



THE HONG KONG HOUSING AUTHORITY

Memorandum for Building Committee

Proposed Master Layout Plan, Scheme Design & Project Development Budget for Public Rental Housing Development at Shatin Area 2B (Hin Wo Lane)

PURPOSE

To seek Members' approval to the proposed Master Layout Plan, Scheme Design and Project Development Budget for the Public Rental Housing Development at Shatin Area 2B (Hin Wo Lane).

BACKGROUND

2. Shatin Area 2B was previously reserved for development of a polyclinic and a general clinic, but following the Hospital Authority's reassessed needs part of the site has been identified as one of HOUSCOM's control projects to boost housing supply.
3. The previous clinic site is now divided into two separate portions, the larger part for the construction of public housing, and the remainder for a clinic, smaller than had originally been proposed.
4. The housing portion has a gross site area of 0.573 ha. It has been re-zoned from Government, Institution and Community (GIC) to Residential (A), by the Draft Outline Zoning Plan (OZP No. S/ST/13) gazetted on 8 October 1999.
5. At its meeting held on 11 September 1999, the Strategic Planning Committee (SPC) approved inclusion of the site in the Public Housing Development Programme (PHDP) to provide 799 flats, and the Project Development Cost Ceiling.

6. Past events which are relevant to this project are as follows –

Date	Event
(a) 21 May 1999	Client Brief, Control Plan and Project Estimate were endorsed by the Department's Project Design Review Committee (Paper No. PDRC 28/99 refers)
(b) 29 June 1999	Shatin District Board Consultation
(c) 11 September 1999	Inclusion into the Public Housing Development Programme (PHDP), approved by the Strategic Planning Committee (SPC) (Paper No. SPC 30/99 refers)
(d) 11 February 2000	DipCon Submission: development parameters agreed was endorsed
(e) 2 March 2000	Endorsed by Project Design Review Committee for submission to the Building Committee (Paper No. PDRC 4/00 refers)
(f) 25 May 2000	Considered by the Building Committee and referred back to the Department for re-submission (Papers No. BC 49/2000 and BC 79/2000 paragraphs 8 - 19 refer)

7. At their May 2000 meeting, Members expressed reservations about the suitability of -

- (a) this site for a standard multi-aspect Harmony block;
- (b) meeting environmental requirements for noise-mitigation measures by a 10-metre high noise barrier and air conditioning to all flats; and

- (c) proximity of pedestrian access with vehicular access to the car park.

8. Members directed the Department to reconsider the proposal accordingly.

FURTHER CONSIDERATION

9. All domestic developments need to comply with noise standards laid down in the Hong Kong Planning Standards and Guidelines (HKPSG). Environmental Protection Department (EPD) has issued Practice Note ProPECC PN1/97 outlining noise mitigation measures to comply with these HKPSG standards. For small sites such as this, EPD requires that whatever noise mitigation measures are practicable for the site should be adopted, with any remaining flats affected by noise in excess of maximum standard of 70 decibels, being provided with air conditioning. To comply with these requirements the Department has followed two parallel courses of action, one producing a non-standard site-specific design which fully complies with HKPSG standards without the need for a high noise barrier or air conditioning; and the other, further refinement to the Harmony Block design to make it more site specific and acceptable to EPD.

Non-Standard Design

10. A site-specific, partly single-aspect block has been developed in which all flats are shielded from traffic-generated noise, without the need for a noise barrier or air conditioning. Based on the flat mix of a Harmony 1 Option 6 block a scheme has been developed producing 737 flats. With decreased efficiency due to single-loaded corridors and non-standard design, the construction cost for this design would exceed that of the modified site-specific standard design by 19.5%, and only a small proportion of the flats would benefit from the relatively open views to the north and west. This site-specific option is attached at **Part II** of the ----- **Annex** for Members' information.

Modified Site-Specific Standard Design

11. Further discussions have been conducted with EPD at high level which have resulted in a more site-specific solution to the noise problem. The most seriously affected windows in the development are those in the exposed gable ends. By changing these to fixed lights (this does not contravene requirements for ventilation) with a small panel for cleaning, the noise standards can be relaxed. With this measure in place, together with the existing measures in the orientation and setback of the block, EPD has agreed that the noise barrier can be reduced in length, and in height from 10 metres to a nominal 2.5 metres, thus reducing the cost from \$19.9M to \$0.826M.

12. These mitigation measures leave 304 of the 799 flats (38%) exposed to noise levels of up to four decibels above the HKPSG standard. Under these circumstances EPD must require the affected flats to be air conditioned, although, in view of the mitigation measures in place, EPD has agreed to not pursue the non-compliance. It is recommended, however, that the affected flats will be provided with air conditioners (at a cost of \$1.739M), and that prior to contract completion a decision taken, depending on the ultimate designation of the block, as to whether the remainder of the flats are similarly provided.

Relocation of Car Park Access

13. Consideration has been given to minimizing the interface between pedestrian and vehicular access. By adopting a non-standard ground floor structural arrangement at Wing B, the car park access can be segregated from the main pedestrian entrance the opposite side of the block.

SCHEME DESIGN PROPOSAL

14. The proposed modified site-specific standard design at paragraphs 11 - 13 above is proposed for Members' further consideration.

15. The proposed Master Layout Plan and Scheme Design is illustrated in **Part I** and **Part II** of the attached **Annex**. This follows the development parameters and the conceptual layout endorsed by SPC, while reflecting Members' concerns and the Department's further consideration as noted in paragraphs 7 - 13 above. Explanatory notes and drawings illustrate the disposition of the housing block, vehicular and pedestrian access and other facilities.

16. The proposed development comprises -

- (a) 1 no. 41-storey New Harmony 1 Option 6 Block on grade, modified with site-specific noise-mitigation features;
- (b) a 2.5-metre boundary wall cum noise barrier along the west and part of the south sides of the site;
- (c) a covered car park providing 50 nos. private car parking spaces, located on the northern boundary of the site;
- (d) Passive - and active open space, estate management requirements and associated external works.

17. The main features of the design are as follows –

- (a) As the primary means of mitigating traffic-generated noise, the housing block is set back the maximum possible distance from Che Kung Miu Road and Tin Sam Street, and shielded from their traffic-generated noise by a covered car park to the north and a 2.5-metre boundary wall cum noise barrier to the west and south.
- (b) Supplementary noise mitigating measures by fixed lights in exposed gable-end walls.
- (c) A 12-metre wide drainage reserve along site boundary to the south must be free from permanent structures.
- (d) Access from Hin Wo Lane at the south corner of the site, is the only vehicular access acceptable to Highways Department.

- (e) To provide required open space, car parking is roofed over with active and passive recreation areas above.

PROPOSED PROJECT DEVELOPMENT BUDGET

18. The proposed Project Development Budget of the public rental housing development at Shatin Area 2B (Hin Wo Lane) is estimated to be \$271.915M. The breakdown of the proposed Project Development Budget is given in Part IV of the Annex and the key elements are as follows -

	Cost Heads	Work Elements	Budget Cost (\$M)
(a)	Site Development Cost	Site Formation	-
		Demolition	-
		Sub-total :	-
(b)	Construction Cost	Foundation	22.673
		Building	214.506
		Soft Landscape and Others	0.842
		Sub-total :	238.021
(c)	Other Project Costs [2% on (a) + (b)]	Civil engineering and geotechnical studies, site investigation, material testing and the like	4.760
(d)	Total Site Development % Construction Costs [(a) + (b) + (c)] :		242.781
(e)	Project Management Cost [12% on (d)]	Professional Services and Overheads, Consultant Fees and Consultant Site Staff	29.134
(f)	Project Development Budget [(d) + (e)]		271.915

Note: Development contingencies of \$4.203M for the standard block superstructure and \$1.120M for non-standard elements are included in the Site Development and Construction Costs. These contingencies are allowed in accordance with Paper No. SPC 45/2000 to cover for unforeseen development risks and change in client's requirements.

19. The Project Development Costs of the public rental housing development at Shatin Area 2B (Hin Wo Lane) (calculated using the proposed Project Development Budget and taking into account of the adjustment of the commonly shared items within the Project) compared with the project Development Cost Ceilings as approved in Paper No. SPC 30/1999 are shown as follows -

	(a)	(b)	(c)	(d)	(e)
	Project Development Cost (S/m ² CFA)	Project Development Cost Ceiling (S/m ² CFA)	Unit Construction Cost (S/m ² CFA)	June 2000 Construction Cost Yardstick (S/m ² CFA)	June 2000 Construction Cost Yardstick adjusted to tender-in date (S/m ² CFA)
Domestic (PRH)	7,251	10,812	5,832	5,214	5,379
Carpark	4,048	6,763	3,030	4,095	4,210
LGV	1,210	1,506	1,059	-	-

Note: For comparing with the Construction Cost Yardstick, external works, soft landscaping and other sundry costs such as drainage, utility connections etc. have been excluded from the Unit Construction Cost.

20. The Project Development Costs are below the Project Development Cost Ceilings approved by the Strategic Planning Committee vide Paper No. SPC 30/1999.

21. The difference between the Unit Construction Cost (excluding external works) and the Cost Yardstick adjusted to the time of tender is mainly attributable to the following -

- (a) Additional allowance for single block project: (+ \$8.008M).
- (b) Adjustment for foundations to domestic block: (+ \$2.948M).
- (c) Provision of air conditioning to 38% of the flats: (+ \$1.739M)
- (d) Others: (- \$0.921M).

22. The Project Development Cost for the domestic PRH building can be further broken down into Cost per Flat as follows -

	(a)	(b)	(c)	(c)
Flat Type	Project Development Cost per Flat (\$)	Construction Cost per Flat (\$)	June 2000 Construction Cost Yardstick (\$)	June 2000 Construction Cost Yardstick adjusted to tender-in date (\$)
1P/2P	\$231,307	\$186,041	\$166,160	\$171,456
2P/3P	\$282,064	\$226,865	\$202,960	\$209,429
1B	\$371,251	\$298,598	\$266,810	\$275,314
2B	\$495,243	\$398,326	\$355,980	\$367,326

Note : For comparing with the Construction Cost Yardstick, external works, soft landscaping and other sundry costs such as drainage, utility connections etc. have been excluded from the Unit Construction Cost.

