

For discussion
on 10 April 2003

Legislative Council Panel on Security
ICAC Headquarters Building, North Point

PURPOSE

This paper seeks Members' views on the proposal to construct a purpose-built headquarters building for the Independent Commission Against Corruption (ICAC) at Java Road, North Point.

PROJECT SCOPE

2. We propose to construct a 24-storey Headquarters building under a design and build contract on a site of 3,827 square metres (m²) at Java Road, North Point. Given the height restriction of the site, we estimate that the building will have a construction floor area (CFA) of about 54,000 m².

3. The building will provide the following facilities –

- (a) seventeen and a half floors of office accommodation for the Operations Department, Community Relations Department, Corruption Prevention Department, Administration Branch and Training School of the Commission;
- (b) operational facilities for the Operations Department, including –

- (i) a detention centre;
 - (ii) an operation control room;
 - (iii) a report centre;
 - (iv) an identification parade room;
 - (v) 30 video interview rooms;
 - (vi) a shooting range;
 - (vii) an armoury; and
 - (viii) an exhibit store.
- (c) six and a half floors of support Commission-wide facilities, including –
- (i) a multi-purpose training hall;
 - (ii) a multi-purpose theatre with fixed seating for 200 people;
 - (iii) an exhibition room;
 - (iv) catering facilities;
 - (v) parking spaces; and
 - (vi) loading/unloading bays.

4. A site plan is at **Enclosure 1**. A comparison of the existing space provision for the ICAC and the proposed space provision for the ICAC Headquarters Building is at **Enclosure 2**.

JUSTIFICATIONS

Operational Requirements

5. ICAC does not have a Headquarters building and its Administration Branch and three departments, namely, the Operations Department, Corruption Prevention Department and Community Relations Department, are scattered in different buildings. The Operations Department occupies seven floors in Murray Road Carpark Building (MRCPB), while the Corruption Prevention Department, the headquarters of the Community Relations Department and the Administration Branch are accommodated on five floors in the Fairmont House, with its training school occupying one floor in Murray Building. The fragmented office accommodation is not conducive to efficient co-ordination and deployment of resources. Putting the Commission under one roof, the project will enable better sharing of facilities, and the centralisation of administrative support services, such as infrastructural support for information technology, library and reference facilities and registry support, and will enhance work efficiency and communication.

6. Since the relocation to MRCPB in 1978, the establishment of the ICAC has increased by 21% from 1,121 to 1,353. In the same period, the annual number of corruption reports received by the Commission has surged by 254% from 1,234 to 4,371. To house the additional staff and equipment required to cope with the increasing workload, the Commission has been allocated additional

accommodation in the Fairmont House and Murray Building over the years. However, given its current operational needs, the ICAC still has a shortfall of 4,400 m².

7. In particular, the Commission lacks some supporting facilities and some of our operational facilities like video interview rooms are inadequate to meet existing and future demand. Also, improvement and further development of operational and supporting facilities are constrained by the design and configuration of the MRCPB which was built in 1973 and originally designed as a public carpark building. For instance, the power supply to the building is inadequate to support further expansion. According to the Director of Architectural Services, the power transformer has already reached full capacity and upgrading of power supply would be difficult given the physical limitations of the building.

8. With the rapid advance of information technology, corruption cases are becoming increasingly complicated. To effectively and efficiently tackle corruption, the ICAC plans to develop new technologies to enhance its investigative capability and efficiency in pace with times. For instance, the cabling duct is not built to the required standard as the MRCPB is not designed for office use. The shortage of space and the design limitation of the building make ICAC's wider use of information technologies difficult, if not impossible.

Facilities

9. The proposed building will provide the ICAC with the following operational facilities which are presently not available or inadequate.

(a) Indoor Shooting Range

10. The ICAC has a statutory duty to carry arms and ammunition in the discharge of its duties as required under the Witness Protection Ordinance. To facilitate professional and effective discharge of these statutory duties and for the personal safety of ICAC armed officers and the witnesses under their protection, it is imperative that ICAC officers should have sufficient firearms and tactical training.

