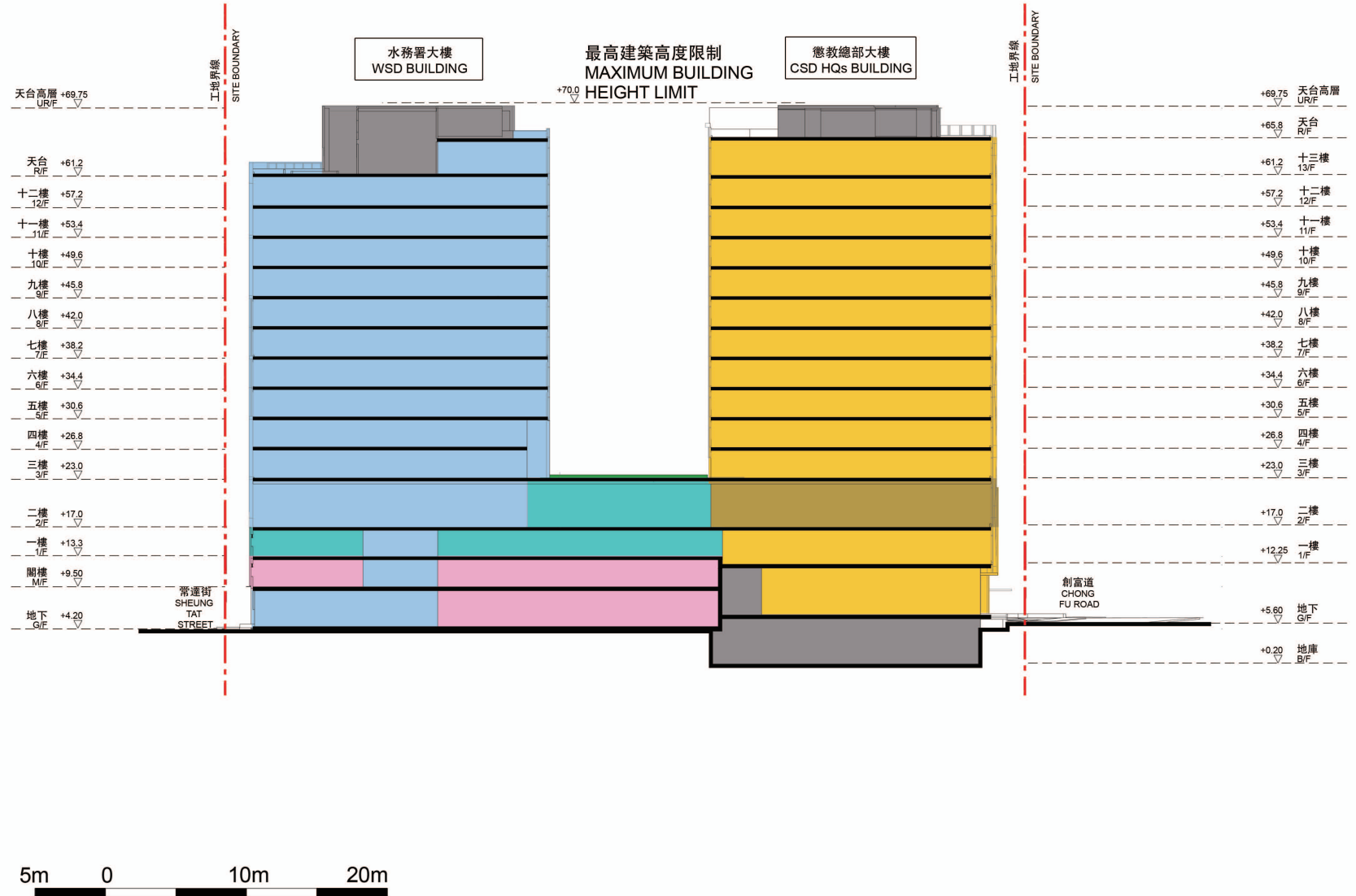
WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- 辦公室/輔助空間 (水務署)  
OFFICE / ANCILLARY AREA  
(WATER SUPPLIES DEPARTMENT)
- 辦公室/輔助空間 (懲教署)  
OFFICE / ANCILLARY AREA  
(CORRECTIONAL SERVICES DEPARTMENT)
- 平台天台綠化  
LANDSCAPED PODIUM ROOF
- 牙科診所  
DENTAL CLINIC
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CARPARK
- 水務署/懲教署部門停車場  
WSD/CSD DEPARTMENTAL  
CARPARK



剖面圖 A-A  
SECTION A-A

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



從東面望向  
大樓的構思透視圖  
PERSPECTIVE VIEW FROM  
EAST DIRECTION  
(ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

