



THE HONG KONG HOUSING AUTHORITY

Memorandum for Building Committee

Proposed Master Layout Plan, Scheme Design and Project Development Budget for the Redevelopment of Un Chau Street Estate Phases 2 and 4

PURPOSE

To seek Member's approval to the proposed Master Layout Plan, Scheme Design and Project Development Budget for the Redevelopment of Un Chau Street Estate (UCSE) Phases 2 and 4.

BACKGROUND

2. UCSE Phases 2 and 4 are parts of the overall UCSE Comprehensive Redevelopment Programme (CRP) that comprises of 4 phases. Phases 1 and 3 were already completed in early 2000. Phase 2 is to be developed for HOS and Phase 4 for public rental housing which is a supplementary reception site for Shek Kip Mei Redevelopment. Phase 4 is a designated NCC site which was released by the Home Affairs Department (HAD) in August 1997 for public housing development on condition that Housing Department (HD) would provide facilities for the elderly and the community.
3. Demolition of existing buildings at Phases 2 and 4 is in progress and will be completed by February 2001.

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

Date	Event
(a) 19 January 1994	Development Progress Committee approved the Planning Brief for UCSE (Paper No. DPC 10/94 refers).
(b) 23 February 1995	Client Brief, Control Plan and Project Estimate of all Phases and Scheme Design and Project Budget for Phase 1 approved by BC (Paper No. BC 32/95 refers).
(c) 23 November 1995	Revised Client Brief, Control Plan and Project Estimate of all Phases and Revised Scheme Design and Project Budget for Phase 1 approved by BC (Paper No. BC 184/95 refers).
(d) 12 January 2000	Approval of the Development Parameters, Conceptual Layout, and Development Cost Ceiling of Phases 2 and 4 by the Strategic Planning Committee (SPC) (Paper No. SPC 9/2000 refers).
(e) 3 May 2000	Planning Brief Amendment approved by Tsuen Wan West Kowloon District Planning Conference (DipCon Paper No. 1/2000 refers).
(f) 21 July 2000	Proposed Master Layout Plan, Scheme Design and Project Development Budget endorsed by PDRC on 21 July 2000. (Paper No. PDRC 22/00 refers).

MASTER LAYOUT PLAN AND SCHEME DESIGN

5. The proposed Master Layout Plan and Scheme Design at **Part I** and **Part II** of the attached **Annex** follow the endorsed Development Parameters and the Conceptual Layout approved by SPC.

6. The proposed development comprises –

Phase 2: 2 nos. 37-storey and 2 nos. 38-storey New Harmony 1 (Option 4) HOS blocks providing 2400 flats on top of a 2-storey podium carpark providing 600 private car parking spaces and 50 motor-cycle parking spaces.

Phase 4: A 17-storey single-aspect Small Households Development (SHD) on top of a 3-storey podium with welfare facilities.

7. The main features of the design are –

- (a) Special roof design at both Phases 2 and 4 to add identity to the development.
- (b) Enlarged bay windows and projecting architectural features to add interest to the gable ends of the Harmony Blocks in Phase 2 and to capture views.
- (c) A temporary wall inside the existing Phase 3 Commercial Center (CC) at the interface with Phase 4 will be replaced by a glass wall to match the existing atrium glazing. A pedestrian link is also proposed to connect Phase 4's entrance lobbies with the CC.
- (d) A comprehensive system of covered walkways and canopies will link up all major entrances in Phases 2 & 4 with public transportation and the CC in Phase 3.
- (e) Landscape design will adopt an 'Urban Oasis' theme thus providing an identity to the external works for this development.

- (f) In Phase 2, major open spaces are located adjacent to the covered walkway at ground level and at the podium level where a series of functional areas such as children's play area, fitness station, sitting area, chess table, tai-chi and table tennis are proposed to provide passive and active recreation areas for the residents. In Phase 4, major open space is located at the podium level where sitting area is provided for passive recreation use for the elderly residents.

PROJECT DEVELOPMENT BUDGET

8. The proposed Project Development Budget of Un Chau Street Phases 2 and 4 is estimated to be \$1,571.422M. The breakdown of the proposed Project Development Budget is given in **Part III** of **Annex** and the key elements are as follows –

	Cost Heads	Work Elements	Phase 2 (\$M)	Phase 4 (\$M)	Total (\$M)
(a)	Site Development Cost	Site Formation	-	-	-
		Demolition	10.937	0.942	11.879
		Sub-total :	10.937	0.942	11.879
(b)	Construction Cost	Foundation	192.619	15.407	208.026
		Building	1,009.587	142.517	1,152.104
		Soft Landscape and Others	3.254	0.281	3.535
		Sub-total :	1,205.460	158.205	1,363.665
(c)	Other Project Costs [2% on (a) & (b)]	Civil engineering and geotechnical studies, site investigation, material testing and the like	24.328	3.183	27.511
(d)	Total site Development & Construction costs [(a) + (b) + (c)] :		1,240.725	162.330	1,403.055
(e)	Project Management Cost [12% on (d)]	Professional Services and Overheads, Consultation Fees and Consultant Site Staff	148.887	19.480	168.367
(f)	Project Development Budget [(d) + (e)] :		1,389.612	181.810	1,571.422

Note: Development contingencies of \$13.3618M for the standard block superstructure, as well as \$24.027M and \$ 7.578M for the non-standard blocks/buildings and elements in Phases 2 and 4 respectively 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.

Project Development Costs

9. The Project Development Costs of Un Chau Street Estate Phases 2 and 4 comparing with the Project Development Cost Ceilings as approved in Paper No. SPC 9/2000 are shown as follows –

	(a)	(b)	(c)	(d)	(e)	(f)
	Project Development Cost (\$/m² CFA)	Project Development Cost Ceiling (\$/m² CFA)	Project Development Cost Ceiling updated to June 2000 Cost Yardsticks (\$/m² CFA)	Unit Construction Cost (\$/m² CFA)	June 2000 Construction Cost Yardsticks (\$/m² CFA)	June 2000 Construction Cost Yardsticks Adjusted to Tender-in Date (\$/m² CFA)
Phase 2						
Domestic (HOS)	7,756	9,237	7,787	5,934	4,566	4,732
Private Carpark	7,729	8,562	7,748	5,792	4,888	5,066
Phase 4						
Domestic (PRH)	11,782	13,974	12,070	9,171	7,205	7,468
Welfare	11,577	13,735	11,612	8,995	-	-

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.

10. The Project Development Costs are below the Project Development Cost Ceilings approved by the Strategic Planning Committee vide Paper No. SPC 9/2000.

11. The difference between the Unit Construction Cost (excluding external works) and the June 2000 Cost Yardsticks adjusted to Tender-in-Date is mainly attributable to the followings –

Phase 2

Domestic (HOS)

- | | | |
|-----|---|-----------|
| (a) | Extra cost for deep foundation. | (+11.9 %) |
| (b) | Extra cost due to construction of blocks on podium. | (+8.5 %) |
| (c) | Extra building services cost based on actual estimate on truncated blocks. | (+1.8 %) |
| (d) | Provisions of A/C units for 1200 flats as noise mitigation measure. | (+1.7 %) |
| (e) | Design modifications to standard blocks to add identity to the development. | (+0.62 %) |

Private carpark

- | | | |
|-----|--|-----------|
| (a) | Extra superstructure cost due to domestic blocks with transfer plate. | (+11.0 %) |
| (b) | Extra cost for deep foundation. | (+7.9 %) |
| (c) | Extra cost for mechanical ventilation. | (+6.4 %) |
| (d) | Extra cost for feature screen walls to enhance streetscape and podium elevation design. | (+2.5 %) |
| (e) | Temporary works for pile caps construction and pre-boring for piling within MTR protection zone. | (+1.3 %) |

Phase 4

Domestic (PRH)

- | | | |
|-----|---|----------|
| (a) | Extra cost for single aspect block. | (+8.7 %) |
| (b) | Extra cost for window enclosure and suspended ceiling to conceal pipeworks. | (+6.3 %) |
| (c) | Extra cost due to construction of blocks on podium. | (+4.7 %) |
| (d) | Extra cost for deep foundation. | (+3.0 %) |

12. The Project Development Cost for the domestic (PRH/HOS) buildings can be further broken down into cost per flat as follows –

	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 (\$)
Phase 2	1 B	389,351	297,887	229,213	237,546
	2 B	507,242	388,084	298,616	309,473
	3 B	622,807	476,500	366,650	379,980
Phase 4	1p/2p	543,621	423,150	332,439	344,574

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 Construction Cost per Flat.

AVAILABILITY OF FUNDS

13. 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 Yearly Expenditure (\$/M)			
	2000/01	2001/02	Post 2001/02	Total
Phase 2	9.995	271.616	1,108.001	1,389.612
Phase 4	0.861	28.795	152.154	181.810

14. Provision in the Housing Authority's Capital Budget for the year 2000/2001 is \$41.495M for Phase 2 and \$3.131M for Phase 4 (Paper No. FC 2/2000 refers) and is adequate to meet the estimated expenditure.

15. SWD confirmed that the construction cost of the Residential Care home for the Elderly (RCHE) will be met from Lotteries Fund.

DEVELOPMENT PROGRAMME

16. Details of the development programme are in **Part IV** of the **Annex**. Key dates are –

(a) Scheme Design	PDRC(2)	07/00
(b) Scheme Design and Budget	BC	09/00
(c) Detailed Design	DDRP	01/01
(d) Piling (Phase 2)	Commencement	05/01
	Completion	04/02
(Phase 4)	Commencement	05/01
	Completion	12/01
(e) Building (Phase 2)	Commencement	04/02
	Completion	12/04
(Phase 4)	Commencement	12/01
	Completion	04/04

RECOMMENDATION

17. It is recommended that the proposed Master Layout Plan, Scheme Design and Project Development Budget of \$1,571.422M for the Redevelopment of Un Chau Street Estate Phases 2 and 4 as described above and in the **Annex** to this Paper be approved.

DISCUSSION

18. At the next meeting of the Building Committee to be held on 21 September 2000, Members will be invited to approve the recommendation in paragraph 17 above.

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File Ref. : HD(AR) 7/713/2

Date : 21 September 2000

PART I - MASTER LAYOUT PLAN

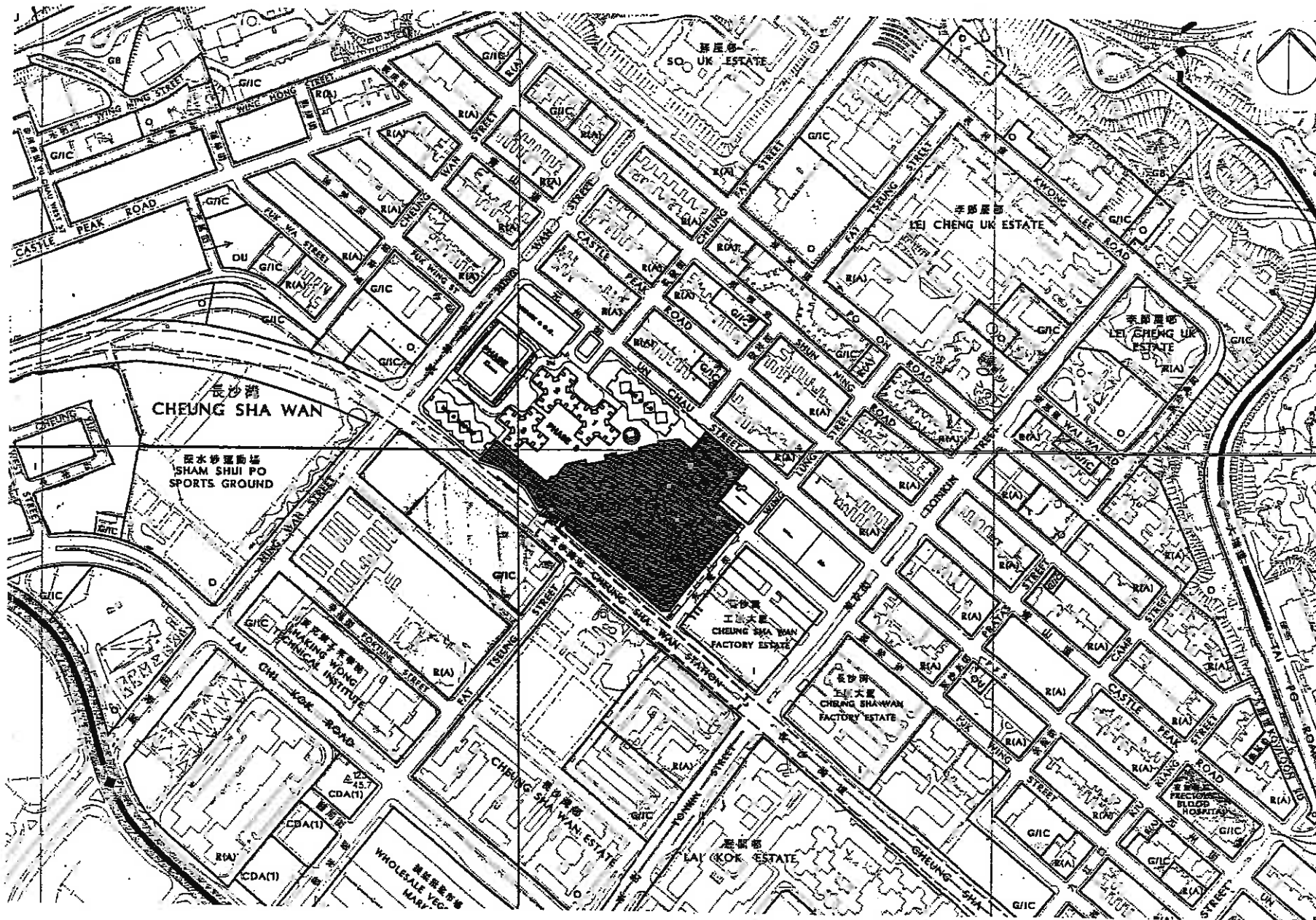
1. INTRODUCTION

1.1 Background

1. Un Chau Street Estate (UCSE) Phases 2 and 4 are parts of the overall UCSE Comprehensive Redevelopment Programme which consists of 4 phases. Phases 1 and 3 completed in 2000 comprise of 3 rental blocks, a HSC and a Commercial Centre.
2. UCSE Phase 4 is a designated NCC site which was released by the Home Affairs Department (HAD) in August 1997 for public housing development on condition that facilities for the elderly and the community would be provided within the housing development. According to the HOUSCOM's Control List, redevelopment of UCSE Phase 2 will provide 1,920 HOS flats and 138 Public Rental Housing (PRH) flats while Phase 4 will provide 147 PRH flats for completion in 2003/04.
3. In January 2000, the Strategic Planning Committee approved the proposal to develop Phase 2 entirely as HOS, and Phase 4 as PRH with welfare facilities. The amended Planning Brief was subsequently approved by Tsuen Wan West Kowloon District Planning Conference on 3 May 2000.
4. Phase 2 is presently occupied by four Former Government Low Cost Housing blocks (Blocks 4 to 7) but these will be demolished by February 2001 under the Comprehensive Redevelopment Programme. Some affected tenants had already been rehoused to UCSE Phase 3. Phase 4 was previously occupied by the Ka Ling School of the Precious Blood and the school premises was cleared in September 1999 for demolition.
5. The total site area of UCSE 2&4 is about 2.5 hectares and is bounded by Un Chau, Wing Lung and Cheung Sha Wan Streets with UCSE Phase 3 to the north. To maximise the development potential with a better layout, four New Harmony HOS Blocks are proposed in Phase 2 on top of a 2-storey carpark. These will provide 2,400 flats for a design population of 7,680.
6. Phase 4 PRH development will comprise of a 17-storey Single-aspect Small Household Block with 331 flats and design population of 514. the domestic block is constructed on top of 3-storey welfare premises containing a Residential Care Home for Elderly (RCHE) with 150 bed spaces and an Outreaching Social Work Base (ORSWB). Funding for reprovisioning of the ORSWB will be borne by the Department as it is affected by our redevelopment, whereas that of the RCHE will be met by the Social Welfare Department.

1.2 Location Plan

Drawing No. KL30/-/SITE/A/SK01/PO



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4

LOCATION PLAN

CHECKED : CA/3(Rtg)
SA/9
A/78
STOA/36
DRAWN : TOA/3

SCALE : 1 : 4000

DRAWING NO. : KL30/-/SITE/A/SK-01/P0

2. EVALUATION OF MASTER LAYOUT PLAN

Approved Development Parameters/ Planning Brief	Proposed Master Layout	Remarks
<p>2.1 <u>Site and Surroundings</u></p> <p>2.1.1 Site Area Un Chau Street Estate (UCSE) Phases 2&4 measures about 2.51 ha (gross) within the existing vesting order boundary.</p> <p>2.1.2 Site Location The site of UCSE Phases 2&4 is bounded by Un Chau Street to the North, Wing Lung Street to the East, Cheung Sha Wan Road to the South and Phases 1 and 3 to the West.</p> <p>2.1.3 Adjacent Land Uses Uses include PRH and commercial center in Phase 3, and a nearby factory at the corner junction of Wing Lung Street and Un Chau Street.</p>	<p>The proposed site area of Phases 2&4 has been revised to 2.49 ha.</p> <p>As in approved Conceptual Layout Plan</p> <p>As in approved Conceptual Layout Plan</p>	<p>An area of 0.03 ha is to be handed over to Highways Department to compensate the pavement width taken up by the relocated mini bus layby along Wing Lung Street.</p>
<p>2.2 <u>Environmental Constraints</u></p> <p>2.2.1 Noise The site is subject to substantial traffic noise from surrounding major roads, of both direct and indirect mitigation measures such as noise barriers, the use of non-noise sensitive block and podium design to screen away surrounding noise impacts and set back of building blocks from major noise sources etc. are adopted.</p>	<p>In addition to the direct/indirect mitigation measures, residual noise mitigation measures such as air conditioning and/or upgraded windows will also be provided to flat with exceeded noise levels.</p>	<p>Air conditioning and 6mm thick glass to be provided in affected HOS flats. 6mm thick glass to be provided in affected rental flats.</p>

Approved Development Parameters/ Planning Brief	Proposed Master Layout	Remarks
<p>2.2.2 <u>Air</u> A 7m setback from the adjacent industrial building has been incorporated to minimize any potential industrial - residential interface problem. There are no constraints on the development from vehicular omission impact.</p>	<p>A setback distance of more than 7m from the industrial building is achieved.</p>	
<p>2.3 <u>Land Clearance/Resumption</u> No specific requirement</p>	<p>-</p>	
<p>2.4 <u>Site Formation</u> No specific requirement. Existing site level is maintained in the approved conceptual layout.</p>	<p>As in approved Conceptual Layout, G/F level of Phases 2 and 4 is designed at +5.7mPD to suit the existing pavement levels.</p>	
<p>2.5 <u>Zoning Consideration</u> The planned zoning is R(A)</p>	<p>As in Planning Brief</p>	
<p>2.6 <u>Infrastructure</u></p> <p>2.6.1 <u>Drainage and sewerage</u> It is not anticipated that there would be any insurmountable problem in the provision of drainage and sewerage.</p> <p>2.6.2 <u>Water Supply</u> It is not anticipated that there would be any insurmountable problem in the supply of water.</p> <p>2.6.3 <u>Electricity, Telephone and Gas</u> It is not anticipated that there would be any insurmountable problem in utility provision.</p>	<p>As in Planning Brief.</p> <p>As in Planning Brief</p> <p>As in Planning Brief</p>	

Approved Development Parameters/ Planning Brief	Proposed Master Layout	Remarks
<p>2.6.4 Traffic - Improvement A Traffic Impact Assessment (TIA) has been carried out and demonstrates that the proposed redevelopment would not have significant impact on the adjacent road network. Four junctions are predicated to be operating over capacity by year 2011, mainly due to significant background traffic growth projected in the future. Potential improvement schemes have been developed for relevant government departments' reference, to alleviate the anticipated capacity deficiencies. The TIA also concludes that the impact of the redevelopment on the nearby pedestrian facilities would only be minimal.</p>	As in Planning Brief	
<p>2.7 <u>Height Restriction</u> Nil</p>	As in Planning Brief	