11. The ICAC is the only law enforcement agency authorised to perform firearms-related duties in Hong Kong which does not have its own shooting range. Presently, the ICAC has to share the facilities of the other disciplined services for our armed training. In view of the equally high demand for firearms training of other disciplined services, the unoccupied time slots available for use by ICAC officers have been inadequate to meet our own training needs. As an independent graft fighting organisation tasked to investigate corruption complaints against government departments, we consider it essential for the ICAC to have our own shooting range to provide full-scale arms training to staff.

12. With the proposed indoor shooting range, the ICAC will intensify the firearms and tactical training for our armed officers by providing more advanced and refresher courses. We will also provide training to all newly recruited investigators in future. This will ensure that the ICAC will have a sufficient number of armed officers for deployment in any operation and will facilitate deployment and development of staff.

(b) Training School Facilities

13. The ICAC requires a training school comprising classrooms, a mock court, two mock video interview rooms, a library, a computer training room and a

multi-purpose training hall for induction and refresher training, and to enhance the investigative efficiency and capability of ICAC staff. The multi-purpose training hall will be equipped with wall bars, horizontal and vertical bars, a jogging track, rope courses and abseiling facilities. It will be used for the ICAC's tactical and operational training on close protection, undercover operations, searching and ambush operations, team building and physical fitness.

14. The ICAC now temporarily uses some of the facilities in a former Social Welfare Department Boys' Home in Tuen Mun for operational and physical training of our officers. However, the ICAC has to vacate the facilities in 2004 for redevelopment of the site. There is a need to provide the training facilities in the Headquarters Building on a permanent basis.

(c) *A Multi-purpose Theatre*

15. At present, the ICAC has a lecture theatre in MRCPB. Because of inefficient use of space, the theatre has only 120 seats. With our increasing activities to promote anti-corruption locally and overseas, the demand for conference and seminar facilities has increased over the years. Due to its limited seating capacity and for lack of some essential conferencing facilities in the existing theatre, the ICAC has to rent outside venues to hold many of its functions and activities. This has limited the scope of our anti-corruption publicity and prevention work. The ICAC requires a multi-purpose theatre to replace the existing one. With a theatre of seating capacity of 200, we plan to hold future functions without resorting to outside venues. These functions include –

- (a) conferences and seminars for visiting delegations;

- (b) seminars and talks for business organisations, professional bodies, and members of the public on anti-corruption publicity programmes and preventive education programmes;
- (c) briefing for the press; and
- (d) operation briefing and de-briefing.

Security

16. The existing office accommodation for the Operations Department in a public carpark building with free access by members of the public to other parts of the building does not fully meet the ICAC's security requirements. The project will provide a secure and dedicated building for the ICAC, including a separate access to the detention centre for safe keeping of those detained in custody prior to bail or court appearance. Given some of ICAC's sensitive and confidential investigations and operations, a highly secure building is necessary to house detention facilities, operations control room, highly sensitive record systems and telecommunication facilities for the conduct of investigations and field operations. With a purpose-built headquarters, the ICAC can put in place stratified and tighter control to enhance security.

FINANCIAL IMPLICATIONS

17. We estimate the capital cost of the project to be in the region of \$790M at September 2002 prices. The construction unit cost, as represented by building and building services costs, is \$10,774 per square metre of CFA.

18. We estimate the annual recurrent expenditure arising from the project to be in the region of \$24.1M. When compared with the current annual recurrent expenditure of \$16.3M, it represents an additional recurrent expenditure of \$7.8M.

PUBLIC CONSULTATION

19. We consulted the Works and Development Committee (W&DC) of the Eastern District Council on the construction of the ICAC Headquarters Building at Tong Shui Road, North Point on 6 September 2001. Whilst Members of the Committee supported the construction of an ICAC Headquarters Building, they objected to it being built at the site because of its proximity to the neighbouring residential developments. They counter-proposed the alternative site of Man Hong Street Playground at Java Road, North Point.

20. Having regard to the views of the W&DC of the Eastern District Council and the objection from residents in the neighbourhood of the Tong Shui Road site, we found an alternative site at Man Hong Street Playground at Java Road. We consulted the W&DC again on the new site on 21 February 2002. We also informed the Committee that to compensate for the loss of open space arising from the development, the Administration had agreed to rezone the Tong Shui Road site from “Government, Institution or Community” into “Open Space” for development of a sitting out area. Members of the Committee supported the project.