129KA








柴灣水務署總部暨香港及離島分署及懲教署總部大樓

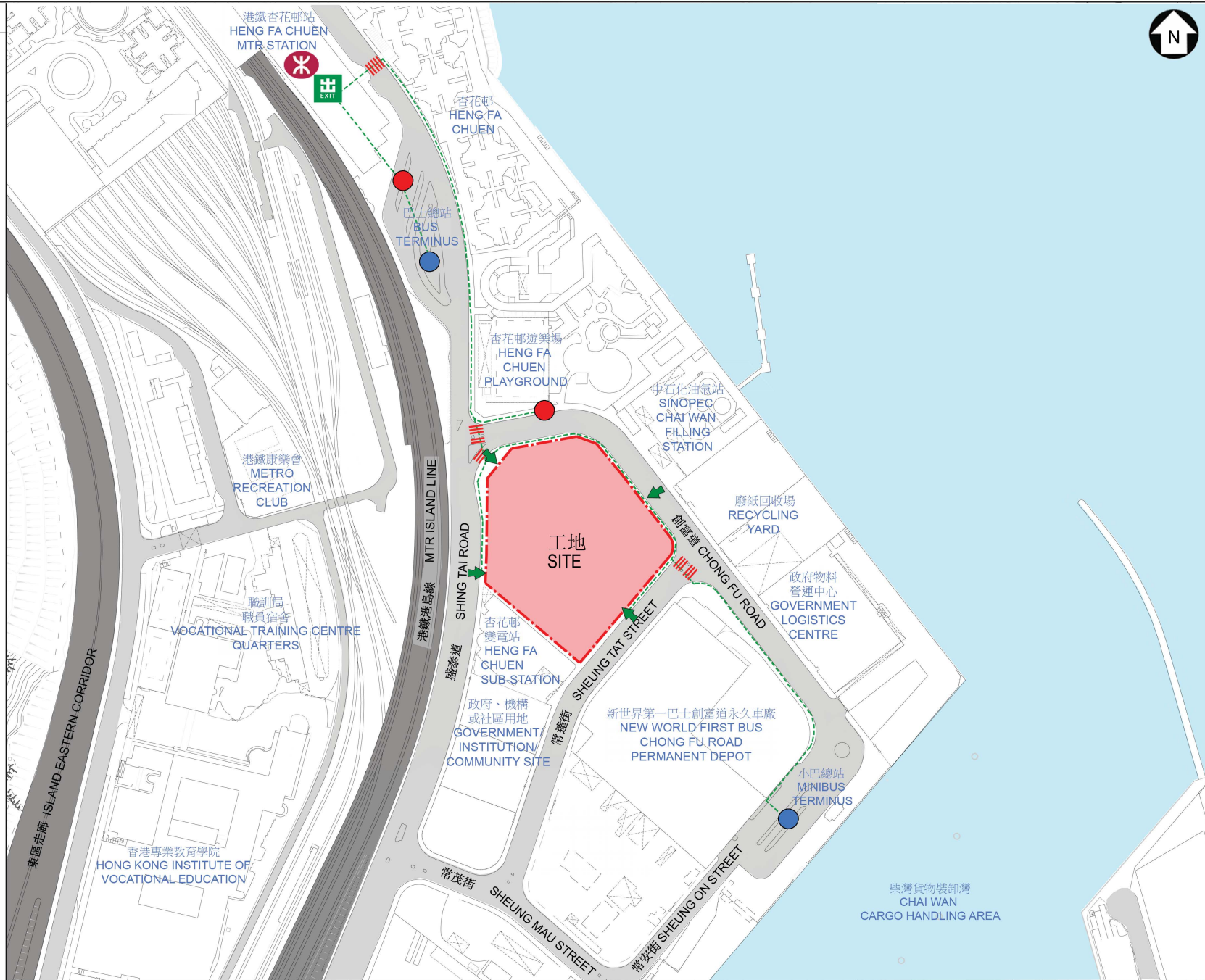
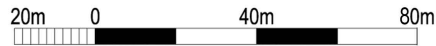
WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

圖例 LEGEND

-  工地界線  
SITE BOUNDARY
-  無障礙出入口  
BARRIER-FREE  
ENTRANCE/EXIT
-  無障礙通道  
BARRIER-FREE ACCESS
-  現有地面行人過路處  
EXISTING AT-GRADE  
PEDESTRIAN CROSSING
-  現有小巴士  
EXISTING MINIBUS STOP
-  現有巴士站  
EXISTING BUS STOP
-  港鐵站出入口  
MTR STATION  
ENTRANCE / EXIT



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

129KA

柴灣水務署總部暨香港及離島分署及懲教署總部大樓

WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG & ISLAND REGIONAL OFFICE AND  
CORRECTIONAL SERVICES DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**129KA – Water Supplies Department Headquarters with Hong Kong and Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan**

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

		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	25.7
	Technical	–	–	–	11.0
				Sub-total	<u>36.7 #</u>
(b) Resident site staff (RSS) costs (Note 3)	Professional	111	38	1.6	15.3
	Technical	709	14	1.6	34.3
				Sub-total	<u>49.6</u>
Comprising –					
(i) Consultants' fees for management of RSS			3.5 #		
(ii) Remuneration of RSS			46.1 #		
				<b>Total</b>	<b><u>86.3</u></b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (As at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **129KA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **129KA** to Category A.
3. The consultants' 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 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 9 of Enclosure 1.

**133KA – Drainage Services Department Office Building at  
Cheung Sha Wan Sewage Pumping Station**

**PROJECT SCOPE AND NATURE**

The project site occupies an area of 4 000 square metres (m<sup>2</sup>) within the existing boundary of the Cheung Sha Wan Sewage Pumping Station (CSWSPS)<sup>1</sup>. CSWSPS is located in West Kowloon, abutting on three streets (viz. Ying Wa Street, Fat Tseung Street West and Tung Chau Street) and adjoining West Kowloon Law Courts Building. The scope of the project comprises the construction of a 21-storey office building (to be named as Drainage Services Tower) with a net operational floor area (NOFA)<sup>2</sup> of about 19 220 m<sup>2</sup> for reprovisioning the facilities for both Drainage Services Department (DSD) and Social Welfare Department (SWD) as follows –

- (a) DSD facilities –
  - (i) offices for staff; and
  - (ii) other ancillary facilities, including conference rooms, a multi-purpose room, a building information modeling technical centre, storage areas, etc.;
- (b) SWD facilities – Central Case-file Depository (CCD);  
and
- (c) parking spaces for departmental use<sup>3</sup>.