3. ACCOMMODATION AND FACILITIES

Approved Development Parameters/ Planning Brief	Proposed Master Layout	Remarks
<p>3.1 <u>Site Areas (ha) :</u></p> <p>3.1.1 Gross Site Areas <u>Rental :</u> Phase 1) 2.53 Phase 3) Phase 4 - 0.5 Sub-total - 3.03</p> <p><u>HOS :</u> Phase 2 - 2.01 Total 5.04*</p> <p>3.1.2 Net Site Area <u>Rental (Ph. 1, 3 & 4) :</u> 26,750m² <u>HOS (Ph. 2) :</u> 20,040m²</p> <p>3.1.3 Domestic Gross Floor Area <u>Rental (Ph. 1, 3 & 4) :</u> 159,130m²</p> <p><u>HOS (Ph. 2) :</u> 149,330m²</p>	<p><u>Rental Portion</u> Phase 1 - 0.94 Phase 3 - 1.59 Phase 4 - 0.50 Sub-total - 3.03</p> <p><u>HOS Portion</u> Phase 2 - 1.99 Total 5.02*</p> <p><u>Rental (Ph. 1, 3 & 4)</u> 26,777m² <u>HOS (Ph. 2) :</u> 19,904m²</p> <p><u>Rental (Ph. 1, 3 & 4) :</u> 157,715m²</p> <p><u>HOS (Ph. 2) :</u> 149,010m²</p>	<p>See Remark in item 2.1.1.</p> <p>* Exclusive of USD playground in Ph. 1</p> <p>GFA reduced as a result of as a smaller RCHE requested by SWD.</p>
<p>3.2 <u>Development Potential</u> Domestic Plot Ratio (P.R.) <u>Rental (Ph. 1, 3 & 4) :</u> 5.95 <u>HOS (Ph. 2) :</u> 7.45</p>	<p><u>Rental (Ph. 1, 3 & 4) :</u> 5.89 <u>HOS (Ph. 2) :</u> 7.49</p>	<p>Rental - max permissible 6.0 HOS - max permissible 7.5</p>
<p>3.3 <u>Population Density</u> <u>Rental</u> : 1.1 person per 1P/2P flat <u>HOS</u> : 3.2 person per flat</p>	<p>As in approved Development Parameters</p>	

3.4	<p>Flat Numbers Rental (Ph. 1, 3 and 4) 3127</p> <p>HOS : (Ph. 2) : 2400</p>	<p>Rental Ph. 1 : 197 Ph. 3 : 2594* Ph. 4 : 331 Total : 3122**</p> <p>HOS : (Ph. 2): 2400</p>	<p>* Including 197 HSC ** Reduction of 5 No. 1P/2P flats in Phase 4.</p>
3.5	<p>Designed Population Rental : (Ph. 1, 3 & 4) = 8957*</p> <p>HOS: (Ph 2) - 7680</p>	<p>Rental : Ph. 1 = 197 Ph. 3 = 8210 Ph. 4 = 515 Total = 8922**</p> <p>HOS: (Ph 2) - 7680</p>	<p>* including 180 beds RCHE in Ph. 4 ** Including 150 Beds RCHE in Ph. 4</p>
3.6	<p>Management Accommodation HOS :</p> <p>a) Management office to be location with HOS Court (110 - 130m²) b) Owners Corporation Office (18 - 40 m²) c) Office for cleansing contractor (10 - 20m²) d) Artisan workshop (10 - 18m²)</p> <p>Rental None in Phase 4</p>	<p>As in Development Parameters</p>	<p>Located on podium floor</p>
3.7	<p>Commercial Center 4400m² IFA</p>	<p>4400m² IFA (already provided in Ph. 1 and 3)</p>	
3.8	<p>Local Open Space 16637m² (1ha per 10,000 person)</p>	<p>16637m² (minimum)</p>	

Approved Development Parameters/ Planning Brief		Proposed Master Layout	Remarks
3.9	<u>Recreation Facilities</u>		
3.9.1	Children's Play Area 1331m ²	1331m ²	HKPSG : 400m ² per 5000 person
3.10	<u>Education Facilities</u>		
3.10.1	Kindergarten 6 Classrooms	6 Classrooms already provided in Ph. 3	
3.10.2	Primary School Nil	Nil	
3.11	<u>Social Welfare/Community Facilities</u>		
3.11.1	Residential Care Home for the Elderly 150 places to be provided in Ph. 4	As in Planning Brief	
3.11.2	1 No. Out Reaching Social Work Base	As in Planning Brief.	

4. CIRCULATION AND TRANSPORTATION MATTERS

Approved Development Parameters/ Planning Brief	Proposed Master Layout	Remarks
4.1 <u>Vehicular Access</u> Ingress for one-way estate road from Wing Lung Street and egress along Un Chau Street	As in the approved conceptual layout	
4.2 <u>Pedestrian Access</u> No special requirement	Main entrance lobby of each tower is provided at G/F connected with covered walkways	
4.3 <u>Control of Ingress/Egress</u> No special requirement	Drop bars to be provided at the vehicular ingress/egress	
4.4 <u>Emergency Vehicular Access (EVA)</u> No special requirement	As indicated in the Master Layout Plan	
4.5 <u>Pedestrian Network</u> No special requirement	As indicated in the Master Layout Plan	
4.6 <u>Parking Requirements</u> 4.6.1 Car Parking Spaces <u>Rental (Ph. 4) :</u> No provision is made to serve the 1P/2P rental flats in Phase 4. HOS (Ph. 2) : 600 4.6.2 Motorcycle Parking (HOS) : 50 4.6.3 LGV Parking : 0	<u>Rental (Ph. 4) :</u> As in approved Planning Brief 600* 50 0	* including 3 No. disabled car park at G/F

Approved Development Parameters/ Planning Brief		Proposed Master Layout	Remarks
4.6.4	Loading/unloading spaces (Domestic) 1 per housing block in Ph. 2 & 4.	As in approved Planning Brief	SWD agreed that the communal loading space (item 4.6.4) can be used for wheelchair loading.
4.6.5	Parking/loading spaces (RCHE)		
	1 No. 16 seater van space		
	1 No. ambulance bay		
	1 No. loading space for wheelchair users.	Nil	

5. DESIGN CONSIDERATIONS

Approved Development Parameters/ Planning Brief	Proposed Master Layout	Remarks
5.1 <u>Block Types, Disposition and Orientation</u>	As per approved Conceptual Plan	

PART II - MASTER LAYOUT DRAWINGS

CASTLE PEAK ROAD

CHEUNG FAT STREET

FAT TSEUNG STREET

UN CHAU STREET

INDUSTRIAL NOISE CONTOUR

HING WAI STREET

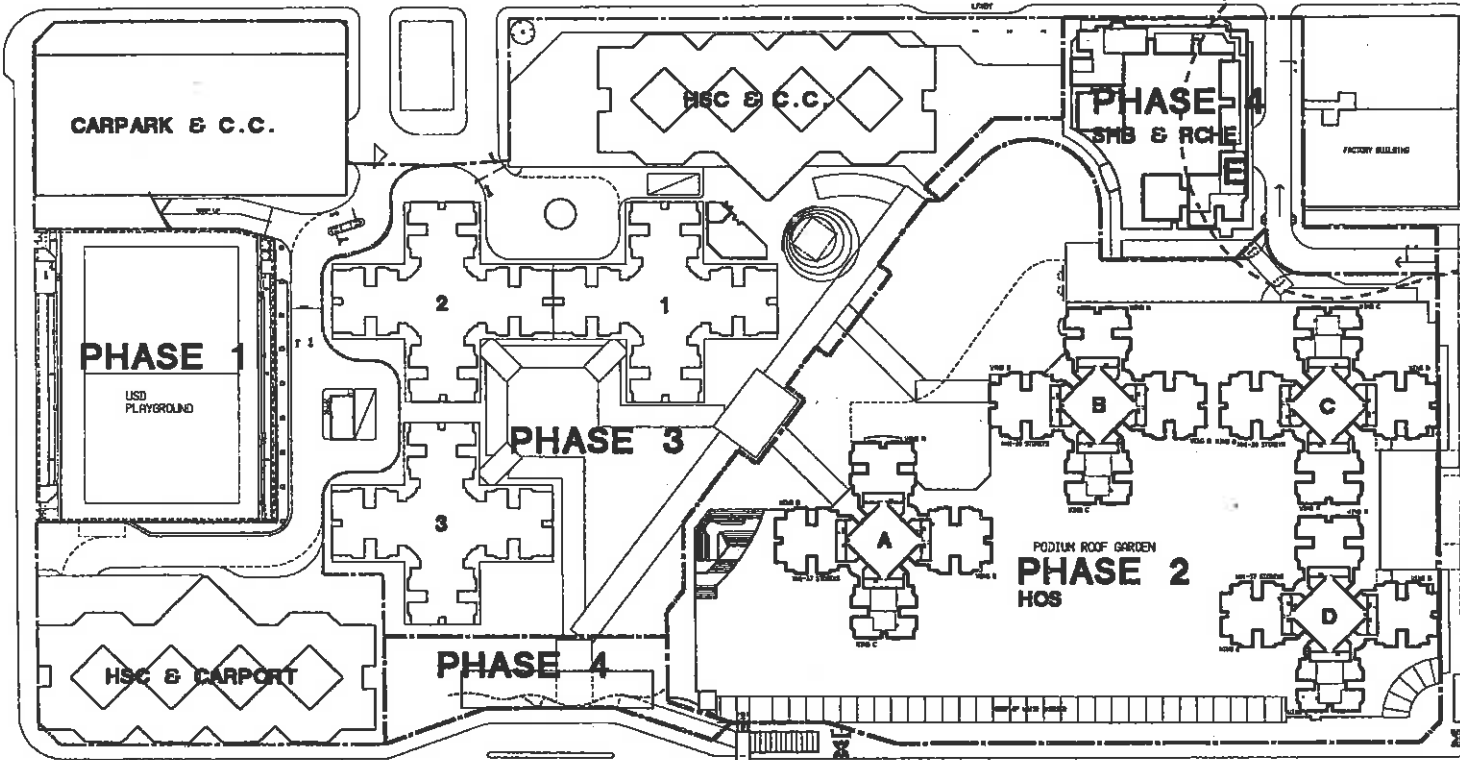
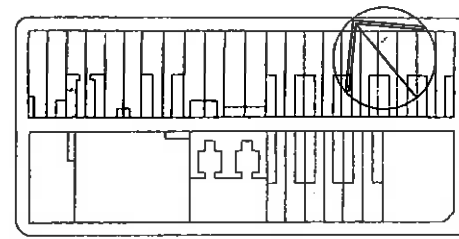
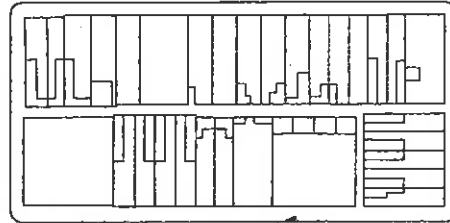
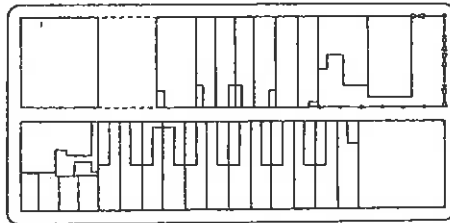
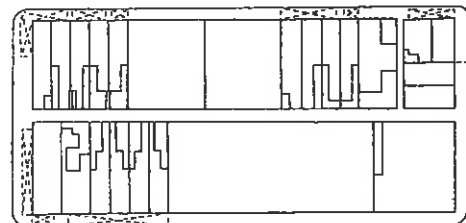
TONGKIN STREET

WING LUNG STREET

CHEUNG SHA WAN ROAD

TRADE SQUARE
COMMERCIAL BUILDING

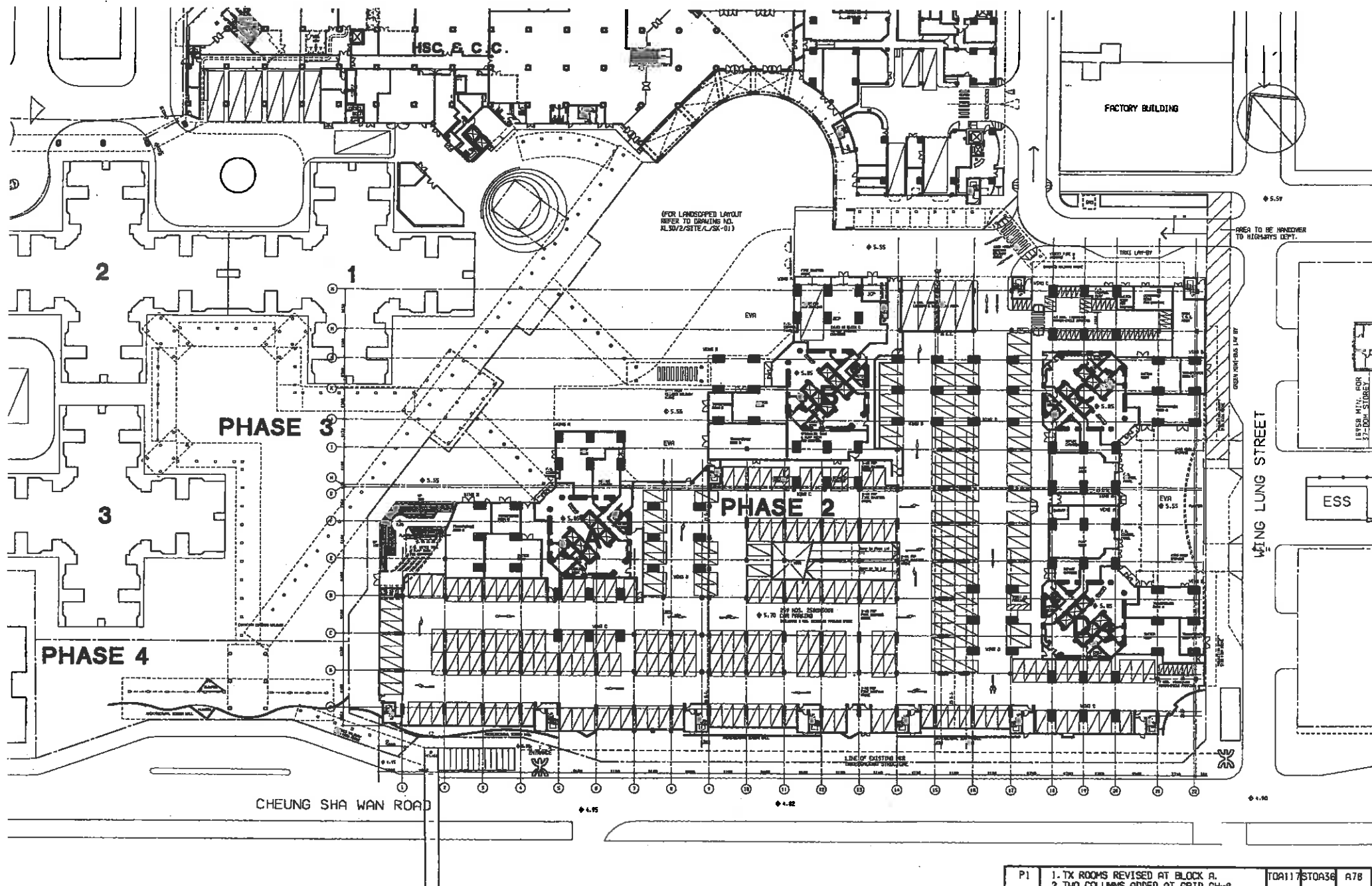
OPEN CARPARK



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4 BLOCK PLAN

CHECKED : CA/3(Atg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

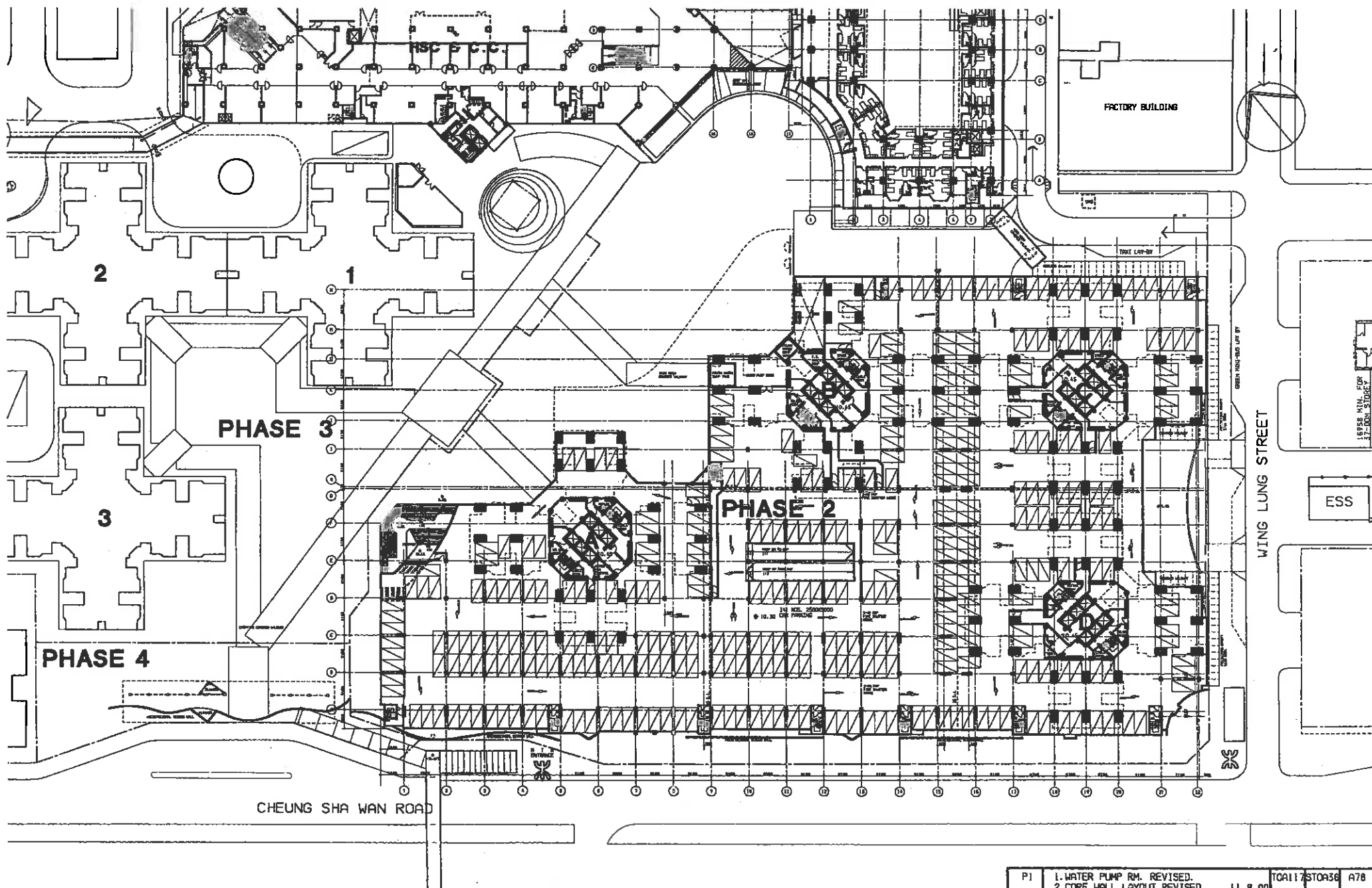
P1	IC BLOCK LAYOUT & PODIUM LAYOUT REVISED TO 4.8.00	7STOA/36	A78
SCALE : 1:1250		DRAWING NO. : KL30/-/SITE/A/SK-02/P1	



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED G/F PLAN OF CARPARK AT PHASE 2

CHECKED : CA/3(A/9) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/117 ORIGINAL SIGNED

P1	1. TX ROOMS REVISED AT BLOCK A. 2. TWO COLUMNS ADDED AT GRID GH-9. 3. CORE WALL LAYOUT REVISED.	TOA/117/STOA/36	A/78
SCALE : 1:750			
DRAWING NO. : KL30/2/CP/A/SK-01/P1			



