



## THE HONG KONG HOUSING AUTHORITY

### Memorandum for the Building Committee

#### **Proposed Master Layout Plan and Project Development Budget for the Public Rental Housing Development at North Apron of Kai Tak Airport in South East Kowloon Development Area Site 1A (Phases 1 and 2) and Site 1B (Phases 1, 2 and 3)**

#### **PURPOSE**

To seek Members' approval to the proposed Master Layout Plan and Project Development Budget for the Public Rental Housing Development at the North Apron of Kai Tak Airport (NAKTA) in South East Kowloon Development Area (SEKDA) Site 1A (Phases 1 and 2) and Site 1B (Phases 1, 2 and 3).

#### **BACKGROUND**

2. Site 1A and Site 1B are the first batch of housing sites at the SEKDA. They are situated in the existing North Apron of Kai Tak Airport, with the Kwun Tong Bypass situated to their east. The location of these two sites are shown in the location plan at **Part I** of the **Annex**.

3. Under the Flexible Housing Production Strategy, both sites are designated for Group 1 development. Site 1A is also identified as the reception estate for Lower Ngau Tau Kok Phase 2, which is targeted for clearance by end 2005.

4. This Group 1 development will adopt site-specific non-standard design, to enhance the cohesiveness of the overall design of the district and to better integrate with the District Open Space, i.e. the Kai Tak Green, located in the heart of the public housing development area.

5. Past events relevant to the project are as follows -

<b>Date</b>	<b>Event</b>
(a) 5 September 2000	HBB Members were briefed on the proposal of TDD's Comprehensive Feasibility Study for the Revised Scheme of SEKDA, which aimed to meet HOUSCOM's target of 22,229 public flats in NAKTA.
(b) 29 November 2000	The Study Steering Group endorsed the NAKTA Report as suitable for submission to PWSC to seek funding for detailed design. The Report proposed 20 hectares of public housing in 4 sites (Sites 1A, 1B, 1C and 1D) located in the north eastern part of the former Kai Tak Airport.
(c) 22 December 2000	Project Design Review Committee (PDRC) discussed preliminary layout proposals of the 4 sites. Members directed the use of non-standard block design.
(d) 19 January 2001	PDRC endorsed the Development Parameters, Conceptual Layout and Cost Estimates for the Proposed Development at Sites 1A and 1B for further submission to the Strategic Planning Committee (SPC) (PDRC Paper No. 3/2001).
(e) 15 March 2001	SPC approved the inclusion of Sites 1A and 1B into the PHDP and endorsed its respective development cost ceilings (Paper No. SPC 12/2001).
(f) 9 August 2001	Development Parameters of Sites 1A and 1B, incorporating comments received from government departments in the initial interdepartmental circulation conducted in 3/01, was submitted to Kowloon District Planning Conference for approval.

- (g) 24 August 2001 PDRC endorsed the Master Layout Plan and Project Development Budget for the Proposed Development at Sites 1A and 1B for further submission to the Building Committee (PDRC Paper No. 22/2001).

## **MASTER LAYOUT PLAN**

6. The proposed Master layout Plan for Sites 1A and 1B, which follow the Development Parameters as approved by SPC via Paper No. SPC 12/2001, is as follows –

- (a) Site 1A, with an area of 3.4 hectares, will be developed in two phases, providing 4,857 flats in three 40-residential storeys and four 38 to 44-residential storeys non-standard blocks. This project includes a kindergarten, an Adult Education Centre, a Neighbourhood Elderly Centre with Additional Services, and a superstore of 1,000 m<sup>2</sup> retail area to serve residents of Sites 1A and 1B. A single storey semi-sunken carpark, with landscaped roof serving as external open space, and open-air on-grade light goods vehicle (LGV) parking spaces will also be provided.
- (b) Site 1B, with an area of 5.7 hectares, will be developed in three phases, providing 7,812 flats in four 40-residential storeys, three 50-residential storeys and three 46 to 50-residential storeys non-standard blocks. This project includes two kindergartens and a 3-storey freestanding carpark with landscaped roof. Covered and open-air on-grade LGV parking spaces will also be provided.

