



THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Proposed Master Layout Plan, Scheme Design and Project Development Budget for Redevelopment of Tai Wo Hau Estate Phase 6

PURPOSE

To seek Members' approval to the proposed Master Layout Plan, Scheme Design and Project Development Budget for Redevelopment of Tai Wo Hau Estate Phase 6.

BACKGROUND

2. Tai Wo Hau Estate Redevelopment was identified for public housing by the then Development Progress Committee in June 1976. The whole redevelopment process consists of six phases. Phases 1 to 5 were completed in 1979-1993. Phase 6, the last phase, was occupied by a Mark IV Block and was cleared for redevelopment in June 1999.

3. Phase 6 was originally included in the PHDP Programme and HOUSCOM's Control Lists, with committed flat production of 480 rental flats for completion in March 2004. In view of the latest agreement with Transport Department (TD) that the bus terminus originally reserved in Phase 6 could be provided in Kwai Chung Estate Redevelopment, more flexibility in the choice of housing block types is possible and hence, there is the opportunity to consider the site for HOS development with increased development potential. Subsequent to SPC approval on the transfer from Rental to Home Ownership Scheme in September 1999, Phase 6 has been included in the current September 1999 PHDP with committed flat production of 512 HOS flats completing in August 2003.

4. Past events relevant to the project are as follows –

	Date	Events
(a)	21.6.1976	Planning Brief for the whole redevelopment approved by the then Development Progress Committee (DPC).
(b)	30.4.1988	Revised Planning Brief approved by the DPC.
(c)	23.3.1989	Layout Plan for Phase 4 approved by the Building Committee (BC) (Paper No. BC 41/89 refers). Phase 6 adjacent to Phase 4 was also included in the layout to allow a comprehensive design to be undertaken.
(d)	22.9.1999	Strategic Planning Committee (SPC) approved the transfer from Rental to Home Ownership Scheme and endorsed the Development Cost Ceilings (Paper No. SPC 32/99 refers).
(e)	3.11.1999	Revised Planning Brief endorsed by District Planning Conference (TKS DipCon) by circulation.

SCHEME DESIGN PROPOSAL

5. The proposed Master Layout and Scheme Design of Phase 6 at **Part I** and **Part II** of the attached **Annex** generally complies with the latest approved Planning Brief. Due to site area constraint and the carparking requirement, standard blocks cannot be accommodated and truncated Concord Blocks are adopted. The design is to take advantage of the existing level difference of the adjoining grounds to accommodate the carpark podium so that the podium roof can form a smooth connection to the landscaped deck at the completed Phase 4 development while the carpark entrance and emergency vehicular access (EVA) are conveniently provided via the adjoining Shek Tau Street at the lower level. A vehicular free pedestrian precinct is thus created on the podium roof serving as the main entrance level to the domestic blocks.

6. The proposed redevelopment comprises of -
- (a) 2 nos. truncated and linked Concord Blocks on podium, both are of Concord 1 Option 1 design with 32 domestic storeys providing a total of 512 HOS flats.
 - (b) A single-storey carpark podium providing 64 private carparking spaces and 6 motorcycle parking spaces.
 - (c) Taxi/Public Light Bus (PLB) Loading/Unloading Area at the South-western corner of the site.
 - (d) 1 no. of basketball shooting court on podium.
 - (e) 3 nos. of covered Light Goods Vehicle (LGV) parking and 2 nos. of semi-open loading/unloading bays located on ground floor.
 - (f) 1 no. of Refuse Collection Point located on ground floor.
 - (g) Associated External Works and Estate Facilities.

7. Automated Refuse Collection System (ARCS) will NOT be provided as such system has not been provided in other earlier Phases and also due to site constraint. 1 no. of existing mature tree at the South-eastern corner of the site will be preserved.

8. Details of the Master Layout Plan and Scheme Design are listed out in **Part I** of the **Annex**.

9. The domestic portion will provide a total of 512 HOS flats of which 256 nos. are 2-Bedroom and 256 nos. are 3-Bedroom units. The design population is 1640 which complies with the SPC brief.

10. The Plot Ratio (PR) of the proposed redevelopment is 8 and in compliance with Planning Department's administrative PR of 5-8.

PROJECT DEVELOPMENT BUDGET

11. Based on the proposed Master Layout Plan and Scheme Design, the proposed Project Development Budget for Phase 6 is estimated to be **\$439.464M**. Breakdown of the budget calculations is given in **Part IV** of the **Annex** and the key elements are tabulated as follows -

		Project Development Budget (\$M)	
(a)	Site Development Cost	3.517	
(b)	Construction Cost	Foundation Included in building	
		Building	340.337
		Soft Landscape & others	0.554
		Sub-total (b)	340.891
(c)	Project Management Cost (a+b) x 14%	48.217	
(d)	Other Project Cost (a+b) x 2%	6.888	
(e)	Development Contingency (a+b+c+d) x 10%	39.951	
Total Project Development Budget (a) + (b) + (c) + (d) + (e)		439.464	

12. The Unit Cost of Proposed Project Development Budget as compared with SPC's Approved Project Development Unit Cost Ceiling is as follows -

	(a) Unit Cost of Proposed Project Development Budget (\$/m ² CFA)	(b) SPC's Approved Project Development Unit Cost Ceiling (Paper No. SPC 32/99) (\$/m ² CFA)	(c) Overall Unit Cost of Construction Included in (a) (Excluding external Works and Others) (\$/m ² CFA)	(d) June 1999 Cost Yardsticks Adjusted to Tender-In-Date (\$/m ² CFA)
Domestic	10,040	10,166	7,523	6,763
Carpark (PC)	11,897	12,022	9,910	5,618
Carpark (LGV)	9,749	11,076	9,256	6,117
Unallocable	17,400	-	15,265	-

The proposed Unit Development Cost Budget is within the SPC's Approved Unit Development Cost Ceiling.

The difference between the Overall Unit Cost of Construction (excluding external works and others) and the June 1999 Cost Yardsticks Adjusted to Tender-In-Date are attributable to the following -

- (a) Demolition cost.
- (b) Congested site.
- (c) Non-standard design, namely, truncated blocks, linked lobby and transfer structure.

13. The proposed Project Development Cost for the Domestic portion can be further broken down into the cost per flat as follows -

Flat Type	(a) Proposed Development Cost per Flat (\$)	(b) Overall Construction Cost per Flat Included in (a) (Excluding External Works and Others) (\$)	(c) June 1999 Cost Yardstick Adjusted to Tender-in- Date (\$)
2B	678,643	650,877	444,460
3B	870,770	835,144	569,933

AVAILABILITY OF FUNDS

14. The estimated yearly expenditure of the proposed Budget is shown below and would be included in the next capital budget updating of the Authority -

	Estimated Expenditure (\$M)			
	1999/2000	2000/2001	Post 31.3.2001	Total
Estimate	3.517	76.092	359.855	439.464
Allowed in FC 65/98	0.000	4.480	260.065	264.545

15. There is no provision in the Housing Authority's Capital Budget for the year 1999/2000 (Paper No. FC 65/98 refers) and is not adequate to meet the estimated expenditure due to the advancement of the demolition contract. Virement of funds from other projects under departmental delegated authority has been sought.

DEVELOPMENT PROGRAMME

16. Details of the proposed development programme are in **PART III** of the attached **Annex**. The key dates are as follows -

(a)	Master Layout Plan, Scheme Design & Project Development Budget	Endorsement by PDRC	11/1999
		Approved by BC	01/2000
(b)	Detailed Design	Approved by DDRP	03/2000
(c)	Demolition	Commencement	10/1999
		Completion	03/2000
(d)	Combined Foundation and Building Contract	Commencement	09/2000
		Completion	08/2003

RECOMMENDATION

17. The Proposed Master Layout Plan, Scheme Design and Project Development Budget of \$439.464M for Redevelopment of Tai Wo Hau Estate Phase 6 as described in paragraphs 5 to 16 above and in the **Annex** to this paper be approved.

DISCUSSION

18. At the next meeting of the Building Committee to be held on 20 January 2000, Members will be invited to approve the recommendation in paragraph 17 above.

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File Ref. : HD(AR)55/104/6

Date : 17 January 2000

**REDEVELOPMENT AT
TAI WO HAU ESTATE
PHASE 6**

**PROPOSED MASTER LAYOUT, SCHEME DESIGN
PROJECT DEVELOPMENT BUDGET
AND
PROJECT DEVELOPMENT COSTS
ISSUE NO. 2**

**BUILDING COMMITTEE SUBMISSION
JANUARY 2000**

REF.HD(AR)55/104/6

**DEVELOPMENT AND CONSTRUCTION BRANCH
HOUSING DEPARTMENT
HONG KONG**



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AMENDMENT RECORD SHEET

		DATE OF ISSUE	
		MONTH	11
		YEAR	99
		ISSUE NUMBER	
Cover		1	2
Amendment Record Sheet		1	2
Part I: Master Layout		1	2
A. Introduction			
B. Site Analysis and Evaluations			
B1. Site Particulars		1	2
1) Location		1	2
2) Site Topography		1	2
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1) Water Supply		1	1
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3) Electricity, Telephone & Gas		1	2
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B3. Environmental Mitigations		1	2
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C7. Management Accommodation		1	1
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D1. Building Form		1	1
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1.	Location Plan	1	1
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	Sections	1	1
	Elevation A-A	1	1
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This document has been reviewed and approved for design adequacy.