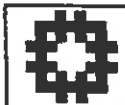
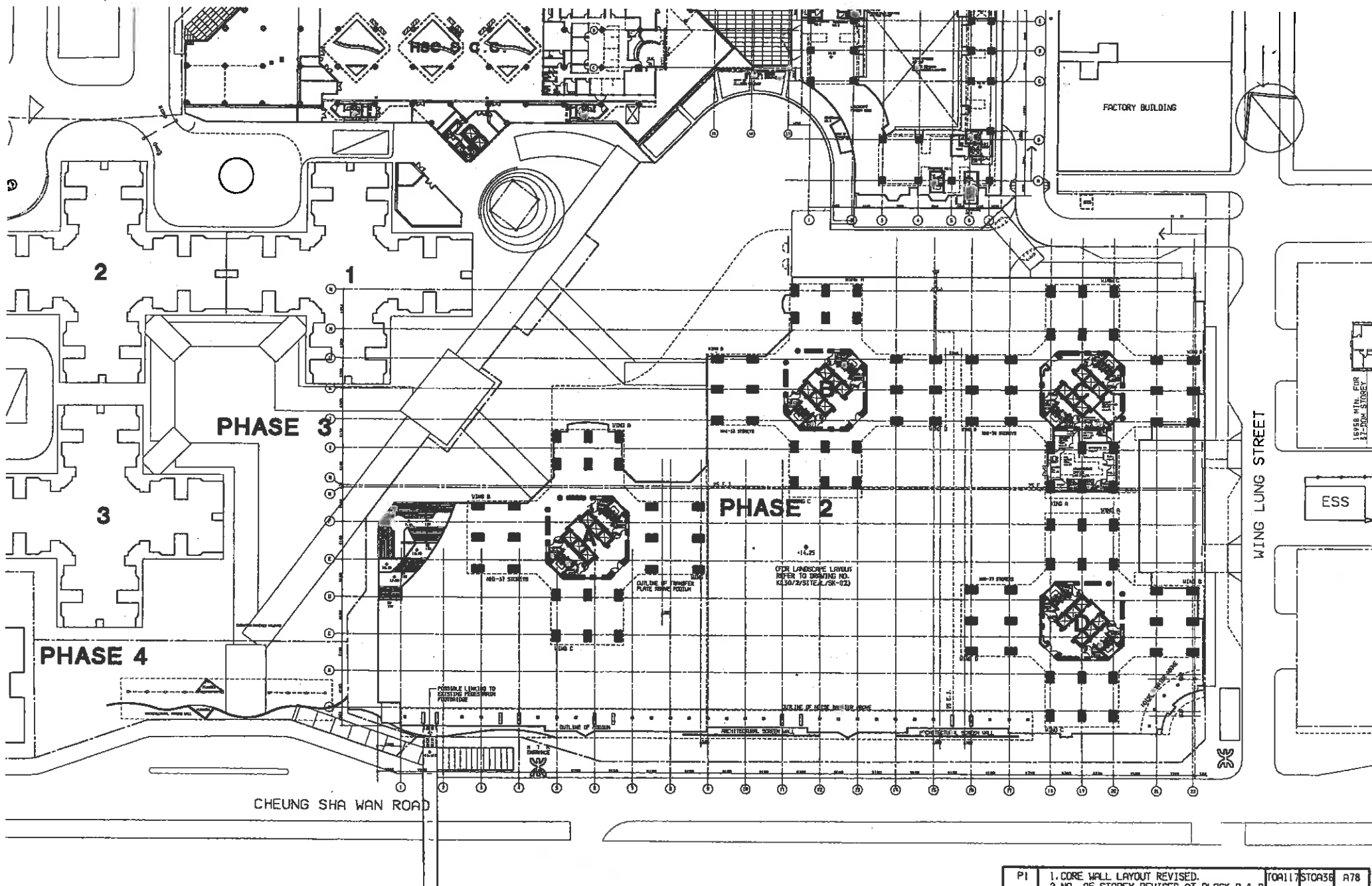
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED 1/F PLAN OF CARPARK AT PHASE 2

CHECKED : CA/3(Atg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOR/36 ORIGINAL SIGNED
DRAWN : TOA/117 ORIGINAL SIGNED

P1 1. WATER PUMP RM. REVISED.
2. CORE WALL LAYOUT REVISED. 11.8.00 TOA/117 STOR/36 A78

SCALE : 1:750

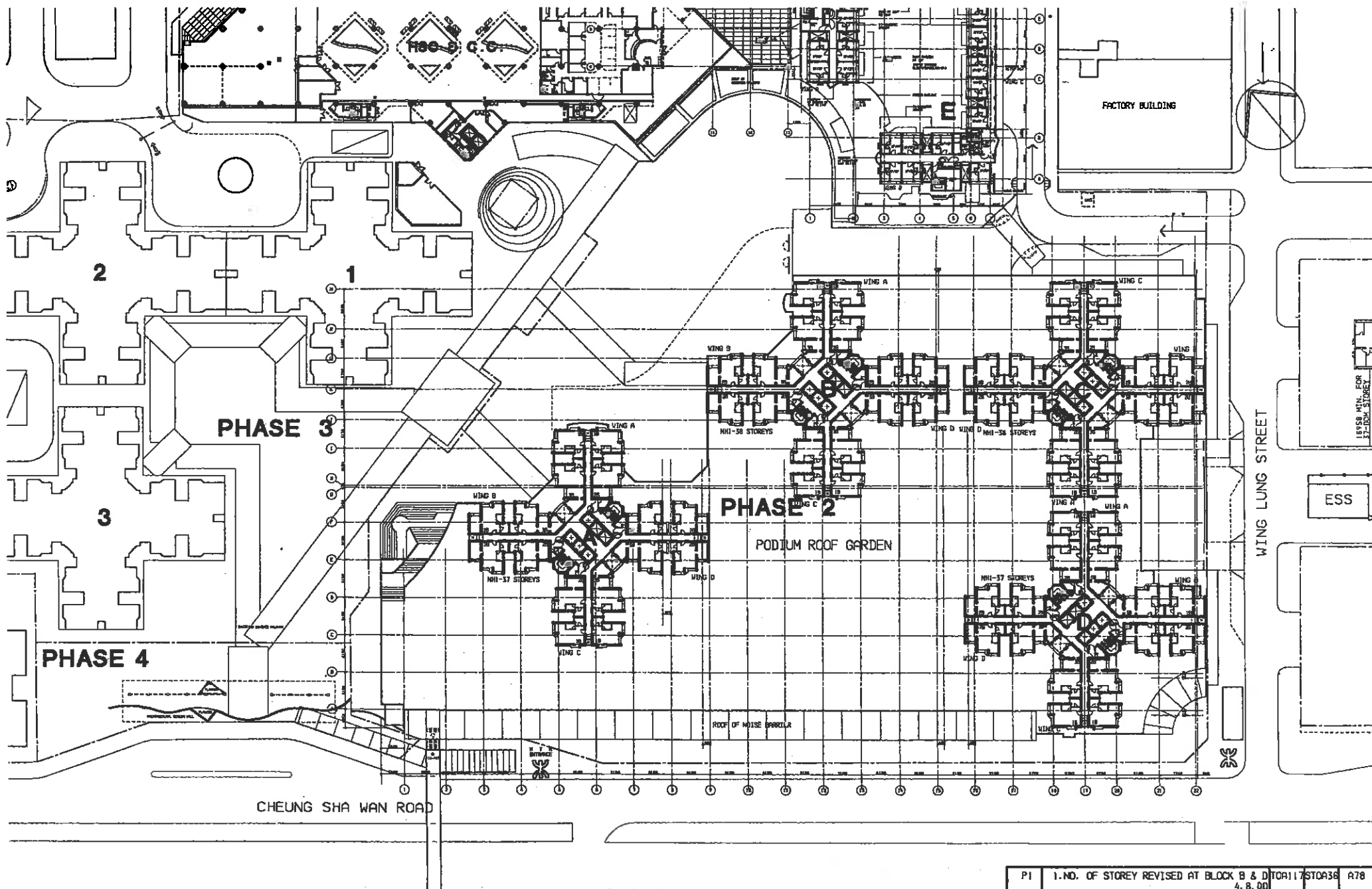
DRAWING NO. : KL30/2/CP/A/SK-02/P1



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED PODIUM PLAN OF CARPARK AT PHASE 2

CHECKED : CA/3(A/9) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/117 ORIGINAL SIGNED

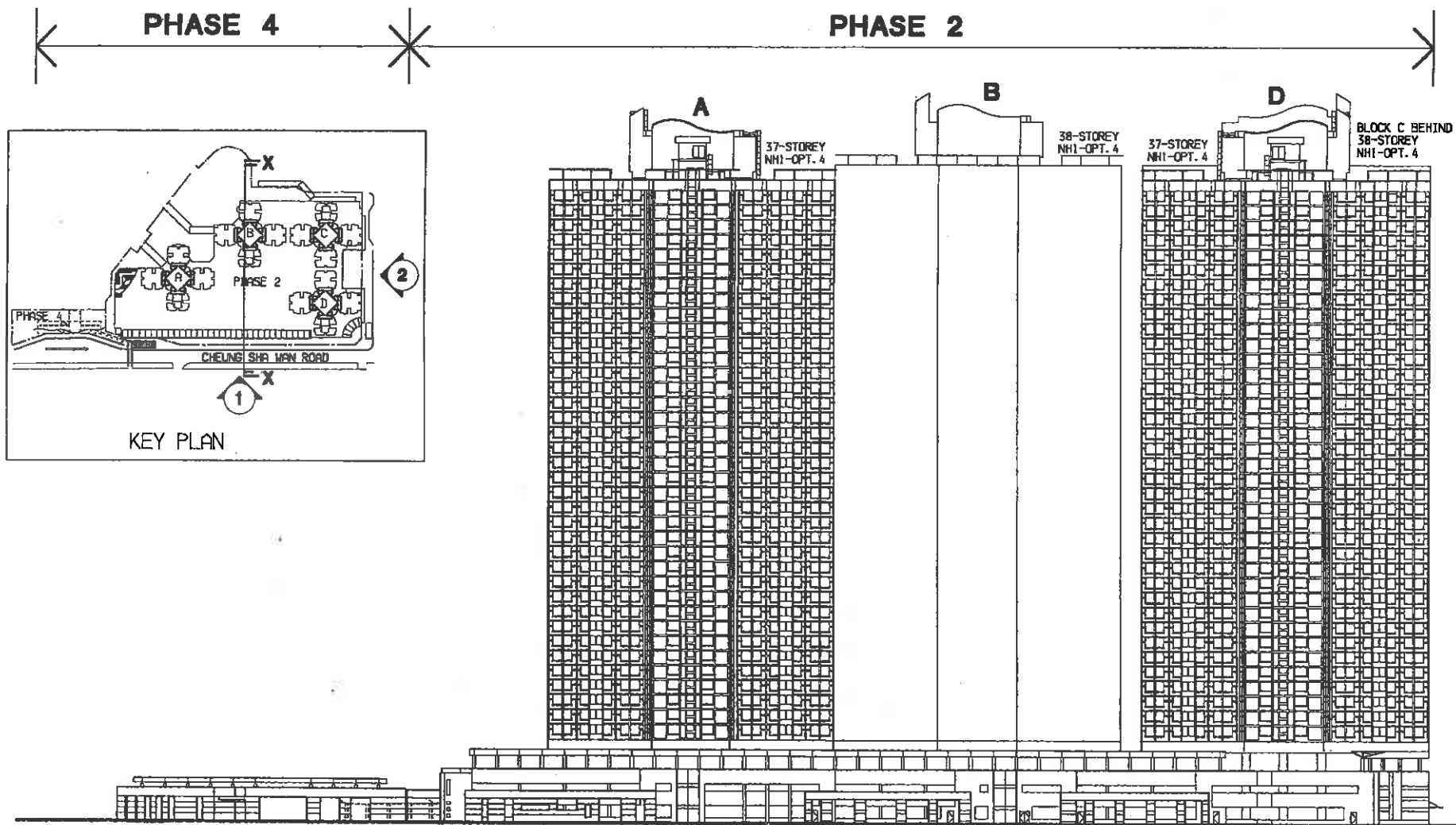
P1	1. CORE WALL LAYOUT REVISED. 2. NO. OF STOREY REVISED AT BLOCK B & D 3. E.M.O. LAYOUT REVISED. 17.8.00	TOA/117	STOA/36	A78
SCALE : 1:750		DRAWING NO. : KL30/2/CP/A/SK-03/P1		



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
TYPICAL FLOOR PLAN AT PHASE 2

CHECKED : CA/3(Atg)	ORIGINAL SIGNED
SA/9	ORIGINAL SIGNED
A/78	ORIGINAL SIGNED
STOA/36	ORIGINAL SIGNED
DRAWN : TOA/117	ORIGINAL SIGNED

P1	1. NO. OF STOREY REVISED AT BLOCK B & D	TOA/117	STOA/36	A78
	4. 8. 00			
SCALE : 1:750		DRAWING NO. : KL30/2/CP/A/SK-08/P1		



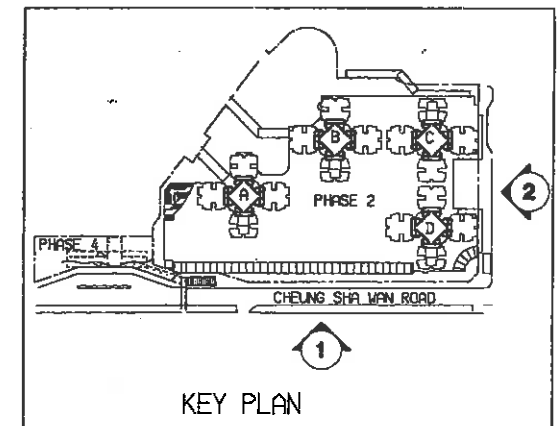
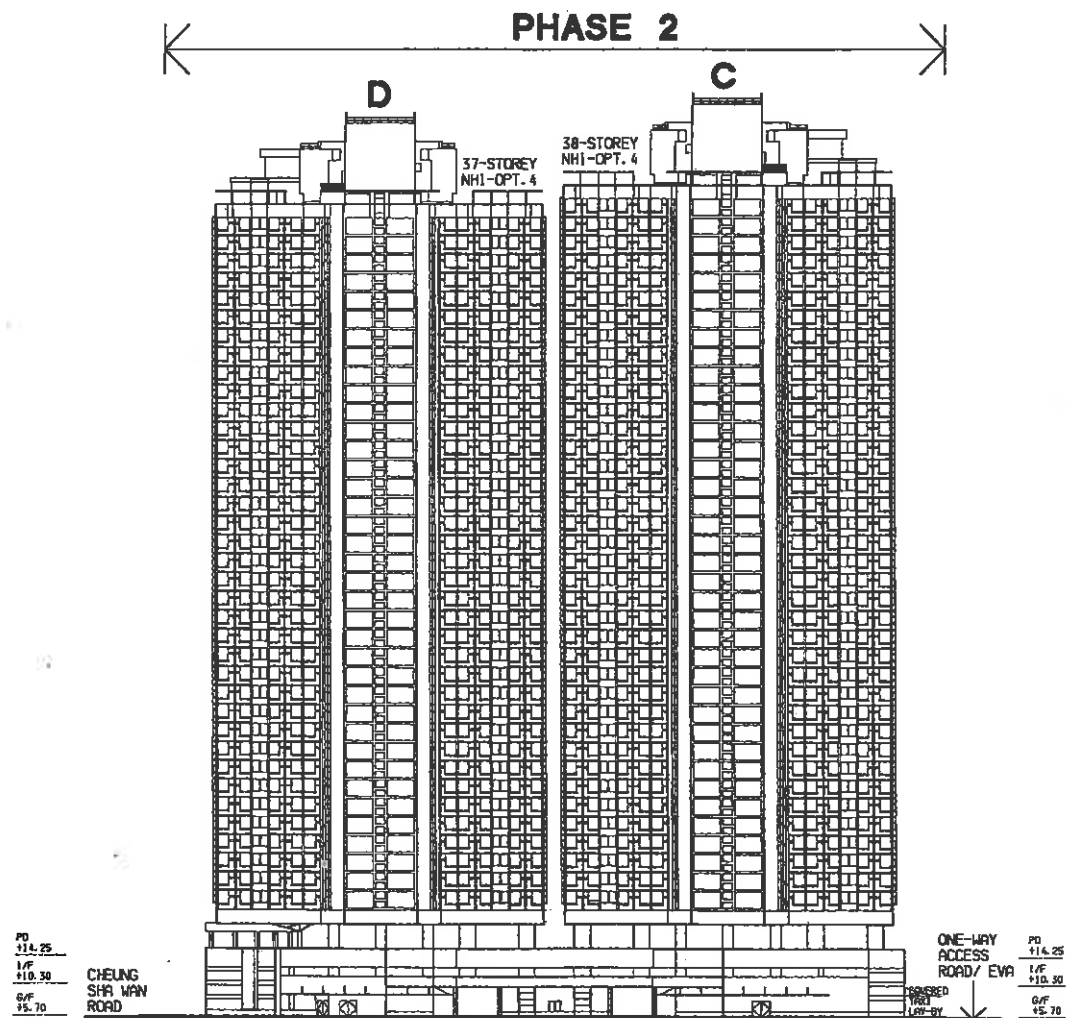
FRONT ELEVATION 1



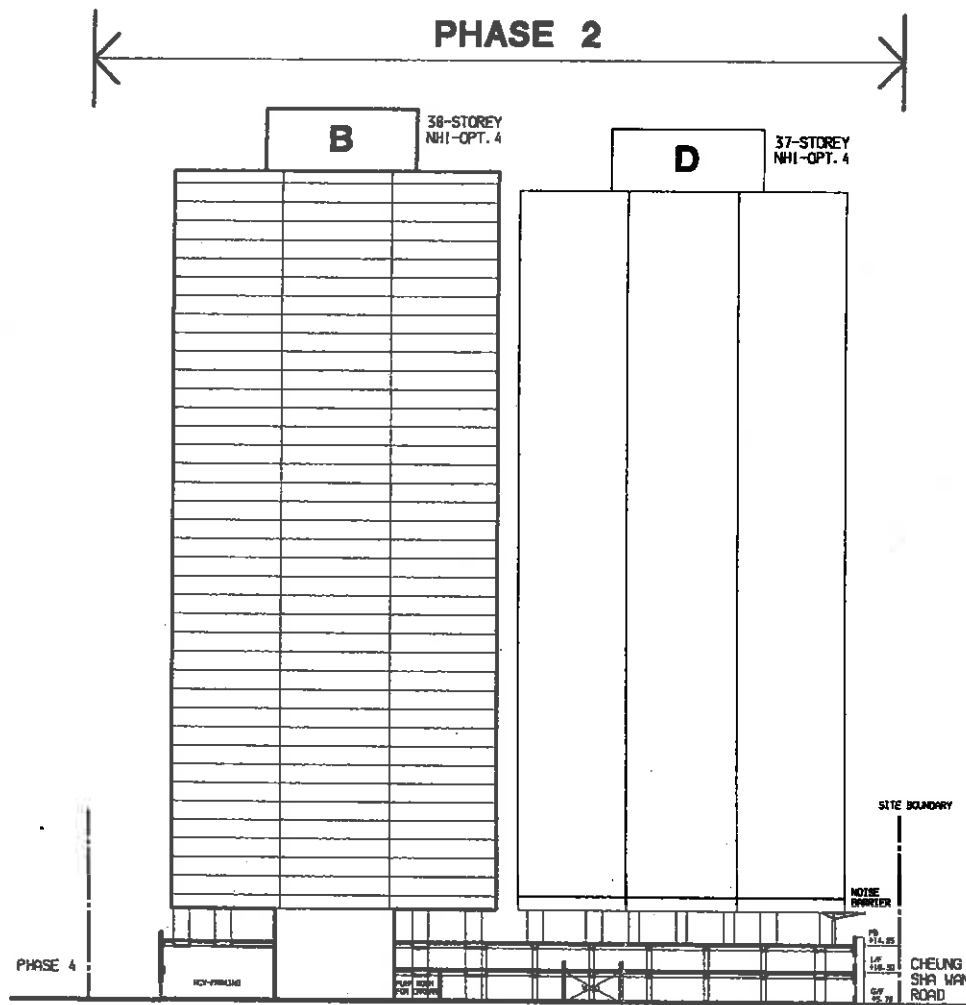
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
FRONT ELEVATION OF CARPARK AT PHASE 2

