

## **Sai Kung District Council**

### **Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road)**

#### **Purpose**

This paper aims to brief Members on the construction of departmental quarters (DQ) for the Customs and Excise Department (C&ED) at Tseung Kwan O Area 123 (Po Lam Road) and to invite views from Members.

#### **Background**

2. It is the government policy to provide, subject to the availability of resources, DQ for married disciplined services staff so as to attract, retain and motivate staff in the disciplined services.

#### **Proposal and Justifications**

3. The proposed site for constructing the DQ for C&ED is at Tseung Kwan O Area 123 (Po Lam Road), which is about 3 287 square metres and zoned for “Government, Institution or Community” uses, with a reference plot ratio of 6 (residential) as provided by the Planning Department. Residential buildings are planned to be developed by the Government on the site and when completed, will provide 306 DQ units for married rank and file (R&F) officers of C&ED<sup>1</sup>. The DQ will be equipped with ancillary facilities including multi-function rooms, 35 private car parking spaces, 4 motorcycle parking spaces and sitting-out areas for residents. Related sewerage works will also be carried out.

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<sup>1</sup> Rank and file (R&F) officers of C&ED are staff remunerated on the General Disciplined Services (Rank and File) Pay Scale from the starting salary at point 4 (\$20,365 at present) up to point 29 (\$43,990 at present).

4. As at 1 December 2017, there were 2 023 R&F officers of C&ED eligible for DQ, but only 1 384 DQ units were available for allocation, representing a shortfall rate of 32%. Due to the high shortfall rate, the average waiting time for an officer to be allocated a DQ unit is more than ten years after joining the service. In the coming years, C&ED will continue to recruit staff to meet the manpower requirements of various new control points. Therefore, we anticipate that both the shortfall rate of and waiting time for DQ will keep on rising and hence there is an imminent need for C&ED to increase its number of DQ units.

5. A persistent shortfall in DQ units will prolong the waiting time of eligible officers, which will not only affect staff morale and increase staff turnover rate, but also undermine the stability of the Department and reduce its attractiveness to people of high caliber.

### **Outline of the Development Project**

6. As mentioned above, this Project will provide 306 DQ units for married R&F officers of C&ED. The two buildings of the Project, with total floor area of approximately 19 700 square metres (residential), will not exceed 185 metres above Principal Datum in height. The exterior of the buildings will be in harmony with the environment and there will be no visual impact on the surrounding areas. The authority has already conducted assessments of the impact of the Project on the environment, air quality, noise pollution, traffic and sewerage system, in order to minimise the influence on the surrounding environment during and after the completion of the construction works.

### **Environmental Implications**

7. Though the Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499), the Department has engaged a consultant to conduct an environmental impact assessment.

The conclusion is that the Project will not have any long-term adverse impact on the surrounding environment. The assessment report has been submitted to the authority concerned for approval.

8. We will require the contractor to minimise the generation of construction waste and reuse inert materials during the construction, e.g. using excavated materials for filling within the site and using reusable non-timber materials to construct formwork. We will also require the contractor to submit a waste management plan for the authority's approval, so as to ensure that the day-to-day operations on site comply with the approved plan. Besides, the contractor will be required to separate the construction waste into inert and non-inert materials to be delivered to appropriate facilities for disposal, and a trip-ticket system will be put in place to control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively.

### **Traffic Impact Assessment**

9. We have completed a traffic impact assessment for the Project. The conclusion is that there will be no long-term adverse impact on the traffic in the vicinity. The relevant report has been submitted to the authority concerned for approval.

### **Conclusion**

10. Subject to the views of Members on the construction of DQ, the Government plans to consult the Panel on Security of the Legislative Council in the first/second quarter of this year. The proposal will then be submitted to the Public Works Subcommittee of the Legislative Council for discussion and a funding request will be made to the Finance Committee of the Legislative Council. Upon approval of the funding, the relevant construction is expected to start in mid-2018 the earliest and complete in

the first half of 2022.