AVAILABILITY OF FUNDS

23. The estimated annual expenditure of the Proposed Budget is shown below, and will be included in the Authority's next capital budget update -

	Estimated Expenditure (\$M)			
	2000/2001	2001/2002	Post 31.3.2001	Total
Estimate	5.200	58.650	208.065	271.915

24. Provision in the Housing Authority's Capital Budget for the year 2000/2001 is \$31.650M (Paper No. FC 2/2000 refers).

DEVELOPMENT PROGRAMME

25. Details of the Development Programme are in Part III of the Annex. Key dates are –

	Event	Date
(a) Scheme Design	PDRC(2)	3/00
(b) Design & Budget	BC	7/00
(c) Detailed Design	DDRP	8/00
(d) Piling	Commencement	1/01
	Completion	10/01
(e) Building	Commencement	10/01
	Completion	4/04

RECOMMENDATION

26. It is recommended that the proposed Master Layout Plan, Scheme Design and Project Development Budget for the proposed Public Rental Housing Development at Shatin Area 2B at paragraphs 14 to 17 be approved.

DISCUSSION

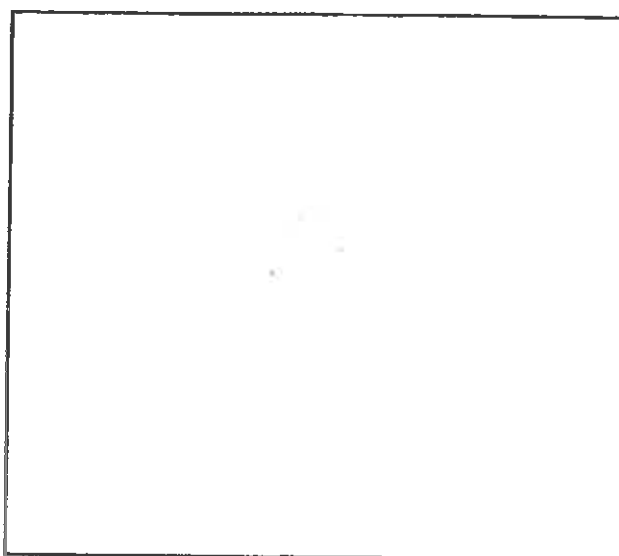
27. At the next meeting of the Building Committee to be held on 20 July 2000, Members will be invited to approve the recommendation in paragraph 26 above.

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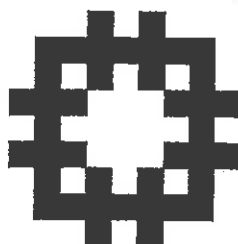
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Date : 14 July 2000

**PROPOSED
PUBLIC RENTAL DEVELOPMENT
AT
SHATIN AREA 2B**

**PROPOSED MASTER LAYOUT PLAN &
PROJECT DEVELOPMENT COST BUDGET**



BC SUBMISSION, JULY 2000



**DEVELOPMENT AND CONSTRUCTION BRANCH
HOUSING DEPARTMENT**

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AMENDMENT RECORD SHEET

	MONTH YEAR	DATE OF ISSUE		
		04 00	05 00	7 00
		ISSUE NUMBER		
Content		1	2	3
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Part I : Master Layout Plan				
1. Introduction				
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3. Accommodation and Facilities				
3.1 Site Area		1	2	3
3.2 Development Ratio		1	2	3
3.3 Flat Number and Flat Mix		1	2	3
3.4 Design Population		1	2	3
3.5 Refuse Collection Point		1	2	3
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4.1 Vehicular Access		1	2	3
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4.3 Control of Ingress / Egress		1	2	3
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5. Design Consideration				
5.1 Block Types, Disposition & Orientation		1	2	3
5.2 Noise Barrier Design		1	2	3
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This document has been reviewed and approved for adequacy


 SIGNED : Mr. I. A. GALLOWAY CA/2 (Atg.)
 DATE : 10 July 2000

PART I

MASTER LAYOUT PLAN

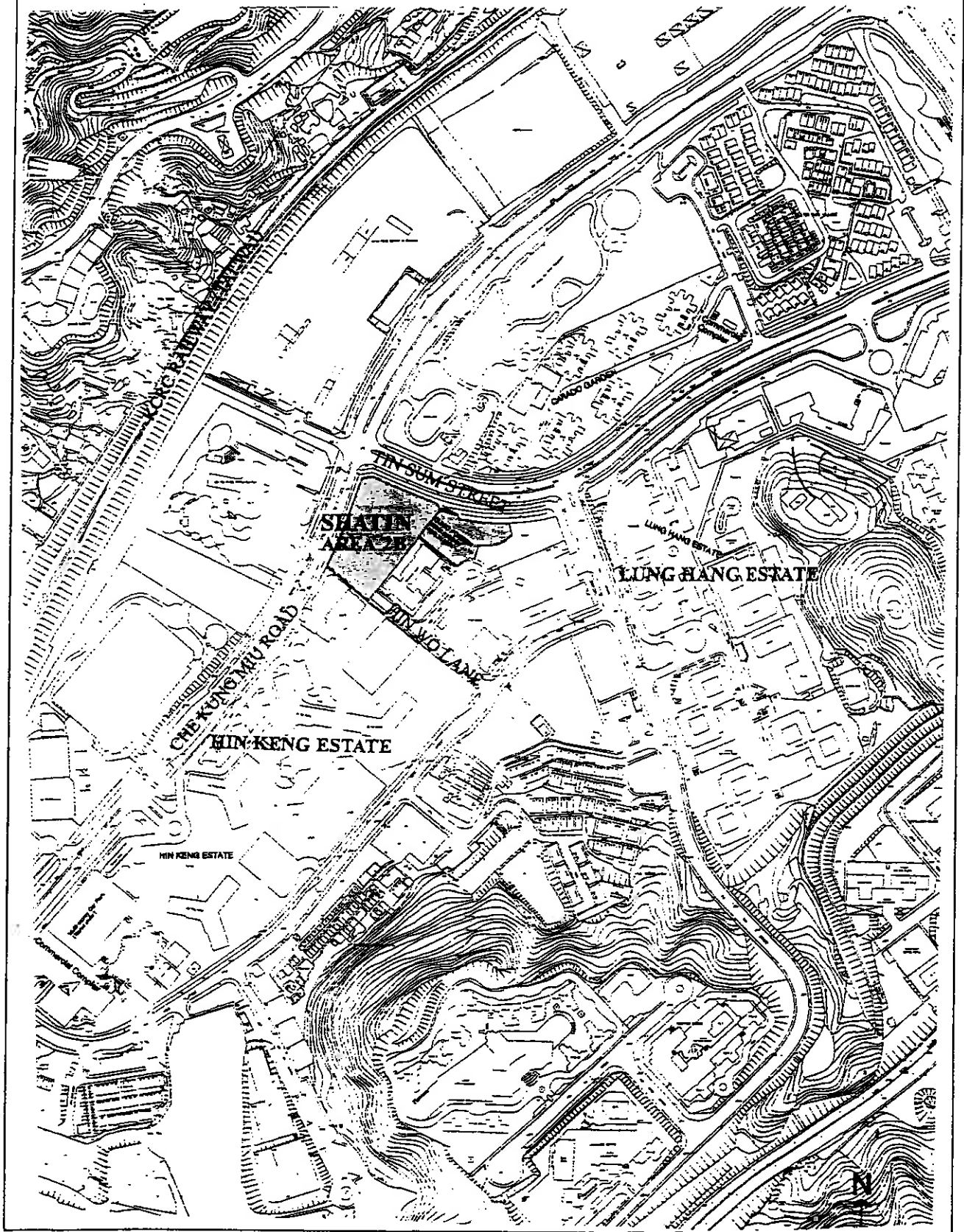
1. INTRODUCTION

1.1 BACKGROUND

- 1.1.1 The site is bounded by Che Kung Miu Road to the north and Tin Sam Street to the east. To its immediate west is a primary school located within Hin Keng Estate and south is an array of GIC facilities including a neighbourhood community centre, Tin Sum Divisional Police Station and Fire station. The site has a gross area of approx. 0.76ha.
- 1.1.2 Originally, the site was reserved for the development of polyclinic and general clinic only. In view of the projected territory-wide shortfall of housing supply in the period 2001–2006, the Government identified the reserve clinic site in Area 2B as one of HOUSCOM's Control List projects. As a result, two development proposals incorporating public housing of not less than 600 flats and the clinic will be planned, constructed and funded by HD and Health D respectively.
- 1.1.3 The subject site is originally zoned as GI/C and re-zoning of the housing portion to Residential (A) was incorporated into the Shatin OZP No. S/ST/13 which was gazetted on 8.10.1999 and no objection was received.
- 1.1.4 At present, the north-western portion of the site is occupied by Water Services Department under a short-term tenancy as a temporary maintenance yard. The southern portion is used as a temporary carpark. Upon DLO/ST's advice, the entire site can be ready for hand-over to HD and the Health Department for works commencement in October 2000.
- 1.1.5 The approval status of this PRH/BRO scheme is as follows:
- a) the development parameters, conceptual layout plans and cost estimates had been endorsed with revision on 21.5.1999 (PDRC Paper No. 28/99 refers).
 - b) the development parameters, conceptual layout plans and cost estimates were subsequently approved by Strategic Planning Committee (SPC) on 11.9.1999 (SPC Paper No. 30/99 refers) for inclusion into the Public Housing Development Programme (PHDP).
 - c) the planning parameters have been submitted for DIPCON circulation on September 1999 and was endorsed on 11.2.2000.
 - d) On 2.3.2000, the Proposed Master Layout Plan and the Project Development Cost Budget was endorsed by the Project Design Review Committee (Paper No. PDRC 4/00).
 - e) On 2.5.2000, the Project was endorsed by HBB to change to Buy-or-Rent (BRO) Scheme.