/2. ....

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<sup>1</sup> The existing CSWSPS site falls within an area zoned for “Government, Institution or Community” uses in the approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/30. The proposed uses of this project are permitted under the approved OZP.

<sup>2</sup> NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for the basic facilities (if any) such as toilets, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.

<sup>3</sup> Due to the extensive main sewage trunks and sewage box culverts under the site, it is estimated that only 36 at-grade parking spaces could be provided for departmental use. During project design stage, we will strive to increase the number of parking spaces in the open space without compromising the normal operations of existing sewage pumping station and the proposed office building. Should the number of parking spaces can be increased in future, we will review the needs of public and department for parking spaces and consider releasing part of the above parking spaces for public use.



2. A site and location plan, floor plans, a sectional drawing, an artist's impression and a barrier-free access plan for the project are at **Annexes 1 to 7 to Enclosure 2**. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in around four years.

## JUSTIFICATION

3. We plan to construct the proposed office building on part of the land within the existing CSWSPS with a view to optimising the use of limited land resources.

4. The proposed office building is one of the nine replacement building projects to facilitate the release of the Wan Chai Government Offices Compound (WCGOC) site for commercial development, thus enabling a better use of scarce land resources in Central Business District.

5. DSD Headquarters, Projects and Development Branch, Consultants Management Division and Special Duty Division under Sewage Services Branch, and Electrical and Mechanical Projects Division under Electrical and Mechanical Branch at the Revenue Tower of WCGOC will be relocated to the proposed office building. Various offices<sup>4</sup> of DSD at different locations of Hong Kong will also be relocated to the proposed office building. By putting out-station offices under one roof, it will not only enable a better sharing of resources and common facilities, but also enhance operational and administrative effectiveness and efficiency. In addition, the relocation of offices from leased premises to the proposed office building will achieve saving in rental expenditure of the Government.

/ 6. ....

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<sup>4</sup> Offices to be relocated to the proposed office building include -

- (a) Remaining division and sections of Sewage Services Branch, currently accommodated at Western Magistracy, 2A Pok Fu Lam Road;
- (b) Engineering Survey Section, currently accommodated at Skyline Tower, 39 Wang Kwong Road, Kowloon Bay (leased premises);
- (c) Mainland South Division, Mainland North Division and Land Drainage Division, currently accommodated at Kowloon Government Offices, 405 Nathan Road; and
- (d) Hong Kong and Islands Division, currently accommodated at 1063 King's Road, Quarry Bay (leased premises).

Some offices of DSD (such as the offices located at sewage treatment works which are responsible for sewage treatment) will not be relocated to the proposed office building, taking cognisance of the convenience of operation.

6. The proposed office building will also provide spaces for the relocation of CCD of SWD<sup>5</sup> from leased premises, thereby achieving saving in rental expenditure of the Government.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$2,157.5 million in money-of-the-day (MOD) prices, broken down as follows –

	<b>\$ million</b> <b>(in MOD prices)</b>
(a) Site works	10.1
(b) Piling <sup>6</sup>	103.8
(c) Building <sup>7</sup>	1,058.8
(d) Building services <sup>8</sup>	608.0
(e) Drainage	10.4
(f) External works	48.3
(g) Additional energy conservation, green and recycled features	24.4
(h) Furniture and equipment <sup>9</sup>	49.6

/(i) .....

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<sup>5</sup> The CCD of SWD is currently accommodated at Skyline Tower, 39 Wang Kwong Road, Kowloon Bay (leased premises).

<sup>6</sup> Piling works cover construction of piles and all related works including tests and monitoring.

<sup>7</sup> Building works cover construction of substructure and superstructure of the building.

<sup>8</sup> Building services works cover electrical installation, ventilation and air-conditioning installations, fire services installations, lift installation and other miscellaneous installations.

<sup>9</sup> The estimated cost is based on an indicative list of furniture and equipment required.

		<b>\$ million</b> <b>(in MOD prices)</b>
(i)	Consultants' fees for	20.8
	(i) contract administration	17.8
	(ii) management of resident site staff (RSS)	3.0
(j)	Remuneration of RSS	27.2
(k)	Contingencies	196.1
Total		2,157.5

8. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 8 to Enclosure 2**. The construction floor area (CFA) of this project is about 38 300 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$43,520 per m<sup>2</sup> of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

<b>Year</b>	<b>\$ million</b> <b>(in MOD prices)</b>
2021 – 2022	62.7
2022 – 2023	235.9
2023 – 2024	334.1
2024 – 2025	871.0
2025 – 2026	203.2
2026 – 2027	172.8
2027 – 2028	147.2

/Year .....

Year	\$ million (in MOD prices)
2028 – 2029	130.6
	<hr/> 2,157.5 <hr/>

10. 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 2021 to 2029. We will deliver the construction works through a design and build contract and 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.

11. We estimate the annual recurrent expenditure arising from this project to be \$44.73 million.

## **PUBLIC CONSULTATION**

12. We consulted the Sham Shui Po District Council on 16 January 2018. Members generally supported the project.

13. We consulted the Legislative Council Panel on Development on the project on 16 December 2019. Members supported the project and the submission of its funding application to the Public Works Subcommittee. Supplementary information required by Members during the meeting was provided on 24 April 2020.