CHECKED : CA/3(Acq) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/117 ORIGINAL SIGNED

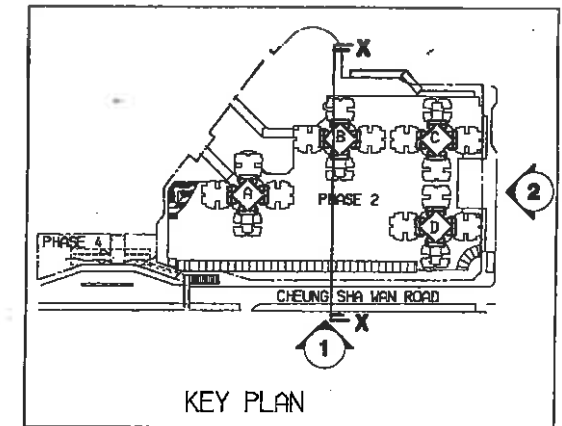
P1	1. NO. OF STOREY REVISED AT BLOCK B & D 4. 8. 00	TOA/117	STOA/36	A/78
SCALE : 1:750				
DRAWING NO. : KL30/2/CP/A/SK-04/P1				




	REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4				CHECKED : CA/3(Atg)	ORIGINAL SIGNED	P1	I. NO. OF STOREY REVISED AT BLOCK D.	TOA117	STOA36	A78
	SIDE ELEVATION OF CARPARK AT PHASE 2				SA/9	ORIGINAL SIGNED	SCALE : 1:750				
					A/78	ORIGINAL SIGNED	DRAWING NO. : KL30/2/CP/A/SK-06/P1				
					STOA/36	ORIGINAL SIGNED					
					DRAWN : TOA/117	ORIGINAL SIGNED					

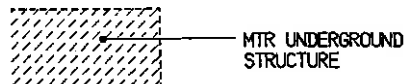
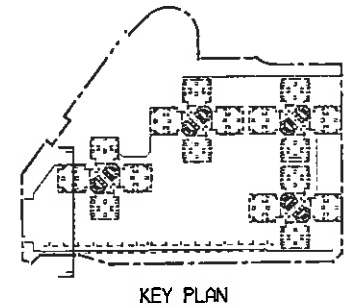
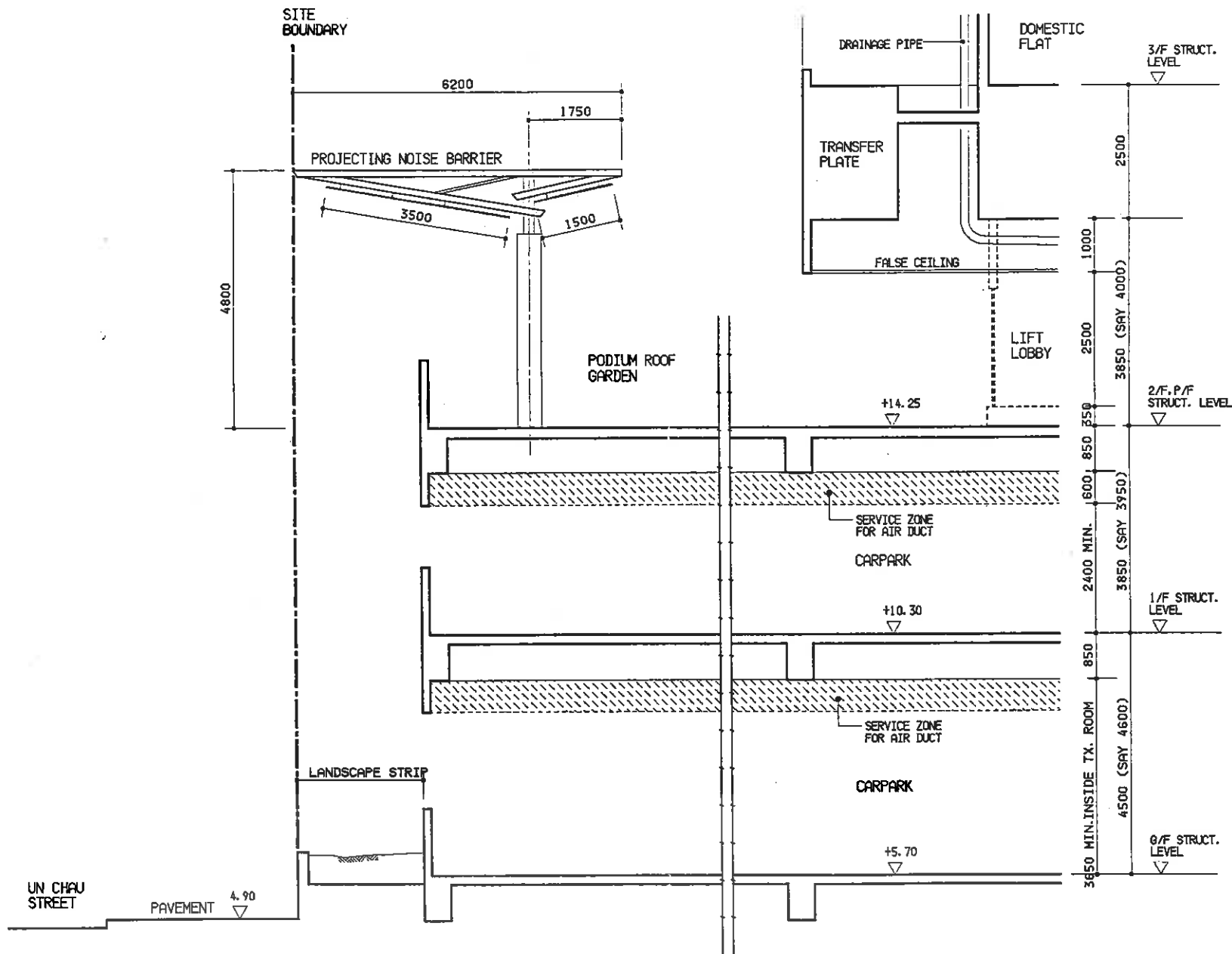


SECTION X-X



KEY PLAN

	REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4		CHECKED : CA/3(A1g)	ORIGINAL SIGNED	SCALE : 1:750
	SECTION X-X OF CARPARK AT PHASE 2		SA/9	ORIGINAL SIGNED	
			A/78	ORIGINAL SIGNED	
			STOA/36	ORIGINAL SIGNED	
			DRAWN : TOA/117	ORIGINAL SIGNED	DRAWING NO. : KL30/2/CP/A/SK-05/P1



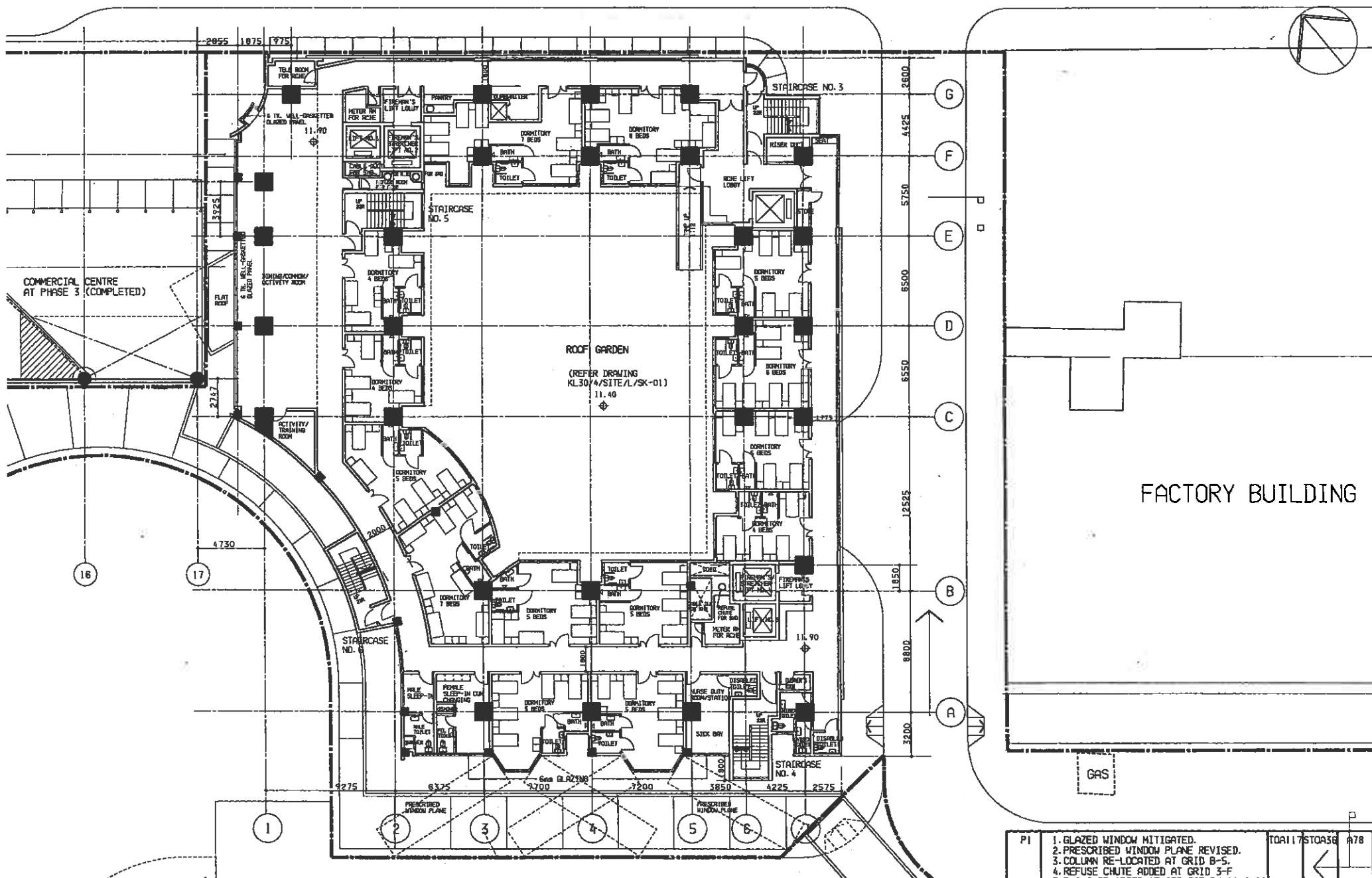
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4

DETAIL SECTION OF PHASE 2 CARPARK

CHECKED : CA/3(Atg) *12/1/06*
 SA/9
 A/78 *12/1/06*
 STOA/36
 DRAWN : TOA/117 *12/1/06*

SCALE : 1:75

DRAWING NO. : KL30/2/CP/A/SK-07/P0



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED 1/F PLAN OF RCHE AT PHASE 4

CHECKED : CA/3(Atg)
SA/9
A/78
STOA/36
DRAWN : TOA/3

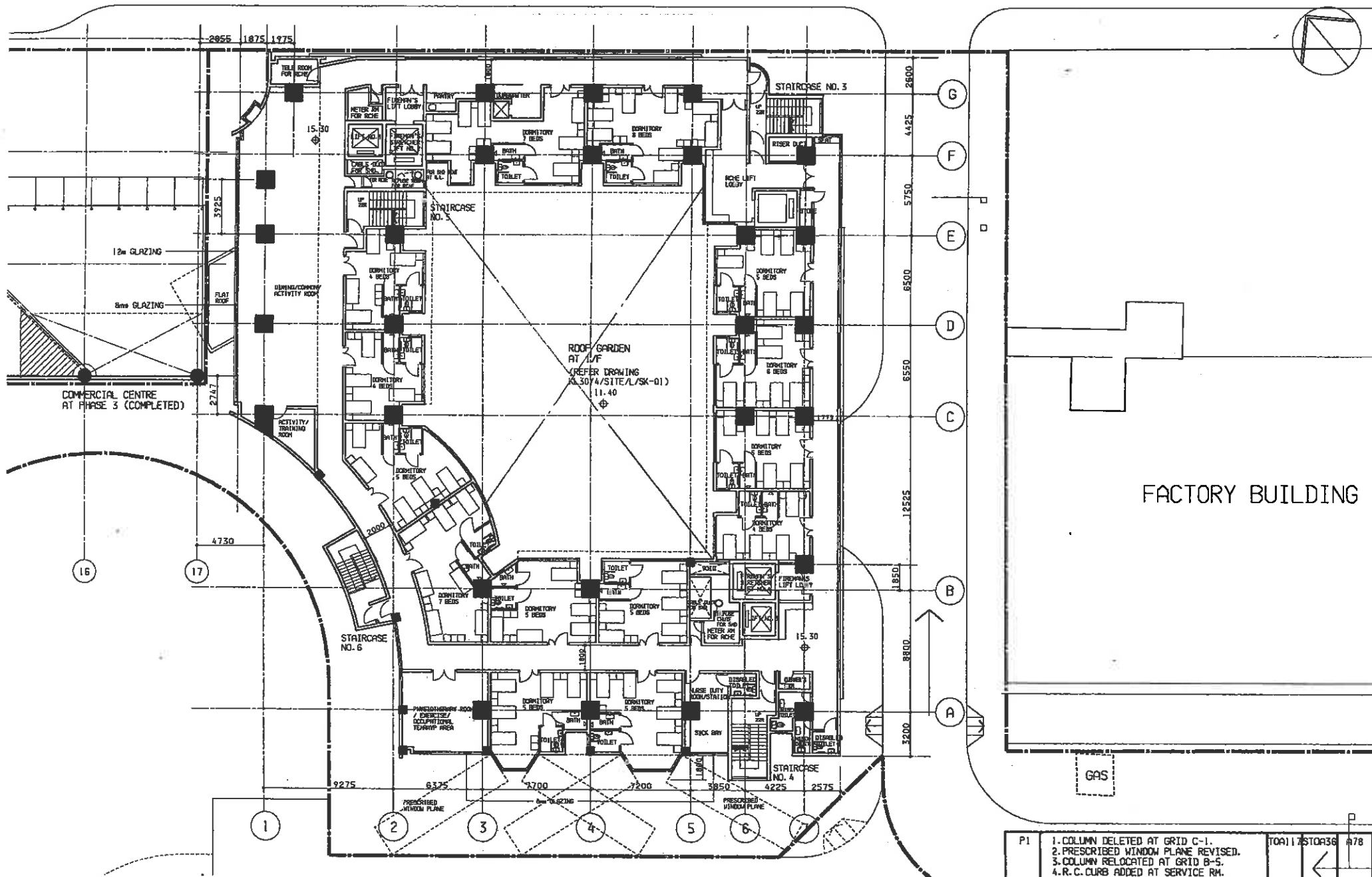
ORIGINAL SIGNED
ORIGINAL SIGNED
ORIGINAL SIGNED
ORIGINAL SIGNED
ORIGINAL SIGNED

- P1
1. GLAZED WINDOW MITIGATED.
 2. PRESCRIBED WINDOW PLANE REVISED.
 3. COLUMN RE-LOCATED AT GRID B-5.
 4. REFUSE CHUTE ADDED AT GRID 3-F.
 5. R.C. CURB ADDED AT SERVICE RM. 11.8.00

TOA/17/STOA/36 A/78

SCALE : 1:250

DRAWING NO. : KL30/4/RCHE/A/SK-02/P1



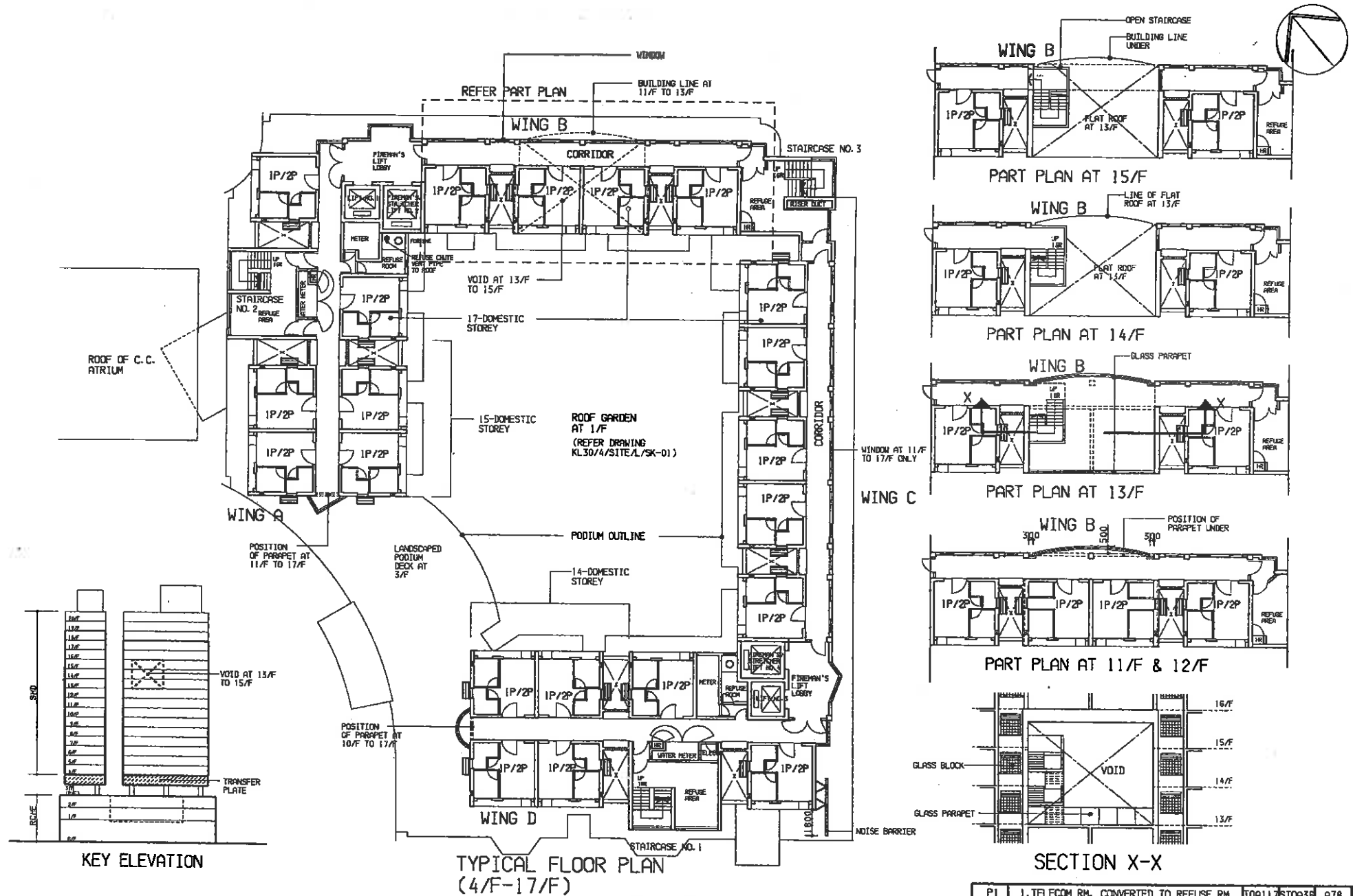
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4 PROPOSED 2/F PLAN OF RCHE AT PHASE 4

CHECKED : CA/3(A/g) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

P1 1. COLUMN DELETED AT GRID C-1.
2. PRESCRIBED WINDOW PLANE REVISED.
3. COLUMN RELOCATED AT GRID B-5.
4. R.C. CURB ADDED AT SERVICE RM.
5. REFUSE CHUTE ADDED AT GRID 3-F. 15. 8. 10