7. The major Development Parameters are summarized as follows (Details refer to **Part I** of the Annex) -

	<b>Housing Type</b>	<b>No. of Flats</b>	<b>Design Population</b>	<b>Gross Site Area</b>	<b>Domestic GFA</b>	<b>Plot Ratio</b>
Site 1A	Group 1	4,857	13,487	3.47 ha.	225,001 m <sup>2</sup>	7.5
Site 1B	Group 1	7,812	24,786	5.70 ha.	384,447 m <sup>2</sup>	7.5
<b>Total</b>	-	<b>12,669</b>	<b>38,273</b>	<b>9.17 ha.</b>	<b>609,448 m<sup>2</sup></b>	-

8. The Master Layout Plan drawings are attached in **Part II** of the Annex. The main features of the overall development are as follows -

### **Planning Context**

- (a) Site 1A and Site 1B are large estates in their own right, located adjacent to a 3.85 ha. District Open Space, Kai Tak Green. The opportunity has been taken to plan these three distinct areas into a single, harmonious development by opening up the housing site layouts and allowing their open spaces to integrate with the District Open Space, effectively creating a uniquely spacious City Garden.
- (b) There are distant views at the higher levels of the development to Lion Rock, Fei Ngo Shan and the Kowloon Hills to the north and east. Kai Tak Green to the west affords more local views. The NAKTA urban design planning requirements require stepped building heights around Kai Tak Green to maintain distant views and enhance sunlight penetration. The layout maximises the potential of the internal and external view opportunities.
- (c) Sites 1A and 1B at NAKTA are situated in what will become a prominent and easily accessible location within the SEKDA. These sites will be well served at the local level by a trolley bus / LRT shuttle system around the periphery of Kai Tak Green. This links up to the Kai Tak Station of the Shatin to Central Link railway as the primary public transport network. Site 1D is zoned as residential, and will provide the main shopping and transport facilities for the whole of the NAKTA public housing developments.



- (d) The vehicular access points to Sites 1A and 1B will be from the east, in accordance with the NAKTA Report's objective of minimizing the number of through-roads. Within the Sites there will be unobstructed pedestrian circulation, flowing across the local distributor route into the District Open Space.

### **Site Specific Building Design**

- (e) In response to the planning opportunities for the development, site-specific design is adopted for the blocks and master layout in order to achieve the following design objectives, both on the level of urban design and individual block layout -

- (i) **Maximization of Views**

The floor layout and orientation of the domestic blocks are specifically designed to capture the views of the central open spaces and the distant views to the north and east.

- (ii) **Creation of Landmark and Focus**

At the centre of the Sites 1A and 1B, two special feature blocks are articulated to form a landmark to link up the two Sites. The feature blocks enclose an open space forming a plaza and the focal point of the development. The plaza flows through the open lower floors of the landmark buildings to the community hub at the eastern side of the development where the commercial, social and educational facilities are clustered.

- (iii) **Optimization of Flat Modules**

The typical floor plans of the domestic blocks are designed to optimize the flat modules to facilitate mechanization in the construction process. Flat units are designed to be free from internal structural walls as far as practicable to maximise flexibility of partitioning by occupants.

(iv) **Optimum Efficiency Ratio**

The average efficiency ratio for the development is 77.8, ranging from 75.3 in the feature blocks with most small flats, to 80.3 in the cruciform blocks with fewest small flats. The size of the flats is a major determinant in efficiency ratios. As a comparison, Harmony Blocks with a similar flat mix have an efficiency ratio of 74.0.

**Environmental Design Consideration**

- (f) Government seeks to promote environmentally aware concepts in SEKDA.
- (g) The layout protects the domestic blocks against traffic noise from the surrounding roads, particularly the existing Kwun Tong By-pass and Prince Edward Road East, by setting back the blocks and using the carpark in Site 1B as a buffer.
- (h) A mixture of linked blocks, with openings in the building mass, and point blocks are located to promote natural ventilation in the estate, enhance pedestrian comfort, and avoid undesirable wind effect at pedestrian level. Computer simulation studies will identify the optimum openings arrangement during the detail design process.
- (j) Domestic blocks are designed to allow natural cross ventilation in the lift lobbies. Air-conditioner hoods extending to the entire length of main windows also provide sun-shading. Natural clothes drying is facilitated with drying racks located behind architectural feature panels installed in the main facades of domestic blocks.
- (k) Automated Refuse Collection System (ARCS) will be provided for the estate. District ARCS and Cooling Systems are being looked into by Government.
- (l) A series of environmental studies is being arranged for the project. Consideration will be given to explore a number of options, including new environmental technology such as photovoltaic system for landscape lighting and greywater recycle system for irrigation purpose.