## **ENVIRONMENTAL IMPLICATIONS**

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) for the project in May 2019. The PER concluded and the Director of Environmental Protection agreed that the project would not cause long-term adverse environmental impacts. We have included in the project estimate the cost to implement suitable mitigation measures during construction to control the short-term environmental impacts.

15. At the planning and design stages, we have considered measures to reduce the generation of construction waste wherever possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. 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 facilities (PFRFs)<sup>10</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.

16. 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 measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

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

18. We estimate that the project will generate in total about 34 600 tonnes of construction waste. Of these, we will reuse about 900 tonnes (2.6%) of inert construction waste on site and deliver about 30 300 tonnes (87.6%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 3 400 tonnes (9.8%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$2.8 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

19. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

**/LAND .....**

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<sup>10</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

## LAND ACQUISITION

20. This project does not require any land acquisition.

## ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) variable speed drive for chillers;
- (b) automatic condenser tube cleaning system;
- (c) demand control of supply air;
- (d) heat energy reclaim of exhaust air;
- (e) building energy management system; and
- (f) photovoltaic system.

22. For greening features, we will provide landscaping and greening features on ground level, rooftops and vertical surfaces in the new building as appropriate for environmental and amenity benefits.

23. For recycled features, we will adopt grey water recycling system and rainwater harvesting system for flushing and landscape irrigation purposes respectively with a view to conserving water.

24. The total estimated additional cost for adoption of the above features is around \$24.4 million (including \$8.8 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.5% energy savings in the annual energy consumption with a payback period of about eight years.

**/BACKGROUND .....**

## BACKGROUND INFORMATION

25. We upgraded **133KA** to Category B in October 2015. We engaged consultants to undertake various services, including ground investigation, tree survey, traffic impact assessment, PER and quantity surveying services for the preparation of tender documents at a total cost of \$4.6 million. The services and investigation works by the 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 consultancy services and investigation works have been completed.

26. There are 48 trees within the site and 26 roadside trees in close proximity to the site boundary. Among these 74 trees, 44 trees within the site and four roadside trees will be felled, 14 roadside trees will be retained, and four trees within the site and eight roadside trees will be transplanted. All trees to be removed are not important trees<sup>11</sup>. We will incorporate planting proposals as part of the project, including the compensatory planting of 48 trees.

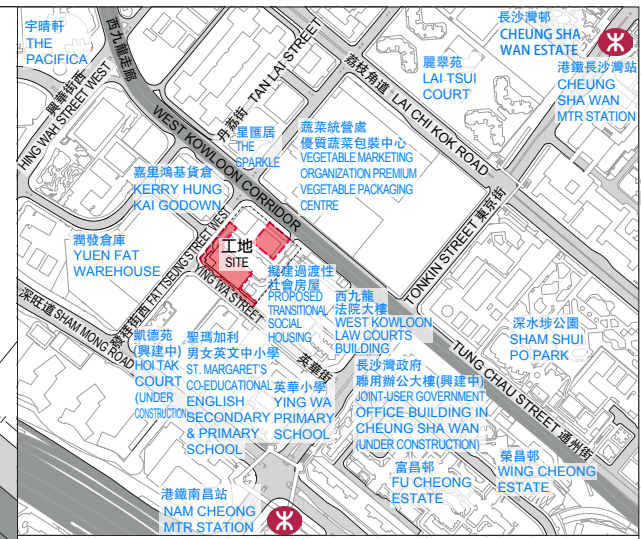
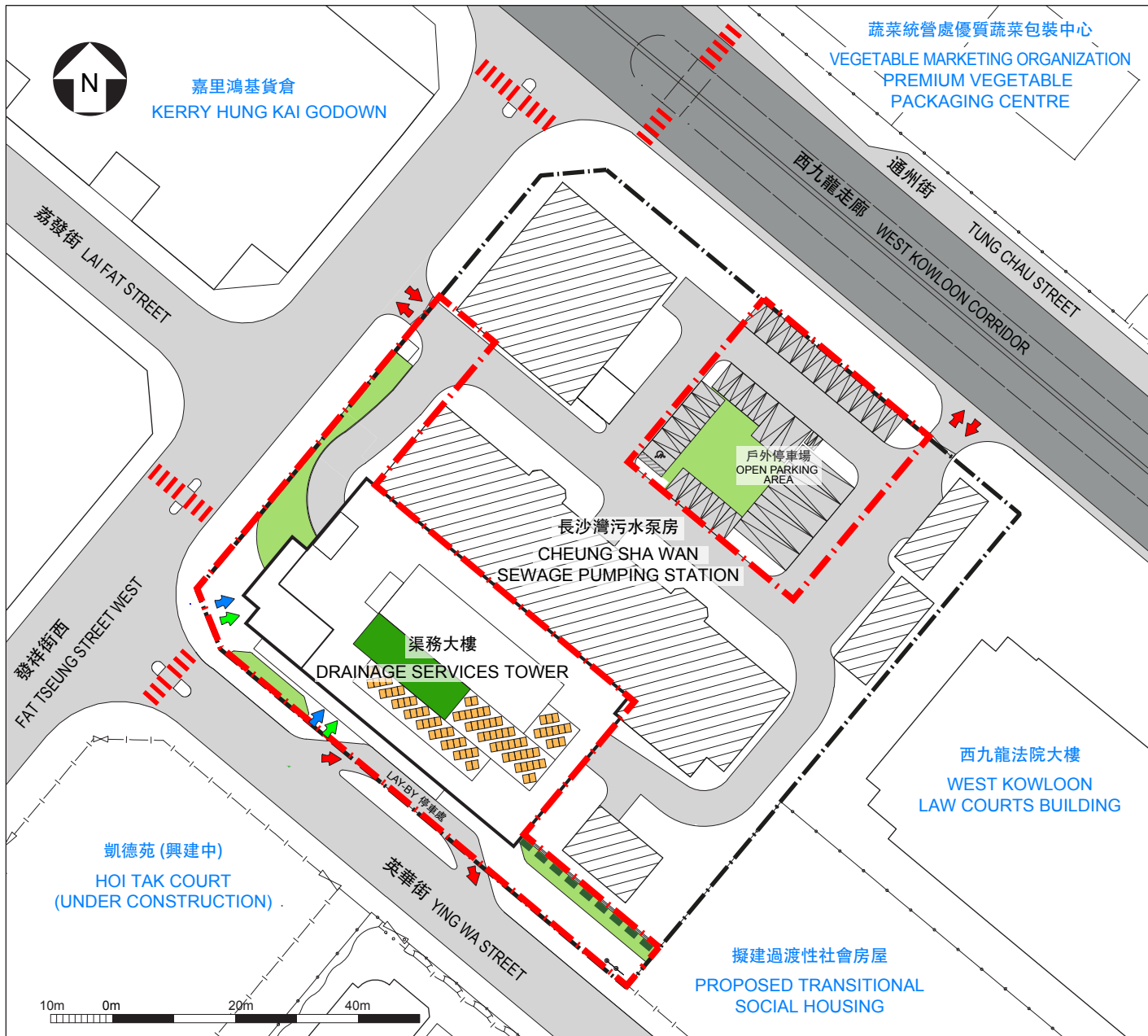
27. We estimate that the proposed works will create about 750 jobs (680 for labourers and 70 for professional or technical staff) providing a total employment of 15 300 man-months.