1. INTRODUCTION

1.2 LOCATION PLAN



2. SITE ANALYSIS & EVALUATION

Approved Development Parameters	Proposed Master Layout Plan	Remarks
<p>2.1 Planning and Land Matters</p> <p>2.1.1 Site Location Shatin Area 2B, is bounded by Che Kung Miu Road to the north and Tin Sam Street to the east.</p> <p>2.1.2 Adjacent Land Uses To the west a primary school and the south GIC facilities such as neighbourhood community centre, police station and fire station.</p> <p>2.1.3 Zoning Consideration The Shatin Outline Zoning Plan No. S/ST/13 was gazetted on 8 October 99 and no objection within the statutory period was received.</p> <p>2.1.4 Land Clearance/Resumption No specific requirement.</p> <p>2.1.5 Height Restriction Nil</p>	<p>As in the Approved Development Parameters.</p> <p>As in the Approved Development Parameters.</p> <p>As in the Approved Development Parameters.</p>	<p>The site is relatively flat with no slope in the adjoining areas.</p> <p>STT for temporary WSD yard due to expire by 10/00</p>
<p>2.2 Engineering Considerations</p> <p>2.2.1 Noise Study to be undertaken by HD.</p>	<p>HD, together with HD's consultant, Ove Arup & Partners Hong Kong Ltd. (ARUP) and EPD have agreed a series of site-specific noise mitigation measures comprising –</p> <ul style="list-style-type: none"> – Optimum block orientation and maximum possible setback from surrounding noise sources; 	

2. SITE ANALYSIS & EVALUATION

Approved Development Parameters	Proposed Master Layout Plan	Remarks
	<ul style="list-style-type: none"> - Fixed lights of gable-end windows most exposed to traffic noise; - A 2.5-metre high noise barrier. <p>These mitigation measures leave 38% of flats exposed to noise levels of up to 4 decibels above the HKPSG standard.</p>	<p>Under these circumstances EPD must require the affected flats to be air conditioned, although in view of the noise mitigation measures in place, EPD has agreed not to pursue the non-compliance.</p> <p>However, it is recommended that the affected flats will be provided with air conditioners.</p>
<p>2.2.2 <u>Geotechnical Considerations</u> No specific requirement</p>	As in the Approved Development Parameters.	The site is underlain by superficial deposits and insitu weathered soils down to some 45m to 60m below ground.
<p>2.2.3 <u>Foundation Design</u> No specific requirement</p>	As in the Approved Development Parameters.	Deep foundations are recommended for the building block, shallow footings for other lightly loaded structures.
<p>2.2.4 <u>Drainage and Sewerage</u> To be undertaken by DSD/HD Study to be undertaken by HD</p>	As in the Approved Development Parameters.	<u>Reference:</u> Report on Local Sewerage Network Assessment carried out by HD's consultant, Ove Arup & Partners Hong Kong Ltd.
<p>2.2.5 <u>Water Supply</u> To be undertaken by WSD</p>	As in the Approved Development Parameters.	
<p>2.2.6 <u>Electricity, Telephone, Gas</u> To be undertaken by utility companies.</p>	As in the Approved Development Parameters.	

2. SITE ANALYSIS & EVALUATION

Approved Development Parameters	Proposed Master Layout Plan	Remarks
<p>2.2.7 <u>Traffic Improvement</u> No specific requirement</p>	<p>As in the Approved Development Parameters.</p>	<p>Traffic improvement has been covered by CED's Supplementary Traffic Impact Assessment.</p>
<p>2.2.8 <u>Drainage Reserves</u> Drainage reserve areas, one of 6m wide to the north and one of 12m alongside the south-western boundary of the site.</p>	<p>As in the Approved Development Parameters.</p>	<p>DLO & DSD has raised no objection to the proposed deletion or modification.</p>
<p>2.2.9 <u>Site Formation</u> No site formation work is required for the housing portion. (Clinic Portion) To be undertaken by ArchSD</p>	<p>As in the Approved Development Parameters.</p>	<p>Health Department is responsible for the works of the clinic portion.</p>

3. ACCOMMODATION AND FACILITIES

Approved Development Parameters	Proposed Master Layout Plan	Remarks															
3.1 Site Area 5,761 m ²	As approved in SPC Paper No. 30/99 dated 11 September 1999.																
3.2 Development Ratio Permissible DR : 5-7	Development Ratio (D.R.) Calculation Gross Floor Space NH1 Opt. 6 = 38,253 m ² (933 m ² x 41) Area attached in Wings B & C = 106 m ² <hr/> Total : 38,359m ² Development Ratio : =38,359/ 5,761 = 6.65 < 7																
3.3 Flat Number and Flat Mix The proposed public rental housing development is planned to provide a total of 799 flats .	The proposed development provided one standard New Harmony 1 Opt 6. The flat mix is as follows: <table> <tr> <td>Flat</td> <td>1/2P</td> <td>2/3P</td> <td>1B</td> <td>2B</td> </tr> <tr> <td>Nos.</td> <td>159</td> <td>320</td> <td>160</td> <td>160</td> </tr> <tr> <td>%</td> <td>19.9</td> <td>40.1</td> <td>20.0</td> <td>20.0</td> </tr> </table>	Flat	1/2P	2/3P	1B	2B	Nos.	159	320	160	160	%	19.9	40.1	20.0	20.0	
Flat	1/2P	2/3P	1B	2B													
Nos.	159	320	160	160													
%	19.9	40.1	20.0	20.0													

3. ACCOMMODATION AND FACILITIES

Approved Development Parameters	Proposed Master Layout Plan	Remarks
3.4 <u>Design Population</u> 2,560 persons (based on Harmony 1 Option 2)	The design population for 799 flats is 2,020 persons	Actual measure of New Harmony I Option 6
3.5 <u>Refuse Collection Point</u> 1 for the whole Estate	To be located at the corner of carpark. (110m ² IFA).	F&EHD consulted; subject to a test run of refuse collection vehicle
3.6 <u>Management Accommodation</u> 3.6.1 <u>Property Management Unit Office</u> 1 for the whole estate 3.6.2 <u>M.A.C. Office</u> 1 for each block (15 -20 m ² IFA) 3.6.3 <u>Artisan Workshop</u> 1 for the whole estate, to be detached from the Main EMO (20-40 m ² IFA) 3.6.4 <u>Office for Cleansing Contractor</u> 1 for the whole estate (32.5-46.5 m ² IFA) 3.6.5 <u>BW Term Maintenance Contractor Service / Store Room</u> 1 for the whole estate (70-100 m ² IFA)	To be located at G/F of Wing C. To be provided at G/F of Wing B (23.5 m ² IFA). To be provided at G/F of Wing B (28.7 m ² IFA). To be provided at G/F as attached to Carpark (17.1 m ² IFA) To be provided at G/F of Wing B (59.9 m ² IFA)	As per SHM/D&V's "Standard Provisions for Rental Estate" for the project dated 5.5.99. Ditto. Ditto.

3. ACCOMMODATION AND FACILITIES

Approved Development Parameters	Proposed Master Layout Plan	Remarks
<p>3.6.6 <u>BS Term Maintenance Contractor Service / Store Room</u> 1 for the whole Estate (70-100 m² IFA)</p>	To be provided at G/F attached to Wing B (64.3 m ² IFA).	
<p>3.7 <u>Open Space</u></p> <p>3.7.1 <u>Local Open Space</u> Minimum 2,560 m²</p> <p>3.7.2 <u>Recreation Facilities</u> 205 m². Children Playing Area required.</p>	<p>Not less than 2,560 m² is provided to serve the proposed development.</p> <p>Not less than 205 m² of CPA is provided at the carpark roof garden.</p>	<p><u>Rate of Provision</u> 1 m² per person (2,020 m²/2,020 persons)</p> <p><u>Rate of Provision</u> 400 m² per 5,000 persons (167 m²/2,020 persons)</p>

4. CIRCULATION AND TRANSPORTATION MATTERS

Approved Development Parameters	Proposed Master Layout Plan	Remarks
4.1 <u>Vehicular Access</u> Main access from Hin Wo Lane	As in the Approved Development Parameters	
4.2 <u>Pedestrian Access</u> No special requirement	Pedestrian access is provided at two points: at south-east giving access to the adjoining Hin Keng Estate and existing bus stops; and at north-west giving access to the nearby KCR station and Che Kung Miu Road	
4.3 <u>Control of Ingress and Egress</u> No special requirement	Guard kiosk, drop gate to be provided at the vehicular entrance; automated carpark control system to be provided later by carpark operator as required.	Reference: SHM/D&V's " <i>Standard Provisions for Rental Estate</i> " for the project dated 5.5.99 External Works Design Guide (BTG-EW)
4.4 <u>Emergency Vehicular Access (EVA)</u> No special requirement	Domestic block shall be accessible with EVA.	FSD consulted; No objection raised
4.5 <u>Pedestrian Network</u> No special requirement.		

4. CIRCULATION AND TRANSPORTATION MATTERS

Approved Development Parameters	Proposed Master Layout Plan	Remarks
4.6 Parking Provision		
4.6.1 Carpark Spaces		
50 Nos. (adopting the low end of carpark ratio with consent of TD, Memo dd 15.2.00 Ref.: NR182/191 – 41VI)	As in the Approved Development Parameters	<u>Rate of Provision for carpark</u> 1 per 9-13 flats (excluding 1P/2P flats): $(799 - 159*) / 13 = 50 \text{ Nos.}$ *No. of 1P/2P flats
1 No. of space to be designated for the disabled		<u>Dimension</u> 2.5m (W) x 5m (L) x 2.4m (H)
4.6.2 Motor-cycle Spaces		
3 Nos.	As in the Approved Development Parameters	<u>Rate of Provision</u> 5 % of total No. of carpark space.
4.6.3 Light Goods Vehicle (LGV) Spaces		
10 Nos.	8 Nos. provided: $(799 - 159*) / 80 = 8 \text{ Nos.}$ * No. of 1P/2P flats	<u>Rate of Provision for LGV :</u> 1 space per 80 flats (excluding 1P/2P flats)
	Along the site boundary at the South	TD has no objection to the number of LGV space provided. [PM/2 's memo to TD dated 22 March 00 (ref: HD(PM)55/693/1) refers]
4.6.4 Residential Loading/ Unloading		
1 No.	As in the Approved Development Parameters	<u>Rate of Provision</u> 1 per domestic block.
4.6.5 Bicycle Parking		
27 Nos.	As in the Approved Development Parameters	<u>Rate of provision for bicycle:</u> 1 space per 30 flats

5. DESIGN CONSIDERATIONS

Approved Development Parameters	Proposed Master Layout Plan	Remarks
5.1 <u>Block Types, Disposition and Orientation</u>	As per Approved Conceptual Layout Plan except :- i) Orientation of block revised ii) RCP relocated to away from the vehicular and pedestrian entrance.	
5.2 <u>Design of Noise Barrier</u> No special requirement.	As agreed with EPD a 2.5-metre boundary wall cum noise barrier is provided along the western and part of the southern edges of the site.	
5.3 <u>Landscape Design</u> No specific requirement.	Curvilinear planters create a leisure atmosphere and contrasting to the rectilinear building block. Landscaping in the roof garden and pedestrian area is to be designed in a safe and secure manner to improve the built environment and visual quality of the estate.	<u>Reference:</u> External Works Design Guide (BTG-EW)
5.4 <u>Design for the Disabled</u> No special requirement.	All buildings, open space, pedestrian circulation and public transport facilities are designed to cater for the needs of the disabled.	<u>Reference:</u> Design Manual: Barrier Free Access 1997

5. DESIGN CONSIDERATIONS

Approved Development Parameters	Proposed Master Layout Plan	Remarks
5.5 <u>Graphics and Signage</u> No specific requirement.	Graphics and signage system to be designed in accordance with the D&S's signage manuals.	<u>Reference:</u> Signage Manual for Public Housing Estates.

