

## **THE HONG KONG HOUSING AUTHORITY**

### **Memorandum for the Building Committee**

#### **Proposed Scheme Design and Project Budget for the Housing Authority Exhibition Centre at Redevelopment of Homantin South Phase 4**

### **PURPOSE**

To seek Members' approval to the proposed Scheme Design and Project Budget for the Exhibition Centre Fitting-out Works of the Hong Kong Housing Authority (HKHA) at Redevelopment of Homantin South (HMTS) Phase 4.

### **BACKGROUND**

2. At the Building Committee (BC) meeting held on 22 July 1999, the proposal on the arrangement of the fitting-out work of the new Exhibition Centre was endorsed. The approved Project Budget is \$20.800M which is included in the Total Development Cost Budget for Redevelopment of Homantin South Phase 4. The net area of the Exhibition Centre is approximately 920 square metres. A Working Group comprising representatives from the four Business Branches and co-ordinated by ICRD was formed to take care of the planning work for the new Exhibition Centre.

3. The Scheme Design of the building works was approved by Building Committee (BC) under Paper No. BCT 97/98 dated 17 March 1998. The building works are in progress with anticipated completion in December 2000.

4. The outline Design Brief of the fitting-out works was approved by Building Committee (BC) under Paper No. BC 33/2000 on 23 March 2000 for the exhibition centre fitting-out works. A specialist consultant, Integrated Design Associates, was appointed (Details refer to **Appendix 1**) to prepare a framework scheme design promoting the right image of the Centre and be responsible for the contract management of the fitting-out works. The fitting-out contract will be

a lump sum contract without quantities and the contractor is to devise the fitting-out details based on the approved scheme design.

## **SCHEME DESIGN PROPOSAL**

5. The Exhibition Centre fitting-out design proposal aims to develop a corporate image consistent with the Authority's Mission in Caring, Customer-focused and Committed –

### **(a) Approaching the Centre**

Located at the 5<sup>th</sup> level of the Homantin South Phase 4 commercial complex, the Exhibition Centre can be approached from two different routes. For the general public, the main entrance lobby is situated at the 4<sup>th</sup> level of the shopping mall of the new complex; while for the VIP guests of the HKHA, they will generally be escorted by HKHA staff originating from the HKHA Headquarters building via a footbridge and arrive directly at the VIP entrance at the 5<sup>th</sup> level Exhibition Centre.

In order to make the Exhibition Centre more prominent to the public, banners and directional signs (coherent in style with the exhibition) are proposed to be affixed on the external façade and the entrance atrium of the podium in order to create an inviting gesture.

A series of directional signs and totems will also be displayed alongside the internal staircase, through the escalators and lobbies from ground level towards the 4<sup>th</sup> level entrance lobby.

### **(b) The Services**

The aim of this Exhibition Centre is to project a positive corporate image of the Housing Authority, that is modern, efficient and innovative. Such image is to be conveyed in a clear, focused, and amiable manner.

The design of the Exhibition Centre and its contents aim to demonstrate the Authority's role in the community and its functions, and provide the platform for information that charts the course of the past and maps out the scale of the future. The

contents of the exhibition will focus on the following aspects that we believe the Housing Authority stands for –

- An organization with a clear and focused objective;
- Achievements in improving the living standards and shaping the demography of Hong Kong for 4 decades;
- Innovative in the use of technically challenging building methods; and
- Skills in managing and operating as the biggest developer in Hong Kong.

**(c) The Interior**

The main exhibition space is a dimly lit space with the majority of the exhibits back-lit or self-illuminated to highlight their presence. The “base” of the central exhibition space is a geographical map of Hong Kong, with each and every development project carried out by the Authority distinguished either by highlighting 2-dimensional or miniaturized scaled models placed in its relevant position – the “Diorama”. The impact of this “Diorama” is to give the visitors an immediate realization of the Authority’s influence on the shaping of Hong Kong demography and its housing needs.

A glass bridge elevated from the main floor space provides a better vantage point where a panoramic view of the Diorama of Hong Kong can be viewed. The bridge also displays the Authority’s current business, providing information regarding its policies, roles, and functions.

The atmosphere of the exhibition will convey a sophisticated and technologically advanced image that suggests HKHA is moving forward into the new millennium but at the same time not to be perceived as too extravagant.

6. The proposed Scheme Design complies with the latest users requirements for proper functioning of the Centre. The proposed Scheme Design features and drawings are attached at **Appendices 2 and 3** respectively.