11. Upon completion of the Project, we believe that the DQ shortage of C&ED can be alleviated.

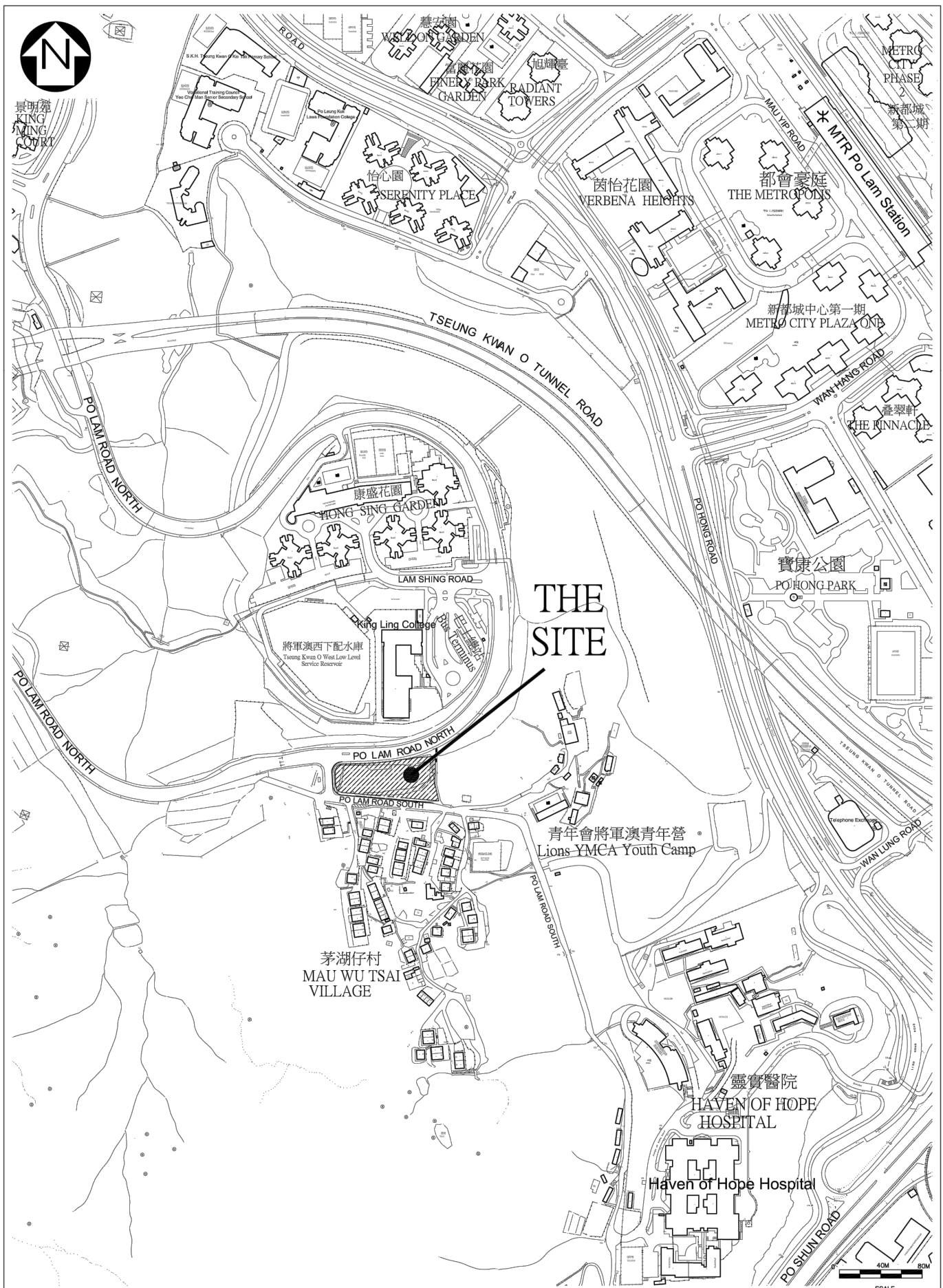
### **Views Sought**

12. Members are invited to give their views on the above Project.

Enclosures:

- (1) Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road) – Location Plan
- (2) Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road) – Plan for the Proposed Sewerage Works