PART II MASTER LAYOUT DRAWINGS

MASTER LAYOUT DRAWINGS

DRAWING LIST :-

<u>Drawing No.</u>	<u>Revision</u>	<u>Drawing Title</u>
<u>Modified Site-Specific Standard Design</u>		
ST32/SITE/A/PLO-01	P02	SITE LOCATION PLAN
ST32/SITE/A/SK-02	P09	G/F LAYOUT PLAN
ST32/SITE/A/SK-03	P07	PODIUM LAYOUT PLAN
ST32/SITE/A/SK-05	P03	WEST ELEVATION
ST32/SITE/A/SK-06	P04	SECTION A-A
ST32/BL1/A/ SK-01	P03	BLOCK 1 – G/F PLAN
ST32/BL1/A/SK-02	P04	BLOCK 1 – F40 PLAN
<u>Non-Standard Design</u>		
ST32/BLX/A/PLO-01		G/F LAYOUT PLAN
ST32/BLX/A/PLO-02		FIRST FLOOR PLAN
ST32/BLX/A/PLO-03		TYPICAL FLOOR PLAN



NOTES

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.T. WONG CA/2 (ATG.)	ORIGINAL SIGNED	02/00
	MARTIN MAGILL SA/14	ORIGINAL SIGNED	02/00
CHECKED	JIMMY TAM A/107	ORIGINAL SIGNED	02/00
	MARY CHAN AG/4	ORIGINAL SIGNED	02/00
	Y.W. CHAN STO(A)/13	ORIGINAL SIGNED	02/00
	T.H. LAM TO(A)/142	ORIGINAL SIGNED	02/00
DRAWN			


PROJECT
SHATIN AREA 2B
HIN WO LANE

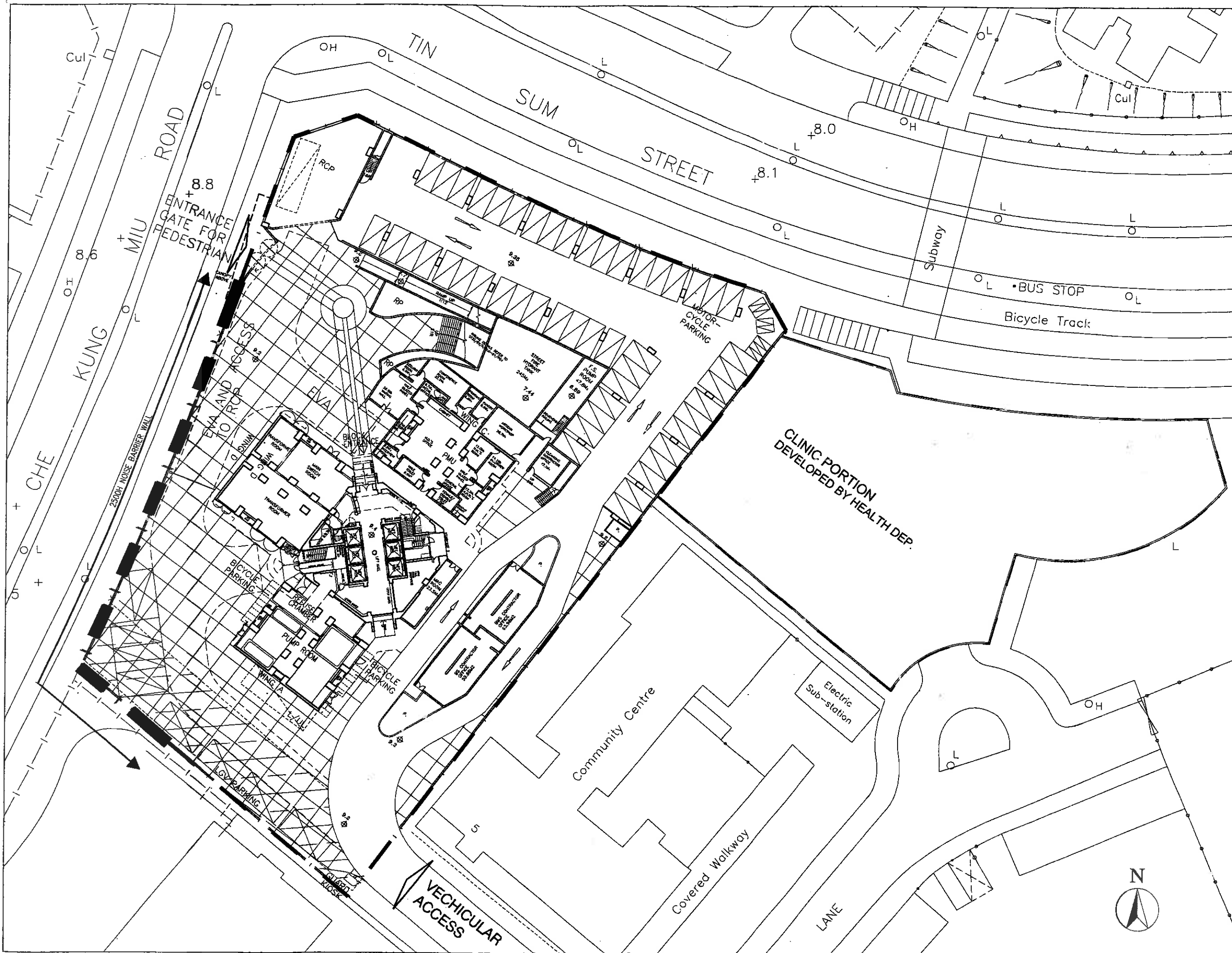
DRAWING TITLE
SITE LOCATION PLAN

SCALE 1:4000

DRAWING NO
ST32/SITE/APLO-01/P02

SOURCE

 CADAM V3R2 A3 297 X 420
WORKS GROUP
HOUSING DEPARTMENT



NOTES

NO. OF PRIVATE CARPARK = 50
 NO. OF LGV PARKING = 8
 NO. OF BICYCLE PARKING SPACES = 18
 NO. OF MOTORCYCLE PARKING SPACES = 7

REVISIONS		INITIAL AND DESCRIPTION	
NO.	DESCRIPTION AND DATE	OWN	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED I.A. GALLAGHER CA/2 (ATC.)		
CHECKED JIMMIE TAM A/107		
DESIGN Y.W. CHAN SD(A)/13		
C.C. CHAN TOK(A)/50		

PROJECT
SHATIN AREA 2B
HIN WO LANE

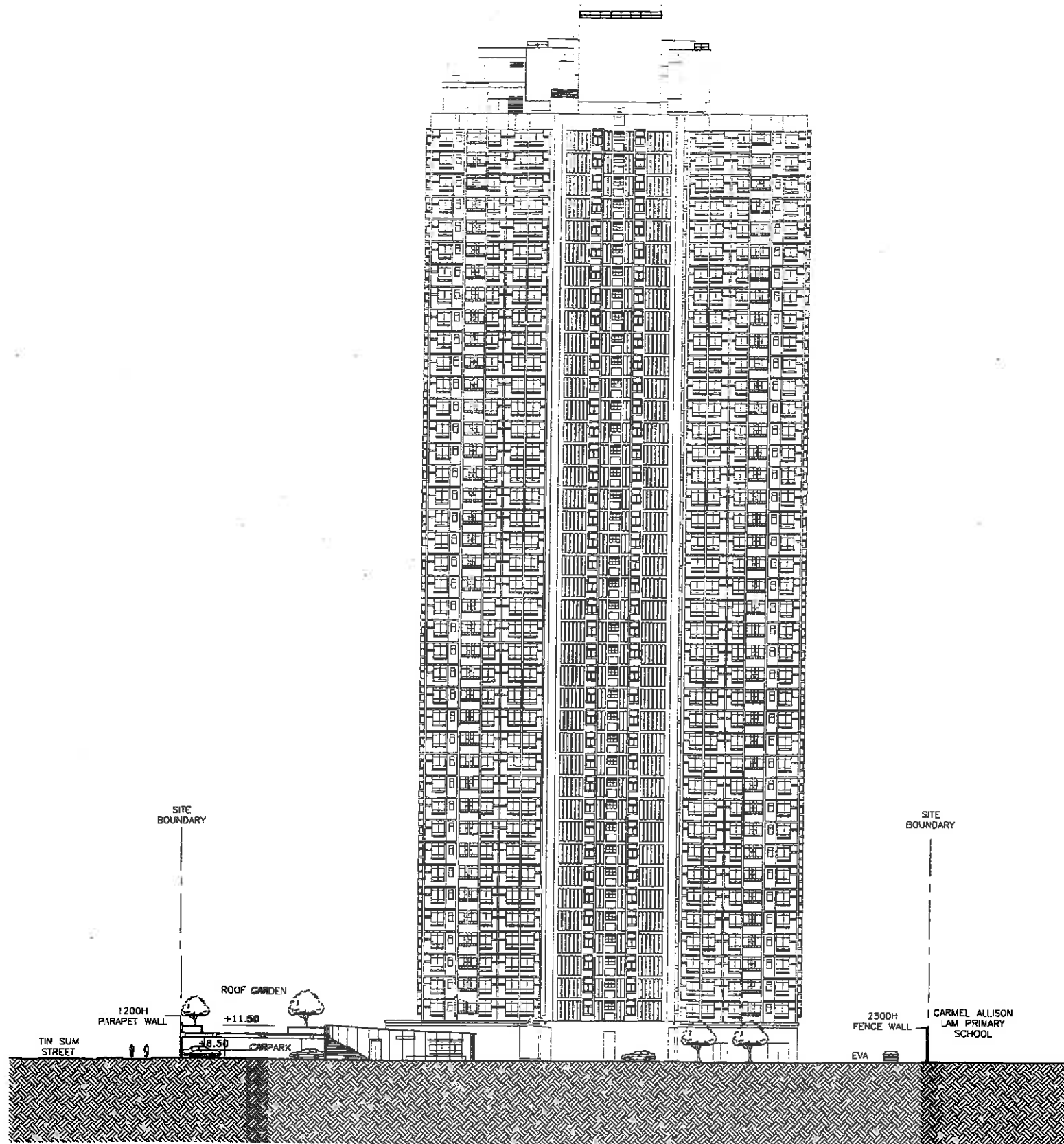
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G/F LAYOUT PLAN