21. We informed the W&DC of the Eastern District Council on 2 April 2003 of our plan to upgrade the project to Category A. We would keep the Council informed of further details of the building.

IMPLEMENTATION PLAN

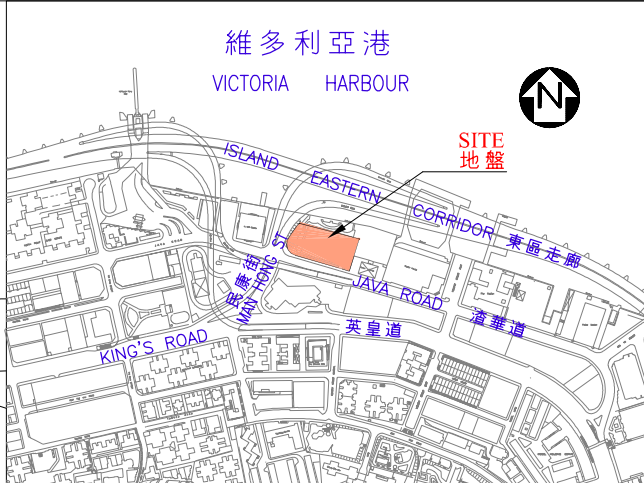
22. Subject to any views of this Panel, we intend to submit the proposed project to the Public Works Subcommittee in May 2003 and the Finance Committee in June 2003 for approval. We plan to start construction in July 2004 for completion in February 2007.

