

**Legislative Council Public Works Subcommittee
meeting on 11 June 2016**

**118KA – Renovation works for the West Wing of the former Central Government
Offices for office use by the Department of Justice and law-related organisations**

Paper No. PWSC(2016-17)31

Supplementary Information

BACKGROUND

On 11 June 2016, the Public Works Subcommittee (PWSC) recommended item **118KA – Renovation works for the West Wing of the former Central Government Offices for office use by the Department of Justice and law-related organisations** be submitted to the Finance Committee for consideration. Members requested that the following supplementary information be provided –

- (a) a breakdown of the estimated recurrent costs for the project; and
- (b) the difference in respect of recurrent costs between heritage government buildings and non-heritage government buildings and relevant details.

GOVERNMENT RESPONSE

- 2. Supplementary information on matters referred to in paragraph 1 above is set out in paragraphs 3 to 5 below.
- 3. The breakdown of the estimated annual recurrent costs for the project is as follows –

Items	Estimated cost (\$ million)
Staff costs	6.9
Running costs	7.0
Repairs and maintenance costs	14.2
Management costs (including building management, security and cleansing, etc.)	14.0
Other recurrent costs	1.0
<u>Less</u> annual rental savings	3.6
Total	39.5

4. The recurrent cost of individual government building project depends very much on the specific operational needs and functions of the user department(s) as well as the nature of the site involved. In general, the recurrent costs of heritage government buildings are comparatively higher than those of non-heritage government buildings. One key reason is that the management and maintenance requirements for the prior are much more elaborate than those for the latter, due to the need to comply with such maintenance and management plans as included in the recommendations of heritage impact assessment, which is required for works projects involving heritage government buildings (but not for non-heritage government buildings). In the case of the West Wing project, the estimated costs for staff, repair and maintenance as well as management have taken into account the need to comply with the specific requirements of the Maintenance Plan (including detailed plan on regular upkeep of the built fabric and integration of the maintenance plan into the building management plans) and the Management Plan (to ensure proper management of the historic building), as recommended in the heritage impact assessment for the project.

5. The current estimated annual recurrent cost for the West Wing project is about \$1,385/m² (in terms of construction floor area). For other non-heritage government building projects in recent years, the estimated annual recurrent costs vary. In general, it is roughly about \$800/m² to \$1,000/m² based on the relevant information contained in the PWSC paper of the concerned projects as approved by the Legislative Council (with price adjustments).

OTHER SUPPLEMENTARY INFORMATION

6. At the PWSC meeting, there was also discussion about features with heritage value in respect of the West Wing as well as public accessibility to the West Wing and the adjacent open space. We therefore provide below the relevant supplementary information.

7. The features with heritage value to be preserved for the West Wing, as recommended in the heritage impact assessment report on the project, are set out at the **Annex** (i.e. Enclosure 8 of the PWSC paper). It is relevant to note that most of the heritage features of the West Wing concern the exterior of the building and can be readily viewed by public from outside the building. As for the remaining features, most of them are in the common areas of the building and it is envisaged that public access will be allowed. Moreover, the publicly-accessible corridor proposed to be provided on the 7/F of West Wing is also a heritage feature. We will consider the use of the corridor for displaying items with heritage value (which may include pictures

and/or actual heritage items to be salvaged in the course of the renovation works).

8. As regards the space between the Main Wing and West Wing of the former Central Government Offices, the Government fully appreciates the wish of members of the public for it to be opened up for use and enjoyment by the community and to provide public access across the open space between Lower Albert Road and Battery Path. The Development Bureau (DEVB) is coordinating the implementation of the proposed public open space (POS) project, with the Leisure and Cultural Services Department (LCSD) being the management and maintenance agent upon completion of the project. It is intended that the POS will provide a green and pleasant environment in the area for public enjoyment and a pedestrian access between Battery Path and Lower Albert Road via the open compound. Under the current planning of DEVB, the POS will be open for public access round the clock, and appropriate sitting-out facilities will be provided to allow members of the public to enjoy the green and pleasant environment. A new passenger lift will also be constructed, as included in the West Wing project, to allow a separate and independent means of access during scheduled hours by the public (including disabled persons) to the open space from the ground floor of West Wing facing Queen's Road Central.

9. DEVB and LCSD will soon kick-start the work on detailed design and discussion on the future operational arrangements of the POS, with due regard to the objective of facilitating and not obstructing public access to the area, the design standards of general POS, the overall design of the former CGO site, LCSD's operational requirements, as well as the views of the public, key stakeholders, District Council, etc.. In view of Members' suggestion raised at the PWSC meeting, DEVB and LCSD will explore the practical feasibility of providing a small catering outlet (e.g. fast food kiosk and café) at a suitable location in the POS during the detailed design stage, provided that there are sufficient space and supporting facilities, and the proposal is technically feasible.