Signature : _____ Date : Jan 7, 2000
Mr. D.K.C. KO (CA/1)
DESIGN TEAM LEADER

PART I

MASTER LAYOUT

Approved Development Parameter	Proposed Master Layout	Remarks
<p>A. Introduction</p> <p>(1) The redevelopment of Tai Wo Hau Estate consists of six phases. Phase 6, the last phase, is situated at the South of Tai Wo Hau Estate adjacent to Shek Tau Street. Demolition works of the existing Mark IV block commenced in October 1999 and is scheduled to be completed by March 2000.</p> <p>(2) Planning Brief of the redevelopment was endorsed by the then Development Progress Committee (DPC) in June 1976. Revised Planning Brief was endorsed by DPC in April 1988.</p> <p>(3) Development Parameters, Conceptual Layout and Project Estimate for HOS development was endorsed by PDRC(1) on 23.7.1999.</p> <p>(4) Conceptual layout for the transfer from Rental to HOS scheme was approved by SPC on 22.9.1999.</p> <p>(5) Revised Planning Brief in the form of a revised schedule of accommodation was endorsed by District Planning Conference (TKS DipCon) on 3.11.1999.</p> <p>(6) Master Layout Plan, Scheme Design and Project Development Budget was approved by PDRC(2) on 26.11.1999.</p> <p>(7) A location plan Drawing No. TW12/6/SITE/A/DLO-02 is attached in Part II of the Annex.</p> <p>(8) An Approved Conceptual Plan Drawing No. TW12/6/SITE/A/DLO-03/D is attached in Part V of the Annex.</p>		
<p>B. Site Analysis and Evaluations</p> <p>B.1 Site Particulars</p> <p>(1) Location</p> <p>1.1 Tai Wo Hau Estate is located in Kwai Chung District of Tsuen Wan. The Layout Plan for Phase 4 approved by Housing Authority's Building Committee was circulated to other government departments on 6.4.1989. Phase 6, being adjacent to Phase 4, was also included into the Layout Plan to allow a comprehensive design. Phase 6 is surrounded by Shek Tau Street to the East and South, existing commercial centre of Phase 4 to the North and existing Harmony 1 Block (Fu Tai House) to the West.</p>	<p>As per Approved Development Parameter.</p>	

Approved Development Parameter	Proposed Master Layout	Remarks
<p data-bbox="141 236 734 268">B. Site Analysis and Evaluations (Cont'd)</p> <p data-bbox="141 312 539 344">B.1 Site Particulars (Cont'd)</p> <p data-bbox="203 384 819 448">1.2 The gross site area of the existing site is about 0.43ha.</p> <p data-bbox="147 719 421 751">(2) Site Topography</p> <p data-bbox="203 791 819 1118">The site is generally level at + 36.6m. The adjoining ground varies in level from + 35.9m to + 40.1m. To the West is an existing slope with a ramp which connects the upper and lower platforms. To the South is an existing retaining wall abutting the Vesting Order Boundary which supports the adjoining public road (Shek Tau Street) and is maintained by Highways Department.</p>	<p data-bbox="842 384 1144 416">Gross site area : 0.46ha</p> <p data-bbox="842 791 1424 895">The existing slope to the West will be cut back and a new retaining wall will be constructed in order to fully utilize the site.</p>	<p data-bbox="1447 376 2029 743">As commented by PDRC (1) at Appendix III in Part V of the Annex, the basketball shooting area will be included into Phase 6 HOS development area in order to maximize the development potential. The gross site area does not include the lay-by for Public Light Buses (PLBs) & Taxis and it will be subject to minor adjustment upon detailed site survey on the existing adjoining buildings/features.</p>

Approved Development Parameter	Proposed Master Layout	Remarks
<p>B.2 Infrastructure</p> <p>(1) Water Supply Watermain diversion/reprovision scheme will be required to divert existing rental supplies away from the HOS boundary.</p> <p>(2) Drainage and Sewage No adverse comment received from DSD and EPD. Drainage diversion in the vicinity of the new site boundary will be required to divert existing rental facilities away from the HOS boundary.</p> <p>(3) Electricity, Telephone & Gas No adverse comment received from utility companies.</p> <p>(4) Traffic Improvement No significant impacts on the existing infrastructure are likely to be caused by the proposed development. No traffic improvement measures are required by TD.</p> <p>B.3 Environmental Mitigation Measures</p> <p>Any air sensitive uses on the site to be set back 5m from Shek Tau Street.</p>	<p>Details of watermain diversion/connection will be examined in the detailed design stage.</p> <p>Details of drainage diversion will be examined in the detailed design stage.</p> <p>As per Approved Development Parameter.</p> <p>As per Approved Development Parameter.</p> <p>As per Approved Development Parameter.</p>	<p>WSD commented that the diversion cost for the existing watermains should be borne by the project proponent.</p>

Approved Development Parameter	Proposed Master Layout	Remarks
<p data-bbox="143 233 741 264">B. Site Analysis and Evaluations (Cont'd)</p> <p data-bbox="143 309 510 341">B.4 Zoning Consideration</p> <p data-bbox="203 379 824 450">The site is zoned R(A) on the Kwai Chung outline zoning plan no. : S/KC/13.</p> <p data-bbox="143 494 398 526">B.5 Land Matters</p> <p data-bbox="143 564 824 743">(1) Agreement was reached with TD that a bus terminus originally reserved in Tai Wo Hau Estate redevelopment could be provided in Kwai Chung Estate redevelopment which would serve both estates.</p> <p data-bbox="143 1011 680 1082">(2) A lay-by for PLBs and taxis shall be provided in Phase 6 redevelopment.</p>	<p data-bbox="846 379 1397 411">As per Approved Development Parameter.</p> <p data-bbox="846 564 1397 596">As per Approved Development Parameter.</p> <p data-bbox="846 970 1397 1002">As per Approved Development Parameter.</p>	<p data-bbox="1449 564 2036 890">HAD/DO(K&T) reminded in their approval memo to the Revised Planning Brief (reference KC D/3/2C Pt. V dated 20.10.99) that Kwai Chung West Area Committee (AC) members have previously requested a bus terminus at Tai Wo Hau Estate. They might re-visit the issue again. Concerned departments would be invited to brief members if necessary.</p> <p data-bbox="1449 1011 2036 1337">The lay-by for PLBs and taxis is planned to be carved out as part of Shek Tau Street. Minor amendment to the existing V.O. boundary will be required. (Approved Conceptual Plan Drawing No. TW12/6/SITE/A/DLO-03/D at Part V of the Annex refers). Details will be resolved with the Estate Surveyor at the detailed design stage.</p>

Approved Development Parameter	Proposed Master Layout	Remarks
<p>B. Site Analysis and Evaluations (Cont'd)</p> <p>B.6 Site Constraints</p> <p>(1) An existing mature tree at the east corner of the site.</p> <p>(2) An existing retaining wall running along the southern site boundary (GEO Slope Feature No. 7SW-C/R108) also serves to support an elevated public road, Shek Tau Street, both of them fall outside the Vesting Order boundary.</p> <p>(3) Servicing access for an existing Refuse Room and Junk Collection Point (JCP) to the North-West of the site to be maintained.</p> <p>(4) Access to an existing culvert to the west slope of the site to be maintained. Otherwise, diversion works will be required.</p>	<p>The existing mature tree will be preserved.</p> <p>Any structural element of the new development will be physically separated from the existing retaining wall. However, some minor modification to the retaining might be required at the vehicular run-in/run-out. Details of any modification works will be examined in the detail design.</p> <p>A 3m wide service lane along the northern HOS boundary will be provided.</p> <p>The culvert is proposed to be decked over while suitable maintenance access will be provided.</p>	<p>The provision of service lane shall be highlighted in future lease documents.</p>

Approved Development Parameter	Proposed Master Layout	Remarks
<p>C. Accommodation and Facilities</p> <p>C.1 Type of Public housing Home Ownership Scheme - Population = 1640 - Flat nos. = 512 - Flat mix = 256 (2 Bedroom) 256 (3 Bedroom) - Site area = 0.46 ha</p> <p>C.2 Development Ratio and Plot Ratio</p> <p>(1) DR is not applicable to HOS development. (2) Maximum administrative PR of 8 for Phase 6 only.</p> <p>C.3 Open Space and Recreational Facilities</p> <p>Facilities Local Open space : About 0.2 ha (1 ha/10,000 persons)</p> <p>Basketball Court : 1 (shooting court)</p> <p>Children Playground : 140m²</p>	<p>As per Approved Development Parameter.</p> <p>N.A.</p> <p>As per Approved Development Parameter.</p> <p>0.19 ha</p> <p>1</p> <p>As per Approved Development Parameter.</p>	<p>The shooting court in lieu of a full-sized basketball court has been approved in the Revised Planning Brief. It has been included in the HOS development area to increase the development potential. The shooting court will be reserved for exclusive use by the HOS development at Phase 6.</p>

Approved Development Parameter	Proposed Master Layout	Remarks
C.4 Commercial Facilities Catered for by existing provision	As per Approved Development Parameter.	
C.5 Education Facilities Catered for by existing provision	As per Approved Development Parameter.	
C.6 Social Welfare and Community Facilities Catered for by existing provision	As per Approved Development Parameter.	
C.7 Management Accommodation No special requirement. <u>HOS</u> EMO @70-90m ² IFA	Complied	
C.8 Other Facilities <u>HOS</u> Office for Owner's Corporation 18-40m ² <u>IFA</u> Office for Cleansing Contractor 6-10m ² IFA Artisan Workshop 10m ² <u>IFA</u> <u>Refuse</u> Refuse Collection Point 1 No. Junk Collection Point 1 No. @20m ²	Complied	

Approved Development Parameter	Proposed Master Layout	Remarks
<p>C.9 Cars Parking Provision</p> <p>(1) Private Cars</p> <p>HKPSG Theoretical Standard Range <u>Provision</u></p> <p><u>HOS</u> 1/5-8 flats 64-103</p> <p>(2) Motorcycles</p> <p>The parking spaces for motorcycles would be provided to upper range of 5-10% of total provision for private cars.</p> <p>(3) Light Goods Vehicles</p> <p>HKPSG Theoretical Standard Minimum <u>Provision</u></p> <p><u>HOS</u> 1/200 flats 3 (in mixed rental/HOS estate)</p> <p>(4) Residential Loading/Unloading</p> <p>HKPSG Theoretical Standard Minimum <u>Provision</u></p> <p>1 bay for each block 2</p>	<p>64 Nos. (i.e. 1:8 flats)</p> <p>6 Nos. (i.e. 9% of private car parking spaces)</p> <p>3 Nos.</p> <p>One bay for each block = 2 Nos.</p>	