SCALE : 1:250

DRAWING NO. : KL30/4/RCHE/A/SK-03/P1



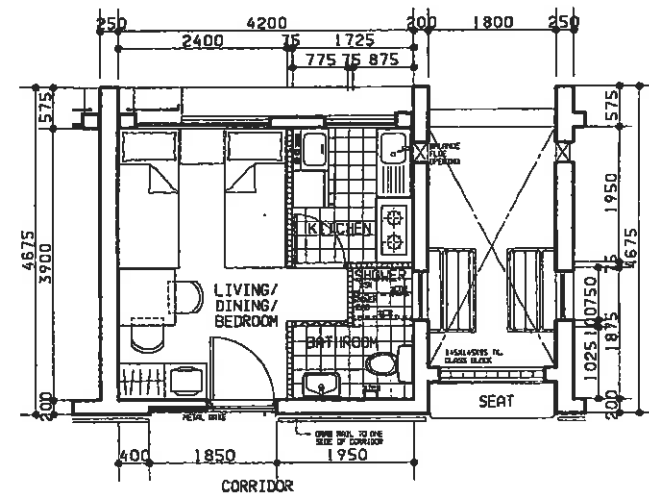
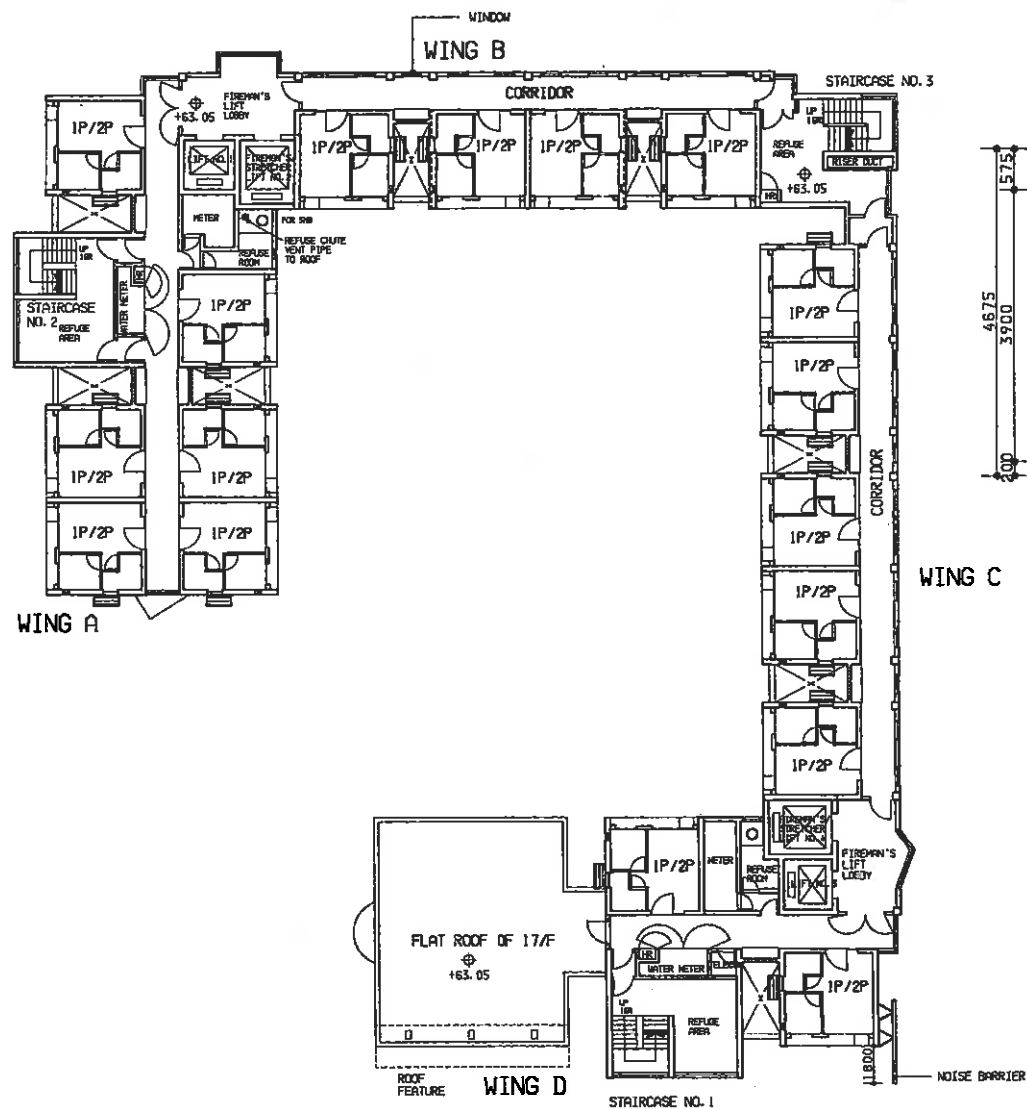
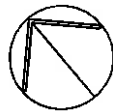
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED T/F PLAN OF SHD AT PHASE 4 (4/F-17/F)

CHECKED : CA/3(Atg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STDA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

PI 1. TELECOM RM. CONVERTED TO REFUSE RM. TOA117STDA36 A78
2. TELECOM RM. RE-LOCATED.
3. R.C. CURB ADDED AT SERVICE RM. 7, 8, 00

SCALE : 1:250

DRAWING NO. : KL30/4/SHD/A/SK-02/P1



TYPICAL 1P/2P FLAT LAYOUT

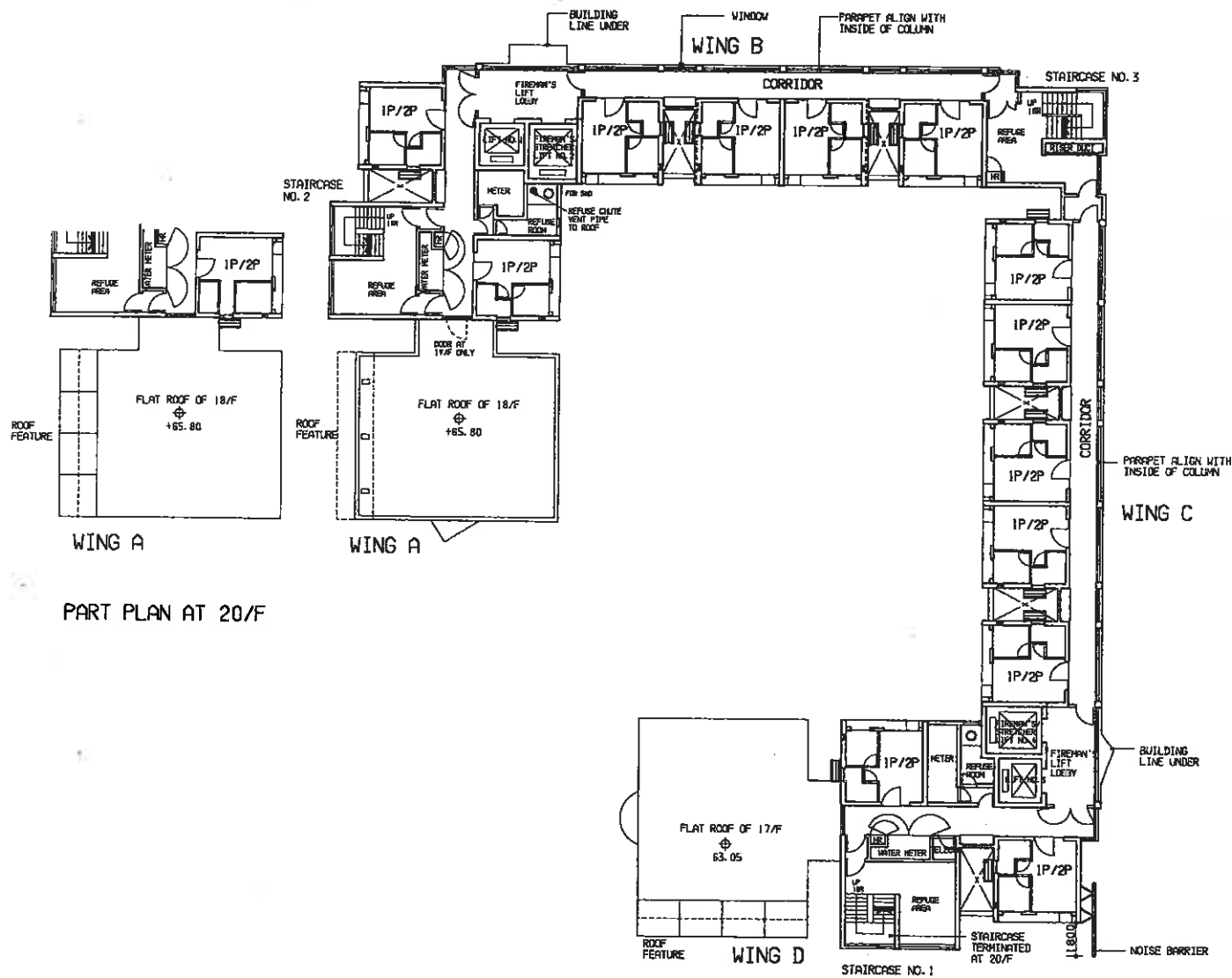
1:75



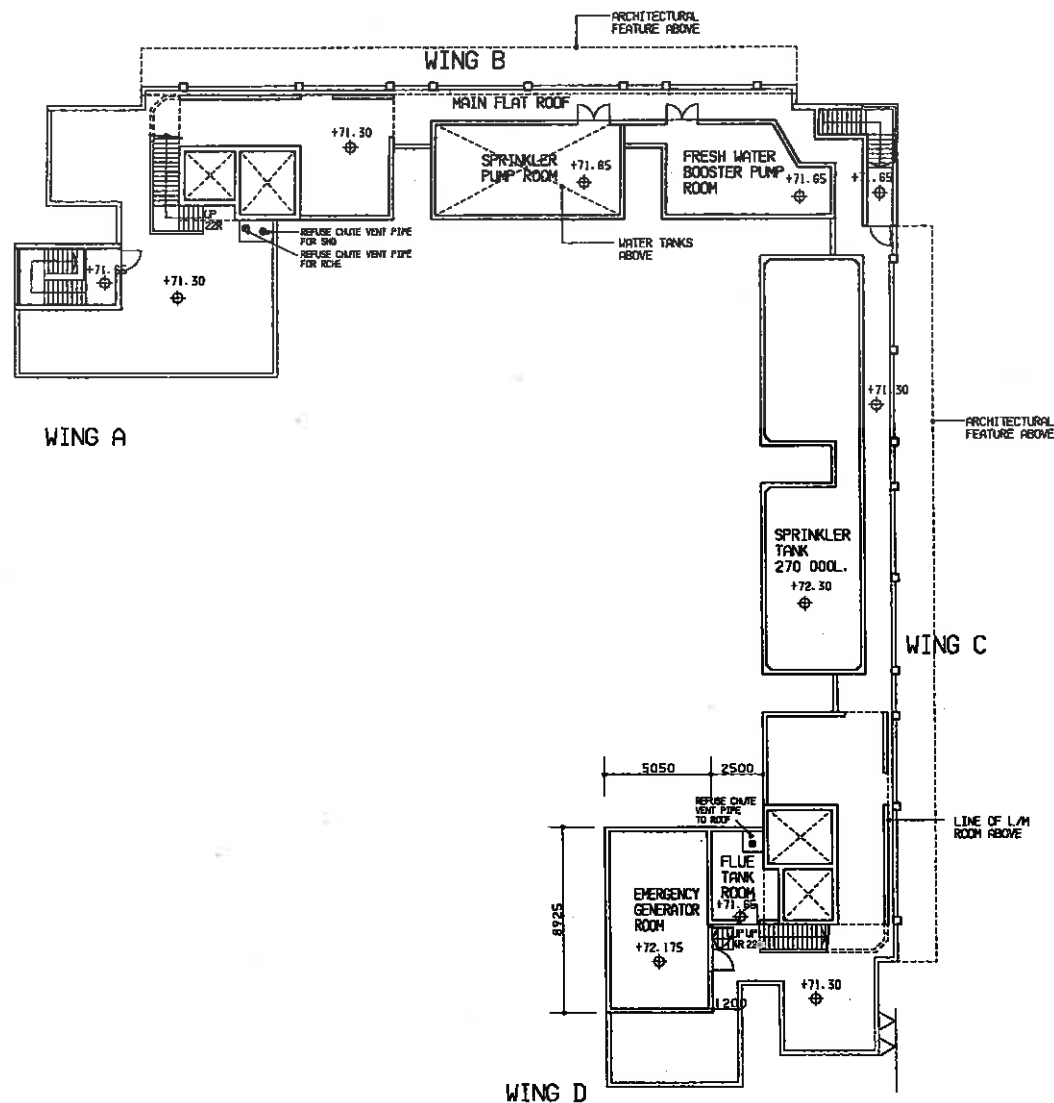
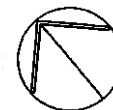
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED 18/F PLAN OF SHD AT PHASE 4

CHECKED : CA/3(Atg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STQA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

P1	1. 1P/2P FLAT LAYOUT REVISED. 2. TELCOM RM CONVERTED TO REFUSE RM. 3. TELCOM RM. RE-LOCATED. 4. FLOOR LEVEL REVISED.	TOA117STQA36	A78
SCALE : 1:250		7.8.00	
DRAWING NO. : KL30/4/SHD/A/SK-03/P1			



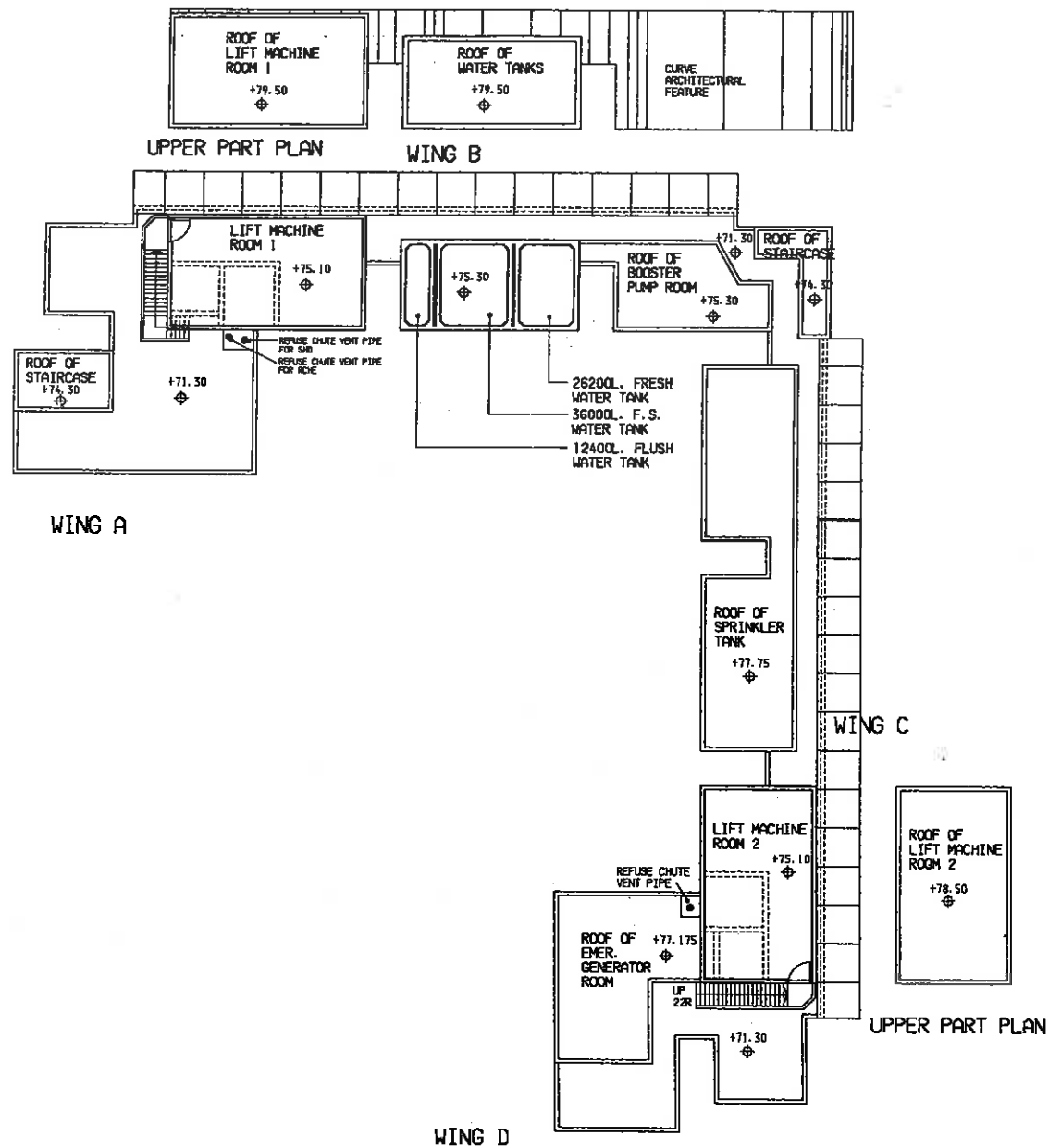
P1	1. TELECOM RM. CONVERTED TO REFUSE RM. 2. TELECOM RM. RE-LOCATED. 3. R. C. CURB ADDED AT SERVICE RM. 4. FLOOR LEVEL REVISED.	7.8.00	TOA117	STOR36	A78
SCALE : 1:250					
DRAWING NO. : KL30/4/SHD/A/SK-04/P1					



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROPOSED MAIN ROOF PLAN OF SHD AT PHASE 4

CHECKED : CA/3(Atg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

P1	1. REFUSE CHUTE VENT PIPE ADDED. 2. FLOOR LEVEL REVISED.	16.8.00	TOA117STOA36	A78
SCALE : 1:250				
DRAWING NO. : KL30/4/SHD/A/SK-05/P1				



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4 PROPOSED UPPER ROOF PLAN OF SHD AT PHASE 4

CHECKED : CA/3(A19) ORIGINAL SIGNED

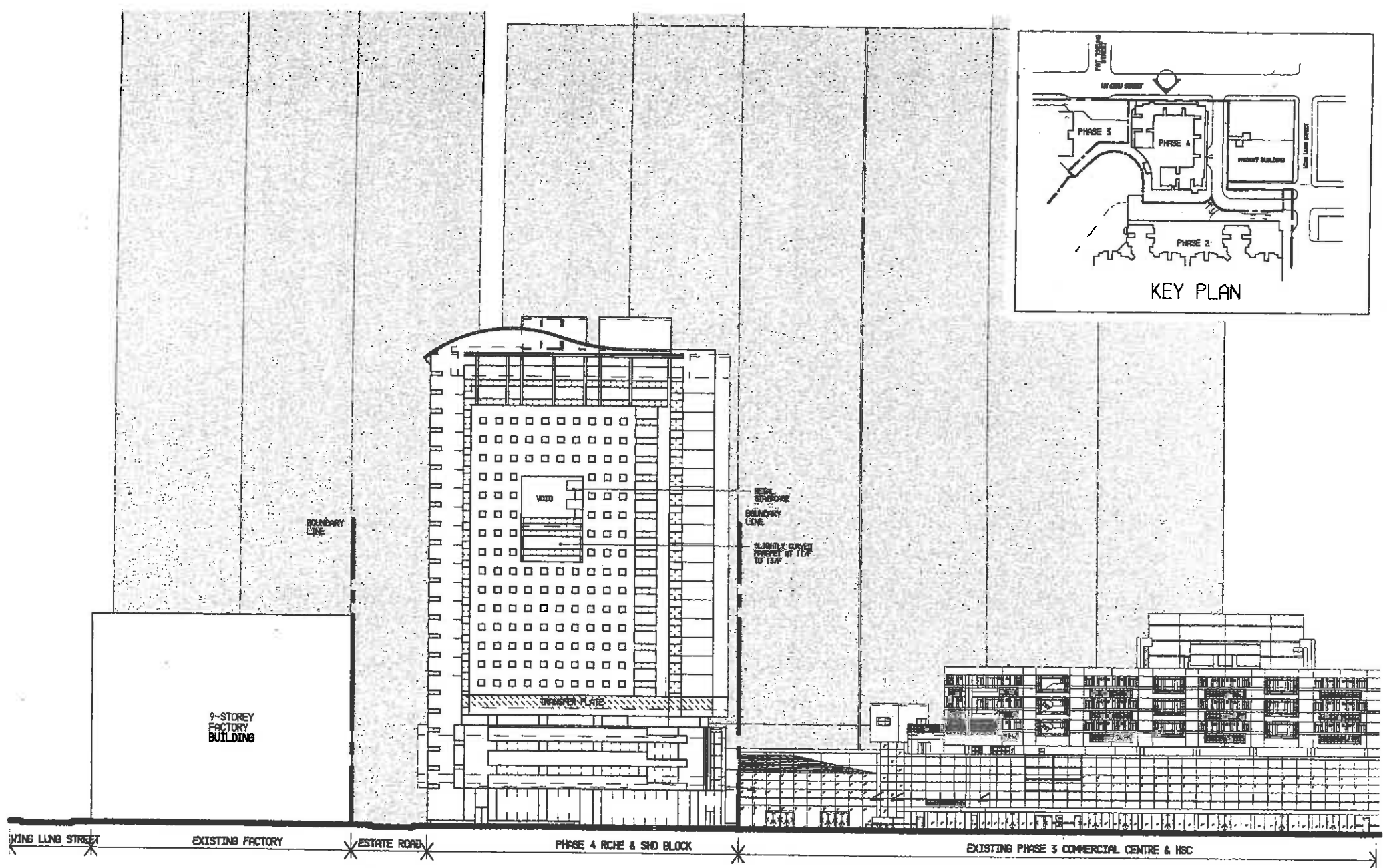
SA/9 ORIGINAL SIGNED

A/78 ORIGINAL SIGNED

STOA/36 ORIGINAL SIGNED

DRAWN : TOA/3 ORIGINAL SIGNED

P1	1. FLOOR LEVEL REVISED. 2. FLUSH & F.S. WATER TANK EXCHANGED. 3. REFUSE CHUTE VENT PIPE ADDED. 16.8.00	TOA117	STOA36	A78
SCALE : 1:250				
DRAWING NO. : KL30/4/SHD/A/SK-06/P1				