Department of Justice
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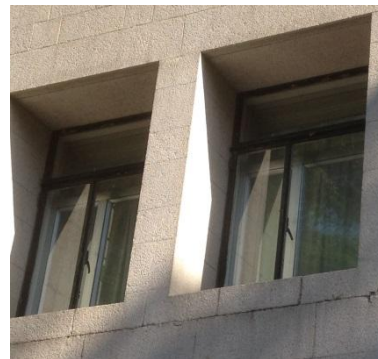
FEATURES WITH HERITAGE VALUE TO BE PRESERVED IN WEST WING OF THE FORMER CENTRAL GOVERNMENT OFFICES

前中區政府合署西座保育項目

- (a) The original design of all elevations
所有立面的原設計

Key conservation works –
主要保育工程–

- To preserve and restore external elevations
保存及修復外部立面
- To refurbish, alter and/or replace the steel windows
翻新、改動及/或更換鋼窗
- To remove the marble cladding on the elevation of the main entrance and restore to the original design intent (with mosaic tiles) in 1959
移除主入口立面的雲石裝修，並修復至1959年原設計理念(使用馬賽克)



- (b) The projecting windows in the original canteen on 7/F
7樓原來食堂位置凸出的窗戶

Key conservation works –
主要保育工程–

- To preserve, refurbish and repair the projecting windows
保存、翻新及修補凸出的窗戶



保育項目
FEATURES WITH
HERITAGE VALUE TO
BE PRESERVED

118KA

前中區政府合署西座翻新工程以作律政司及法律相關組織辦公室用途
RENOVATION WORKS FOR THE WEST WING OF THE FORMER
CENTRAL GOVERNMENT OFFICES FOR OFFICE USE BY THE
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ARCHITECTURAL
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DEPARTMENT 建築署

FEATURES WITH HERITAGE VALUE TO BE PRESERVED
保育項目

- (c) The projecting balconies and stairs between 5/F and 7/F
5樓至7樓之間的凸出陽台和樓梯

Key conservation works –

主要保育工程–

To preserve, refurbish and repair the projecting balconies and stairs between 5/F and 7/F

保存、翻新及修補5樓至7樓之間的凸出陽台及樓梯



- (d) The external signage at the main entrance at Queen's Road Central
皇后大道中入口外面的建築物名稱標示牌

Key conservation works –

主要保育工程–

To preserve and repair the external signage

保存及修補外面的建築物名稱標示牌



- (e) The overall flat roof design with curved corner projecting main lift core and tapered upper elevation at Ice House Street
建築物整體突顯主升降機槽的平頂圓角設計，以及雪廠街建築上層的漸窄立面

Key conservation works –

主要保育工程–

To preserve the overall design

保存建築物的整體設計



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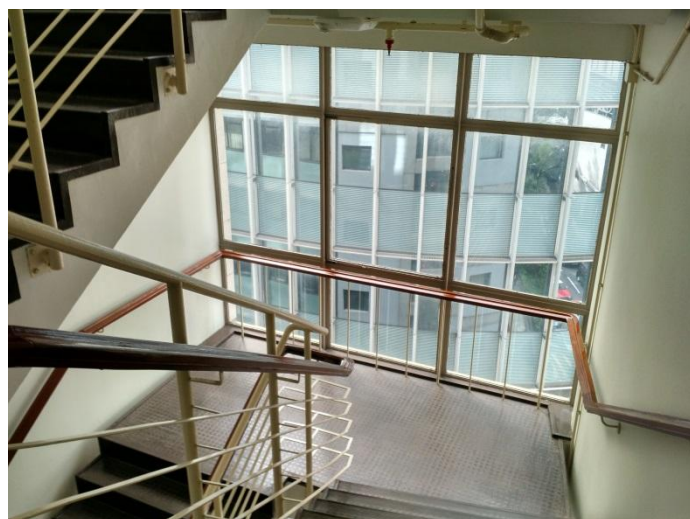
- (f) The original main open staircase conjoined with the lift lobby at each floor level at the west end of the building
位於大樓西端連接各樓層升降機大堂的原有主開放式樓梯

Key conservation works –

主要保育工程–

To preserve, repair and refinish the internal staircases

保存、修補及重新修飾內部樓梯



- (g) The original fire escape staircase with old fittings and setting, terrazzo dado finishes and timber railings at the end of the short block
位於短翼末端原有的走火樓梯，包括其舊式配件及環境、水磨石牆裙及木欄桿

Key conservation works –

主要保育工程–

To preserve, repair and refinish the internal staircases

保存、修補及重新修飾內部樓梯



- (h) The beech hardwood doors and frames in some offices
位於部分辦公室的硬櫟木門及門框

Key conservation works –

主要保育工程–

To salvage the beech hardwood doors and frames as far as practicable

盡量保存硬櫟木門及門框



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