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<sup>11</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding forms (taking account of overall tree sizes, shapes and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitats; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.



位置圖 LOCATION PLAN

圖例 LEGEND

	長沙灣污水泵房界線 CHEUNG SHA WAN SEWAGE PUMPING STATION ("CSWSPS") BOUNDARY
	工地界線 SITE BOUNDARY
	行人出入口 PEDESTRIAN ENTRANCE / EXIT
	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
	車輛出入口 VEHICULAR INGRESS / EGRESS
	現有長沙灣污水泵房設施 (保留並持續運作) EXISTING PUMPING STATION FACILITIES (TO BE RETAINED AND MAINTAINED IN OPERATION)
	地面綠化 AT-GRADE GREENING
	天台綠化 LANDSCAPED ROOF
	垂直綠化 VERTICAL GREENING
	太陽能光伏板 PHOTOVOLTAIC PANEL
	現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING

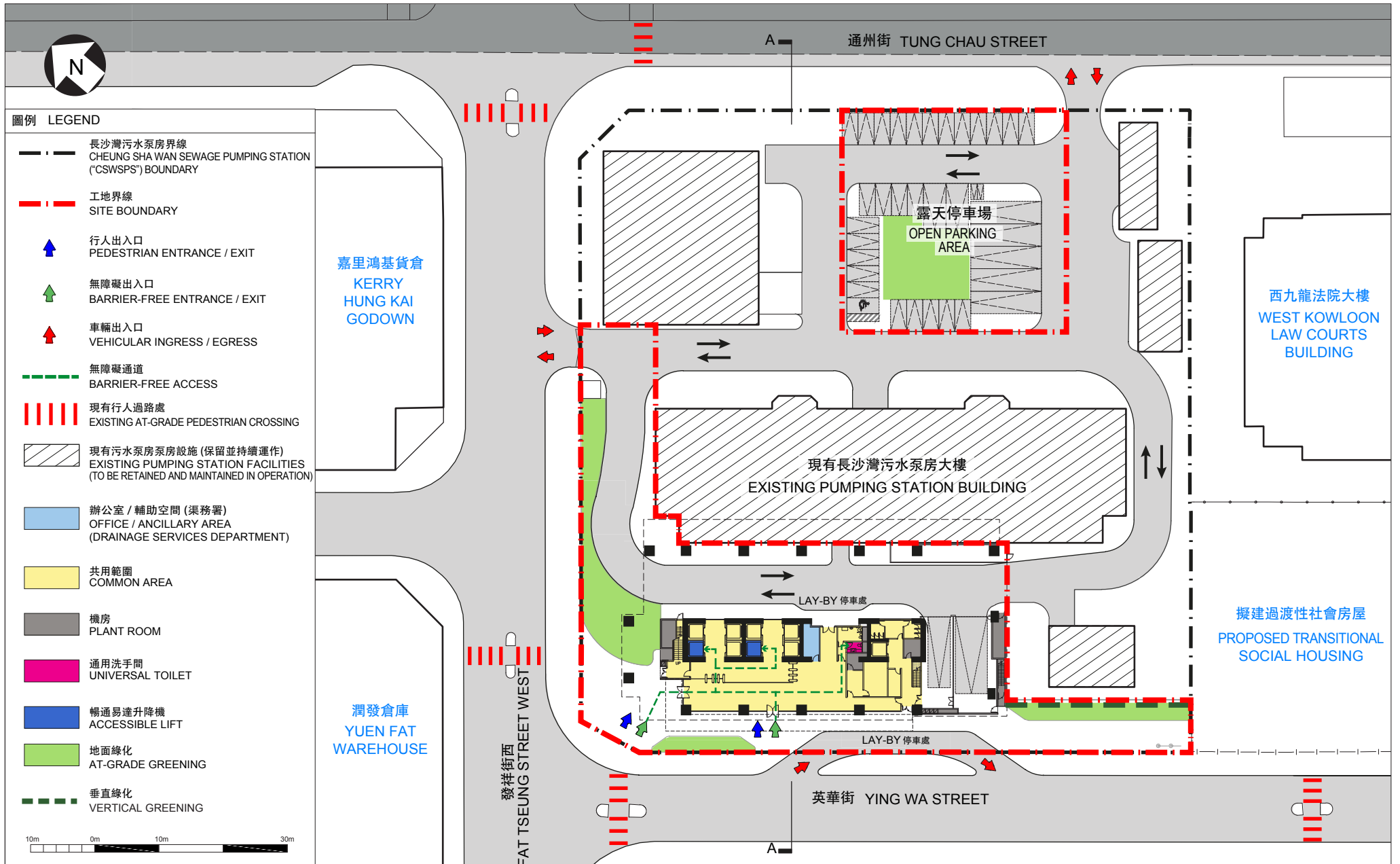
備註: 設計視乎將來的設計發展、淨作業樓面面積和其他項目要求。  
REMARKS: DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT, NOFA AND OTHER PROJECT REQUIREMENTS.