**Customs and Excise Department**  
**January 2018**



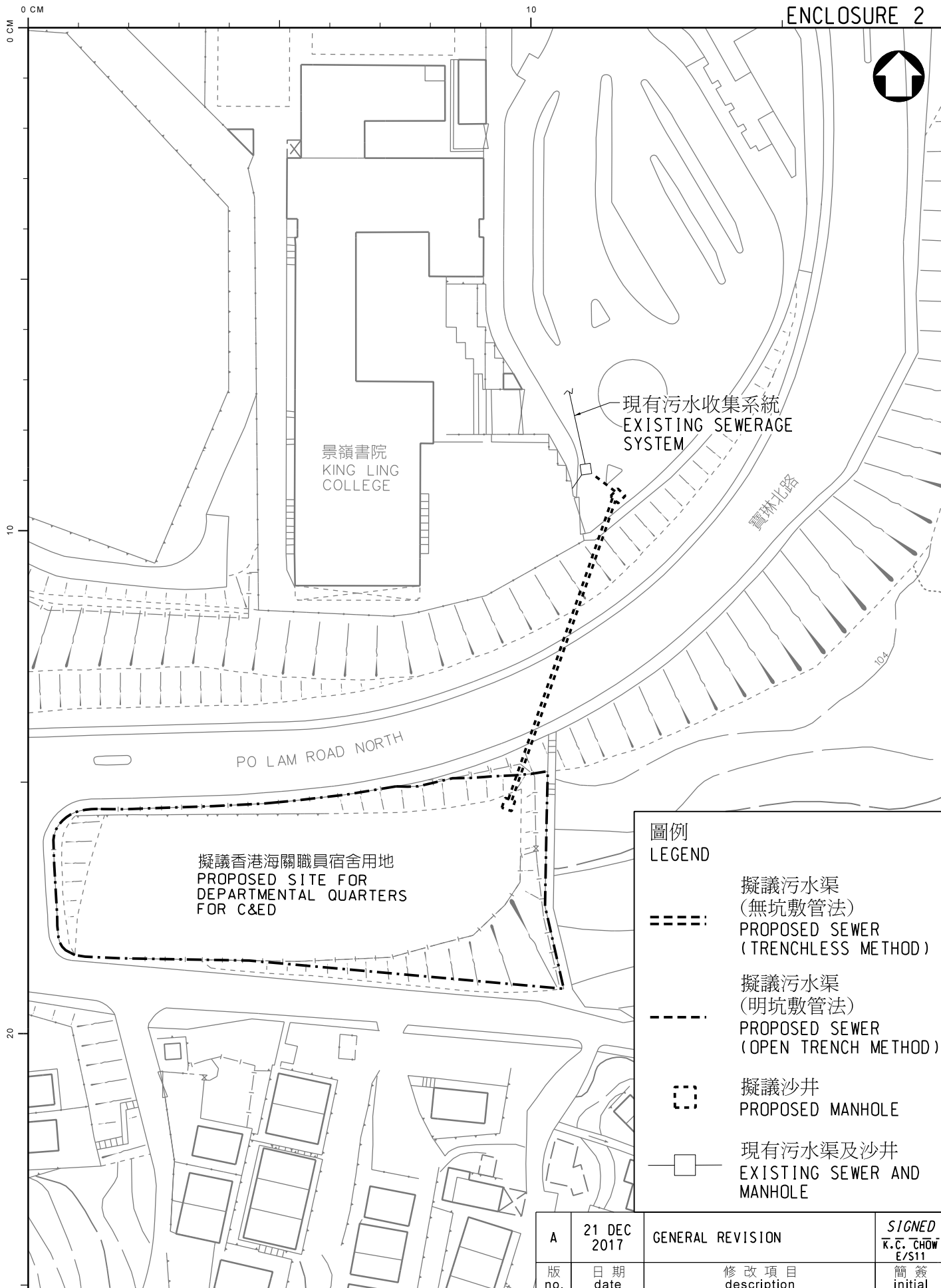
title 圖則名稱  
CONSTRUCTION OF  
DEPARTMENTAL QUARTERS FOR  
CUSTOMS AND EXCISE  
DEPARTMENT AT TSEUNG KWAN  
O AREA 123 (PO LAM ROAD)  
LOCATION PLAN

drawn by 繪圖	V. SZE	12.2017
approved 覆核	C.L. WONG	12.2017
office 辦事處 PROJECT MANAGEMENT BRANCH 工程策劃管理處		

drawing no. 編號	scale 比例
7936/Xa001	1 : 5 000



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖則名稱 drawing title

將軍澳第123區寶琳路  
香港海關職員宿舍建造工程 -  
擬議污水渠工程

CONSTRUCTION OF DEPARTMENTAL QUARTERS  
FOR CUSTOMS AND EXCISE DEPARTMENT  
AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)  
- PLAN FOR THE PROPOSED SEWERAGE WORKS

繪畫 drawn

SIGNED C. S. YU

日期 date

18 AUG 2015

核對 checked

SIGNED T. Y. KWAN

日期 date

18 AUG 2015

批核 approved

SIGNED K. H. CHAN

日期 date

18 AUG 2015

部門 office

污水工程部

SEWERAGE PROJECTS DIVISION

圖則編號 drawing no.

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比例 scale

1 : 1000

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