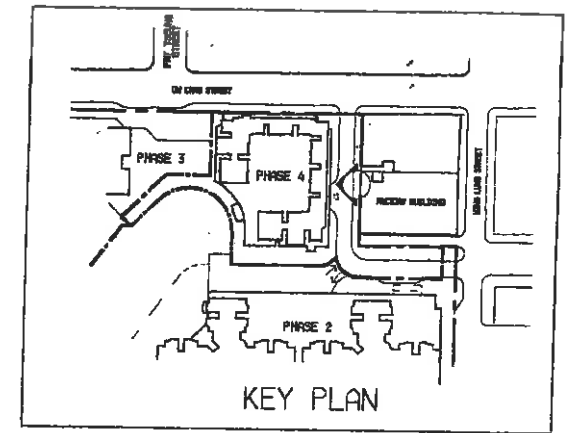
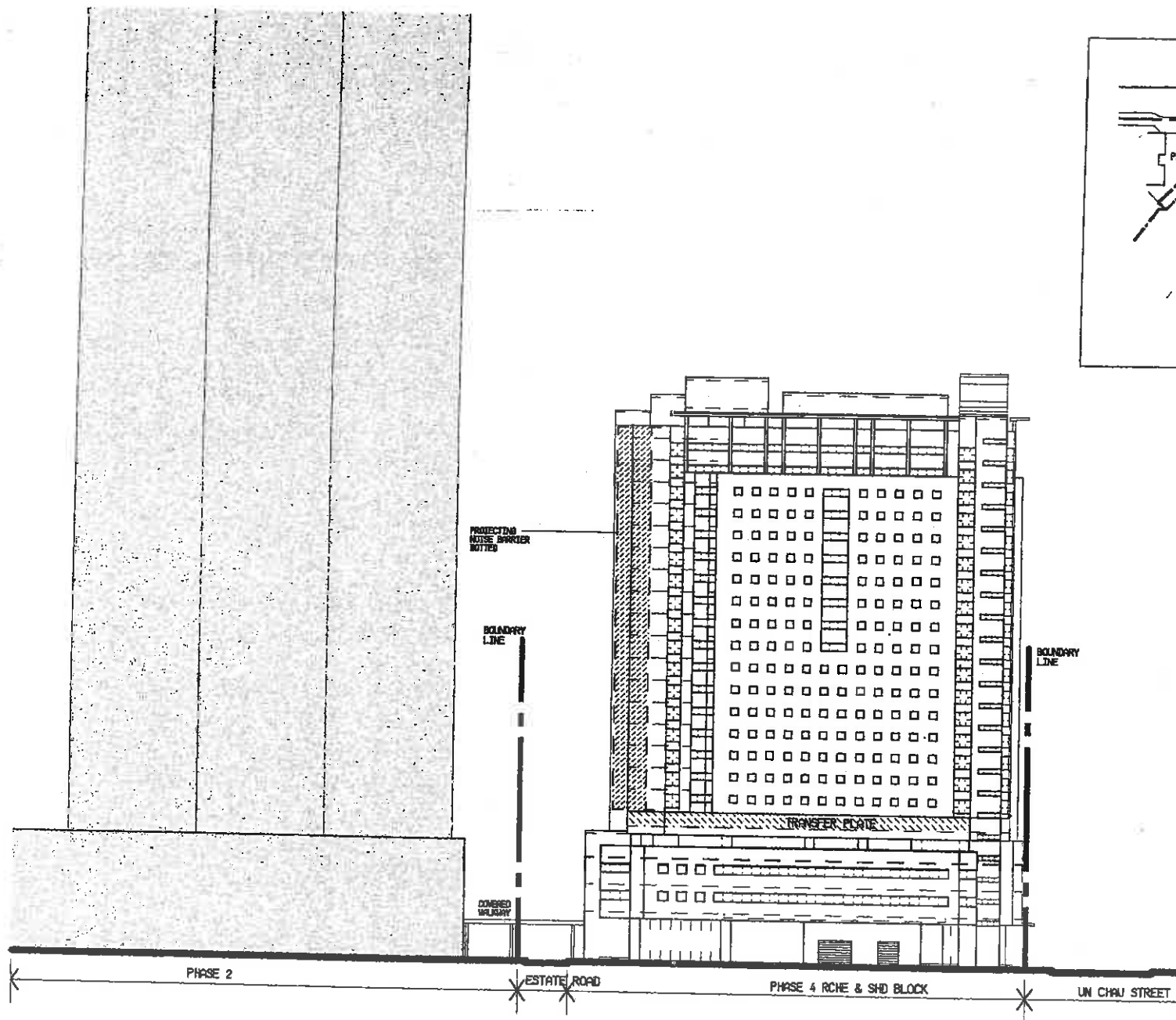



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4

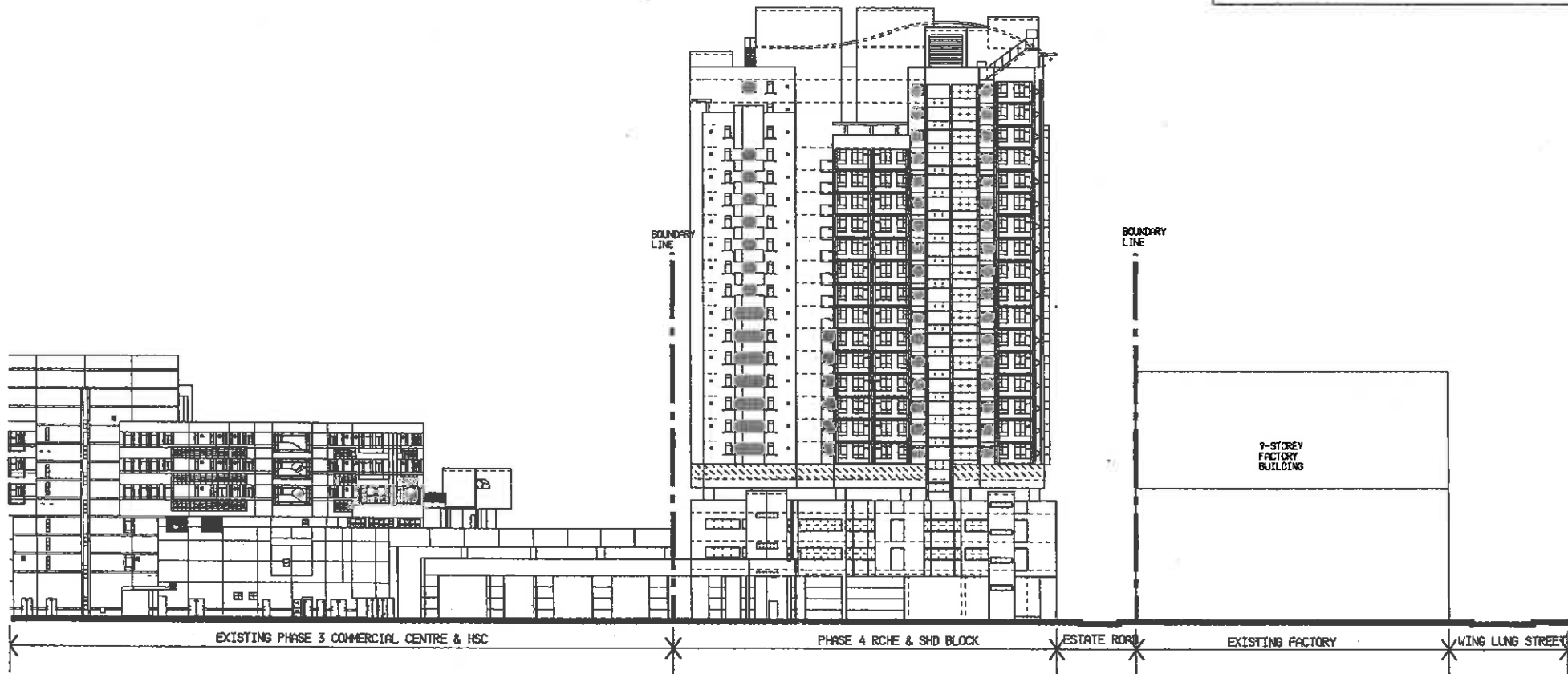
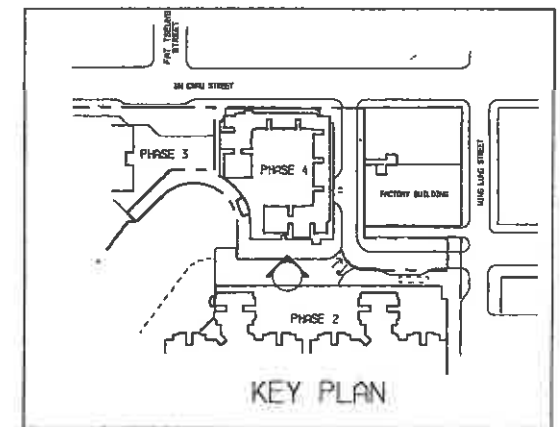
EAST ELEVATION OF RCHE & SHD AT PHASE 4

CHECKED : CA/3(Atg) ORIGINAL SIGNED
 SA/9 ORIGINAL SIGNED
 A/78 ORIGINAL SIGNED
 STOR/36 ORIGINAL SIGNED
 DRAWN : TOR/3 ORIGINAL SIGNED

P1	1. FLOOR HEIGHT REVISED AT 4/F TO 20/F. 21.8.00	TOR/11	STOR/36	A/78
SCALE : 1:500				
DRAWING NO. : KL30/4/SHD/A/SK-07/P1				



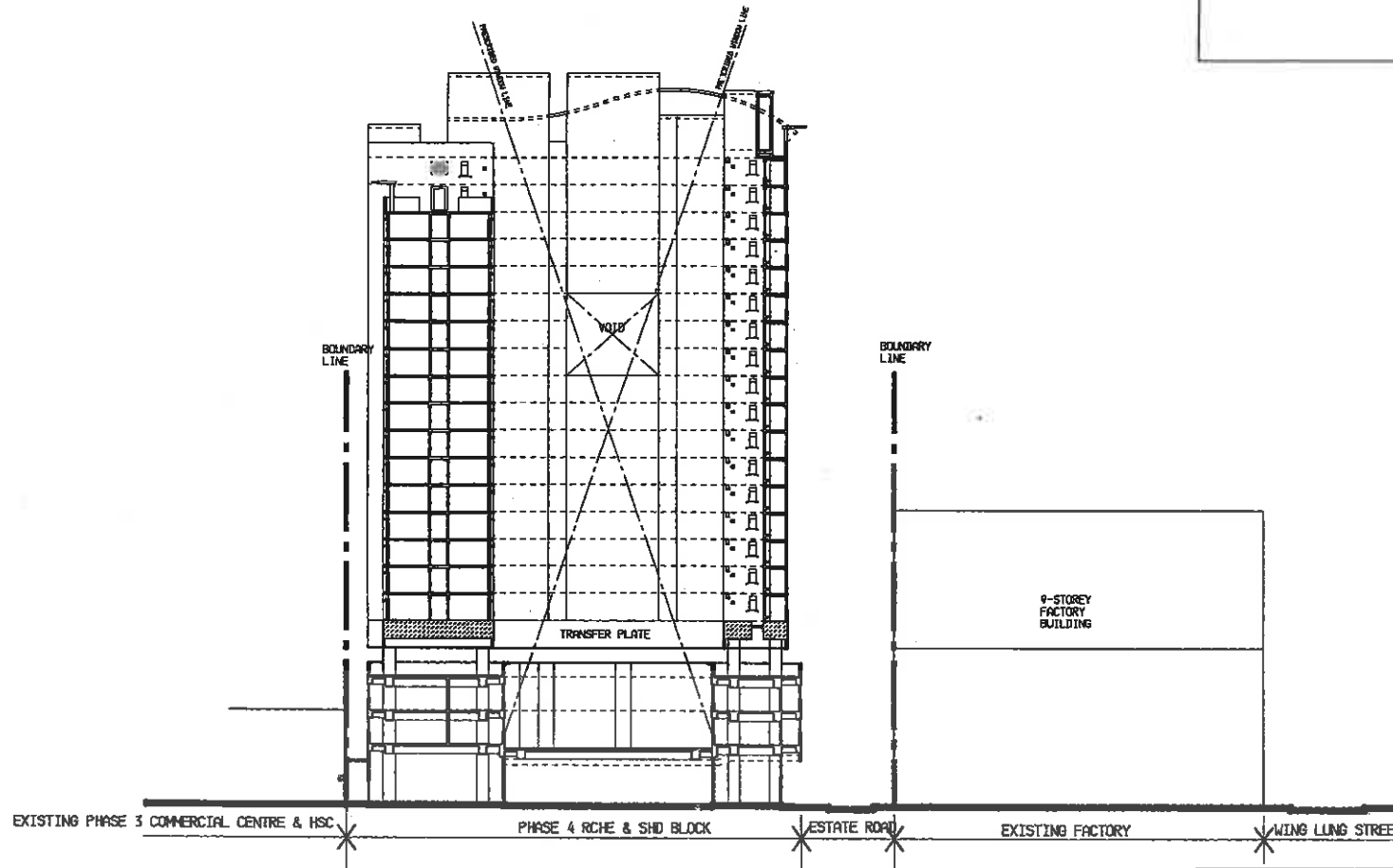
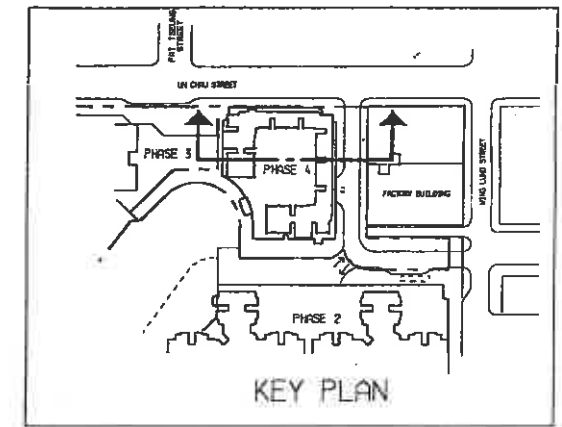
	REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4 SOUTH ELEVATION OF RCHE & SHD AT PHASE 4	CHECKED : CA/3(ATg)	ORIGINAL SIGNED	P1	1. FLOOR HEIGHT REVISED AT 4/F TO 20/F. 21.8.00	TOA/11/STOR/36	A78
		SA/9	ORIGINAL SIGNED				
		A/78	ORIGINAL SIGNED				
		STOA/36	ORIGINAL SIGNED				
		DRAWN : TOA/3	ORIGINAL SIGNED				
SCALE : 1:500				DRAWING NO. : KL30/4/SHD/A/SK-08/P1			



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
WEST ELEVATION OF RCHE & SHD AT PHASE 4

CHECKED : CA/3(Altg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

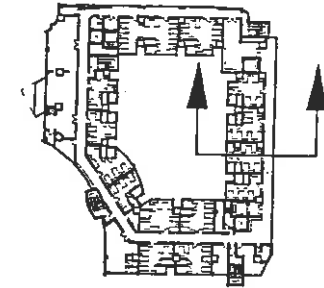
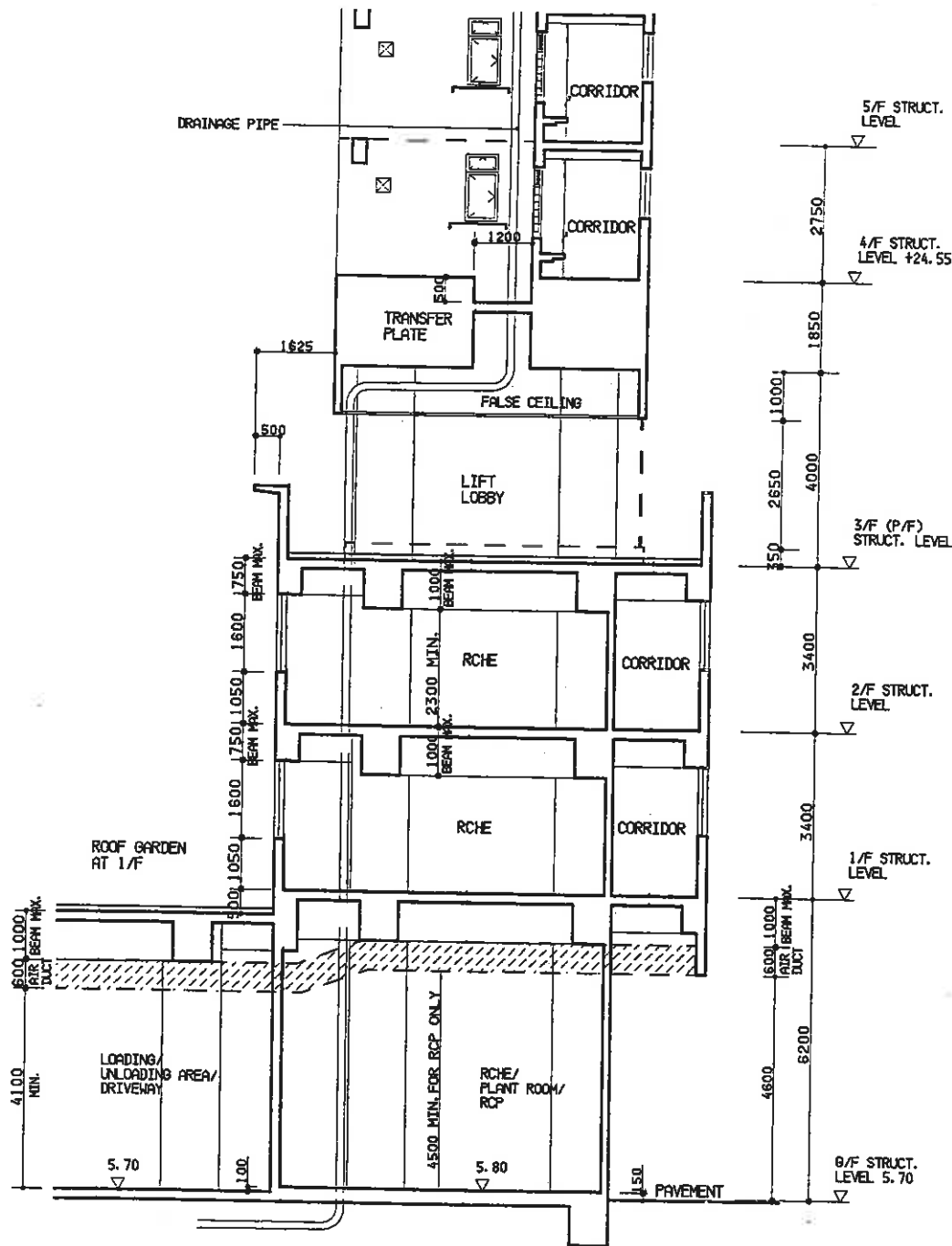
P1	1. FLOOR HEIGHT REVISED AT 4/F TO 20/F. 21.8.00	TOA117	STOA36	A78
SCALE : 1:500				
DRAWING NO. : KL30/4/SHD/A/SK-09/P1				