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DRAWING NO
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ACAD (P/F) ST32/SITE/ASK-02/P09

SOURCE
ST32/SITE/A/PLO-02/P08

WORKS GROUP
HOUSING DEPARTMENT



SECTION A-A

NOTES

REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL	DATE

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED A. GALLOP CA/2 (ATC)		
CHECKED MARTIN HICKS SA/14 JIMMIE TAM A/107		
DRAWN Y.H. CHAN SDA/15 C.C. CHAN TOA/50		

PROJECT
SHATIN AREA 2B
HIN WO LANE

DRAWING TITLE
SECTION A-A

SCALE 1:250/ 1:625 (A3 size)

DRAWING NO
ST32/SITE/A/SK-06/P04
ACAD REF: ST32.SITEA5K-06.P04.DWG

SOURCE ST32/SITE/A/P.0-06/P03



WORKS GROUP
HOUSING DEPARTMENT

NOTES

REVISIONS

NO.	DESCRIPTION AND DATE	DRW.	CHK.	AUTH.
P02 1.	GENERAL REVISED. 31/3/00	142	13	

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED T.A. CALLOWAY CA/2 (A/C)		
CHECKED MARTIN MAGILL SA/14 JUDITH TAM A/107		
DRW Y.H. CHAN SDA/13 C.C. CHAN TDA/50		

PROJECT
SHATIN AREA 2B
HIN WO LANE

DRAWING TITLE
BLK 1 -
GROUND FLOOR PLAN

SCALE 1:100/ 1:250 (A3 size)

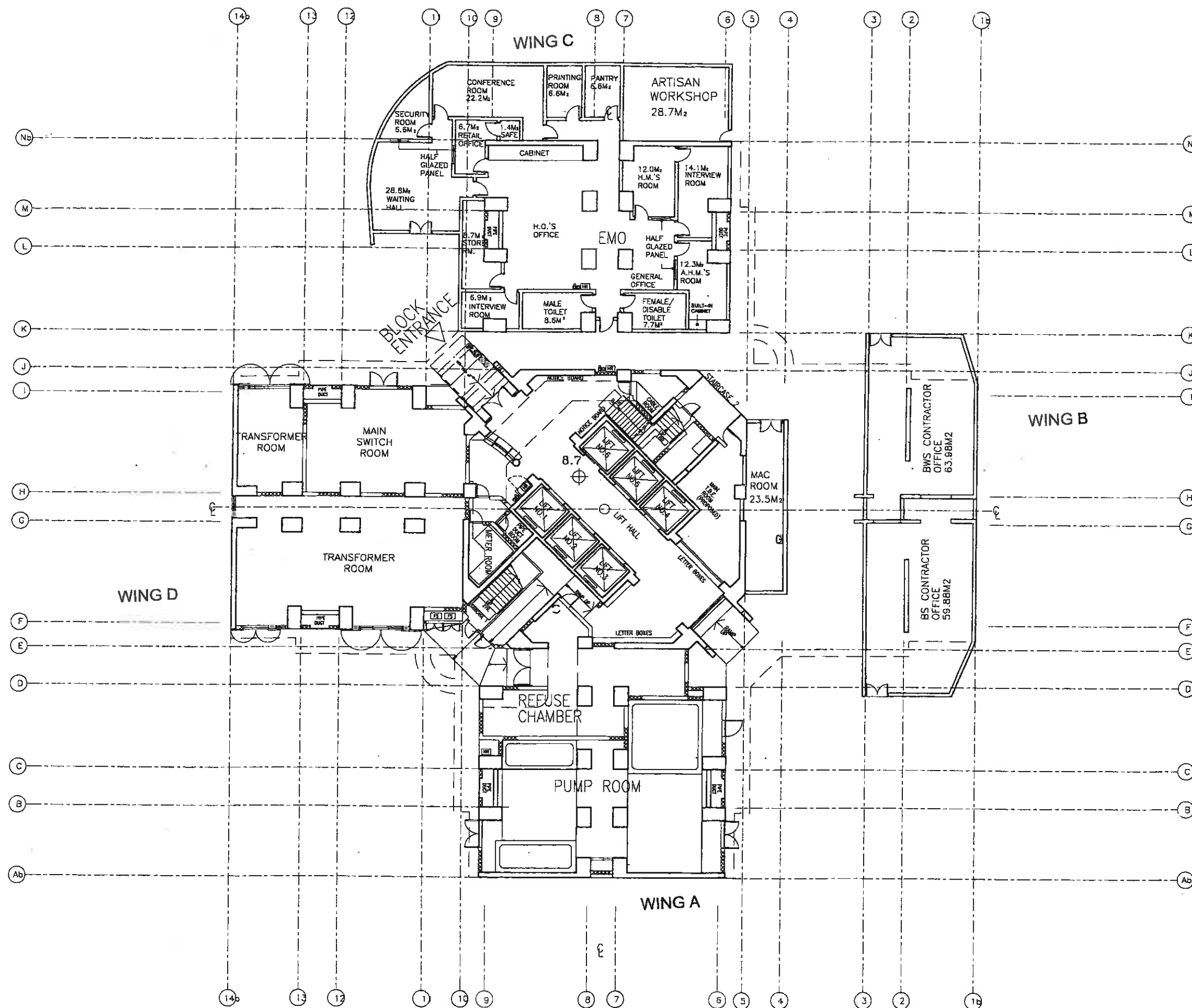
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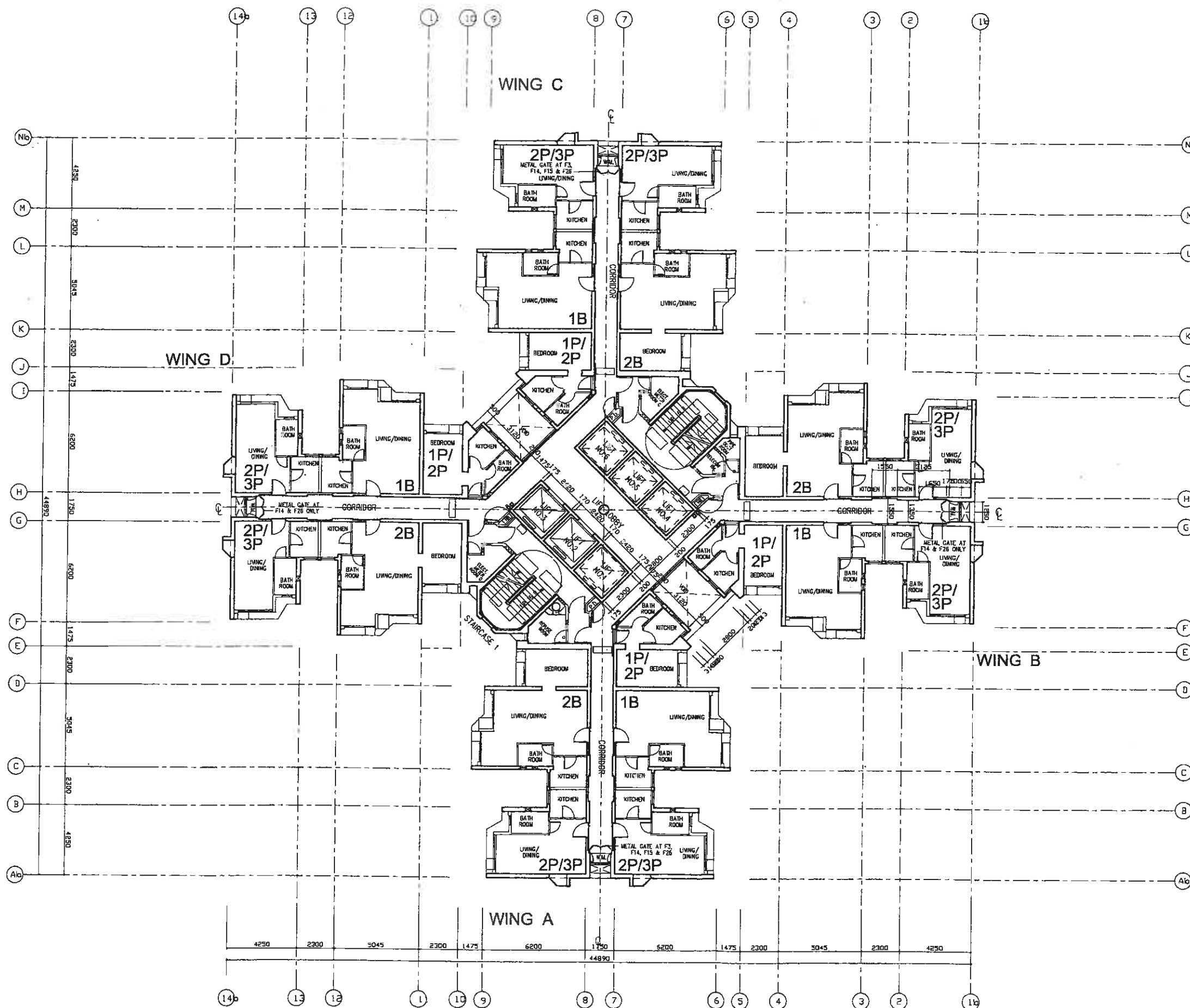
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DATE 01/03/00



WORKS GROUP
HOUSING DEPARTMENT





NOTES

REVISIONS

NO.	DESCRIPTION AND DATE	CHK	CHK	AUTH
001	GENERAL REVISED. 31/3/00	TOA	STOA	AG/4
		142	13	

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	J.A. GALLOWAY CA/2 (A/C)		
	MARTIN MAGILL SA/14		
CHECKED	JIMMIE TAM A/107		
	Y.W. CHAN STO(A)/13		
DRAWN	C.C. CHAN TO(A)/50		