工地平面圖  
SITE PLAN

133KA  
於長沙灣污水泵房的渠務署辦公大樓  
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION

 ARCHITECTURAL SERVICES DEPARTMENT 建築署



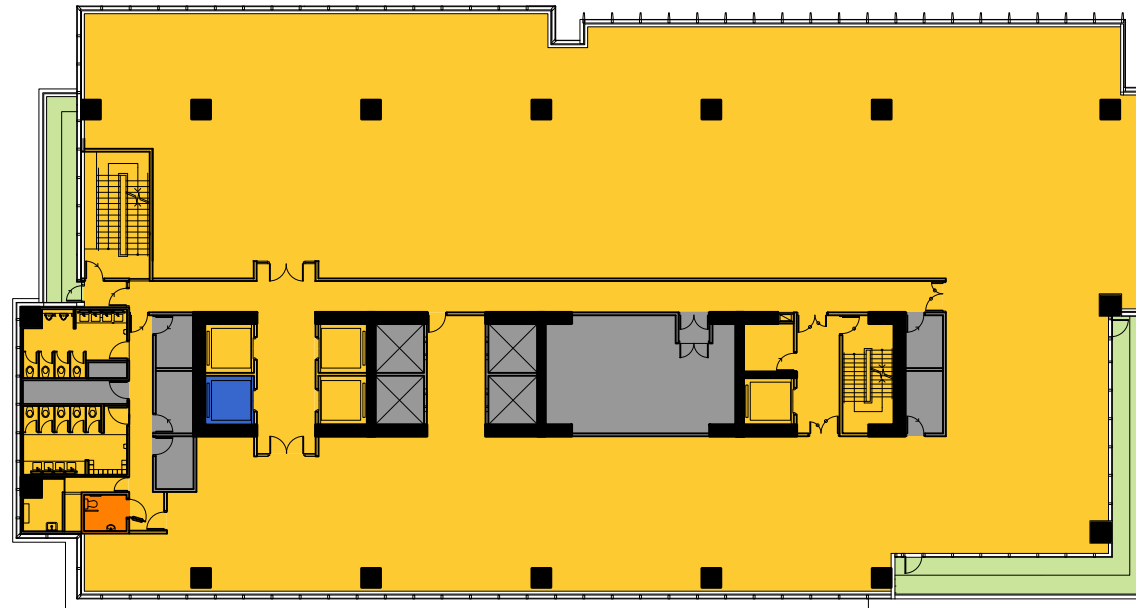


地下平面圖  
GROUND FLOOR PLAN

133KA  
於長沙灣污水泵房的渠務署辦公大樓  
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

- 辦公室 / 輔助空間 (社會福利署)  
OFFICE / ANCILLARY AREA  
(SOCIAL WELFARE DEPARTMENT)
- 機房  
PLANT ROOM
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 綠化範圍  
LANDSCAPED AREA



標準層平面圖 (低層樓層)  
TYPICAL FLOOR PLAN (LOW ZONE)