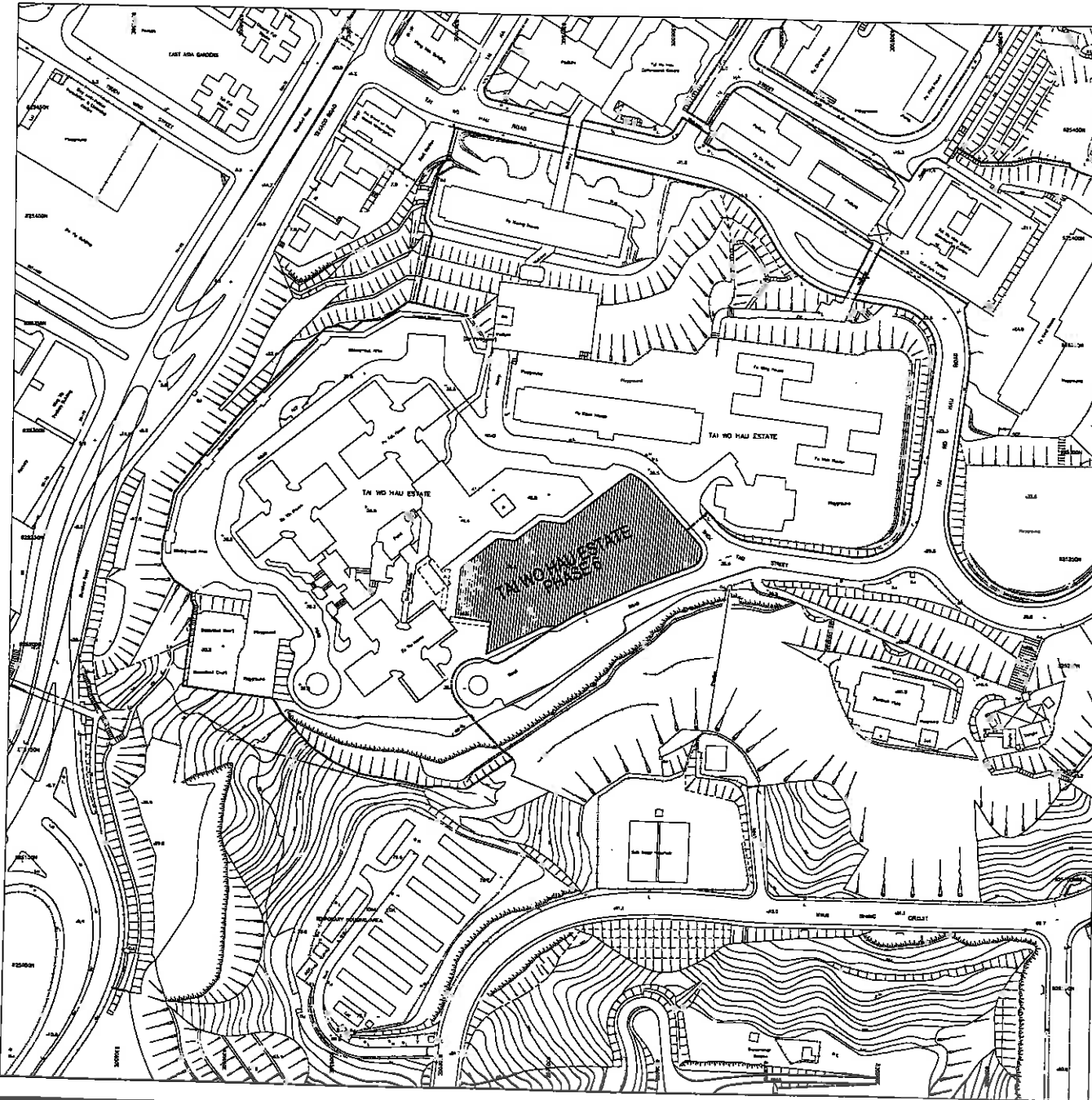
Approved Development Parameter	Proposed Master Layout	Remarks
<p>C10. Public Transport Facilities A lay-by for PLBs & Taxis</p>	<p>As per Approved Development Parameter.</p>	<p>The lay-by for PLBs and Taxis is planned to be carved out as part of Shak Tau Street. The existing V.O. boundary will have minor amendment. Details will be resolved with the Estate Surveyor at the detailed design stage.</p>
<p>D. Design Consideration</p> <p>D.1 Building Form</p> <p>No specific requirement.</p> <p>D.2 Site Topography</p>	<p>The physical width of the site limited the choice of the domestic blocks to 2 nos. truncated Concord 1 Option 1 blocks for this HOS development due to constraints by Prescribed Window requirement under Building (Planning) Regulation.</p> <p>The minimum carparking and open space requirements are met by the provision of a single-storey carpark podium.</p> <p>Carpark podium has been designed to make use of the site profile. Being accommodated between the upper and lower levels, the podium roof connects to the landscape plaza of Phase 4 and the vehicular access and EVA are provided via Shek Tau Street, thus creating a clear segregation of traffic from pedestrian circulation.</p>	

Approved Development Parameter	Proposed Master Layout	Remarks
<p>D. Design Consideration (Cont'd)</p> <p>D.3 Pedestrian Circulation</p> <p>(1) Based on the existing pedestrian network as shown on the Pedestrian Traffic Diagram in Part II of Annex, pedestrian flow is generated from the North-eastern corner of Phase 6.</p> <p>(2) The proposed PLBs & Taxis Loading/Unloading bay at the South-western corner will also generate pedestrian traffic.</p> <p>(3) Covered walkway is to be provided to link all domestic block with all major facilities within the estate where possible.</p> <p>D.4 Vehicular Access</p> <p>Separate entrances are best to be provided for loading/unloading/refuse collection/carparking as far as practicable to avoid conflict of traffic flow.</p>	<p>Pedestrian access to main entrance level (podium roof) is provided at the North-eastern corner of Phase 6.</p> <p>Direct Access from the drop-off area to podium roof is provided.</p> <p>Covered walkway/ramp is provided to link the domestic blocks to the Commercial Centre and existing Harmony Blocks of Phase 4.</p> <p>A combined ingress/egress for different types of vehicles is provided via Shek Tau Street due to the lack of space available. This vehicular route also serves as the EVA. Such arrangement enables total segregation of the pedestrian circulation at podium roof from the vehicular traffic at Shek Tau Street.</p>	<p>EVA arrangement agreed with Fire Services Department. [Ref. (8) in FP8/10493(D) dated 5.11.99]</p>

Approved Development Parameter	Proposed Master Layout	Remarks
<p data-bbox="147 221 846 260">D. Design Consideration (Cont'd)</p> <p data-bbox="147 296 846 335">D.5 Open Space</p> <p data-bbox="219 368 846 406">1 ha/10,000 persons : about 0.2ha</p>	<p data-bbox="853 368 1451 555">The podium roof which serves as the main entrance level will be provided with a mix of both passive landscape area and active open space, namely, a basketball shooting court and children's play areas.</p>	

KC/fc (A/2)
[pdrc-a2.doc]

PART II
MASTER LAYOUT DRAWINGS



NOTES



REVISIONS INITIAL AND DESIGNATION

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W. KO	DCW	17/10/98
	SA/8 VERA CHOI	VC	19/11/98
CHECKED	A/2 KITTY CHAN	KC	18/11/98
	STQA/3 Y.C.CHAN	YCC	17/11/98
DRAWN	CTA Q. LUI	QL	17/11/98

PROJECT
TAI WO HAU PHASE 6

DRAWING TITLE
LOCATION PLAN

SCALE 1:2000

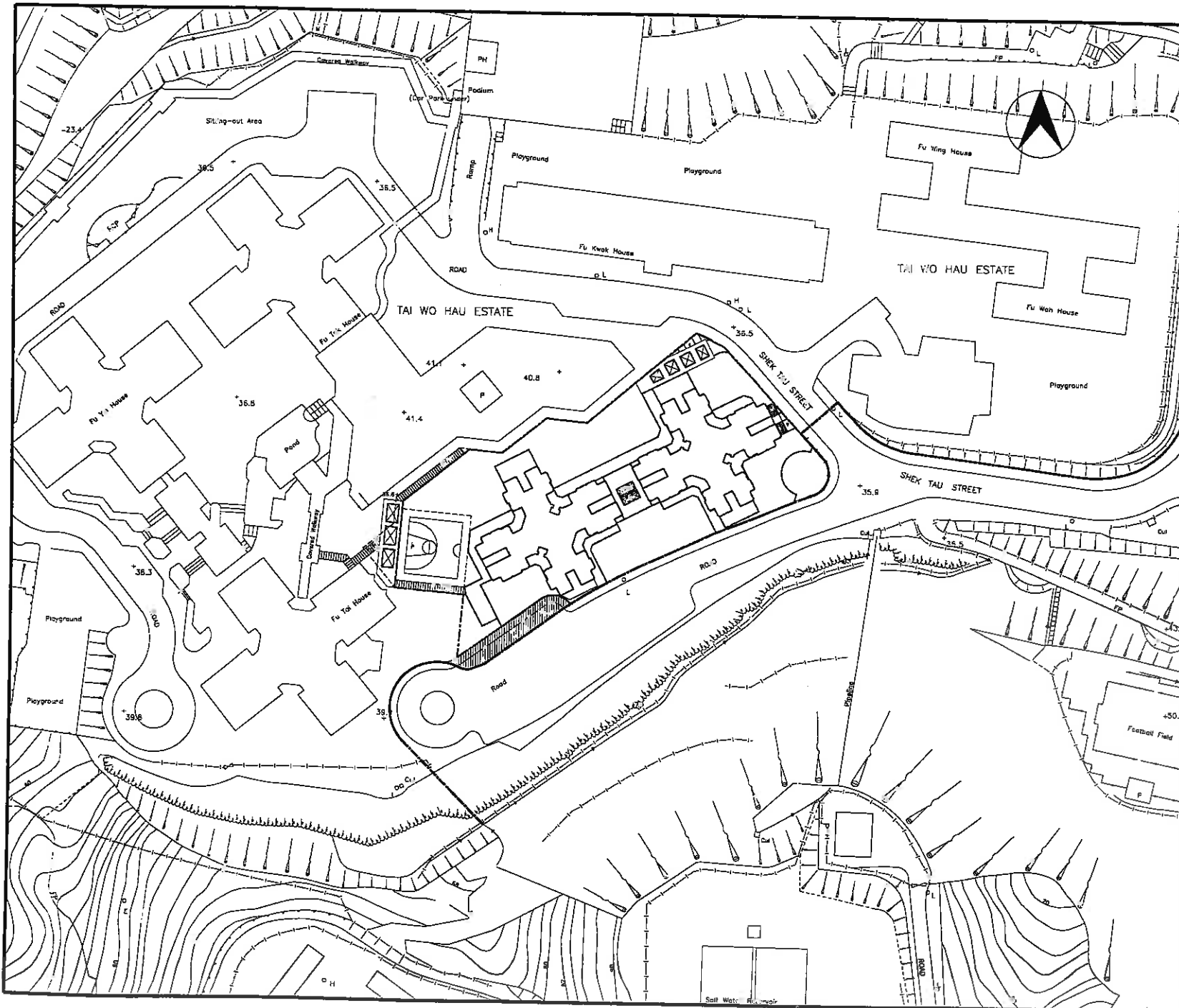
DRAWING NO
TW12/6/SITE/A/DLO-02

SOURCE
TW12/SITE/PM/LO-01

ACAD R14 A3 297 X 420

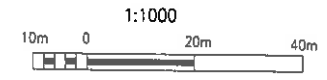
HOUSING DEPARTMENT

CAD FILE: TW12/6/02-3



NOTES
 a) SITE AREA FOR HOS BOUNDARY = 4659.696 SQM.

