

For Information
On 9 May 2008

Legislative Council Panel on Home Affairs

Centre for Youth Development

Purpose

The superstructure work for the Centre for Youth Development (CYD) at Chai Wan is anticipated to be substantially completed around the third quarter of 2008. This paper provides information on the latest development of the construction work and arrangement for delivery of services of the CYD.

Background

2. In November 2001, the Legislative Council Finance Committee approved a sum of \$550.9 million for building the CYD to serve as a platform for organizing territory-wide youth development activities and national/civic education. Together with a \$200 million donation from the Board of Management of the Chinese Permanent Cemeteries, the total capital cost of the CYD is estimated at \$750.9 million.

3. The piling and basement work for the CYD was commenced in mid 2002 and completed in December 2003. However, due to the change of economic condition in Hong Kong and an updated financial assessment of the CYD, the award of the construction contract for the superstructure of the CYD was suspended. The Finance Committee approved (vide FC Paper FCR(2004-05)50) the continuation of the construction work of the CYD in March 2005.

4. The CYD, comprising a Main Block (15 levels above the basement auditorium) and a Hostel Block (12 storeys) with a total gross floor area of about 40,000 square metres, is situated at the junction of Chai Wan Road and Wan Tsui Road. The CYD is connected to the Chai Wan MTR Station via a footbridge. The key facilities of the CYD include:

(a) Non-hostel areas (all in Main Block)

- an auditorium (LG/F to G/F);
- an exhibition platform (1/F);
- a theatrical studio/multi-purpose hall for various purposes including exhibition gallery , receptions/dining (2/F);
- a cafeteria (4/F);
- a dance studio, a video production studio, art/music studios, art appreciation/exhibition area for collection, research and education on art exhibits, multi-purpose function rooms for holding ceremonies/seminars/training, retail shops, youth activity areas, liberal studies learning and resource centre, and offices (2M/F, 3/F, and from 5/F to 9/F);

(b) Hostel (in Main Block and Hostel Block)

- 150 hostel rooms from 10/F to 12/F of Main Block and from 3/F to 12/F of Hostel Block.

Latest Development

Construction Work

5. As informed by Architectural Services Department (ArchSD), the superstructure work of the CYD and fitting-out work of LG/F to 2/F cum hostel¹ would be largely completed around the third quarter of 2008. The CYD will then be handed-over in phases to HAB. The fitting-out work and interior decoration work of the remaining floors (i.e. from 3/F to 9/F of the Main Block) have not been included into the capital project so as to allow maximum flexibility for our allocation and design of various floors having regard to latest demand for various youth development purposes (e.g. art and creativity development, leadership training, exchange programmes, national education).

Financial Provision

6. Due to rising construction cost for the civil works, it is estimated that no more than \$50 million out of the \$750 million budget would remain for the fitting-out/interior design work from 3/F to 9/F of the Main Block and the procurement of Furniture and Equipment (F&E) for the hostel and 3/F to 9/F of the Main Block. We will have to identify alternatives in funding such procurement/fitting-out works should the actual remaining balance have proven to be inadequate.

¹ Hostel rooms not yet furnished with furniture and equipment.

Management and Operation Mode

Management of the CYD

7. HAB has been tasked to be responsible for the operation and management of the CYD. HAB has set up an ad-hoc working group (WG), comprising representatives from HAB, Leisure and Cultural Services Department, Home Affairs Department, and ArchSD, to prepare and plan for the opening and operation services of the CYD.

8. In order to ensure the financial sustainability and operational efficiency, different operation modes for the CYD have been considered by the WG. We have also held briefings/discussions with various interested youth groups, non-governmental organizations, and operators in hotel/hostel industry to exchange views on the best operation/management mode for the CYD.

9. The service of the CYD is to facilitate youth development. It should be managed on a full cost recovery basis and long term subsidies for the operation should be avoided. As the CYD would be operated as a Government facility, its revenue will go to the general revenue and cannot be used to offset the expenditure to be incurred by HAB for the CYD. Furthermore, the price setting/adjustment mechanism for hostel rooms and facilities cannot be flexibly managed.

Expected Commissioning Date

10. We are now working closely with relevant Government departments and aim to invite tender in the third/fourth quarter with a view to awarding the contract by end 2008/early 2009. The operator is expected to commission the CYD facilities in phases beginning from the first/second quarter of 2009.

Home Affairs Bureau
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