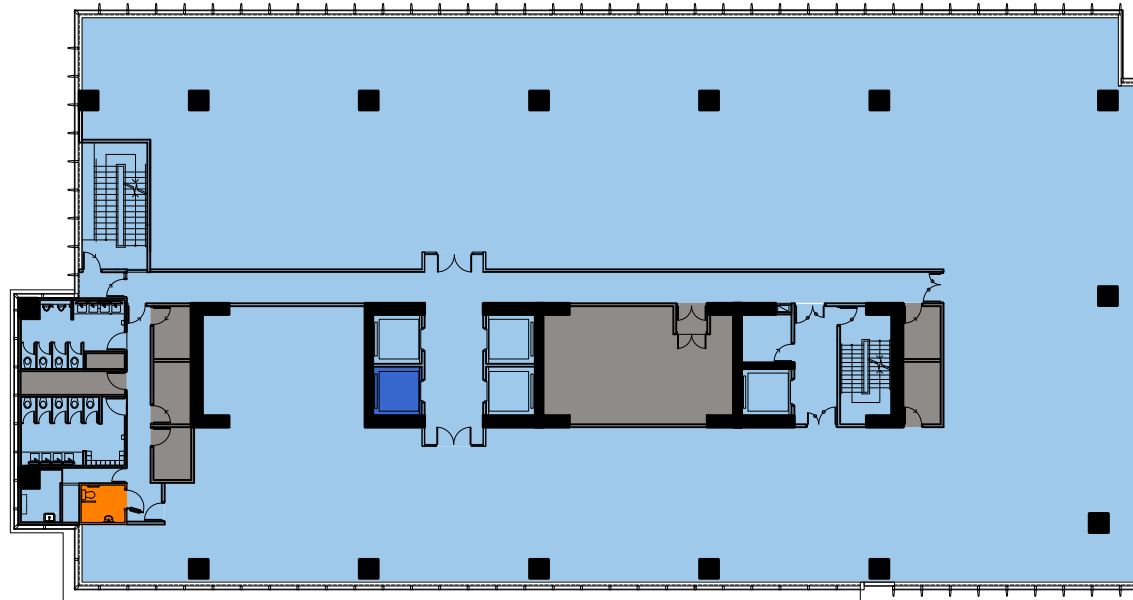
133KA  
 於長沙灣污水泵房的渠務署辦公大樓  
 DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL  
 SERVICES  
 DEPARTMENT 建築署



A



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圖例 LEGEND

- 辦公室 / 輔助空間 (渠務署)  
OFFICE / ANCILLARY AREA  
(DRAINAGE SERVICES DEPARTMENT)
- 機房  
PLANT ROOM
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT

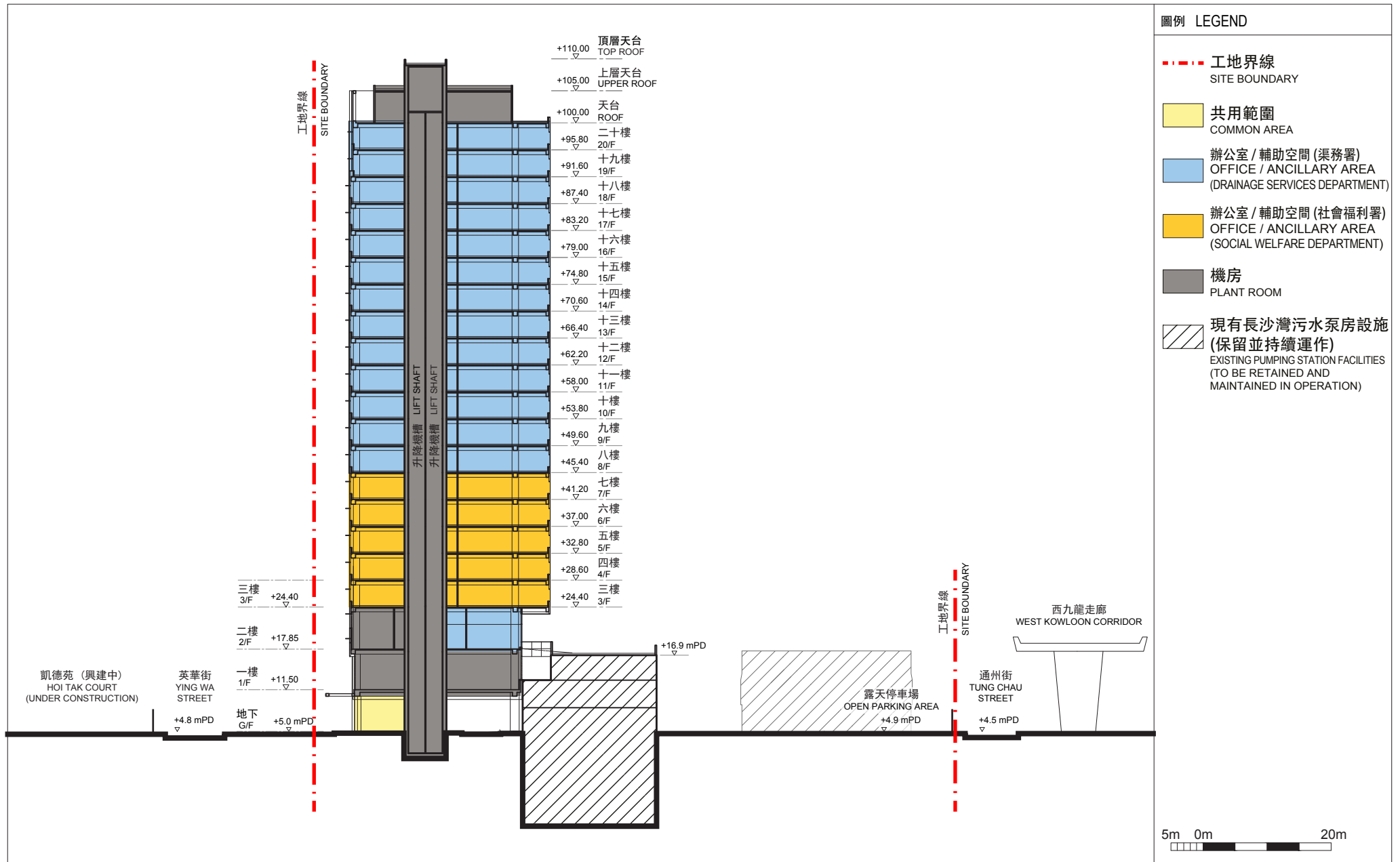


標準層平面圖 (高層樓層)  
TYPICAL FLOOR PLAN (HIGH ZONE)

