



ARCHITECTURAL SERVICES DEPARTMENT 建築署

QUEENSWAY GOVERNMENT OFFICES, 66 QUEENSWAY, HONG KONG. 香港金鐘道六十六號金鐘道政府合署

來函檔號 Your Ref. : CB4/PAC/R63
 本函檔號 Our Ref. : 10/1-125/17
 電話號碼 Tel. No. : 2867 3882
 傳真號碼 Fax No. : 2877 0594

By fax 2543 9197 and e-mail
 (sszeto@legco.gov.hk & pkwlai@legco.gov.hk)

19 December 2014

Mr Anthony CHU
 Clerk to the Public Accounts Committee
 Legislative Council
 Legislative Council Complex
 1 Legislative Council Road
 Central, Hong Kong

Dear Mr CHU,

Public Accounts Committee
Consideration of Chapter 3 of the Director of Audit's Report No. 63
New Civil Aviation Department Headquarters

Thank you for your letter dated 12 December 2014 requesting additional information to facilitate consideration by the Public Accounts Committee (PAC). Please find the requested information below:

- (a) The cost of building the extra 1,500 m² area for future expansion in the new Civil Aviation Department (CAD) headquarters

The 1,500 m² area is required for future expansion to suit CAD's operational requirement. Usage of part of this area (926 m²) has already been approved by the Property Vetting Committee (PVC) on 24 October 2014 (para. 2.22 of Audit Report).

The exact cost of building the 1,500 m² in net operational floor area (NOFA) for future expansion in the new CAD headquarters could not be separately retrieved from the design and build contract. As an estimate making reference to the prices in the contract, the cost was about \$51.7M.

If the 1,500 m² future expansion area were to be built after commissioning, the addition and alteration works to be carried out would have significant impact to the continuous and uninterrupted operation of the CAD especially the ATC facilities, including excessive vibration, dust and noise nuisance; longer construction period due to restricted working hours, material delivery access and works areas. These factors would increase the construction difficulties and hence substantially escalate the construction cost.

- (b) Whether the 65,000 m² construction floor area of the CAD headquarters includes the extra future expansion area of 1,500 m²? If yes, please explain why this is so despite that the 22,775 m² net operational floor area does not include this extra future expansion area

The 65,000 m² construction floor area (CFA) of the CAD headquarters has included the 1,500 m² future expansion area. The inclusion of the 1,500 m² future expansion area in the CFA of 65,000 m² was based on the understanding of both the CAD and the Architectural Services Department (ArchSD) that it had been approved via GPA's memo dated 3 October 2007 to CAD which stated "*no objection to include in the SoA the expansion requirements based on CAD's operational plan for this project*" (para. 2.6(b) of Audit Report).

- (c) The cost of building the six rest rooms each with individual toilet for accident investigators in the new CAD headquarters

The exact cost of building the six rest rooms each with individual toilet for accident investigators in the CAD headquarters could not be separately retrieved from the design and build contract. As an estimate making reference to the prices in the contract, since the building of the six rest rooms involved an additional floor area of 8 m² and more sanitary fittings and partitions etc., the additional cost over one common rest area as approved by the PVC was about \$0.21M.

- (d) The cost of building the toilet/shower facilities in the Director-General of Civil Aviation's Office as well as the cost of converting these facilities into a store room

The exact cost of building the toilet/shower facilities in the Director-General of Civil Aviation's Office could not be separately retrieved from the design and build contract. As an estimate making reference to the prices in the contract, the additional cost of building the toilet/shower facilities was about \$0.16M. The cost of converting the toilet/shower facilities into a store room was \$4,200.

- (e) reasons why the Architectural Services Department did not confirm with CAD on whether the Government Property Agency's acceptance had been secured, before incorporating the provision of the toilet/shower facilities in the Director-General of Civil Aviation's office and the rest rooms for accident investigators in the tender documents (paragraphs 3.5 and 3.11 of Chapter 3 refer)

When the PVC's approval for the schedules of accommodation was given on 22 October 2007, the ArchSD noted that the toilet/shower facilities in the DGCA's office and the individual rest rooms for accident investigators had not yet been approved. The provision was made on the understanding that the CAD would further pursue with GPA the toilet/shower facilities and the individual rest rooms for accident investigators and would align the room data sheets and the approved schedule of accommodation afterwards. Including such requirement in the tender documents would enable advanced planning of the associated water carrying services to be incorporated in the building main design and can also avoid subsequent claims from the contractor for major additional variation works.

- (f) sizes of the Director-General of Civil Aviation's office and the five Assistant Director-General of Civil Aviation's offices

The as-built sizes of the various offices in NOFA as compared to those approved by the PVC are as follows:

	Offices	As-built NOFA (m ²)	Approved NOFA (m ²)
i	Director-General of Civil Aviation	52.57	51
ii	Assistant Director-General (Air Traffic Management)	44.58 (including 20.78 for space entitlement and 23.8 for situation room & specialized equipment)	45 (including 20.2 for space entitlement and 24.8 for situation room & specialized equipment)
iii	Assistant Director-General (Air Traffic Engineering Services)	21.04	20.2
iv	Assistant Director-General (Airport Standards)	20.78	20.2
v	Assistant Director-General (Flight Standards)	20.66	20.2
vi	Assistant Director-General (Air Services and Safety Management)	21.04	20.2

Under Government Accommodation Regulations 312, if the area of an individual item does not vary by more than 10% from the area agreed by the PVC, a resubmission to the PVC is not required.

————— We would like to take the opportunity to attach copy of the English version of the “Opening Statement” made by the Director of Architectural Services at the public hearing on 9 December 2014 as requested.

Yours sincerely,



(Edward TSE)

for Director of Architectural Services

Encl.

c.c. Secretary for Transport and Housing (fax no. 2523 9187)
Director-General of Civil Aviation (fax no. 2910 6384)
Government Property Administrator (fax no. 2583 9758)
Secretary for Financial Services and the Treasury (fax no. 2147 5239)
Director of Audit (fax no. 2583 9063)

***Note by Clerk, PAC:** *Please see Appendix 27 of this Report for the Opening Statement.*