LEGEND
 — HOS BOUNDARY
 — PHASE 6 BOUNDARY
 — V. O. BOUNDARY
 ▨ AREA TO BE EXCISED = 176.976 SQM



REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD / AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W. KO		11/10/99
CHECKED	SA/8 VERA CHOI		12/11/99
	A/2 KITTY CHAN		13/11/99
	STOA/03 Y.C.CHAN		17/11/99
DRAWN	CTA Q.LUI		15/10/99

PROJECT
TAI WO HAU PHASE 6

DRAWING TITLE
SITE LAYOUT PLAN

SCALE 1:1000

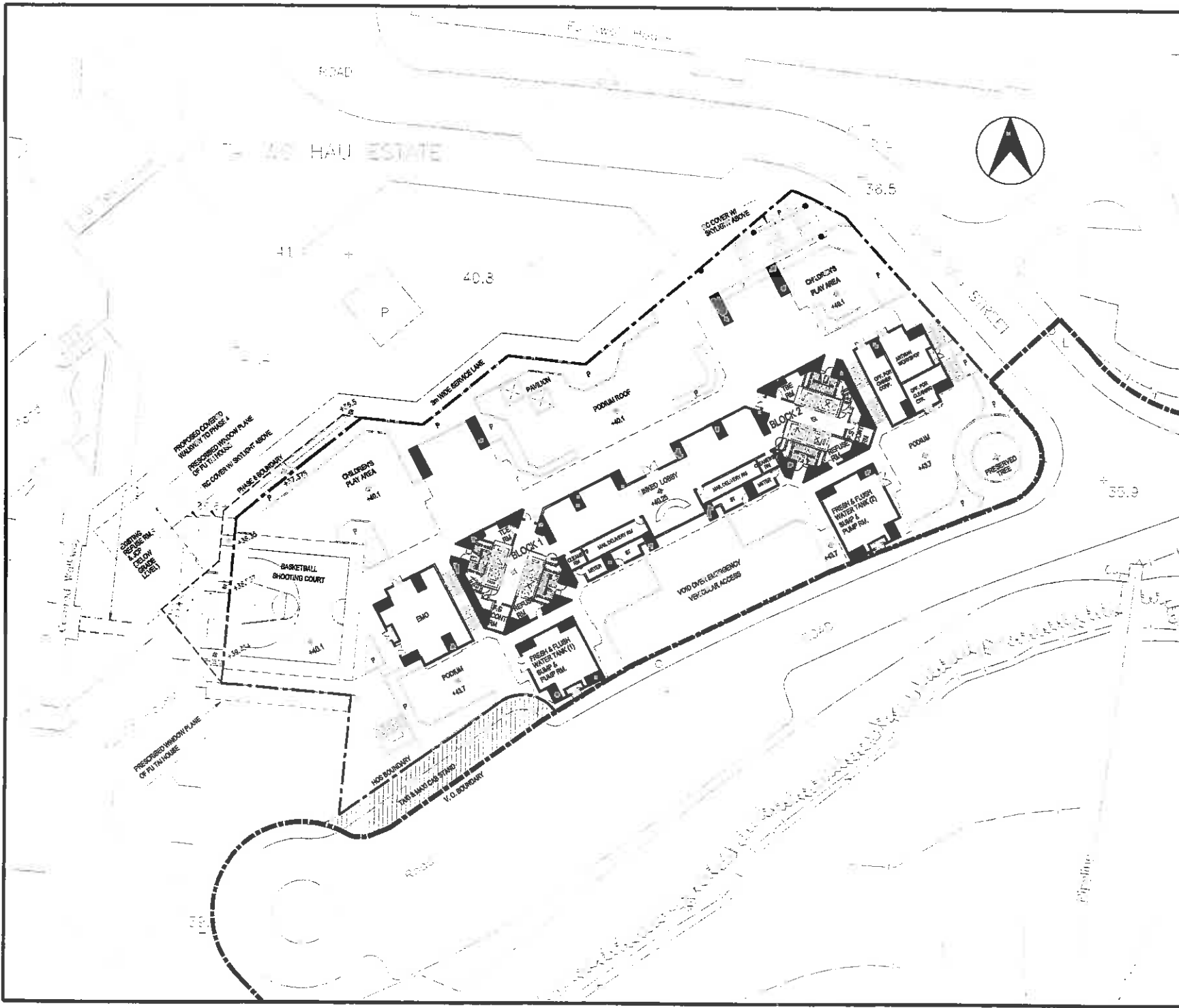
DRAWING NO
 TW12/6/SITE/A/DLO-03/G

SOURCE

ACAD R14 A3 297 X 420

HOUSING DEPARTMENT

CAD FILE: TW12/02-3



NOTES
 a) SITE AREA FOR HOS BOUNDARY = 4659.696 SQM.
 b) PARKING
 1. PRIVATE CARPARK = 64
 2. LGV = 3
 3. LUL = 2
 4. RCV = 1
 5. MOTOR CYCLE = 6

LEGEND
 - - - - - HOS BOUNDARY
 - - - - - PHASE 6 BOUNDARY
 - - - - - V. O. BOUNDARY

1:500

5m 0 10m 20m

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	CKD	AUTH
A	GENERAL REVISION	CL	STDA/3	A2
B	GENERAL REVISION	CL	STDA/3	A2
C	GENERAL REVISION	CL	STDA/3	A2
D	GENERAL REVISION	CL	STDA/3	A2
E	GENERAL REVISION	CL	STDA/3	A2

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W. KO		
CHECKED	SA/8 VERA CHOI		
	A/2 KITTY CHAN		
	STDA/3 Y.C.CHAN		
DRAWN	CTA Q. LUI		

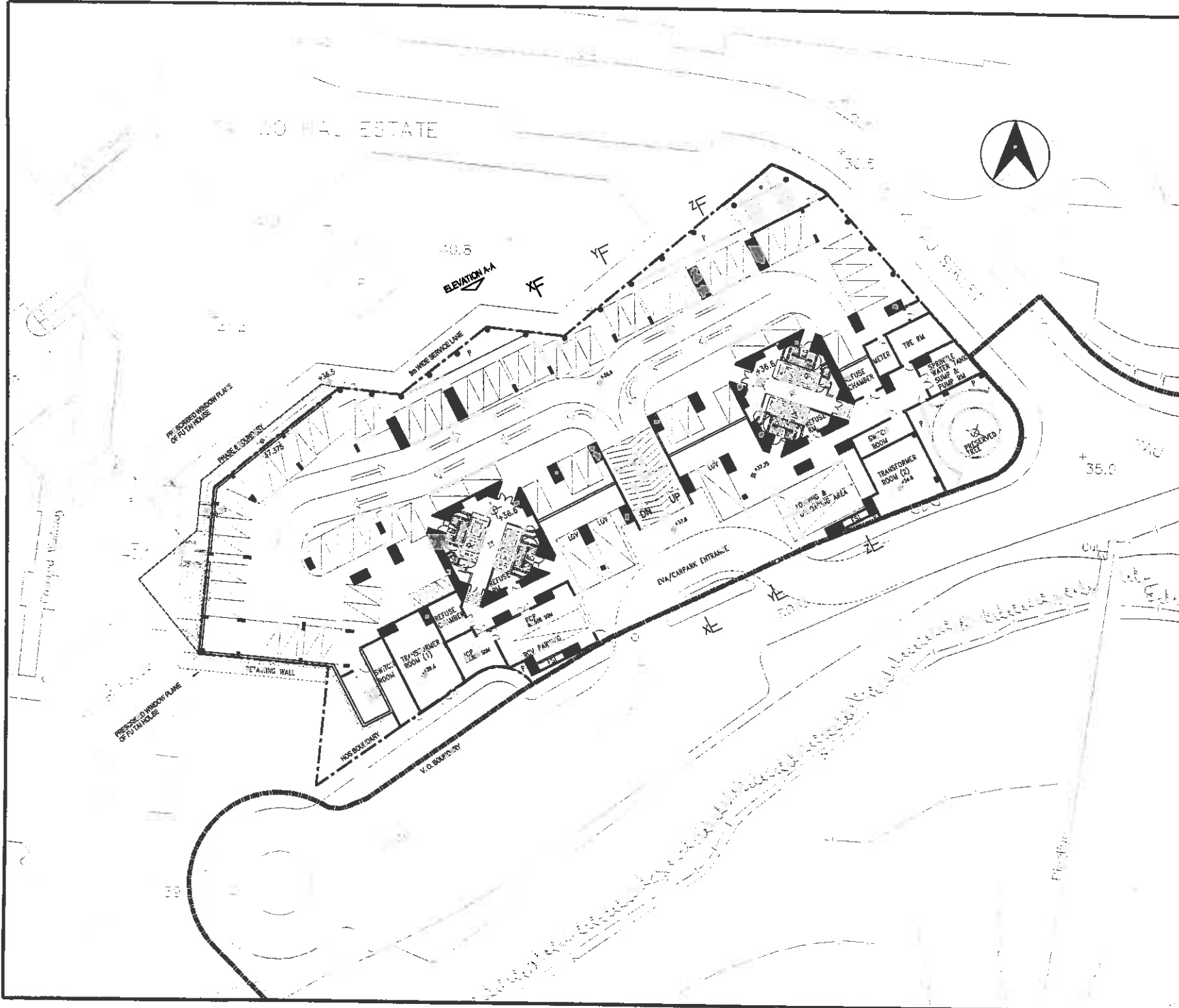
PROJECT
 TAI WO HAU PHASE 6

DRAWING TITLE
 LEVEL 1
 PODIUM FLOOR PLAN

SCALE 1:500

DRAWING NO
 TW12/6/SITE/A/DLO-01/E

SOURCE



NOTES
 a) SITE AREA FOR HOS BOUNDARY = 4659.896 SQM.
 b) PARKING
 1. PRIVATE CARPARK = 84
 2. LGV = 3
 3. LUL = 2
 4. RCV = 1
 5. MOTOR CYCLE = 6

LEGEND
 - - - - - HOS BOUNDARY
 - - - - - PHASE 6 BOUNDARY
 - - - - - V. O. BOUNDARY

1:500

5m 0 10m 20m

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISION	QL	STOA/3	A2
B	GENERAL REVISION	QL	STOA/3	A2
C	GENERAL REVISION	QL	STOA/3	A2
D	GENERAL REVISION	QL	STOA/3	A2

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W. KO		
CHECKED	SA/8 VERA CHOI		
	A/2 KITTY CHAN		
	STOA/3 Y.C.CHAN		
DRAWN	CTA Q. LUI		

