

**Construction of Rank and File Quarters**  
**for Fire Services Department in Area 106, Pak Shing Kok,**  
**Tseung Kwan O**

**Purpose**

This document aims to introduce the project of Construction of Rank and File Quarters for Fire Services Department in Area 106, Pak Shing Kok, Tseung Kwan O to the District Council Members.

**Background**

2. It is the Government's established policy, given that resources are available, to provide departmental quarters for married members of the disciplined services so as to attract, retain and motivate serving members.

**Recommendation and Justification**

3. The Government is planning to construct Rank and File Quarters<sup>1</sup> for the Fire Services Department (FSD) on a land in Area 106, Pak Shing Kok, Tseung Kwan O, which is adjacent to the Fire and Ambulance Services Academy. The land has a site area of approximately over 12,400 square meters. The project intends to provide more than 600 departmental quarters (DQ) units and ancillary facilities<sup>2</sup>.

4. As at 31<sup>st</sup> January, 2016, there are 5 528 rank and file members of the FSD in total who are eligible to apply for DQ. However, there are only 3 798 rank and file quarters units for allocation, which results in a shortfall of 1 730 quarters units or a shortfall rate of 31%. The FSD anticipates that it will continue to recruit additional staff to fill up vacancies and take up newly-created posts. Therefore, the demand for DQ will continue to rise. If supply remains unchanged, shortage will become more acute.

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<sup>1</sup> Rank and File members refer to the members whose salary ranging from the starting salary of Point 2 (HK\$17,835) to Point 29 (HK\$40,825) of the General Disciplined Services (Rank and File) Pay Scale.

<sup>2</sup> Ancillary facilities include parking facilities and recreation facilities.

5. Shortage of DQ supply would inevitably prolong the waiting time of departmental quarters, which not only adversely affect morale of the staff and make it more difficult to retain them, but also undermine the stability of the department and its attractiveness to talents.

### **Outline of the Development Plan**

6. As previously mentioned, the project aims to provide more than 600 DQ units and ancillary facilities to the married rank and file members. The building will have a height not more than 52 meters. Assessments of traffic, air, noise, sewage and other environmental elements were completed and submitted to the relevant departments for approval. The design and construction will comply with relevant regulations and standards so as to minimize the effect to the surrounding environment.

7. After consulting the Members of this Committee, the Government plans to take the project to the Legislative Council, first to consult the Panel on Security in the fourth quarter of 2016, then the Public Works Subcommittee and finally apply funding at the Finance Committee in early 2017. Once the funding application is approved, the construction work is expected to commence in mid-2017 and complete in the third quarter of 2020.

### **Environmental Impact**

8. Although this is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499), we have hired consultants to conduct Environmental Impact Assessment (EIA) and it was concluded that the project would have no long-term adverse effect on the surrounding environment. The EIA report has been submitted to relevant department for approval.

9. We will request the contractor to minimize the construction waste generated on site (such as using metal hoardings and notice boards) and to reuse inert materials (such as using excavated materials for site formation works on site, or using reusable materials instead of timber as formwork).

10. The contractor will need to submit a construction waste management proposal to the relevant department for approval so as to make sure that the daily operations at the site comply with the approved proposal. The contractor will also need to handle the inert and non-inert construction waste separately so

as to facilitate the removal of the waste to appropriate facilities. A trip-ticket system will be put in place to monitor the disposal of inert and non-inert construction waste to the Public Fill Reception Facilities and landfill respectively.

### **Traffic Impact Assessment**

11. The Traffic Impact Assessment (TIA) of the project was completed and it was concluded that the project would not have long-term adverse effect to the surrounding area. The TIA report was submitted to the relevant department for approval.

