

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Commercial Properties Committee

Design Brief for Fu Shin Shopping Centre Improvement Scheme

PURPOSE

To inform Members of the Design Brief for Fu Shin Shopping Centre improvement scheme.

BACKGROUND

2. Fu Shin 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 action 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.

FU SHIN SHOPPING CENTRE

3. Fu Shin Shopping Centre is a large neighbourhood centre (Type C) completed in 1986 serving primarily the 34,000 residents of Fu Shin Estate, Ming Nga Court and Yee Nga Court. The facilities in this small 3-storey, semi-enclosed centre are inadequate to meet rising aspiration of shoppers and to compete successfully with a number of modern private developments in Tai Po.

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 3 April 1997.

5. The objective of improvement is to upgrade the general facilities of the centre including central air-conditioning. Due to lack of demand for additional retail, keen competition from the new developments in Tai Po and limitation of existing design configuration, only minimal retail space will be added.

6. In summary, the proposals include -

- (a) construction of shops of about 230m² IFA by extending the G/F arcade near the bus terminus to maximize exposure of the centre;
- (b) construction of shopstalls of about 64m² at vantage point in the market facing the loading/unloading area;
- (c) Installation of one additional escalator from G/F to 1/F to improve vertical accessibility;
- (d) construction of a new transformer room;
- (e) renovation of external facade and renewal of false ceiling;
- (f) improvement of centre lighting;
- (g) replacement of exit/smoke doors and other general improvements;
- (h) renovation of internal glazed parapets and railings;
- (i) upgrading of signages and directories; and
- (j) provision of central air-conditioning (Central A/C) to common areas of the centre.

PROVISION OF CENTRAL A/C

7. It is the intention of the Department, taking the opportunity of improvement, to provide central air-conditioning to older shopping centres where technically feasible. At present, all shops in Fu Shin Shopping Centre with the exception of three kiosk shops have their own A/C installation. In the scope of this improvement project, central A/C will be provided primarily to the

common areas of the centre with allowance for future extension to replace tenants' installation.

VIABILITY

8. The final 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 preliminary rough indication costs of \$47.08M (including \$13.73M for maintenance costs which will be offset by saving in the scheduled maintenance programme and \$10.26M for central A/C cost which will be recouped through A/C charges) indicates an internal rate of return of 12.6 % with a payback period of 13 years. It is estimated that an additional annual income of \$2.3M will be achievable from the centre at the year of completion of the project.

CONSULTATION

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

APPOINTMENT OF CONSULTANT

10. Architectural consultant 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 the outline proposals by reference to the Design Brief for submission to this Committee for consideration in due course.

INFORMATION

11. This paper is issued for Members' information.

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