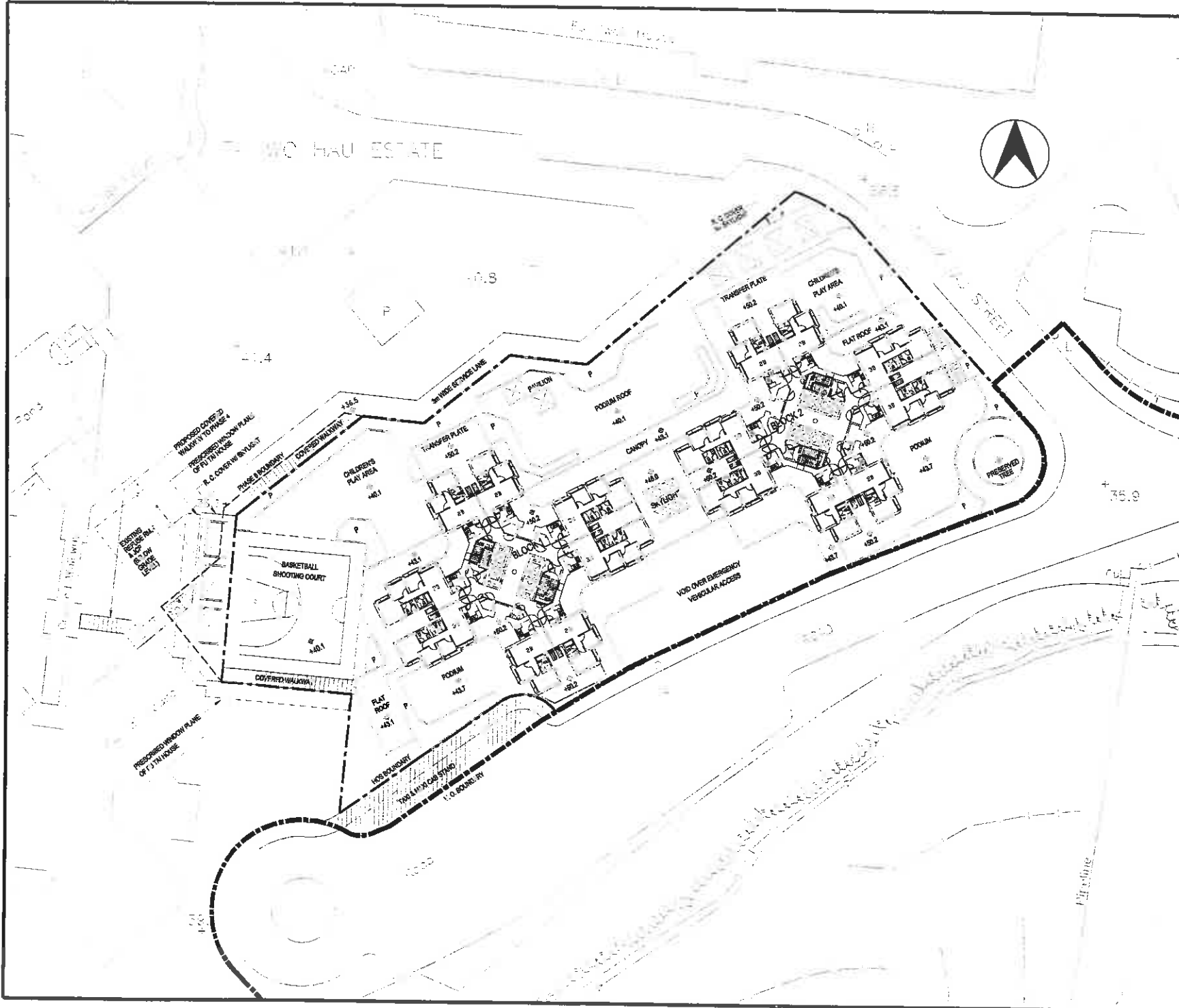
PROJECT
 TAI WO HAU PHASE 6

DRAWING TITLE
 GROUND FLOOR PLAN

SCALE 1:500

DRAWING NO
 TW12/6/CP/A/DLO-01/D

SOURCE



NOTES
 a) SITE AREA FOR HOS BOUNDARY = 4659.686 SQM.
 b) PARKING
 1. PRIVATE CARPARK = 84
 2. LGV = 3
 3. LAUL = 2
 4. RCV = 1
 5. MOTOR CYCLE = 6

LEGEND
 - - - - - HOS BOUNDARY
 - - - - - PHASE 6 BOUNDARY
 - - - - - V. O. BOUNDARY

1:500

5m 0 10m 20m

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISION	QL	STOA/3	A2
B	GENERAL REVISION	QL	STOA/3	A2
C	GENERAL REVISION	QL	STOA/3	A2
D	GENERAL REVISION	QL	STOA/3	A2
E	GENERAL REVISION	QL	STOA/3	A2

30-12-99

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W. KO		
CHECKED	SA/8 VERA CHOI		
	A/2 KITTY CHAN		
DRAWN	CTA Q. LUI		

PROJECT
TAI WO HAU PHASE 6

DRAWING TITLE
TYPICAL FLOOR PLAN

SCALE 1:500

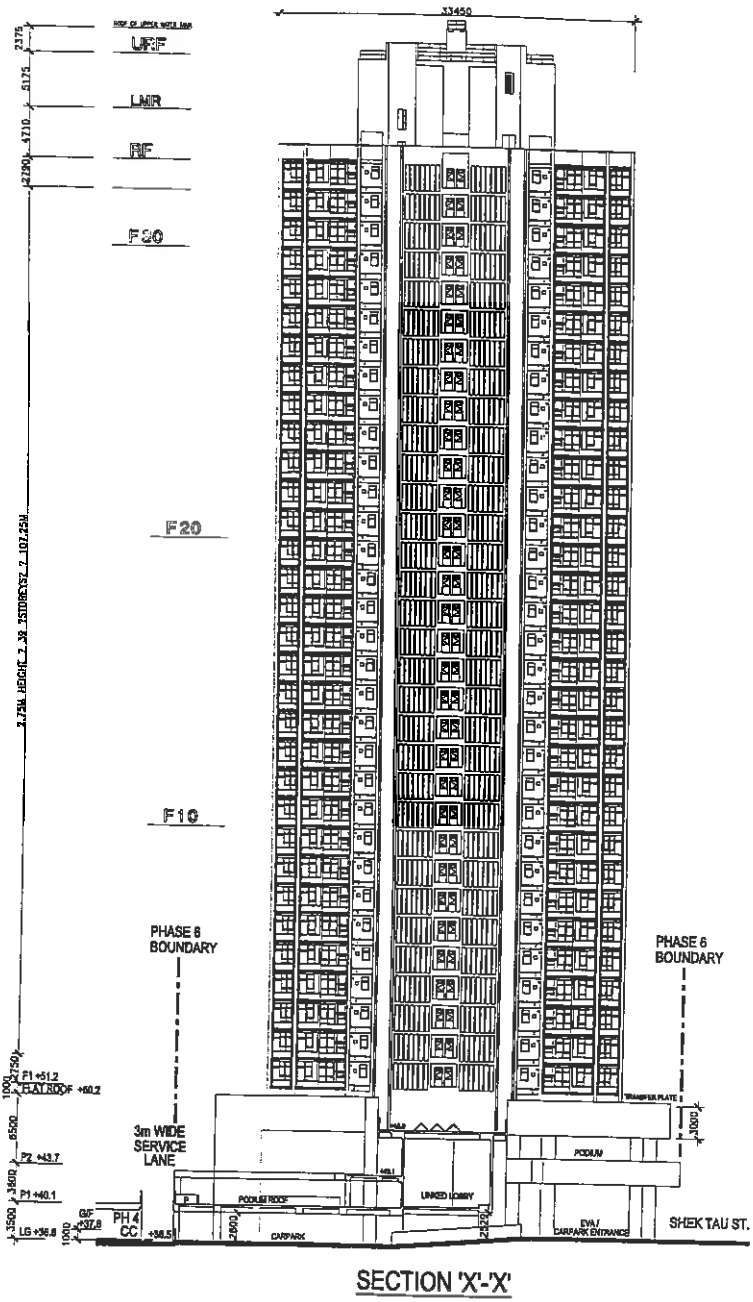
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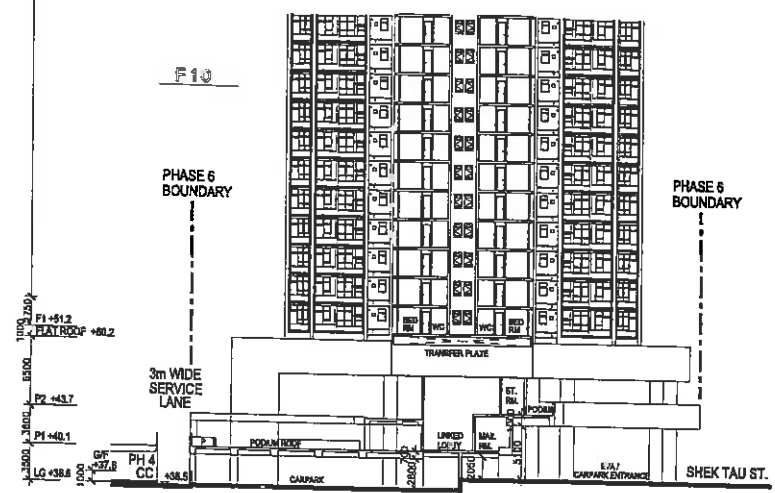
ACAD R14 A3 287 X 420



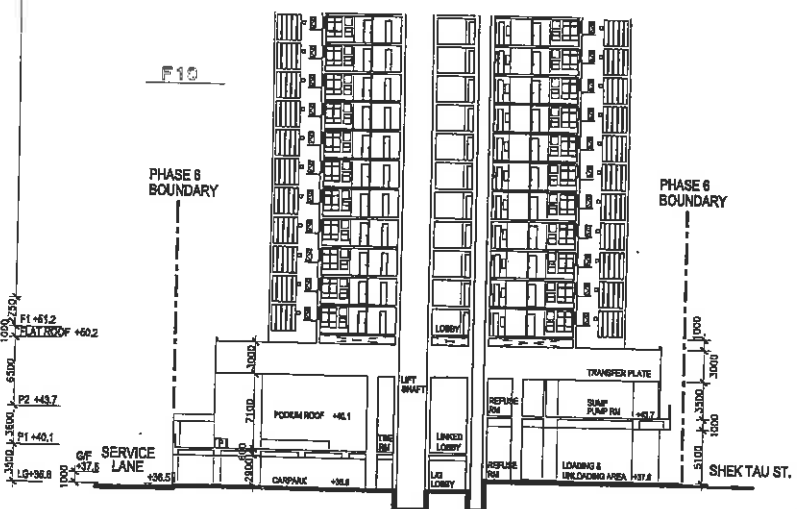
HOUSING DEPARTMENT



SECTION 'X-X'