PROJECT
SHATIN AREA 2B
HIN WO LANE

DRAWING TITLE
BLOCK 1 - 40/F PLAN

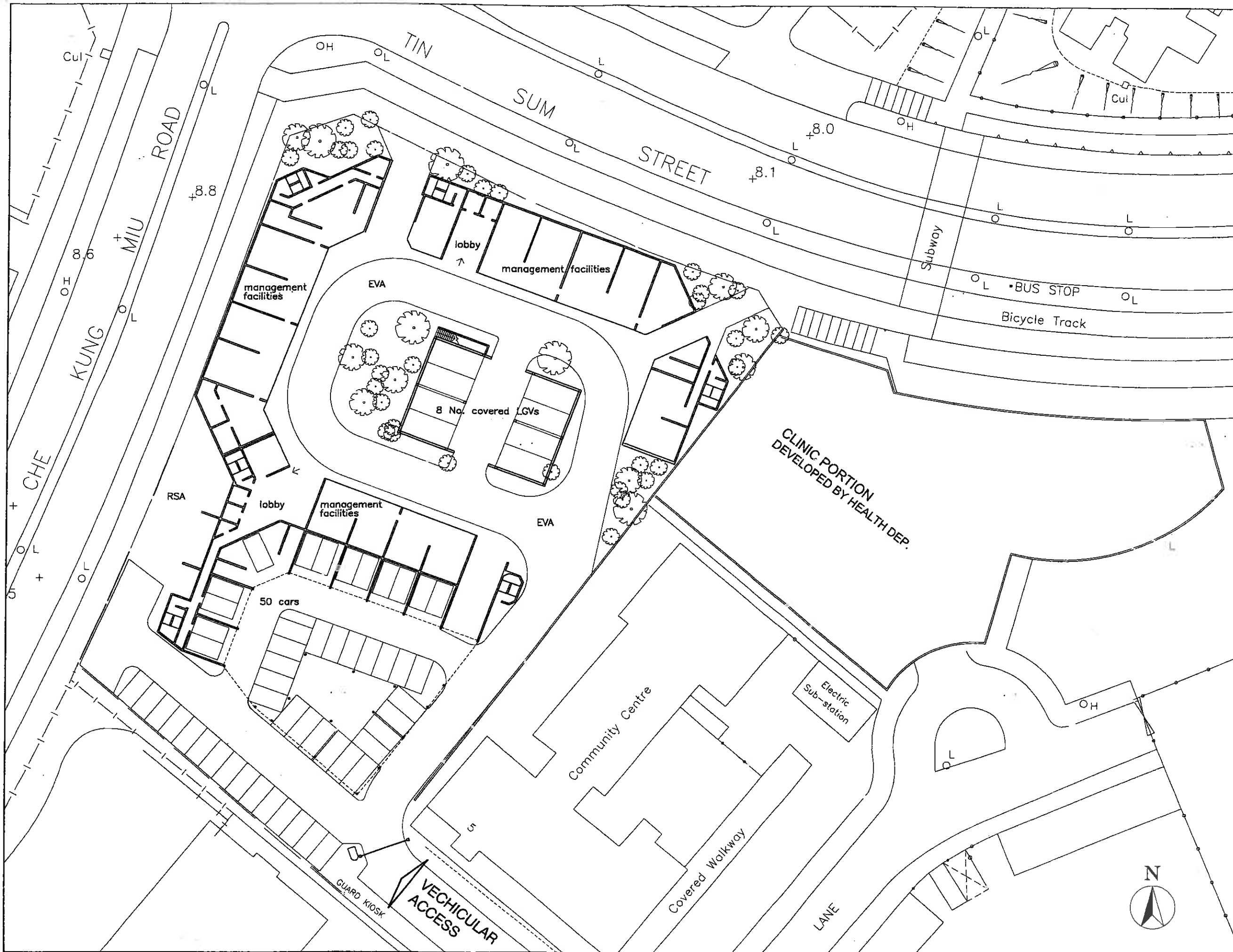
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SOURCE



WORKS GROUP
HOUSING DEPARTMENT



NOTES

REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED I.A. GALLOWAY CA/2 (ATG)		
CHECKED MARTIN WAGILL SA/14		
DRAWN JUNIE TAM A/107		

PROJECT
SHATIN AREA 2B
HIN WO LANE

DRAWING TITLE
GROUND FLOOR PLAN

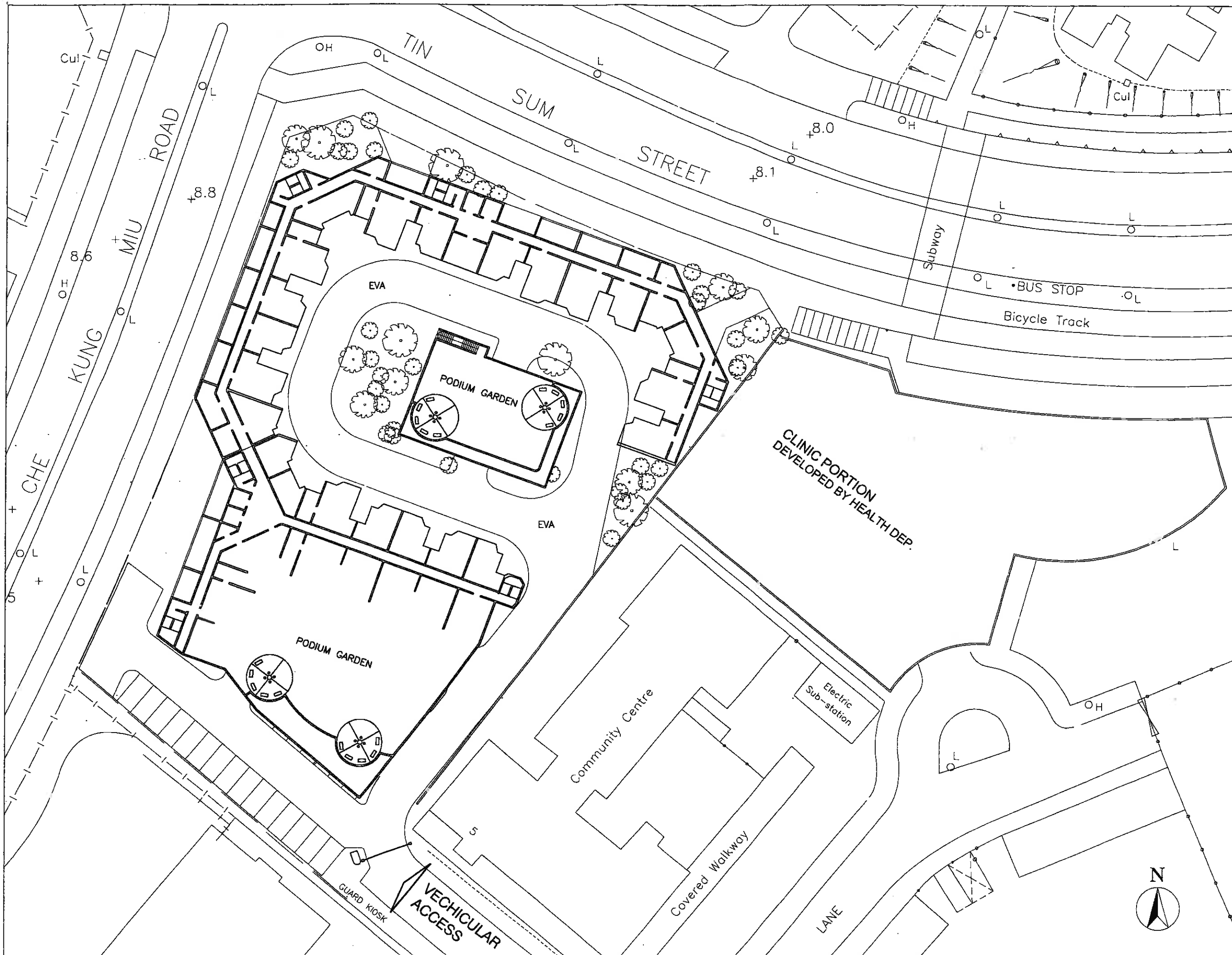
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ACAD REF: ST32/BLX/A/PLO-01

SOURCE



WORKS GROUP
HOUSING DEPARTMENT



NOTES

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	OWN	CHK

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED IA GALLOWAY CA/2 (ATC)		
CHECKED MARTIN ANGILL SA/14		
DRAWN JIMMIE TAM A/107		