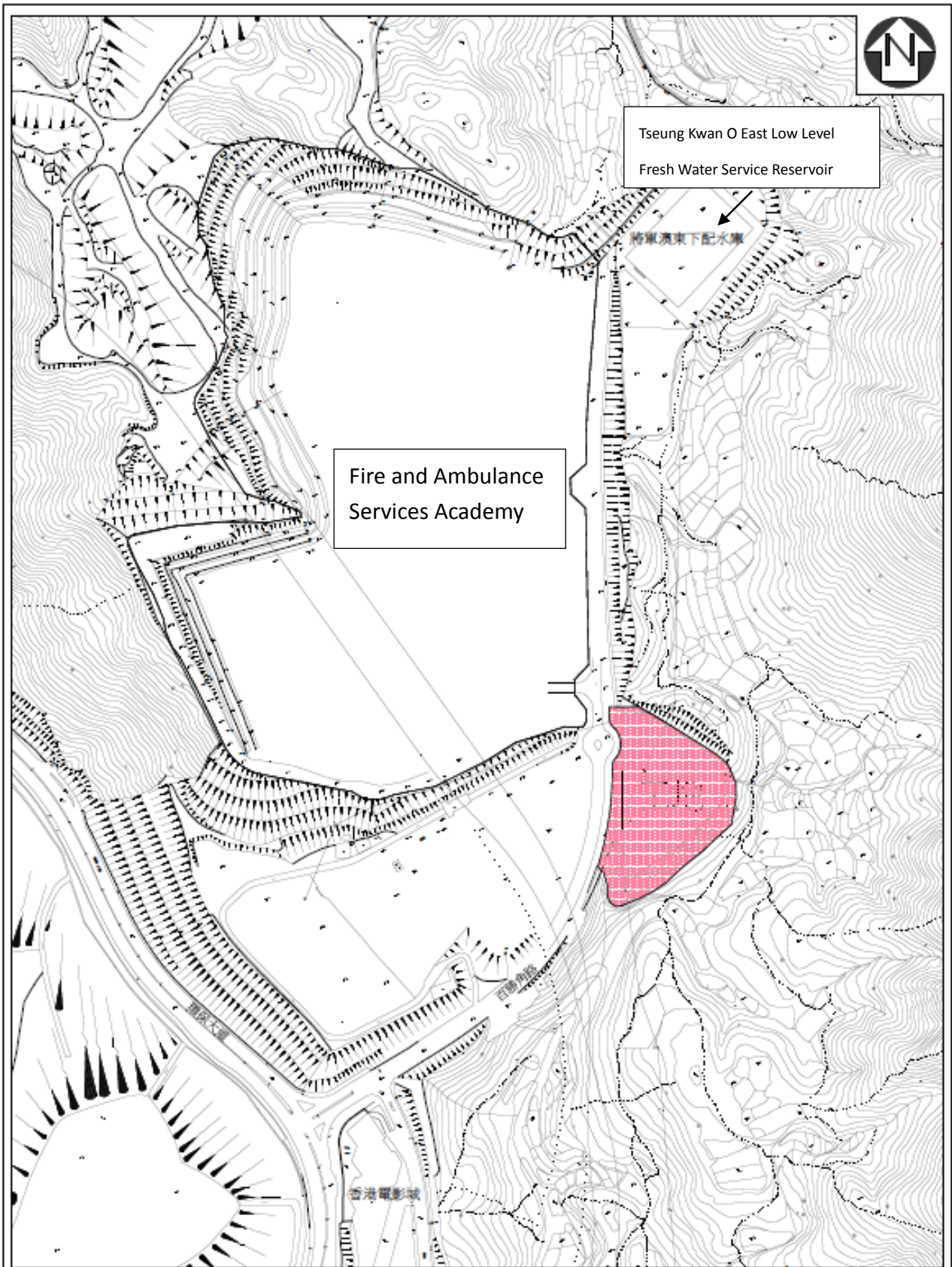
### **Conclusion**

12. We believe the project not only can alleviate the shortage of FSD's DQ units, but also create a harmonious and inclusive community for our members and their family members. We welcome comments from the District Council Members on the above project.

(Attachment: The layout plan of the project of Construction of Rank and File Quarters for Fire Services Department in Area 106, Pak Shing Kok, Tseung Kwan O)

Fire Services Department

**2 March 2016**



Layout Plan of Construction of Rank and File Quarters for Fire Services Department in Area 106, Pak Shing Kok, Tseung Kwan O