

**THE HONG KONG HOUSING AUTHORITY****Memorandum for the Commercial Properties Committee****Design Brief for the Cheung Wah Shopping Centre****Improvement Scheme****PURPOSE**

To inform Members of the Design Brief for the Cheung Wah Shopping Centre improvement scheme.

**BACKGROUND**

2. Cheung Wah has been identified under the five-year Rolling Programme for improvement (Paper No. CPC 43/96) in 1997/98. It is one of the two projects identified for implementation by consultants in that year. To date, four improvement projects at Siu Sai Wan, Heng On, Leung King and Tai Yuen have been assigned to consultants and are progressing smoothly.

**CHEUNG WAH SHOPPING CENTRE**

3. Cheung Wah Shopping Centre is a small neighbourhood centre (Type D) of 5515m<sup>2</sup> IFA completed in 1986 serving primarily the 20,800 residents of Cheung Wah Estate. The centre is linked to the adjacent Fanling KCR Station by a footbridge and covered walkway system at podium level. Local demand justifies a modest increase of retail space and a Planning Brief amendment to tie in with the improvement scheme is being processed by the Department.

## **DESIGN BRIEF**

4. The Design Brief at **Annex** sets out the objectives of the scheme, and defines the scope of work proposed. The Brief was endorsed by the Department's Shopping Centre Improvement Committee on 8 July 1997.

5. In summary, the proposals include -

- (a) construction of shops of about 500m<sup>2</sup> on the G/F of the centre;
- (b) construction of a transformer room;
- (c) renewal of floor/wall finishes and glass panel-railing in the centre;
- (d) improvement of skylight in the centre;
- (e) improvement of two public toilets in the centre;
- (f) improvement of internal and external signages/directories;
- (g) improvement of lighting at areas affected by future improvement design; and
- (h) installation of two escalators (subject to cost and viability).

## **VIABILITY**

6. The project cost will depend on the schematic design and cost estimation to be developed by the consultant yet to be appointed. A pre-scheme viability test, based on a preliminary rough indication cost of \$35.54 million (inclusive for preliminary, contingency, and consultant fees) indicates an internal rate of return of 25.7% with a payback period of seven years. This is well above the 8% threshold return and is considered to be very attractive.

## **CONSULTATION**

7. Consultation with estate tenants and local concern groups will be undertaken by estate staff before detail proposals are finalized.

## **APPOINTMENT OF CONSULTANT**

8. Architectural consultants will be selected in line with prevailing policy and approval to appointment will be sought from the Consultant Selection Review Board and the Building Committee. The appointed consultant will be asked to develop outline proposals by reference to the Design Brief for submission to this Committee for consideration in due course.

## **INFORMATION**

9. This paper is issued for Members' information.

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