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4 SECTION OF RCHE & SHD AT PHASE 4

CHECKED : CA/3(Alg) ORIGINAL SIGNED
 SA/9 ORIGINAL SIGNED
 A/78 ORIGINAL SIGNED
 STOA/36 ORIGINAL SIGNED
 DRAWN : TOA/3 ORIGINAL SIGNED

P1	1. FLOOR HEIGHT REVISED AT 4/F TO 20/F. 21.8.00	TOA/11	STOA/36	A/78
SCALE : 1:500				
DRAWING NO. : KL30/4/SHD/A/SK-10/P1				



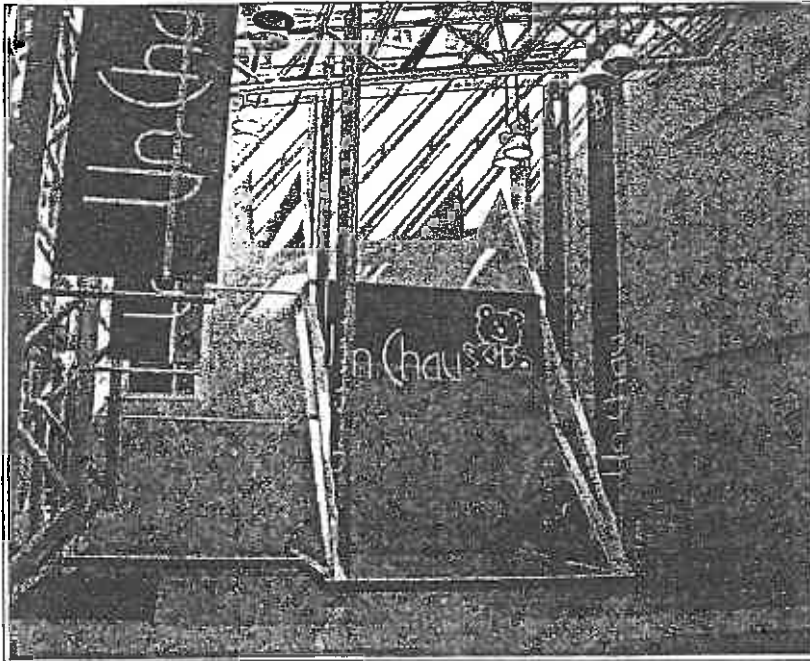
KEY PLAN



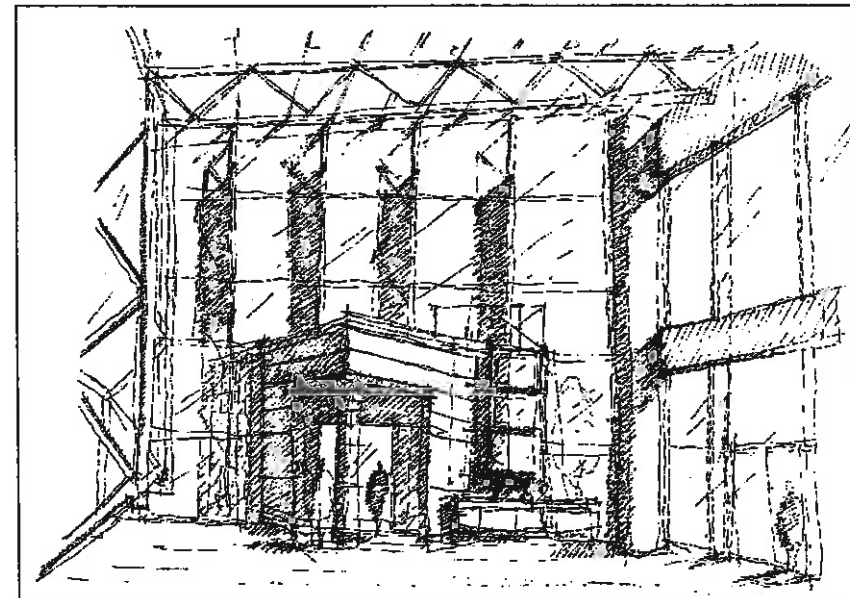
REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4 DETAIL SECTION OF RCHE AT PHASE 4

CHECKED : CA/3(Atg) ORIGINAL SIGNED
SA/9 ORIGINAL SIGNED
A/78 ORIGINAL SIGNED
STOA/36 ORIGINAL SIGNED
DRAWN : TOA/3 ORIGINAL SIGNED

P1	1. HEADROOM OF SHD REVISED.	14.8.00	TOA/17	STOA/36	A78
SCALE : 1:100					
DRAWING NO. : KL30/4/RCHE/A/SK-04/P01					



EXISTING



PROPOSED



REDEVELOPMENT OF UN CHAU STREET PHASE 2 & 4
 PROPOSED REPLACEMENT OF TEMPORARY WALL AND
 NEW CONNECTION TO PHASE 4

CHECKED : CA/3(Atg) *14/7/00*
 SA/9
 A/78
 STOA/36
 DRAWN : TOA/3

SCALE : NIL

DRAWING NO. : KL30/4/SHD/A/SK-11/P0

PART III - PROJECT DEVELOPMENT BUDGET

PHASES 2 & 4

PHDP Code :

SWD Funded Items	
ORSWB	RCHE
m ²	m ²
Cost in (£'000)	
m ²	m ²
	3,217
Cost in (£'000)	
	196
	-
	3,211
	22,556
	566
	1,380
	-
	58
	559
	28,526
	8,867

D6total (29/6/2000)
 F:\data\06\muller\Chap. 6. 5. 1999\muller 3.xls

**ANALYSIS OF SITE DEVELOPMENT &
CONSTRUCTION COST BUDGET NO. 4
(For Financial Viability Assessment Purpose)**

PHASES 2 & 4

PROJECT : Redevelopment of Un Chau Estate Phases 2 & 4 PHDP Code : _____

Legend for Cost Portion :

PRH - Public Rental Housing	RCHE - Residential Care Home for the Elderly
HOS - Home Ownership Scheme	UN - Unallocable
CC - Commercial (Shopping) Centre	GN - Government Non-reimbursable
WEL - Welfare Facilities	ORSWB - Out-reaching Social Work Base

Notes :

- (1) All prices are at June 00 price level and adjusted for tender price inflation to tender in dates of contracts based on 0 % per annum for period 6/00 to 12/00 and 6% from 01/01 onwards.
- (2) Special External Works cost comprises both foundation and building costs of those items classified as special external works included in building contract.
- (3) Apportionment of the Site Development and Construction Costs are in accordance with relevant DCMBI.
- (4) The entire construction & fitting-out costs for the SWD and HAD Businesses are presented in this budget as under separate funding, subject to the funding arrangement to be confirmed by
- (5) Development Contingencies are set at 2% for all standard blocks superstructure and 5% for all non-standard blocks and all standard block elements other than superstructure.
- (6) 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 test, piling test carried out by direct testing contractor, etc.) are set at 2% on Site Development Costs, Construction Costs and Development Contingencies.

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.

Basis of the Estimate :

Refer Summary Sheet of each Phase

Prepared by : Michael Ching (D.G.Jones & Partners)

Date : 4 September 2000

Summary of Cost Apportionment of Commonly Shared Elements in Construction and Site Development Cost Budget No. 4

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Total CFA (m2)	-	179,251	-	18,651	-	-	197,902
Total CFA excluding PWP items (m2)	-	-	-	-	-	-	-
CFA of buildings/portions served by ARCS (m2)	-	-	-	-	-	-	-

COST ELEMENTS	Estimated Cost in \$,000 (excluding provisions for fluctuations)						Total (\$,000)
A. Cost Items (incl. tender price inflation) expended under different phases before Cost Apportionment	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	
1 Site Formation	-	-	-	-	-	-	-
2 Demolition	-	10,937	-	1,138	-	-	12,075
3 External Works	-	55,693	-	29,205	-	-	84,898
4 Transfer Structures	-	29,318	-	5,486	-	-	34,804
5 Automated Refuse Collection System	-	-	-	-	-	-	-
6 Other Separate Contracts (incl. Softlandscape)	-	2,798	-	795	-	-	3,593
Total :-	-	98,746	-	36,624	-	-	135,370

B. Construction Cost Budget (incl. tender price inflation) to respective Tender-in dates							
1 Foundation	-	192,619	-	18,618	-	-	211,237
2 Building (excl. building services)	-	750,202	-	122,596	-	-	872,798
3 Building Services	-	150,964	-	33,142	-	-	184,106
4 External Works for Specific Businesses	-	-	-	-	-	-	-
5 Public Transport Interchange	-	-	-	-	-	-	-
6 Others (please specify)	-	-	-	-	-	-	-
Construction Cost Budget :- (excl. commonly shared elements)	-	1,093,785	-	174,356	-	-	1,268,141
C. Adjustment for Costs of Common Elements Apportioned to each Phases within the Whole Development Site (see Note 1 and 2))							
1 Demolition	-	10,937	-	1,138	-	-	12,075
2 Site Formation	-	-	-	-	-	-	-
3 Transfer Structures	-	31,524	-	3,280	-	-	34,804
4 External Works for Commonly shared elements	-	76,897	-	8,001	-	-	84,898
5 Automated Refuse Collection System	-	-	-	-	-	-	-
6 Other Separate Contracts (incl. Softlandscape)	-	3,254	-	339	-	-	3,593
Total of Common Apportioned Elements :- (Phase split in %)	- 0.00%	122,612 90.58%	- 0.00%	12,758 9.42%	- 0.00%	- 0.00%	135,370 100.00%
D. Total Cost Budget (incl. common elements apportioned across all phases within the Whole Development Site) (Item D = Item B + Item C)							
1 Demolition	-	10,937	-	1,138	-	-	12,075
2 Site Formation	-	-	-	-	-	-	-
3 Foundation	-	192,619	-	18,618	-	-	211,237
4 Building (excl. building services)	-	750,202	-	122,596	-	-	872,798
5 Building Services	-	150,964	-	33,142	-	-	184,106
6 Transfer Structures	-	31,524	-	3,280	-	-	34,804
7 External Works	-	76,897	-	8,001	-	-	84,898
8 Public Transport Interchange	-	-	-	-	-	-	-
9 Automated Refuse Collection System	-	-	-	-	-	-	-
10 Other Separate Contracts (incl. Soft landscape)	-	3,254	-	339	-	-	3,593
Total Cost Budget for Financial Viability :- (excl. Provisions for Fluctuations)	-	1,216,397	-	187,114	-	-	1,403,511

Notes :

- (1) The costs of commonly shared items expended under each phase are identified from the Cost Budget of respective phases and the total cost apportioned across all phases of the same Development Site (in Item C above) pro-rata on CFA basis

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 4

PROJECT : Redevelopment of Un Chan Street Estate

PHASE : 2 PHDP Code : _____

	COST PORTIONS								Common Items		Total
	PRH	HOS	CC	CP	WEL	PTI	UN	GN	TS	EW	
CFA of Cost Portions (m2)	-	156,674	-	22,367	-	-	210				179,251
COST ITEMS	Estimated Cost in \$,000										
A. Site Development & Construction Cost Budget At June 00 (Excluding Other Project Costs & Tender Price Inflation)											
1.0 Site Development Costs											
1.1 Site Formation Contract		9,559		1,365			13				10,937
1.2 Demolition Contract											
2.0 Construction Costs											
2.1 Foundation Contract		171,024		20,408			229				191,661
2.2 Building Contract											
2.21 Building (excl. building services)		622,681		97,388			1,279				721,348
2.22 Building Services		131,381		13,692			85				145,158
2.23 External Works for commonly shared elements										53,551	53,551
2.24 External Works for Specific Businesses											
2.25 Automated Refuse Collection System											
2.26 Transfer Structures									28,190		28,190
2.27 Public Transport Interchange											
2.3 Other Separate Contracts (incl. Softlandscape)										2,690	2,690
Cost Budget At June 99 Price Level (A)		934,645		132,853			1,606		28,190	56,241	1,153,535
B. Site Development & Construction Cost Budget At June 00 (Incl. Tender Price Inflation) (Cost in Item (A) plus Cost x (v), (w), (y) or (z))											
1.0 Site Development Costs											
1.1 Site Formation Contract											
1.2 Demolition Contract		\$10,937		9,559			13				10,937
2.0 Construction Costs											
2.1 Foundation Contract		\$192,619		171,879			230				192,619
2.2 Building Contract		\$966,177									
2.21 Building (excl. building services)		-		647,588			1,330				750,202
2.22 Building Services		-		136,636			88				150,964
2.23 External Works for commonly shared elements		-								55,693	55,693
2.24 External Works for Specific Businesses		-									
2.25 Automated Refuse Collection System		-									
2.26 Transfer Structures		-							29,318		29,318
2.27 Public Transport Interchange		-									
2.3 Other Separate Contracts (incl. Softlandscape)		\$1,798								2,798	2,798
Cost Budget Projected To Proposed Dates Of Tenders (B)		\$1,192,531		965,662			1,661		29,318	58,491	1,192,531

Types of Contract

Site Formation

Demolition

Foundation

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

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

Tender In Dates

02/00

01/01

08/01

Adjustment for months after Dec 00

- Months x 6 % / 12 = N/A (v)

0 Months x 6 % / 12 = 0.00000 (w)

1 Months x 6 % / 12 = 0.00500 (y)

8 Months x 6 % / 12 = 0.04000 (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. 4 (cont'd)

PROJECT : Redevelopment of Un Chan Street Estate **PHASE :** _2_ **PHDP Code :** _____

Legend for Cost Portion:

PRH - Public Rental Housing
HOS - Home Ownership Scheme
CC - Commercial (Shopping) Centre
WEL - Welfare Facilities

CP
UN
PTI
GN

Private Car Carpark
Unallocable
Public Transport Interchange
Government Non-reimbursable

TS
EW

- Transfer structure
- External Works

Notes :

- (1) All prices are at June 00 price level and adjusted for tender price inflation to tender in dates of contracts based on: 0 % per annum for period from 06/00 to 12/00 and 6% per annum from 01/01 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBL

Inclusions :

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Development Contingencies.
- (3) 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 test, piling test carried out by direct testing contractor, etc.) are set at 2% on Site Development Costs, Construction Costs and Development Contingencies.

Assumptions :

Basis of the Budget :

- (1) Project information included in the following documents:
 - Noise Barrier design received from A/78 on 21/6/00
 - Phase 2 podium plans received from A/79 on 22/6/00
 - Plans and CFA diagrams received from A/78 on 21/6/00
 - CFA for typical floors received from A/78 on 26/6/00
 - Foundation information received from SE/63 on 26/6/00
 - Preliminary framing plans from SE/63 on 11/8/00
 - Steel ratio from SE/63 on 18/8/00
 - B.S. estimate from BSE/C23 on 31/8/00

Prepared by : Michael Ching (D.G.Jones & Partners)

Date : 4 September 2000

Construction Cost Budget No. 4 (Integrated Domestic/Carpark Building: Domestic (HOS) Portion)

Project : Redevelopment of Un Chau Street Estate Phase 2 (PHDP Code:)

Domestic Blocks : 4 No. New Harmany Blocks (Type 1, Option 4). 38 Storeys (2 No. of Blocks) and 39 storeys (2 No. of Blocks)

Cost at June 00 Price Level	m2 CFA	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Standard Blocks				
(a) New Harmony Block (Type 1 Option 4)	156,674	466	4,100	4,566
- 1 B Flat	No. of Flats 604			
- 2 B Flat	1,200			
- 3 B Flat	596			
	2,400			
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = 156,674 m2)		73,010	642,363	715,373 (\$4,566/m2 CFA) (\$298,072 per flat)
2.0 Adjustments to Item 1.0 Above				
(a) Adjust for deep foundation		85,469	-	85,469
(b) Adjust for extra costs due to construction of blocks on podium		-	60,813	60,813
(c) Adjust B.S. cost based on actual estimate on truncated blocks		-	12,452	12,452
(d) Adjust B.S. cost for provision of A/C units		-	12,240	12,240
(e) Adjust for temporary works for pile caps construction and pre-boring for piling within MTR protective zone		4,500	-	4,500
(f) Add cost for fluctuation		-	3,765	3,765
(g) Add cost for roof features		-	2,200	2,200
(h) Add cost for enlarged bay windows		-	1,796	1,796
(i) Add cost for thickened glass for 1,200 flats as noise mitigation measures		-	1,320	1,320
(j) Add cost for projecting architectural features		-	153	153
(k) Deduct construction cost of carcass to accommodate ancillary facilities on podium		-99	-594	-693
Sub-Total (B)		89,870	94,145	184,015 (\$1,175/m2 CFA) (\$76,673 per flat) 25.72 % over that calculated based on Standard Yardsticks
3.0 Non-standard Blocks				
N/A				
Sub-Total (C)		-	-	
4.0 Development Contingency				
(a) All standard blocks superstructure only		-	12,847	12,847
(b) All non-standard blocks and all standard block elements other than superstructure		8,144	4,707	12,851
Sub-Total (D)		8,144	17,554	25,698 (\$164/m2 CFA) (\$10,708 per flat)
Total Cost of Domestic Block - Home Ownership Scheme Portion at June 00 Price Level = (A) + (B) + (C) + (D) (including Provisions for Contract Fluctuations)		171,024	754,062	925,086 (\$5,905/m2 CFA) (\$385,453 per flat)

Project : Redevelopment of Un Chau Street Estate Phase 2 (PHDP Code:)

Cost at June 00 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
1.0 Ancillary/Welfare Facilities in Domestic Block (G/F)				
(a) Ancillary facilities (no fitting out included)	210	470	2,830	3,300
Cost per m2 CFA x m2 CFA		<-----\$'000----->		
		99	594	693
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 210 m2 GFA)	210	0	587	587
2.0 Other Adjustments for Item 1.0 Above				
(a) Adjust for deep foundation		119	0	119
(b) Adjust for extra cost to domestic blocks on podium level		0	118	118
3.0 Development Contingency		11	65	76
Total Cost of Unallocable Portion at June 00 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)		<-----\$'000----->		
		229	1,364	1,593 (\$7,586/m2 CFA)

Remarks

1. Unallocable Portion includes the following :

Management Office	150	m2 CFA
Owner's Corporation Office	31	m2 CFA
Cleansing Contractor's Office	15	m2 CFA
Artisan Workshop	14	m2 CFA
Total	210	m2 CFA

Project : Redevelopment of Un Chau Street Estate Phase 2 (PHDP Code:)Building : Carpark Podium (2 storeys)

Cost at June 00 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
1.0 Estimated cost for Carpark under Podium of Domestic Buildings				
(a) Carpark Portion		19,436	92,750	112,186
- Private	600			
- Motorcycle	50			
	650			
(b) Building Services			13,040	13,040
Sub-total (A) :-		19,436	105,790	125,226
(Total CFA based on Actual Design = $\frac{22,367}{36.73}$ m2 & Average CFA per carparking space = 36.73 m2)				(\$5,599/m2 CFA) (\$205,626/ space) 14.5% over that calculated based on Standard Yardsticks
		972	5,290	6,262
2.0 Development Contingency				
Total Cost of Carpark Portion at June 00 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations)		20,408	111,080	131,488
				(\$5,879/m2 CFA) (\$215,908/ space)
3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :				
(a) Adjust for extra superstructure cost due to transfer plate of domestic blocks above		-	12,026	12,026
(b) Adjust for deep foundation		8,670		8,670
(c) Add cost for mechanical ventilation			7,000	7,000
(d) Add cost for feature screen walls to enhance streetscape and podium elevation design			2,750	2,750
(e) Adjust for temporary works for pile caps construction and pre-boring for piling within MTR protective zone		1,404	-	1,404
(f) Adjust for efficiency ratio		-1,598	-14,342	-15,940