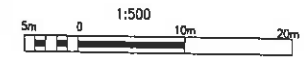


SECTION 'Y-Y'



SECTION 'Z-Z'

NOTES



REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W.KO	<i>[Signature]</i>	12/1/99
CHECKED	SA/8 VERA CHOI	<i>[Signature]</i>	09/11/99
	A/2 KITTY CHAN	<i>[Signature]</i>	08/10/99
DRAWN	STOA/3 Y.C.CHAN	<i>[Signature]</i>	17/10/99
	CTA Q. LUI	<i>[Signature]</i>	03/11/99

PROJECT
TAI WO HAU PHASE 6

DRAWING TITLE
SECTIONS

SCALE 1:500

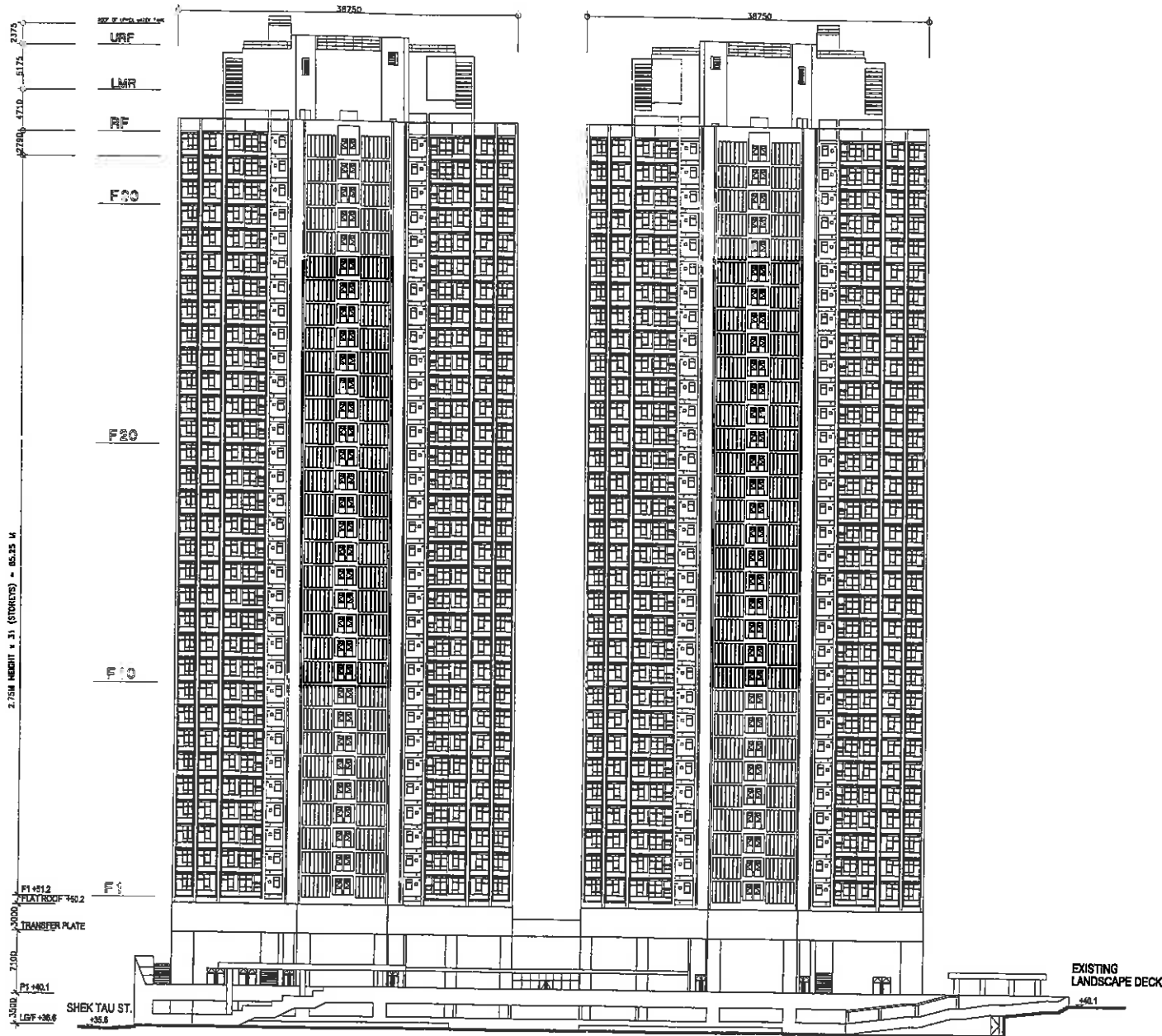
DRAWING NO
TW12/6/CP/A/DLO-02

SOURCE



AD41 R14 A3 287 X 420

HOUSING DEPARTMENT



ELEVATION A-A

NOTES

1:500

5m 0 10m 20m

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 B. C. W. KO	UK	18/11/99
CHECKED	SA/8 VERA CHOI	VC	09/11/99
	A/2 KITTY CHAN	KC	18/11/99
	STDA/3 Y. C. CHAN	YCC	17/11/99
DRAWN	CTA Q. LUI	QL	02/11/99

PROJECT

TAI WO HAU PHASE 6

DRAWING TITLE

ELEVATION A-A

SCALE 1:500

DRAWING NO

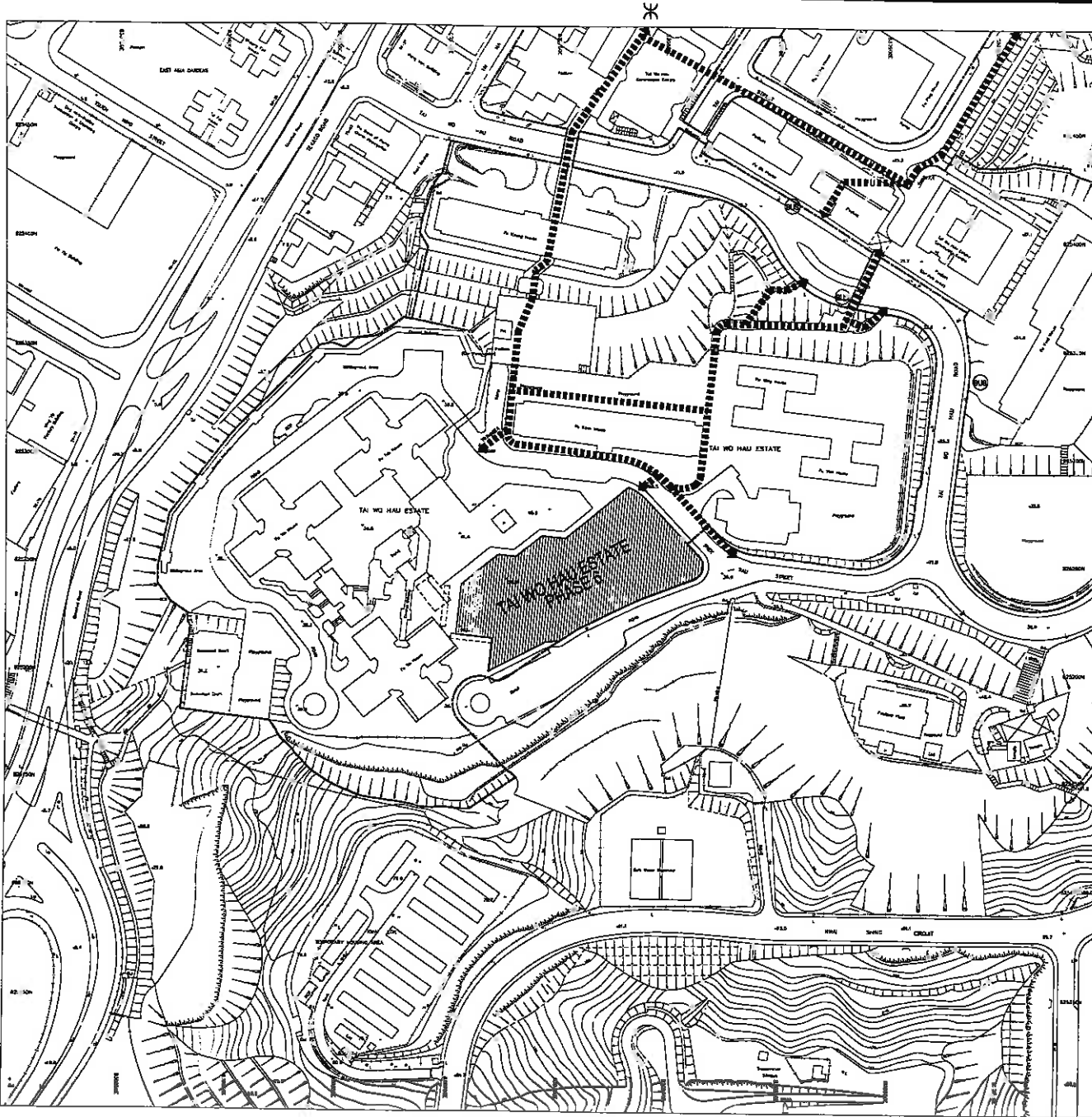
TW12/6/CP/A/DLO-03/A

SOURCE

ACA3 R14 A3 257 X 420

HOUSING DEPARTMENT

END FILE TW12PR02-3



NOTES



REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	CA/1 D.C.W. KO	DCW	19/1/98
	SA/8 VERA CHOI	VC	07/11/98
CHECKED	A/2 KITTY CHAN	KC	09/11/98
	STOA/3 Y.C.CHAN	YCC	17/11/98
DRAWN	CTA Q. LUI	QL	17/11/98