133KA  
於長沙灣污水泵房的渠務署辦公大樓  
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



A-A 剖面圖  
SECTION A-A

133KA  
於長沙灣污水泵房的渠務署辦公大樓  
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



從南面望向  
大樓的透視圖

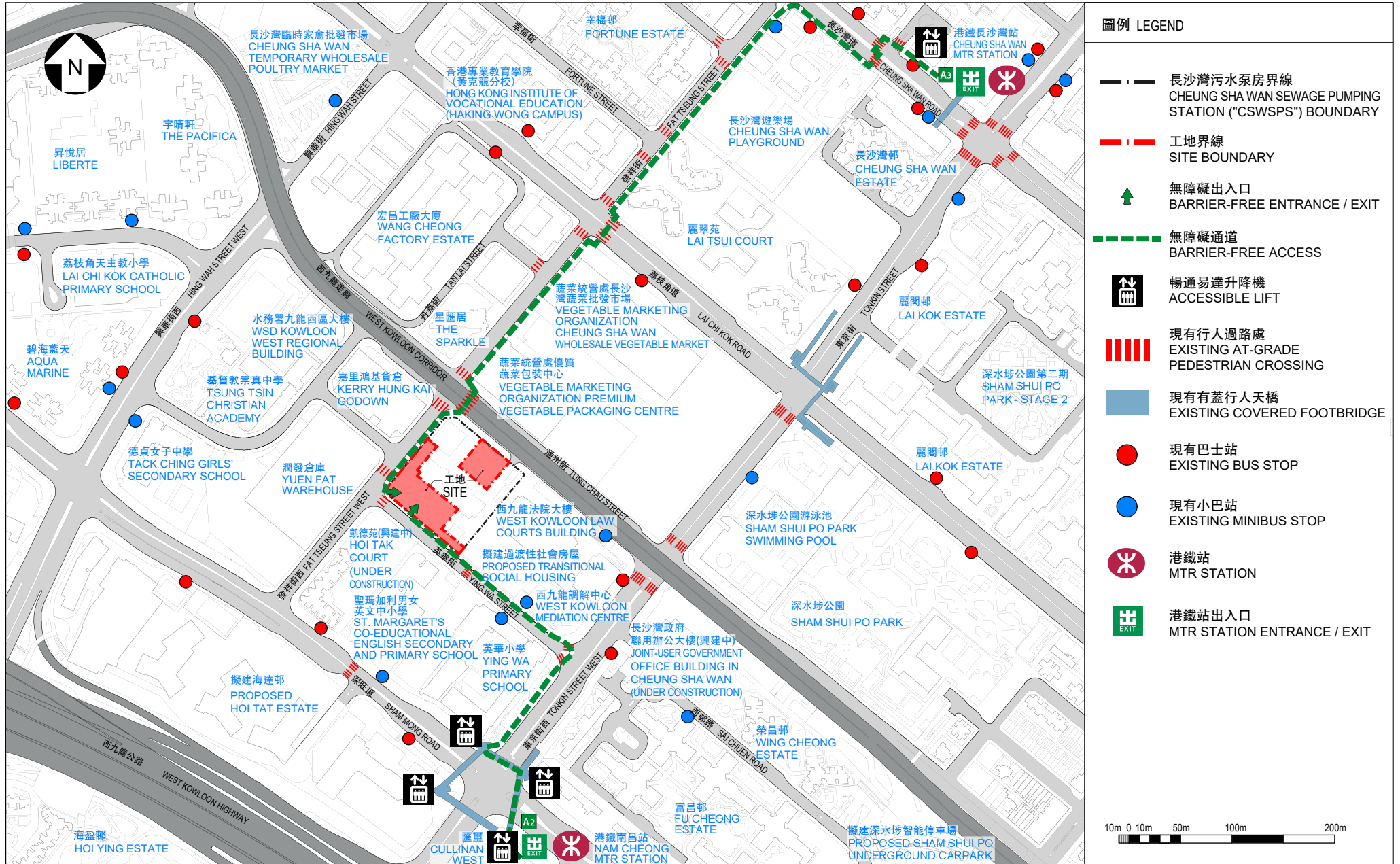
PERSPECTIVE VIEW  
FROM SOUTH DIRECTION  
(ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

133KA  
於長沙灣污水泵房的渠務署辦公大樓  
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



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

133KA  
於長沙灣污水泵房的渠務署辦公大樓  
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT CHEUNG SHA WAN SEWAGE PUMPING STATION



ARCHITECTURAL SERVICES DEPARTMENT 建築署

**133KA – Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station**

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

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	10.8
	Technical	–	–	–	3.8
				Sub-total	14.6 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	89	38	1.6	12.2
	Technical	261	14	1.6	12.6
				Sub-total	24.8
Comprising –					
(i) Consultants' fees for management of RSS			2.5 #		
(ii) Remuneration of RSS			22.3 #		
				<b>Total</b>	<b>39.4</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (As at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **133KA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **133KA** to Category A.
3. The consultants' 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 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 7 of Enclosure 2.