Remark:

- The 50 No. of motorcycle carparking space is regarded as 9 No. of private carparking space

Construction Cost Budget No. 4

(Transfer Structures - Commonly Shared Across
Phases of the Development and Amongst Various
HA Businesses)

Project : Redevelopment of Un Chau Street Estate PHASE 2 (PHDP Code:)

Cost at June 00 Price Level	Estimated Cost		TOTAL
	Building	Others	
1.0 Transfer Plate based on Actual Design (a) Transfer structure for domestic blocks	26,848	-	26,848
Sub-Total (A)	26,848	-	26,848
2.0 Development Contingency	1,342	-	1,342
Sub-Total (B)	1,342	-	1,342
Total Cost of Commonly Shared Transfer Structures at June 00 Price Level = (A) +(B) (including Provisions for Contract Fluctuations)	28,190	0	28,190

+

Project : Redevelopment of Un Chau Street Estate Phase 2. (PHDP Code:)

Total GEA = 19,904 m2

Total CFA = 179,251 m2

GEA : CFA = 1 : 9.01

Cost at June 00 Price Level	Estimated Cost		TOTAL
	Foundation (Excl Caps)	Building (Incl Caps)	
1.0 External Works based Cost Yardsticks (incl. Contract Price Fluctuation)	\$,000.00		
(a) Hard Landscape Works (Amenities)		28,980	28,980
(b) Underground Drainage		13,415	13,415
(c) Add for Contract Fluctuation		4,240	4,240
Sub-total (A)	0	46,635	46,635 (\$260/m2 CFA) (\$2,343/m2 GEA)
2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)	\$,000.00		
(a) Projected noise barrier	-	3,039	3,039
(b) Apportioned cost of road works for Wing Lung Street	-	337	337
(c) Add cost for glass canopy	-	220	220
(d) Allow cost for bridge connection	-	550	550
(e) Allow cost for relocation of mini-bus layby	-	220	220
Sub-total (B)	0	4,366	4,366 (\$24/m2 CFA) (\$219/m2 GEA)
3.0 Development Contingency	0	2,550	2,550
Sub-Total (C)	0	2,550	2,550 (\$14/m2 CFA) (\$128/m2 GEA)
Total Cost of Commonly Shared External Works at June 00 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)	0	53,551	53,551 (\$299/m2 CFA) (\$2,690/m2 GEA)

4.0 Cost of Automated Refuse Collection System at June 00 Price Level	\$,000.00		
5.0 Development Contingency			
Total Cost of Automated Refuse Collection System at June 00 Price Level = Total of Items 4.0 to 5.0 (including provisions for Contract Fluctuation)			(\$ /m2 CFA) (\$ /m2 GEA)

Cost at June 00 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Fees & Others	
6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 00 Price Level	1,423	1,139	2,562
7.0 Development Contingency	71	57	128
Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 00 Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)	1,494	1,196	2,690 (\$15/m2 CFA) (\$135/m2 GEA)

Project : Redevelopment of Un Chau Street Estate Phase 2 (PHDP Code:)

Cost at June <u>00</u> Price Level	Estimated Cost		TOTAL
	Demolition	Others (Relocation of gas kiosk)	
1.0 Estimated Cost for Demolition	<----- \$,000.00 ----->		
(a) Demolition of existing buildings	9,963	453	10,416
Sub-Total (A)	9,963	453	10,416
2.0 Development Contingency	<----- \$,000.00 ----->		
	498	23	521
Sub-Total (B)	498	23	521
Total Cost of Demolition at June 00 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)	10,461	476	10,937

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 4

PHASE 4

PROJECT : Redevelopment of Un Chau Street Estate

PHASE : 4 **PHDP Code :** _____

	COST PORTIONS									Common Items		Total
	PRH	HOS	CC	CP	WEL (ORSWB)	WEL (RCHE)	UN	GN	Others	TS	EW	
CFA of Cost Portions (m2)	15,271				163	3,217						18,651
COST ITEMS												
Estimated Cost in \$,000												
A. Site Development & Construction Cost Budget At June 00 (Excluding Other Project Costs & Tender Price Inflation)												
1.0 Site Development Costs												
1.1 Site Formation Contract												
1.2 Demolition Contract	932				10	196						1,138
2.0 Construction Costs												
2.1 Foundation Contract	15,168				162	3,195					2,770	21,295
2.2 Building Contract												
2.21 Building (excl. building services)	97,577				1,193	19,111						117,881
2.22 Building Services	29,159				131	2,578						31,868
2.23 External Works for commonly shared elements											25,405	25,405
2.24 External Works for Specific Businesses												
2.25 Automated Refuse Collection System												
2.26 Transfer Structures										5,275		5,275
2.27 Public Transport Interchange												
2.3 Other Separate Contracts (incl. Softlandscape)											764	764
Cost Budget At June 00 Price Level (A)	142,836				1,496	25,080				5,275	28,939	203,626
B. Site Development & Construction Cost Budget At June 00 (incl. Tender Price Inflation) (Cost in Item (A) plus Cost x (v), (w), (y) or (z))												
1.0 Site Development Costs												
1.1 Site Formation Contract												
1.2 Demolition Contract	\$1,138	932			10	196						1,138
2.0 Construction Costs												
2.1 Foundation Contract	-	15,244			163	3,211					2,784	21,402
2.2 Building Contract	\$209,047											
2.21 Building (excl. building services)	-	101,480			1,241	19,875						122,596
2.22 Building Services	-	30,325			136	2,681						33,142
2.23 External Works for commonly shared elements	-										26,421	26,421
2.24 External Works for Specific Businesses	-											
2.25 Automated Refuse Collection System	-											
2.26 Transfer Structures	-									5,486		5,486
2.27 Public Transport Interchange	-											
2.3 Other Separate Contracts (incl. Softlandscape)	\$0,795										795	795
Cost Budget Projected To Proposed Dates Of Tenders	\$210,980	(B) 147,981			1,550	25,963		0	0	5,486	30,000	210,980

Types of Contract

Site Formation

Demolition

Foundation

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

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

Tender In Dates

02/00

01/01

08/01

Adjustment for months after Dec 00

- Months x 6.0 % / 12 = (v)

0 Months x 6.0 % / 12 = 0.00000 (w)

1 Months x 6.0 % / 12 = 0.00500 (y)

8 Months x 6.0 % / 12 = 0.04000 (z)

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

SUMMARY OF CONSTRUCTION COST BUDGET NO. 4 (cont'd)

Phase 4

PROJECT : Redevelopment of Un Chan Street Estate PHASE : 4 PHDP Code : _____

Legend for Cost Portions:

PRH - Public Rental Housing
HOS - Home Ownership Scheme
CC - Commercial (shopping) Centre
CP - Carpark

RCHE
ORSWB
UN
GN

Residential Care Home for the Elderly
Out-reaching Social Work Base
Unallocable
Government Non-reimbursable

TS
EW

Transfer Structure
External Works

Notes:

- (1) All prices are at June 00 price level and adjusted for tender price inflation to tender in dates of contracts based on 0 % per annum for period 06/00 to 12/00 and 6% per annum from 01/01 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBL

Inclusions:

Exclusions:

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Development Contingencies.
- (3) 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 test, piling test carried out by direct testing contractor, etc.) are set at 2% on Site Development Costs, Construction Costs and Development Contingencies.

Assumptions:

Basis of the Budget:

- (1) Project Information included in the following documents:
CFA diagrams from A/78 received on 23/6/00
Development site area from A/79 received on 27/6/00
Foundation information received from SE/63 on 26/6/00
Preliminary framing plans from SE/63 on 11/8/00
Steel ratio from SE/63 on 18/8/00
B.S. estimate from BSE/C23 on 31/8/00
information for modification to existing Atrium Glazing in UCS3 from A/78 on 16/5/00

Prepared by : Michael Ching (D.G.Jones & Partners)

Date : 4 September 2000

Construction Cost Budget No. 4 (Domestic Blocks: Public Rental Housing Portion)
Project : Redevelopment of Un Chau Street Estate Phase 4 (PHDP Code:)

Cost at June 00 Price Level	CFA m2	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Estimated cost for Domestic Flats				
(a) Small Household Flats				
- 1P/2P Flat <u>Flat No.</u> 331	15,271	946	7,080	8,026
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = 15,271 m2)		14,446	108,119	122,565 (\$8,026/m2 CFA) (\$370,287 per flat)
2.0 Adjustments to Item 1.0 Above				
(a) Adjust for extra costs due to construction of block on podium	-	-	5,198	5,198
(b) Add cost for window enclosure at corridors as per DCMBI No. D30/99	-	-	4,178	4,178
(c) Add cost for suspended ceiling at corridors as per DCMBI No. D30/99	-	-	2,729	2,729
(d) Add cost for noise barrier to small household flats	-	-	243	243
(e) Add cost for thickened glass for noise mitigation measure	-	-	147	147
(f) Add cost as per DCMBI No. DCB58/00 for revised Model Client Brief for Small Households Development	-	-	87	87
Sub-Total (B)		0	12,582	12,582 (\$824/m2 CFA) (\$38,012 per flat)
3.0 Development Contingency				
(a) All standard blocks superstructure only	-	-	-	-
(b) All non-standard blocks and all standard block elements other than superstructure	722	6,035	6,757	6,757
Sub-Total (C)		722	6,035	6,757
Total Cost of Domestic Block - Public Rental Housing Portion at June 00 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)		15,168	126,736	141,904 (\$9,292/m2 CFA) (\$428,713 per flat)

Construction Cost Budget No. 4 (Welfare Portion - Out-reaching Social Work Base)Project : Redevelopment of Un Chau Street Estate Phase 4 (PHDP Code:)

Cost at June <u>00</u> Price Level	CFA m2	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 Estimated Cost for Out-reaching Social Work Base				
(a) Ancillary/Welfare facilities - Out-reaching Social Work Base (no fitting out included)	163	946	5,572	6,518
Cost per Flat x CFA (Total CFA = <u>163</u> m2)		154	908	1,062 (\$6,515/m2 CFA)
(b) Add for fitting out cost of ancillary/welfare facilities (total area to be fitted out = 163 m2 CFA)		-	293	293
2.0 Adjustments to Item 1.0 Above				
(a) Adjust for extra costs on podium and congested site		-	60	60
3.0 Development Contingency		8	63	71
Total Cost of Welfare Portion - Out-reaching Social Work Base at June <u>00</u> Price Level = Total of Items 1.0 to 3.0 (including Provisions for Contract Fluctuations)		162	1,324	1,486 (\$9,117/m2 CFA)

Construction Cost Budget No. 4 (Welfare Portion - RCHE) (SWD Funded Item)

Project : Redevelopment of Un Chau Street Estate Phase 4 (PHDP Code:)Building : Residential Care Home for the Elderly

Cost at June 00 Price Level	CFA m2	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
1.0 <u>Estimated Cost for Residential Care Home for Elderly</u>				
(a) Residential Care Home for Elderly	3,217	946	6,115	7,061
Cost per Flat x CFA (Total CFA = <u>3,217</u> m2)		3,043	19,672	22,715 (\$7,061/m2 CFA)
2.0 <u>Adjustments to Item 1.0 Above</u>				
(a) Adjust for extra costs on podium and congested site		-	984	984
3.0 <u>Development Contingency</u>		152	1,033	1,185
Total Cost of Welfare Portion - Residential Care Home for Elderly Portion at June 00 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)		3,195	21,689	24,884 (\$7,735/m2 CFA)

Construction Cost Budget No. 4(Transfer Structures - Commonly Shared Across
Phases of the Development and Amongst Various
HA Businesses)Project : Redevelopment of Un Chau Street Estate PHASE 4 (PHDP Code:)

Cost at June 00 Price Level	Estimated Cost		TOTAL
	Building	Others	
1.0 Transfer Plate based on Actual Design	\$,000.00		
(a) Transfer structure for Small Household Domestic Block	5,024	-	5,024
Sub-Total (A)	5,024	-	5,024
2.0 Development Contingency	\$,000.00		
	251	-	251
Sub-Total (B)	251	-	251
Total Cost of Commonly Shared Transfer Structures at June 00 Price Level = (A) +(B) (Including Provisions for Contract Fluctuations)	\$,000.00		
	5,275	0	5,275

+

Project : **Redevelopment of Un Chau Street Estate** Phase 4 (PHDP Code: _____)

Total GEA = **5,714** m2

Total CFA = **18,651** m2

GEA : CFA = 1 : 3.26

Cost at June 00 Price Level	Estimated Cost		TOTAL
	Foundation (Excl Caps)	Building (Incl Caps)	
1.0 External Works based Cost Yardsticks (incl. Contract Price Fluctuation)	\$,000.00		
(a) Hard Landscape Works (Amenities)		8,320	8,320
(b) Underground Drainage		3,851	3,851
(c) Add for Contract Fluctuation		1,095	1,095
Sub-total (A)	0	13,266	13,266 (\$711/m2 CFA) (\$2,322/m2 GEA)
2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)	\$,000.00		
(a) Ancillary structure at the entrance	1,004	2,322	3,326
(b) Apportioned cost of road works for Wing Lung Street		37	37
(c) Demolition and reinstatement of existing end wall of commercial centre		1,191	1,191
(d) Reinstatement of pedestrian pavement		295	295
(e) Free standing noise barrier	1,634	4,702	6,336
(f) Modification to existing atrium glazing in UCS3		2,382	2,382
Sub-total (B)	2,638	10,929	13,567 (\$727/m2 CFA) (\$2,374/m2 GEA)
3.0 Development Contingency	132	1,210	1,342
Sub-Total (C)	132	1,210	1,342 (\$72/m2 CFA) (\$235/m2 GEA)
Total Cost of Commonly Shared External Works at June 00 Price Level = (A) + (B) + (C) (Including Provisions for Contract Fluctuations)	2,770	25,405	28,175 (\$1,511/m2 CFA) (\$4,931/m2 GEA)

4.0 Cost of Automated Refuse Collection System at June 00 Price Level	\$,000.00		
5.0 Development Contingency			
Total Cost of Automated Refuse Collection System at June 00 Price Level = Total of Items 4.0 to 5.0 (including provisions for Contract Fluctuation)			(\$ /m2 CFA) (\$ /m2 GEA)

Cost at June 00 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Fees & Others	
6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 00 Price Level	404	324	728
7.0 Development Contingency	20	16	36
Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 00 Price Level = Total of Items 6.0 to 7.0 (Including Provisions for Contract Fluctuations)	424	340	764 (\$41/m2 CFA) (\$134/m2 GEA)

Project : Redevelopment of Un Chau Street Estate Phase 4 (PHDP Code:)

Cost at June <u>00</u> Price Level	Estimated Cost		TOTAL
	Demolition	Others (Relocation of gas kiosk)	
1.0 Estimated Cost for Demolition	\$,000.00		
(a) Demolition of existing buildings	1,037	47	1,084
Sub-Total (A)	1,037	47	1,084
2.0 Development Contingency	\$,000.00		
	52	2	54
Sub-Total (B)	52	2	54
Total Cost of Demolition at June 00 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)	1,089	49	1,138

+

B.S. Cost Estimation for
Redevelopment of Un Chau Street Phases 2 & 4

Summary of Estimation

	Phase 2	Phase 4
Installations	Estimated Amount (\$)	Estimated Amount (\$)
Electrical	81,230,000	14,099,000
Lift	33,873,000	6,932,000
Mechanical Ventilation	7,280,000	-
Fire Services & Water Pump	13,042,000	9,119,000
Term Contract Air Conditioner	125,000	-
Gas Water Heater (Welfare Premises)	7,000	-
Gas Water Heater (HOS Flats)	1	-
Subscription Television Network	3,000	12,000
Security Alarm Installation	36,000	-
Services Charge for Security and Doorphone Installation for EMSD	106,000	31,000

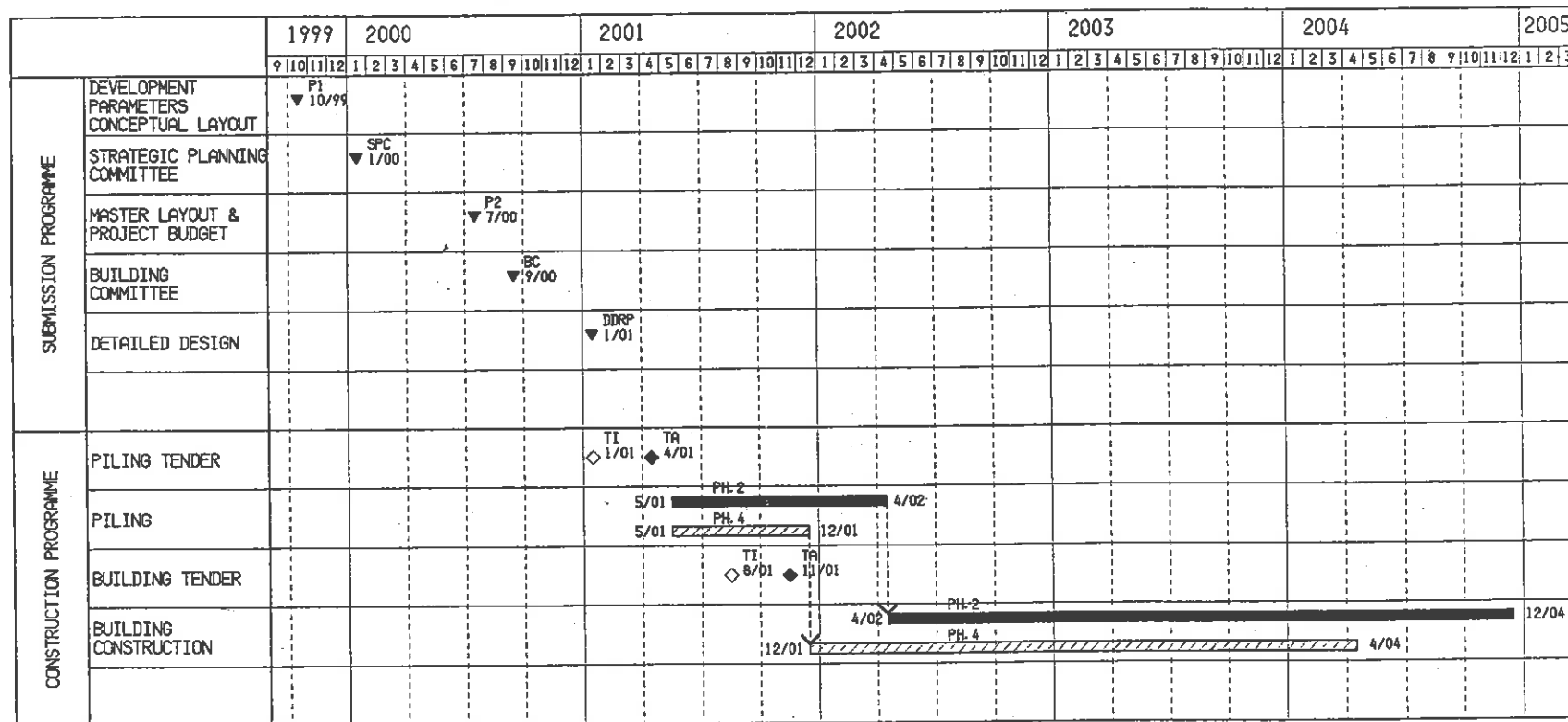
Total : 135,702,001 30,193,000

Note :

- i) Estimate is as at June 2000 including contingency & provisional sum for fluctuation adjusted to tender-in date of main contract.

PART IV - DEVELOPMENT PROGRAMME

DEVELOPMENT PROGRAM - UN CHAU STREET ESTATE PHASES 2 & 4



LEGEND :

- ◇ TENDER INVITATION
- ◆ TENDER AWARD
- PHASE 2
- ▨ PHASE 4



REDEVELOPMENT OF UN CHAU STREET PHASES 2 & 4
PROJECT PROGRAM

CHECKED : CA/3(Atg)
SA/9
A/78
STOA/36
DRAWN : TOA/117

14-7
14/7/06
18/7/06
13/7/06

SCALE : N/A

DRAWING NO. : KL30/PMG-01