PROJECT
TAI WO HAU PHASE 6

DRAWING TITLE
PEDESTRIAN NETWORK DIAGRAMME

SCALE 1:2000

DRAWING NO
TW12/6/SITE/A/DLO-04

SOURCE
TW12/SITE/PM/LO-01

ACAD R14 A3 297 X 420

HOUSING DEPARTMENT

- LEGEND**
- V.O. BOUNDARY
 - (BUS) BUS STOP
 - ⊕ MTR STATION
 - > PEDESTRIAN NETWORK

DWG FILE TW12/6/A02-3

PART III DEVELOPMENT PROGRAMME

PART IV DEVELOPMENT COST BUDGET

**ANALYSIS OF SITE DEVELOPMENT &
CONSTRUCTION COST BUDGET No. 1
(For Financial Viability Assessment Purpose)**

PROJECT : Redevelopment of Tai Wo Hau PHASE : 6 PHDP Code : TW12RR

Estimated Costs (incl. common elements apportioned across all phases within the Whole Development Site)	COST PORTIONS									Total (incl. fluctuation)
	PRH	HOS	RCHE	CC	CP(PC)	CP(LGV)	UN	MAC	PTI	
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
CFA of Cost Portions (m2)	-	39,631	-	-	3,272	86	151	-	-	43,140
1.0 Site Development Costs	Cost in (\$ '000)									
1.1 Demolition	-	3,232	-	-	266	7	12	-	-	3,517
1.2 Site Formation	-	-	-	-	-	-	-	-	-	-
2.0 Construction Costs (incl. fluctuations)										
2.1 Foundation (incl. caps)	-	-	-	-	-	-	-	-	-	-
2.2 Building (incl. building services)	-	284,604	-	-	28,340	601	1,959	-	331	315,835
2.3 Transfer Structures	-	10,300	-	-	851	22	39	-	-	11,212
2.4 External Works	-	12,209	-	-	1,008	26	47	-	-	13,290
2.5 Others	-	509	-	-	42	1	2	-	-	554
Cost Estimate										
Projected to Date of Tenders (A)	-	310,854	-	-	30,507	657	2,059	-	331	344,408
(Unit Cost in terms of \$/m2 CFA) :-	-	7,844	-	-	9,324	7,640	13,636	-	-	7,983
(Fund Split % pro-rata on cost values) :-	-	90.25%	-	-	8.86%	0.19%	0.60%	-	0.10%	100.00%

Legend for Cost Portions :

PRH - Public Rental Housing	CP(PC) - Private Car Carpark
HOS - Home Ownership Scheme	CP(LGV) - Light Goods Vehicle parking
RCHE - Residential Care Home for the Elderly	OCP(LGV) - Open Space LGV Carpark
CC - Commercial (Shopping) Centre	UN - Unallocable
MAC - MAC Office	PTI - Public Transport Interchange

Notes :

- All prices are at June 99 price level and adjusted for tender price inflation to tender in dates of contracts based on 3.5 % per annum.
- Apportionment of the Site Development and Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and Tender Procedures Manual (BCT).

Exclusions :

- Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- Other Project Costs, e.g. traffic and environmental studies, land surveying studies, site potential and other engineering studies, site investigation, geotechnical advisory services, construction material tests, piling test carried out by direct testing contractor, etc.

Assumptions :

-

Basis of the Estimate :

- Awarded Contract Sum for Demolition Contract.
- GE/S3's memo dated 4/11/1999 advising expected bedrock level at 32.00 MPD
- SE/21's memo dated 8/11/1999 providing structural and foundation design for CP
- SE/21's revised steel ratio dated 15/11/1999
- BSE/C1's memo dated 8/11/1999 advising BS costs for CP
- A/2's memo dated 3/11/1999 enclosing layout plans
- Carpark external wall finishing as acrylic paint as advised by A/2 on 16/11/1999
- Mass concrete filling under foundations to expected bedrock level as advised by SE/21
- Existing ground level at 36.60 MPD
- Top of foundation raft at 1.50m below top of G/F slab as advised by SE/21
- Internal finishing of lift lobby in CP same as typical floor lift lobby as advised by A/2 on 16/11/1999
- This estimate of superstructure of domestic blocks is based on Yardsticks

Prepared by : YS CHO QS/C11

Date : 19/11/1999

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 1

Project Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

	COST PORTIONS					Common items		Total	Fluctuation Provisions	
	HOS	CP (PC)	CP (LGV)	PTI	UN	TS	EW			
CFA of Cost Portions (m2)	39,631	3,272	86		151	-	-	43,140		
COST ITEMS	-----Estimated Cost in \$,000-----									
A. <u>Site Development & Construction Cost Budget At June 99</u> (Excluding Fluctuations & Tender Price Inflation)										
1.0 <u>Site Development Costs</u>										
1.1 Site Formation Contract	-	-	-	-	-	-	-	-	-	
1.2 Demolition Contract	3,213	265	7	-	12	-	-	3,497	-	
2.0 <u>Construction Costs</u>										
2.1 Foundation Contract	-	-	-	-	-	-	-	-	-	
2.2 Building Contract	-	-	-	-	-	-	-	-	-	
2.21 Building (excl. building services)	220,957	24,190	500	-	1,752	-	-	247,399	15,711	
2.22 Building Services	39,590	2,000	49	-	86	-	-	41,725	-	
2.23 External Works for commonly shared elements	-	-	-	-	-	-	12,083	12,083	758	
2.24 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	
2.25 Public Transport Interchange	-	-	-	300	-	-	-	300	19	
2.26 Transfer Structures	-	-	-	-	-	10,194	-	10,194	639	
2.3 Other Separate Contracts (incl. Soft Landscape)	-	-	-	-	-	-	535	535	-	
Cost Budget At June 99 Price Level (A)	263,760	26,455	556	300	1,850	10,194	12,618	315,733	17,127	
B. <u>Site Development & Construction Cost Budget At June 99</u> (incl. Tender Price Inflation) (Cost in Item (A) plus Cost x (v), (w), (y) or (z))										
1.0 <u>Site Development Costs</u>										
1.1 Site Formation Contract	-	-	-	-	-	-	-	-	-	
1.2 Demolition Contract	\$3,517	3,232	266	7	12	-	-	3,517	-	
2.0 <u>Construction Costs</u>										
2.1 Foundation Contract	-	-	-	-	-	-	-	-	-	
2.2 Building Contract	\$ 340,337	-	-	-	-	-	-	-	-	
2.21 Building (excl. building services)	-	228,690	25,036	518	1,813	-	-	256,057	16,261	
2.22 Building Services	-	40,976	2,070	51	89	-	-	43,186	-	
2.23 External Works for commonly shared elements	-	-	-	-	-	-	12,506	12,506	784	
2.24 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	
2.25 Public Transport Interchange	-	-	-	311	-	-	-	311	20	
2.26 Transfer Structures	-	-	-	-	-	10,551	-	10,551	661	
2.3 Other Separate Contracts (incl. Softlandscape)	\$ 0.554	-	-	-	-	-	554	554	-	
Cost Budget To Proposed Dates Of Tenders (B)	\$ 344,408	272,898	27,372	576	311	1,914	10,551	13,060	326,682	17,726

Types of Contract

Site Formation

Demolition

Foundation

Building (for inflation adjustment, "External Works", "Others", etc.,

Tender-In Dates to be taken the same as "Building")

For the basis, exclusions and notes of this Cost Budget, please refer to information shown on Page 2.

Tender-in Date

-

08/99

06/00

-

2

12

Months x # % / 12 =

Months x 3.5% / 12 = 0.000000

Months x 3.5% / 12 = 0.005833

Months x 3.5% / 12 = 0.035000

(v)

(w)

(y)

(z)

SUMMARY OF CONSTRUCTION COST BUDGET NO. 1 (cont'd)

Project Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

Legend for Cost Portions :

HOS	- Home Ownership Scheme	(CP)LGV	- Light Goods Vehicles Parking
CP (PC)	- Private Car Carpark	UA	- Unallocable
PTI	- Public Transport Interchange	TS	- Transfer Structure

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Other Project Costs, e.g. traffic and environmental studies, land surveying studies, site potential and other engineering studies, site investigation, geotechnical advisory services, construction material tests, piling test carried out by direct testing contractor, etc.

Basis of the Budget :

Project information included in :

- (1) Awarded Contract Sum for Demolition Contract.
- (2) GE/S3's memo dated 4/11/1999 advising expected bedrock level at 32.00 MPD
- (3) SE/21's memo dated 8/11/1999 providing structural and foundation design for CP
- (4) SE/21's revised steel ratio dated 15/11/1999
- (5) BSE/C1's memo dated 8/11/1999 advising BS costs for CP
- (6) A/2's memo dated 3/11/1999 enclosing layout plans
- (7) Carpark external wall finishing as acrylic paint as advised by A/2 on 16/11/1999
- (8) Mass concrete filling under foundations to expected bedrock level as advised by SE/21
- (9) Existing ground level at 36.60 MPD
- (10) Top of foundation raft at 1.50m below top of G/F slab as advised by SE/21
- (11) Internal finishing of lift lobby in CP same as typical floor lift lobby as advised by A/2 on 16/11/1999

Prepared by :

(Y.S. Cho)

(QS/C11)

Date :

19/11/1999

Construction Cost Budget No. 1 (Domestic Blocks: HOS Portion)

Project : Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

Cost at June 99 Price Level	No. of Flats	Cost per Flats		TOTAL
		Foundation (Incl. Caps)	Building (Incl. Caps)	
1.0 Standard Blocks				
(a) Concord Block (Type 1, Option 1, Block No. 1 and 2, 32 Storeys)				
- 2B Flat	256	29,510	384,210	413,720
- 3B Flat	256	37,840	492,680	530,520
Cost per Flat x Total No. of Flat = Sub-Total (A) (Total CFA = 38,908 m2)		17,242	224,484	241,726 (\$ 6,213/m2 CFA)
2.0 Adjustments to Item 1.0 Above				
(a) Adjust for inclusion of raft foundation in building contract		(17,242)	15,856	(1,386)
(b) Extra for low rise (33 storeys)		-	18,889	18,889
(c) Add for Link to form combined lobby		-	2,871	2,871
(d) Add for fitting out works to Owners, Corp. Office (34m2)		-	95	95
(e) Deduct basic carcass of ancillary/welfare facilities in domestic blocks (CFA= 148 m2)		-	(1,648)	(1,648)
Sub-Total (B)		(17,242)	36,063	18,821 (\$ 484/m2 CFA) (\$ 36,760 per flat)
3.0 Non-standard Blocks				
(a) _____ Block (Type _____ , Block No. _____ , _____ Storeys)				
<i>(GN : Separate calculations for Different block types are required)</i>				
- _____ Flat/Unit (## m2 CFA per Flat/Unit)				
- _____ Flat/Unit (## m2 CFA per Flat/Unit)				
<i>(GN : Separate the cost for Builders Works and B.S. Works)</i>				
Sub-Total (C)				(\$ _____/m2 CFA) (\$ _____ per flat)
Total Cost of Domestic Block - Public Rental Housing Portion at June 99 Price Level = (A) + (B) + (C) (excluding Provisions for Contract Fluctuations)			260,547	260,547 (\$ 6,696/m2 CFA) (\$ 508,881 per flat)

Notes on Non-standard Adjustment

Construction Cost Budget No. 1 (Carpark Portion -Private Car)

