



**THE HONG KONG INSTITUTE OF  
SURVEYORS**

Your ref.: CB2/PS/5/04

**BY FAX AND BY POST  
#2509 9055**

25 November 2005

Clerk to Subcommittee  
Legislative Council Secretariat  
3<sup>rd</sup> Floor, Citibank Tower  
3 Garden Road  
Central  
Hong Kong

Attn: Ms. Flora Tai

Dear Ms. Tai,

**Subcommittee to Follow Up the Outstanding Leisure and  
Cultural Services Projects of the Former Municipal Councils**

We refer to your letter dated 3 November 2005. Thank you for inviting our Institute to present our views on whether the lead-time required for specific procedures could be compressed and ways to speed up the implementation process of the outstanding leisure and cultural services projects.

In this regard, we have pleasure in enclosing our written submission for the consideration by the Subcommittee.

Please note that a soft copy of our submission has also been sent to the email address [smwoo@legco.gov.hk](mailto:smwoo@legco.gov.hk) as per your request.

Thank you for your kind attention.

Yours sincerely,

T T Cheung  
President (2004-2005)

Encl.



## **Outstanding Leisure and Cultural Services Projects of the Former Municipal Councils**

### **Introduction**

1. Reference is made to the letter from Legislative Council dated 3<sup>rd</sup> November 2005 inviting the Hong Kong Institute of Surveyors (HKIS) to express our views on whether the lead-time required for specific procedures could be compressed and the ways to speed up the implementation process of Leisure and Cultural Services (LCS) projects.

### **Views on the procedures and lead-time required for implementing the LCS projects**

2. According to the information given by the Architectural Services Department, the total lead-time required for pre-construction works of the LCS projects is too long. It requires at most 46 months for pre-construction works of Swimming Pool Complex and Library cum Indoor Recreation Centre Complex, and 42 months for pre-construction works of Open Space. The total lead-time is definitely too long when compared with the private projects which may need less than 2 years.
3. Furthermore, the above lead-time does not involve the time required for approval from the Property Strategy Group for the projects involving construction of government buildings which may need a further lead-time of 6 to 18 months, as well as the special process such as land resumption, environmental impact assessment, slope stability works and application for inclusion in Resource Allocation Exercise by the Leisure and Cultural Services Department etc. This means that the final lead-time required for pre-construction works would be much longer 4 years. Such long period would create the problem of wasting resource and also come up the question of whether it is cost effective for implementing these projects.
4. In particular, the time allowed for selection and appointment of consultants is 6 months which seems to be too long. A shorter period, say 3-4 months should be more appropriate.



5. The time allowed for consultants to prepare sketch design, detailed design, working drawings and tender documents is also too long. It requires 10-18 months for Open Space, 18-22 months for Library cum Indoor Recreation Centre Complex and even 20-22 months for Swimming Pool Complex. In normal practice for private projects, such work can be completed within a year.
  
6. According to the information given by the Architectural Services Department, the construction time for LCS projects may need at most 35 months. Such time may be shortened to about 2 years due to the simplicity of the LCS projects. For example, the construction of swimming pool complex requires 31-35 months but actually most nature of swimming pool complexes are quite similar to each others. As a result, it may be possible to shorten the construction period, especially if the contractors with previous experience in construction of those swimming pool complexes are employed.

#### Ways to speed up the implementation process of LCS projects

7. Different Government bureaus and departments, mainly the Leisure and Cultural Services Department and Architectural Services Department, are involved in the process of implementation of the LCS projects. Greater coordination between them should be very useful for facilitating the pre-construction work and also the construction process.
  
8. The experience gained from previous LCS projects should also be very useful for the Government officials so that they can put more effort into reducing the lead-time for LCS projects with reference to those previous LCS projects.
  
9. It is also essential for the Government to make the policy in consistent. In fact, the construction industry has suffered badly from the "stop-and-go" situation in the past years. Where in one year, when the emphasis was on creating jobs, there was a surge in public works. Then, in the next year, when the emphasis got shifted to cost-effectiveness, many projects had to be halted or aborted. What we would like to see is a strong growth in public works. The consistency and predictability of the policy is also very important.



## 臨時市政局遺留下來的康樂及文化設施工程計劃

### 引言

1. 2005年11月3日特區立法會來函香港測量師學會，要求本會就有關兩個前臨時市政局遺留下來的康樂及文化設施工程計劃，包括怎樣縮短項目的有關工序所需時間，以及怎樣加速推行這些計劃提出意見。

### 有關縮短推行文康工程計劃的工序及所需時間之意見

2. 根據建築署所提供的資料，推行文康工程計劃，由策劃至工程動工需時頗長，例如興建游泳池綜合大樓的前期工作最多共需要46個月，而休憩用地則最多需要42個月。相對私營的工程項目，其前期工作可少於兩年內完成。
3. 此外，上述所需的時間並不包括如涉及興建政府大樓時須獲政府產業小組批准而所需的時間，由6個月至18個月不等，以及其他特殊工序所需的時間，如收地、環境影響評估、鞏固斜坡工程及由康樂及文化事務署於資源分配計劃中申請預留撥款等。因此，在推行文康工程計劃中，由策劃至工程動工所需的時間將可能長達四年以上。這樣不單產生浪費資源的問題，而且亦會令人懷疑推行這些計劃是否符合成本效益。
4. 當中，甄選及聘請顧問公司需時6個月似乎頗長。一般來說，用上3至4個月的時間會比較適合。
5. 此外，給予顧問公司進行初步設計、深化設計、準備施工圖及招標文件所需的時間亦太長，例如休憩用地需要10至18個月，圖書館及室內體育館綜合大樓則需要18至22個月，游泳池綜合大樓更需要20至22個月。在一般的私營項目中，這些工作可於大約一年內完成。
6. 根據建築署所提供的資料，用作興建文康設施工程的時間最多需要35個月，由於一般的文康工程並不算複雜，所需的時間或可縮短至兩年。例如，興建游泳池綜合大樓需要31至35個月，可是，一般的游泳池綜合大樓大致上分別不大。因此，所需的興建時間其實應該可以縮短，尤其可雇用一些擁有興建這些設施經驗的承建商去進行工程。



## 加速推行文康工程計劃的方法

7. 推行文康工程計劃往往牽涉不同的政府政策局及部門，其中主要包括康文署及建築署。他們之間更充分的合作可以促進計劃由策劃至工程動工及興建的過程。
8. 過往政府所進行的文康工程計劃所累積的經驗十分寶貴，有關的政府官員應該利用這些經驗去盡力縮短有關工序的所需時間。
9. 政府所推行的政策亦必須一致。事實上，過去幾年建築業深受政府所推行的政策所影響。當政府強調創造就業機會時，政府的工程計劃往往會大幅增加，但之後當政府強調節省開支時，政府的工程計劃又會被停止甚至放棄。我們希望政府的工程計劃可以持續增長，而政府所推行政策的一致性和可預測性都是十分重要的。

香港測量師學會

2005年11月24日