## PROJECT BUDGET

7. An approved Project Budget (APB) of \$20.800M was established for the entire "Design and Build" package for the exhibition centre fitting-out works in Paper No. BC 130/99 dated 16 July 1999.

8. The estimated total project cost is \$30.500M which is higher than the APB by \$9.700M(46.63%). Detail breakdown of the project cost is attached at **Appendix 4**.

9. Comparison between the proposed revised Project Budget and APB approved under Paper No. BC 130/99 dated 16 July 1999 is as follows –

	Approved Project Budget (\$M)	Proposed revised Project Budget (\$M)
1. Fitting-out works	14.900	19.491
2. Interactive media programs	2.000	3.209
3. Enquiry Counter, Souvenir Corner and Display Counter	0.600	included in Item 1 above
4. Contingency	1.000	2.000
5. Consultant Fees (including script writing and video production)	2.300	5.800
	<u>20.800</u>	<u>30.500</u>

Reasons for the increase of the project cost are summarized as follows –

1. Increase in fitting-out work cost corresponding to the outline Design Brief approved by Building Committee on 23 March 2000.
2. Introduction of more interactive media programming installation to enhance the public/HKHA interface facilities.
3. Increase in consultant fee corresponding to the approved Design Brief and incorporation of additional consultant fee for script writing and video production which was not reserved in the Approved Project Budget.
4. Adjustment of contingency sum corresponding to increase in fitting-out works cost.

10. The estimated operating and maintenance cost for the Centre is \$2.500M each year.

11. It is anticipated that the Centre will be daily patronized by some 210,000 visitors each year, including our customers, students, professionals and community groups, private developers, political organisations, government officials, overseas visiting groups and general public. The proposed revised project budget for the Exhibition Centre is therefore considered justified in promoting the corporate image.

### **AVAILABILITY OF FUNDS**

12. The approved Project Budget in the sum of \$20.800M for the fitting-out of Exhibition Centre is included in the Total Development Cost Budget for Redevelopment of Homantin South Phase 4. With the project budget for the Exhibition Centre fitting-out works revised to \$30.500M, corresponding adjustment of the Total Development Cost Budget for Redevelopment of Homantin South Phase 4 from \$991.254M to \$1,000.954M (increase of 0.98%) is required.

13. Based on the proposed revised Project Budget for Exhibition Centre, the estimated yearly expenditure for the fitting-out works is as follows –

	<b>Up to 31.3.2000</b>	<b>Budget Year 2000/2001</b>	<b>Post 31.3.2001</b>	<b>Total</b>
	<b>(\$M)</b>	<b>(\$M)</b>	<b>(\$M)</b>	<b>(\$M)</b>
Forecast Expenditure based on APB (1)	0.000	19.000	1.800	20.800
Revised Estimated Expenditure (2)	0.000	4.660	25.840	30.500
Variation (2) less (1)	0.000	(14.340)	24.040	9.700

14. The additional expenditure in 2001/2002 and thereafter will be covered by an adjustment in the 2001/2002 budget submission to the Finance Committee.

## **FITTING-OUT PROGRAMME**

15. The key dates of the Exhibition Centre fitting-out programme are as follows –

- |     |  |              |         |
|-----|--|--------------|---------|
| (a) | BC Approval of Scheme Design and Project Budget          |              | 11/2000 |
| (b) | Issue of Fitting-out works tender                        |              | 12/2000 |
| (c) | BC Award of Exhibition Centre Fitting-out Works Contract |              | 3/2001  |
| (d) | Exhibition Centre fitting-out Works                      | Commencement | 4/2001  |
|     |  | Completion   | 9/2001  |

16. The new Exhibition Centre will be operated in September 2001. The existing temporary Centre at Sheung Shing Street will be closed around June 2001 with the site returned to Leisure and Cultural Services Department for open space development in September 2001.

## **RECOMMENDATION**

17. It is **recommended** that –

- (a) The proposed Scheme Design and revised Project Budget for the fitting-out of Exhibition Centre at Redevelopment of Homantin South Phase 4 in the sum of \$30.500M be approved;
- (b) The Total Development Cost Budget for Redevelopment of Homantin South Phase 4 be revised from \$991.254M to \$1,000.954M.

## **DISCUSSION**

18. At the next BC meeting to be held on 23 November 2000, Members will be invited to approve the recommendation in Paragraph 17 above.

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