Independent Commission Against Corruption

April 2003



維多利亞港
VICTORIA HARBOUR

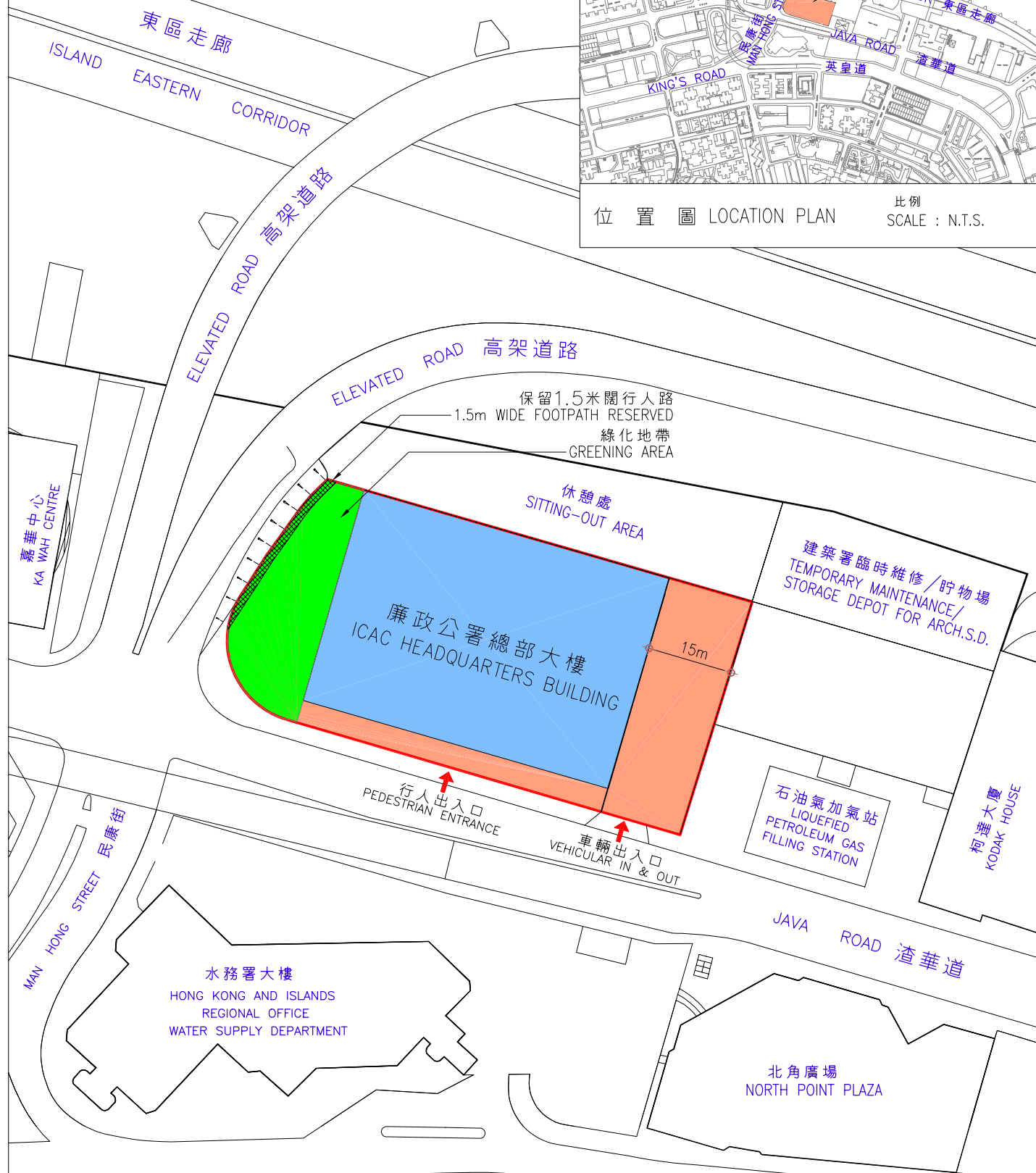



SITE
地盤



位置圖 LOCATION PLAN

比例
SCALE : N.T.S.



61KA 北角廉政公署總部大樓 INDEPENDENT COMMISSION AGAINST CORRUPTION HEADQUARTERS BUILDING, NORTH POINT	drawn by K.H. CHAN	date 03-2003	drawing no. AB/5317/XA101	scale 1:1000
	approved K.C. MAK	date 03-2003	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

**Schedule of Accommodation
of the ICAC Headquarters Building**

Facilities	Existing Area ¹ (m ²)	Proposed Area ¹ (m ²)
Office Area²	12,984.9	13,204.6
Operational Facilities		
➤ report centre	183	194
➤ detention centre	744	762.9
➤ complex for information systems and equipment	387.8	465
➤ server rooms	119.6	392.5
➤ video interview rooms	203.6	440
➤ identification parade room	92	130
➤ operation control room	78	150
➤ technical services workshops and chambers	1,035.9	1,929.5
➤ exhibit store	458	600
➤ safe houses	-	130
➤ barrack rooms	-	100
Conferencing/Exhibition Facilities		
➤ multi-purpose theatre	200	200
➤ exhibition room	50	180
Training Facilities		
➤ training school (including classrooms, syndicate rooms, mock court, mock video interview rooms, computer training room, multi-purpose training hall)	576.9	1,465
➤ resource centre and library	60	100
➤ shooting range	-	750
Catering Facilities		
➤ canteen	364	604
➤ kitchen and store	126	266
Carpark		
➤ carpark space	51 nos.	137 nos.
Sub-total	17,663.7	22,063.5
Expansion Allowance ³	-	1,447.4
Total	17,663.7	23,510.9

Notes

- 1 All items in the schedule of accommodation herein are in accordance with the Government space standards. The area is in terms of Net Operational Floor Area (NOFA) which is the term used to describe the floor area actually allocated to the users for carrying out the intended activities. NOFA does not include areas for toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/service ducts, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, car parks, driveways and loading/unloading areas, mechanical plant rooms and refuge floors.

- 2 The office area refers to space for individual officers, including furniture, computer station, etc. It also covers space for ancillary facilities including filing and storage space, meeting rooms, production rooms, reception area, etc required by staff for the discharge of their duties. The area requirements herein are in accordance with the Government space standards.
- 3 The expansion allowance is to cater for the long-term development of the ICAC. As the number of corruption reports remains at a high level, the ICAC plans to make use of the space for operational purposes in the interim, including the setting up of extra exhibit stores and investigation interview rooms.