Project : Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

Cost at June 99 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl. Caps)	Building (Incl. Caps)	
1.0 Carpark Building				
(a) Carpark Portion Private	64	-	24,190	24,190
(b) Building Services		-	2,000	2,000
Sub-Total (A) :- (excluding provision for contract fluctuations)		-	26,190	26,190
(Total CFA based on Actual Design = 3,200 m2 & Average CFA per carparking space = 50.00 m2)				(\$ 8,184/m2 CFA)

Construction Cost Budget No. 1 (Carpark Portion - Light Goods Vehicle Parking)

Project : Redevelopment of Tai Wo Hau Estate Phase (PHDP Code: TW12RR)

Cost at June <u>99</u> Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Excl. Caps)	Building (Incl. Cap)	
1.0 Light Goods Vehicle Parking Spaces based on actual design				
(a) Carpark Portion				
- Lorry - LGV 84 m2	3	-	515	515
	3			
Sub-total (A)		-	515	515
		←----- \$,000.00 ----->		
				(\$ 6,131/m2 CFA) (\$ 171,667 / space)
2.0 Adjustments to Item 1.0 Above				
←----- \$,000.00 ----->				
(a) Adjust for inclusion of raft foundation in building contract		-	34	34
Sub-Total (B)		-	34	34
		←----- \$,000.00 ----->		
				(\$ 405/m2 CFA) (\$ 11,333 / space)
Total Cost of Carpark Portion at June <u>99</u> Price Level = (A) + (B)		-	549	549
		←----- \$,000.00 ----->		
				(\$ 6,536/m2 CFA) (\$ 183,000/space)

Remarks:

% of Avg. Total Cost per Car Space
Over that calculated based
on standard yardsticks
((Sub-Total B/Sub-Total A)x100)

6.60%

Construction Cost Budget No. 1 (Unallocable Portion)

Project : Redevelopment of Tai Wo Hau Estate Phase 6

(PHDP Code: TW12RR)

Cost at June 99 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<-----\$'000----->				
1.0 Ancillary Facilities (in Domestic Block)				
(a) Ancillary facilities (no fitting out included)	148	67	1,362	1,429
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 148 m2 CFA)			415	415
2.0 Other Adjustments for Item 1.0 Above				
(a) Adjust for inclusion of raft foundation in building contract		(67)	61	(6)
Total Cost of Unallocable Portion at June 99 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations)		-	1,838	1,838 (\$ 12,419/m2 CFA)

Remarks

	<u>m2 CFA</u>	<u>Location</u>
1. Unallocable Portion includes the following :		
Office for Cleansing Contractor	21	Podium Floor of Domestic Block
Artisan workshop	35	Podium Floor of Domestic Block
EMO	92	Podium Floor of Domestic Block
	<u>148</u>	

Construction Cost Estimate No. 1 (Transfer Structures - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

Cost at June <u>99</u> Price Level	Estimated Cost (in \$,000)		TOTAL
	Building	Others	
1.0 <u>Transfer Structures</u>			
(a) Transfer structure below Concord Blocks	10,194	-	10,194
Sub-Total (A)	10,194	-	10,194
2.0 <u>Adjustments</u>			
	-	-	-
Sub-Total (B)	-	-	-
Total Cost of Commonly Shared Transfer Structures at June <u>99</u> Price Level = (A) + (B)	10,194	-	10,194

Remarks:

Construction Cost Budget No. 1 (External Works)

Project : Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

Total GEA = 4,660 m2; **Total CFA=** 43,140 m2; **Total LAA =** 2,915 m2

Cost at June 99 Price Level	Estimated Cost		TOTAL
	Foundation (Incl Caps)	Building (Excl Caps)	
1.0 External Works based on Actual Design (excl. Contract Price Fluctuation)	<	\$,000.00	>
(a) Hard Landscape Works (Amenities)	-	5,741	5,741
(b) Underground Drainage	-	2,330	2,330
Sub-total (A)	-	8,071	8,071 (\$ 187/m2 CFA) (\$ 1,732/m2 GEA)
2.0 Special External Works based on Actual Design (excl. Contract Price Fluctuation)	<	\$,000.00	>
(a) Allowance for diversion of utilities services	-	1,560	1,560
(b) Allowance for tree preservation	-	200	200
(c) Allowance for extra cost for adopting new type of surface channel cover	-	200	200
(d) Allowance for retaining wall at Western boundary of the carpark podium	-	2,052	2,052
Sub-total (B)	-	4,012	4,012 (\$ 93/m2 CFA) (\$ 861/m2 GEA)
Total Cost of Commonly Shared External Works at June 99 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations)	-	12,083	12,083 (\$ 280/m2 CFA) (\$ 2,593/m2 GEA)

Cost of Automated Refuse Collection System at June 99 Price Level (excluding Provisions for Contract Fluctuations)	<	\$,000.00	>
	-	-	-

Cost at June 99 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Fees & Others	
Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 99 Price Level (excluding Provisions for Contract Fluctuations)	265	270	535 (\$ 12/m2 CFA) (\$ 115/m2 GEA)

Construction Cost Budget No. 1 (Public Transport Interchange Portion)

Project : Redevelopment of Tai Wo Hau Estate Phase 6 (PHDP Code: TW12RR)

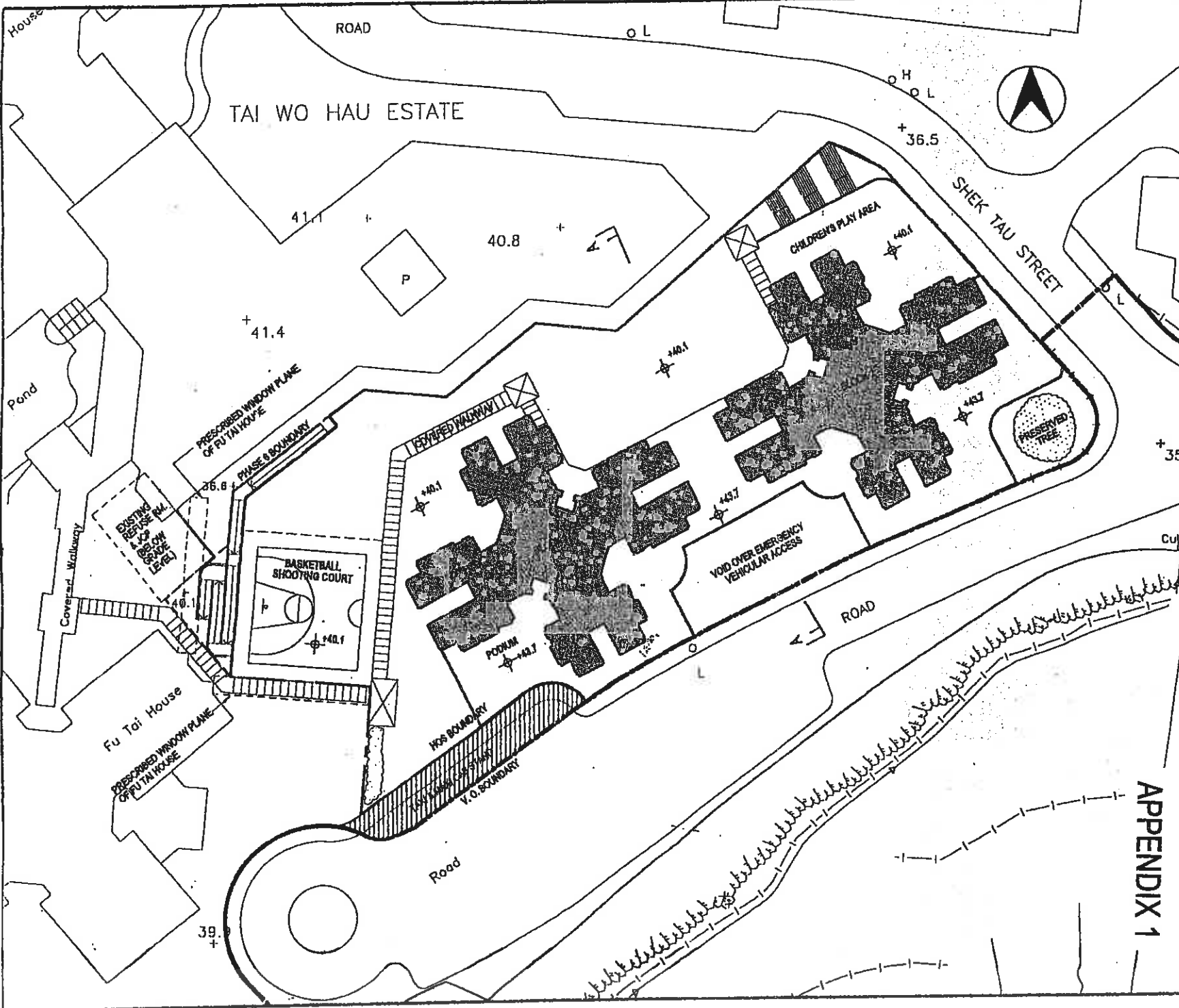
Cost at June <u>99</u> Price Level	Estimated Cost (in \$,000)			TOTAL
	Foundation (Incl/ Excl * Caps)	Building (Incl Caps)		
		Builder's Works	Building Services	
1.0 Public Transport Interchange (Open Area = <u>200</u> m2)				
(a) Public Transport Interchange in Open Area <u>200</u> m2	-	300	-	300
Sub-total (A)	-	300	-	300 (\$ 1,500/m2)
2.0 Adjustments to Item 1.0 Above				
Sub-total (B)				
Total Cost of PTI Portion at June <u>99</u> Price Level = (A) + (B)	-	300	-	300 (\$ 1,500/m2)

* Delete as appropriate

Remarks:

PART V

APPENDICES



NOTES
 a) SITE AREA OF HOS BOUNDARY = 4670.387 SQM.

LEGEND
 ——— HOS BOUNDARY
 - - - PHASE 6 BOUNDARY
 - - - V. O. BOUNDARY
 ▨▨▨▨ AREA TO BE EXCISED = 178.978 SQM

Scale: 1:500
 5m 0 10m 20m

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD / AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	PM/1 N. M. CHAN		
CHECKED	DPM/A1 POLLY YOUNG		
	A/2 KITTY CHAN		
	SDA/D3 Y.C. CHAN		
DRAWN	TDW/121 K.Y. WONG		27/05/98

PROJECT
 TAI WO HAU PHASE 6

DRAWING TITLE
 ARCHITECTURAL
 FEASIBILITY STUDIES
 ROOF PLAN

SCALE 1:500

DRAWING NO
 TW12/6/SITE/A/DLO-03/D

SOURCE

AC10 814 A3 297 X 426
HOUSING DEPARTMENT

APPENDIX 1