PROJECT
SHATIN AREA 2B
HIN WO LANE

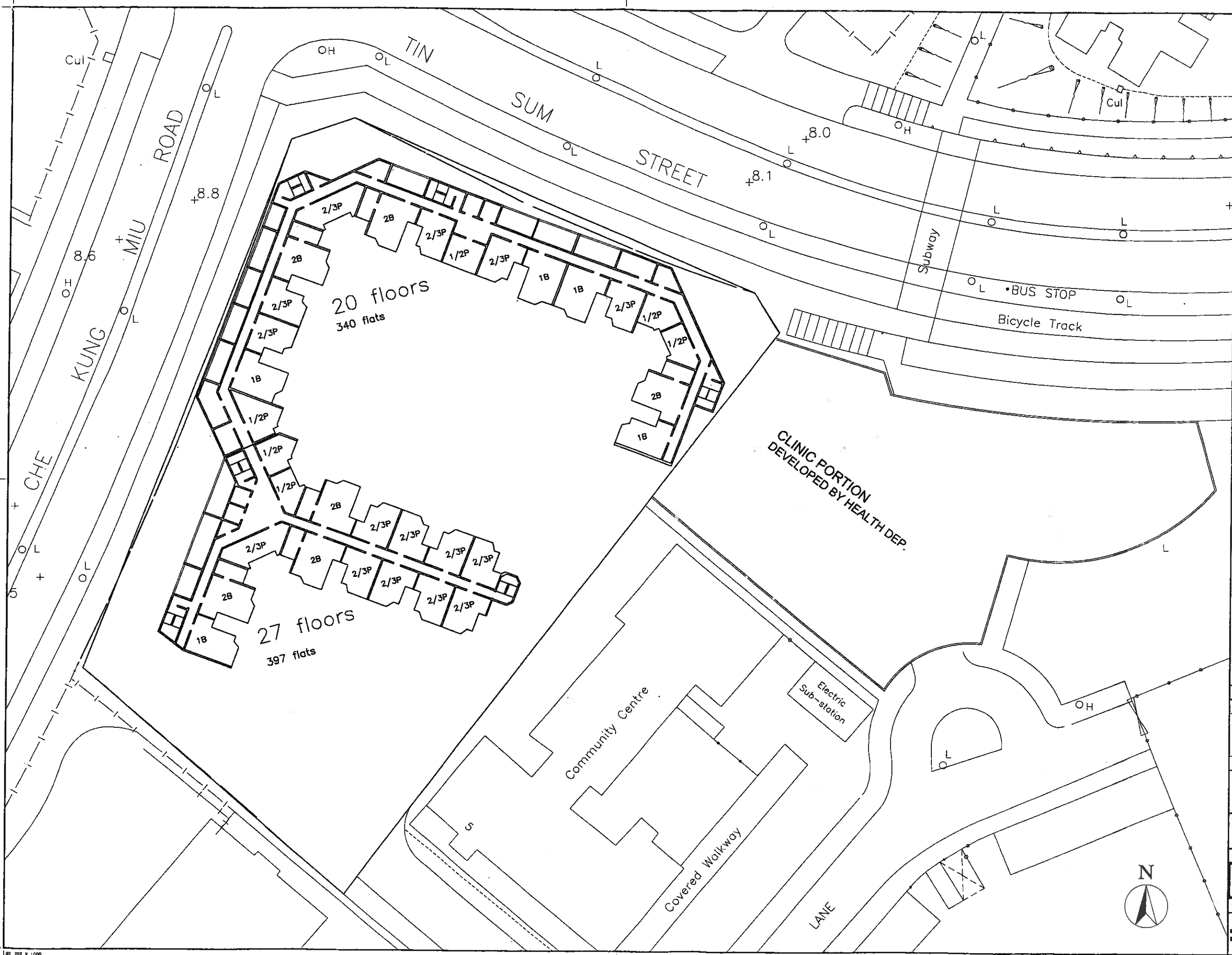
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DRAWING NO
ST32/BLX/A/PL0-02
ACAD REF: ST32/BLX/PL0-02

SOURCE

**WORKS GROUP
HOUSING DEPARTMENT**



NOTES

REVISIONS		INITIAL AND DATE		
NO	DESCRIPTION AND DATE	OWN	CHK	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED T.K. GILLON C/2 (A/E)		
CHECKED MARTIN HAGILL SA/14		
CHECKED JIMMIE TAN A/107		
CHECKED Y.M. CHAN STO(A)/13		
DRAWN MARTIN HAGILL SA/14		

PROJECT
SHATIN AREA 2B
HIN WO LANE

DRAWING TITLE
TYPICAL FLOOR PLAN

SCALE
DRAWING NO
ST32/BLX/A/PL0-03

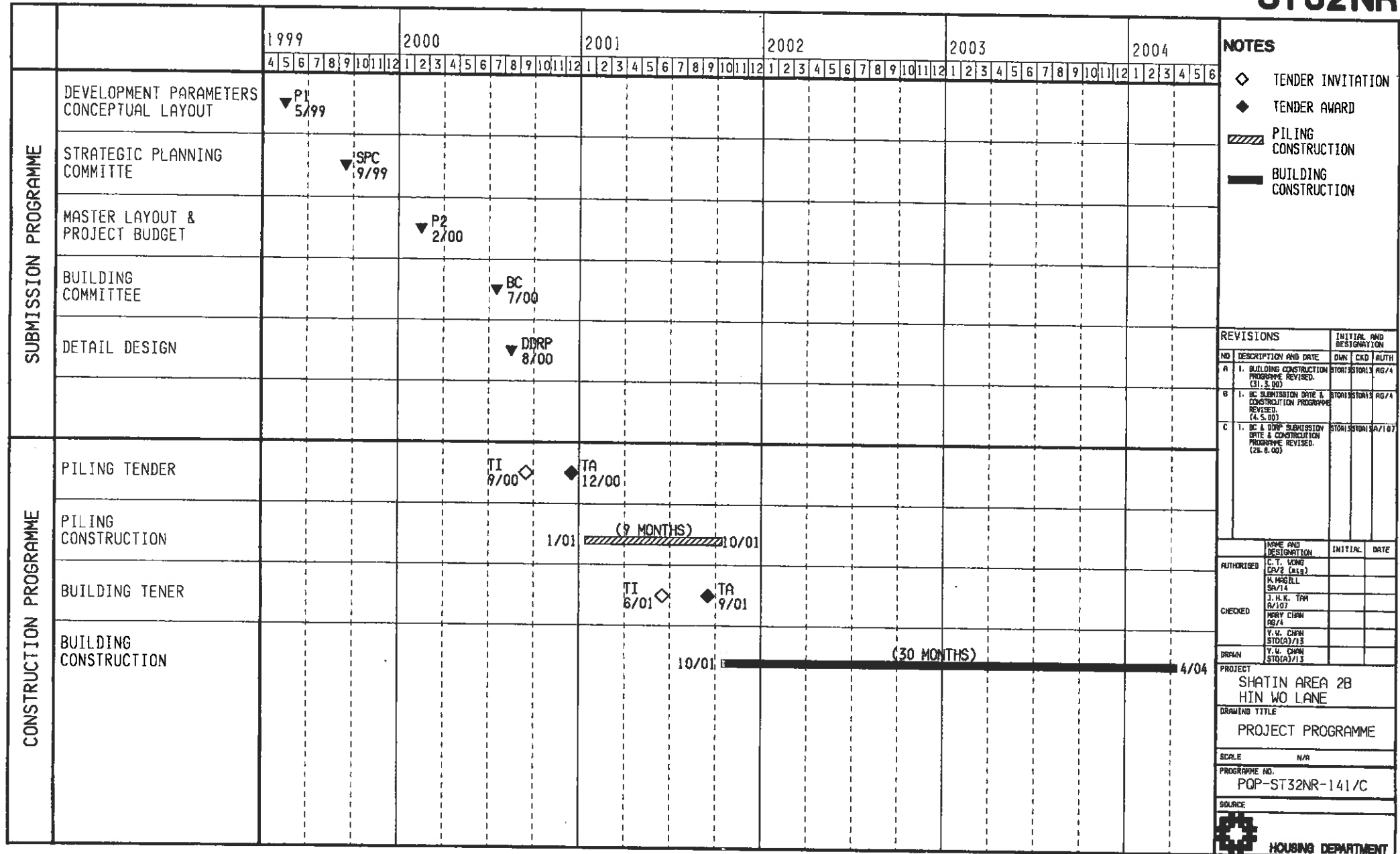
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PART III **DEVELOPMENT PROGRAM**

SHATIN AREA 2B

ST32NR



PART IV **DEVELOPMENT COST BUDGET**

PROJECT : Shatin Area 2B PHASE : - PHDP Code : _____

	COST PORTIONS								Common Name		Total	
	FRM	HOS	CC	CF (PC)	WEL	UN	GN	OCPLGV	TS	KW		
CFA of Cost Portions (m2)	26,108	-	-	1,367	23	509	-	-	-	-	38,807	
COST ITEMS	Estimated Cost in \$,000										Fluctuation Previous	
A. Site Development & Construction Cost Budget At June 1999 (Excluding Fluctuations & Tender Price Inflation)												
1.0 Site Development Costs												
1.1 Site Formation Contract	-	-	-	-	-	-	-	-	-	-	-	
1.2 Demolition Contract	-	-	-	-	-	-	-	-	-	-	-	
2.0 Construction Costs												
2.1 Foundation Contract												
2.11 Building Foundations	19,866	-	-	1,137	13	290	-	-	-	-	21,306	
2.12 External Works for Specific Businesses	1,298	-	-	49	2	18	-	-	-	-	1,367	
2.2 Building Contract												
2.21 Building Works (excl. building services)	139,721	-	-	2,351	117	2,571	-	184	-	-	144,944	
2.22 Building Services	30,816	-	-	263	8	187	-	-	-	-	31,274	
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-	-	
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-	-	
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	-	-	-	
2.26 External Works for Specific Businesses	15,703	-	-	594	12	221	-	-	-	-	16,530	
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	-	-	-	
2.3 Other Separate Contracts (incl. Softlandscape)	773	-	-	29	1	11	-	-	-	-	814	
Cost Budget At June 1999 Price Level	(A)	208,177	-	-	4,423	153	3,298	-	184	-	216,235	14,504
B. Cost Estimate Projected To Proposed Dates of Tenders (Cost in Item (A) plus Cost x (c), (d), (e) or (f))												
1.0 Site Development Costs Total (B36)												
1.1 Site Formation Contract	\$ -	-	-	-	-	-	-	-	-	-	-	
1.2 Demolition Contract	\$ -	-	-	-	-	-	-	-	-	-	-	
2.0 Construction Costs												
2.1 Foundation Contract												
2.11 Building Foundations	19,866	-	-	1,137	13	290	-	-	-	-	21,306	
2.12 External Works for Specific Businesses	1,298	-	-	49	2	18	-	-	-	-	1,367	
2.2 Building Contract												
2.21 Building Works (excl. building services)	144,611	-	-	2,433	121	2,661	-	190	-	-	150,016	
2.22 Building Services	31,895	-	-	273	8	194	-	-	-	-	32,369	
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-	-	
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-	-	
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	-	-	-	
2.26 External Works for Specific Businesses	16,233	-	-	615	12	229	-	-	-	-	17,109	
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	-	-	-	
2.3 Other Separate Contracts (incl. Softlandscape)	\$ 800	-	-	30	1	11	-	-	-	-	842	
Cost Budget To Proposed Dates Of Tenders	(B)	214,723	-	-	4,556	157	3,403	-	190	-	223,009	15,013

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")

Tender In Dates

10/2000

7/2001

Adjustment for months after June 2000

- Months x 6 % / 12 = (v)

- Months x 6 % / 12 = (w)

4 Months x 0 % / 12 = 0 (y)

7 Months x 6 % / 12 = 0.035 (z)

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

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 6 (cont'd)

PROJECT : Shatin Area 2B PHASE : - PHDP Code : _____

Legend for Cost Portions :

PRH - Public Rental Housing	CP - Carpark	UN - Unallocable
HOS - Home Ownership Scheme	WEL - Welfare & Community Facilities	TS - Transfer Structure
CC - Commercial (Shopping) Centre	GN - Government Non-reimbursable	EW - External Works

Notes :

- (1) All prices are at June 2000 price level and adjusted for tender price inflation to tender in dates of contracts based on 0 % per annum for June 2000 to December 2000 and 6% per annum for January 2001 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBI.
- (3) Reasons for Cost Difference from Standard Cost Yardsticks shall be highlighted.
- (4) The costs for softlandscaping, utilities connections, etc. shall be grouped under Other Separate Contracts.
- (5) The fluctuation provisions shall be worked out based on the formula as shown on the Guidance Notes for Standard Cost Yardsticks.

Inclusions :

- (1)

Exclusions :

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

Assumptions :

- (1) Common architectural finishes and fittings are allowed for external areas including Podium Garden.

Basis of the Budget :

- (1) Project information included in Memorandum for the Building Committee and memo from SA/14 on 29/06/2000.

Prepared by : Daniel Tsui (PQS's Name) Bridgewater & Coulton Ltd. (Name of Consultant Firm)

Date : 3rd July 2000

Construction Cost Budget No. 6 (Domestic Blocks: Public Rental Housing Portion)

Project : Shatin Area 2B **Phase -** (PHDP Code:)

Cost at June 2000 Price Level	No. of Flats	Cost per Flat		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Standard Blocks				
(a) New Harmony Block (Type 1 Option 6 , Block No. 1 , 41 Storeys)				
- 1 B Flat	160	23,850	225,660	249,510
- 2 B Flat	160	31,810	301,090	332,900
- 1P/2P Flat	159	14,850	140,540	155,390
- 2P/3P Flat	320	18,140	171,660	189,800
	799			
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = <u>36,640</u> m2)		17,072	161,557	178,629 (\$ 4,875 /m2 CFA) (\$ 223,566 per flat)
2.0 Adjustments to Item 1.0 Above				
(a) Adjust for foundation to domestic block based on preliminary design		2,948	-	2,948
(b) Ddt. Basic carcase of ancillary/welfare facilities in domestic block = 532 m2)		-303	-1,394	-1,697
(c) Add allowance for single block project		-	8,008	8,008
(d) Add for provision of street hydrant tank and pump room		149	559	708
(e) Add for upgrading of window glazing from 5mm to 6mm		-	68	68
(f) Add for provision of window A/C units		-	1,739	1,739
Sub-Total (B) (Total CFA = <u>36,108</u> m2)		2,794	8,980	11,774 (\$ 326 /m2 CFA) (\$ 14,736 per flat) <u>6.59</u> % over that calculated based on Standard Yardsticks
3.0 Non-standard Domestic Blocks				
Cost per Flat x Flat No. = Sub-Total (C) (Total CFA = <u>-</u> m2)		-	-	- (\$ - /m2 CFA) (\$ - per flat)
Total Cost of Domestic Block - Public Rental Housing Portion at June 2000 Price Level = (A) + (B) + (C) (excluding Provisions for Contract Fluctuations)		19,866	170,537	190,403 (\$ 5,273 /m2 CFA) (\$ 238,302 per flat)

Construction Cost Budget No. 6 (Welfare Portion)

Project : Shatin Area 2B Phase - (PHDP Code :)

Cost at June 2000 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Welfare Facilities in Domestic Block) (G/F or Upper Floors)		<-----\$'000----->		
(a) Welfare facilities (no fitting out included)	23	11	60	71
(b) Fitting Out for Welfare Facilities (Total area to be fitted out = 23 m2 GFA)		-	59	59
2.0 Other Adjustments for Item 1.0 Above				
(a) Adjust for Foundation to domestic block based on preliminary design		2	-	2
(b) Add allowance for single block project		-	6	6
Total Cost of Welfare Portion at June 2000 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations)		13	125	138 (\$ 6,000/m2 CFA)

Remarks

- Welfare Portion includes the following :
MAC 23 m2 CFA

Construction Cost Budget No. 6 (Unallocable Portion)

Project : Shatin Area 2B **Phase -** (PHDP Code :)

Cost at June 2000 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Ancillary Facilities in Domestic Block) (G/F or Upper Floors)		<-----\$'000----->		
(a) Ancillary facilities (no fitting out included)	509	239	1,334	1,573
(b) Fitting Out for Ancillary Facilities (Total area to be fitted out = 509 m2 GFA)		-	1,293	1,293
2.0 Other Adjustments for Item 1.0 Above				
(a) Adjust for Foundation to domestic block based on preliminary design		51	-	51
(b) Add allowance for single block project		-	131	131
Total Cost of Unallocable Portion at June 2000 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations)		290	2,758	3,048 (\$ 5,988/m2 CFA)

Remarks

1. Unallocable Portion includes the following :
- | | |
|-----------------------------|------------|
| | m2 CFA |
| Estate Management Office | 303 |
| Artisan Workshop | 24 |
| BS & BW Contractor Office | 139 |
| Cleansing Contractor Office | 43 |
| | <u>509</u> |

Construction Cost Budget No. 6 (Carpark Portion)

Project : Shatin Area 2B Phase - (PHDP Code :)

Cost at June 2000 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Freestanding Carpark Building based on Actual Design		<-----\$'000----->		
(a) Carpark Portion Private (27.34 m2 CFA per space)	50	2,274	4,702	6,976
(b) Building Services		-	525	525
(c) Ddt for construction cost apportioned to Roof Garden of External Works		-1,137	-2,613	-3,750
Sub-total (A) :- (excluding Provisions for Contract Fluctuations) (Total CFA based on Actual Design = 1,367 m2 & Average CFA per carparking space = 27.34 m2)		<-----\$'000----->		
		1,137	2,614	3,751
		(\$ 2,744/m2 CFA) (\$ 75,020 / space) 45.45 % under that calculated based on Standard Yardsticks		

2.0 Difference between Actual Design (item 1.0 above) and Cost Yardsticks due to the following :-		Foundation (Incl Caps)	Building (Excl Caps)	TOTAL
		<-----\$'000----->		
(a) Ddt for adjustment to efficiency ratio of car space		-	-364	-364
(b) Add for adjustment on cost of foundation based on preliminary design		847	-	847
(c) Add allowance for single block project		-	261	261
(d) Ddt for construction costs apportioned to Roof Garden of External Works		-1,137	-2,613	-3,750

Remarks

- To be in line with the SPC paper, 50% of construction costs of carpark was apportioned to Roof Garden of External Works.

Construction Cost Budget No. 6 (Open Parking Spaces in External Work)

Project : Shatin Area 2B **Phase -** (PHDP Code :)

Cost at June 2000 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Open Parking Spaces in External Areas Based on Actual Design		<-----\$'000----->		
(a) Light Goods Vehicle Parking at Open Area	8	-	184	184
Sub-total (A) :- (excluding Provisions for Contract Fluctuations)		<-----\$'000----->		
(Total CFA based on Actual Design = 196 m2 & Average CFA per carparking space = 24.5 m2)		-	184	184 (\$ 939/m2 CFA) (\$ 23,000 / space)

Construction Cost Budget No. 6 (External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : Shatin Area 2B Phase - (PHDP Code :)

Total GEA = 5,730 m2; Total CFA 37,913 m2; Total LAA = -

Cost at June 2000 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)	-	9,133	9,133
(b) Underground Drainage	-	4,001	4,001
Sub-total (A)	-	13,134	13,134 (\$ 346 /m2 CFA) (\$ 2,292 /m2 GEA)
2.0 Special External Works based on Actual Design (excl. Contract Price Fluctuation)	<----- \$,000.00 ----->		
(a) Footbridges/staircases/ramps	-	187	187
(b) Fence Walls	230	596	826
(c) Add for partial construction costs of carpark apportioned to Roof Garden of External Works	1,137	2,613	3,750
Sub-total (B)	1,367	3,396	4,763 (\$ 126 /m2 CFA) (\$ 831 /m2 GEA)
Total Cost of Commonly Shared External Works at June 2000 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations)	1,367	16,530	17,897 (\$ 472/m2 CFA) (\$ 3,123 /m2 GEA)

Cost of Automated Refuse Collection System at June _____ Price Level (excluding Provisions for Contract Fluctuations)	-	-	- (\$ _____/m2 CFA) (\$ _____/m2 GEA)
---	---	---	---

Cost at June 1999 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Fees & Others	
Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2000 Price Level (excluding Provisions for Contract Fluctuations)	372	442	814 (\$ 21 /m2 CFA) (\$ 142 /m2 GEA)

Remarks

- To be in line with SPC paper, 50% construction costs of carpark was apportioned to Roof Garden of External Works.
- Allowance has been made for drainage diversion works to be carried out by separate contracts.

Construction Cost Budget No. 6 (External Works - Charged to Specific HA Businesses)

Project : Shatin Area 2B Phase - (PHDP Code:)

Cost at June 2000 Price Level	COST PORTIONS						TOTAL
	PRH	HOS	CC	CP	UN	WEL	
1.0 External Works based on Actual Design (excl. Contract Fluctuation)	<----- \$,000.00 ----->						
(a) Hard Landscape Works (Amenities)	8,677	-	-	328	122	6	9,133
(b) Underground Drainage	3,801	-	-	144	54	2	4,001
(c) Soft Landscape & others	773	-	-	29	11	1	814
Sub-total (A)	13,251	-	-	501	187	9	13,948
2.0 Special External Works based on Actual Design (excl. Contract Fluctuation)	<----- \$,000.00 ----->						
(a) Footbridges/staircases/ramps	177	-	-	7	2	1	187
(b) Fence walls - Foundation costs	218	-	-	8	3	1	230
(c) Fence walls	566	-	-	21	8	1	596
(d) Add for partial construction costs of carpark - Foundation costs	1,080	-	-	41	15	1	1,137
(e) Add for partial construction costs of carpark	2,482	-	-	94	35	2	2,613
Sub-total (B)	4,523	-	-	171	63	6	4,763
Total Cost of External Works Charged to Specified HA Businesses at June 2000 Price Level (excluding Provisions for Contract Fluctuations)	<----- \$,000.00 ----->						
	17,774	-	-	672	250	15	18,711