The cost of these environmental innovations will be absorbed within the standard contingency provision in the Budget.

## PROJECT DEVELOPMENT BUDGET

9. The proposed Project Development Budget for the development is estimated to be \$1,721.886M for Site 1A and \$2,903.312M for Site 1B. The breakdown of the proposed Project Development Budget is given in Part IV of the Annex and the key elements are summarized on Tables 2a and Table 2b.

**Table 2a : Proposed Project Development Budget (Site 1A)**

Cost Heads		Works Elements	Phase 1 \$M	Phase 2 \$M	Total \$M
(a)	Site Development	Site Formation	-	-	-
	Cost	Sub-total	-	-	-
(b)	Construction Cost	Foundation	175.953	100.965	276.918
		Building	691.424	481.551	1,172.975
		Soft Landscape & Others	7.055	4.630	11.685
		Sub-total	874.432	587.146	1,461.578
(c)	Other Project Costs [2% on (a) and (b)]	Civil engineering and geotechnical studies, site investigation, material testing and the like	17.489	11.743	29.232
(d)	Total Site Development and Construction Cost [(a) + (b) + (c)]		891.921	598.889	1,490.810
(e)	Project Management Cost [15.5% of (d)]	Professional services and overheads, consultation fees and consultant site staff etc.	138.248	92.828	231.076
(f)	Project Development Budget [(d) + (e)]		1,030.169	691.717	1,721.886

**Table 2b : Proposed Project Development Budget (Site 1B)**

Cost Heads		Works Elements	Phase 1 \$M	Phase 2 \$M	Phase 3 \$M	Total \$M
(a)	Site Development	Site Formation	-	-	-	-
	Cost	Sub-total	-	-	-	-
(b)	Construction Cost	Foundation	183.628	158.744	150.589	492.961
		Building	727.343	608.981	615.659	1,951.983
		Soft Landscape & Others	7.336	6.054	6.068	19.458
		Sub-total	918.307	773.779	772.316	2,464.402
(c)	Other Project Costs [2% on (a) and (b)]	Civil engineering and geotechnical studies, site investigation, material testing and the like	18.366	15.476	15.446	49.288
(d)	Total Site Development and Construction Cost	[(a) + (b) + (c)]	936.673	789.255	787.762	2,513.690
(e)	Project Management Cost [15.5% of (d)]	Professional services and overheads, consultation fees and consultant site staff etc.	145.184	122.335	122.103	389.622
(f)	<b>Project Development Budget</b> [(d) + (e)]		<b>1,081.857</b>	<b>911.590</b>	<b>909.865</b>	<b>2,903.312</b>

## PROJECT DEVELOPMENT COSTS

10. The proposed Project Development Cost of the Sites 1A and 1B based on the Master Layout Plan as compared with the Approved Project Development Cost Ceilings in Table 3.

**Table 3 : Site 1A Combined Cost and Site 1B Combined Cost Comparison**

	(a)	(b)	(c)	(d)
Buildings/ Portions	Proposed Project Development Cost  (\$ / m <sup>2</sup> CFA)	Approved Project Development Cost Ceiling (Note 2)  (\$ / m <sup>2</sup> CFA)	Proposed Unit Construction Cost adjusted to tender-in date  (\$ / m <sup>2</sup> CFA)	June 2001 Construction Cost Yardstick adjusted to tender-in date  (\$ / m <sup>2</sup> CFA)
<b>Site 1A Combined Phs.1 &amp; 2</b>				
PRH (non-std.)	6,882	7,149	5,842	5,438 (Note 3)
Private carpark	6,441	6,450	5,467	5,224
LGV parking	679	1,233	576	5,651
Retail facilities	6,656	6,711	5,650	10,140
Wel. facilities	8,882	9,147	7,539	-
<b>Site 1B Combined Phs.1,2,3&amp;4 (Note 1)</b>				
PRH (non-std.)	6,913	7,048	5,868	5,427 (Note 3)
Private carpark	4,981	6,762	4,228	5,224
LGV parking	1,137	1,234	965	5,651
Wel. facilities	7,894	7,900	6,701	-

**Note 1** The 4-phases arrangement of Site 1B in the concept plan approved in Paper No. SPC 12/2001 is re-phased into 3 phases in the new scheme.

**Note 2** The Project Development Cost Ceilings have been combined to one average figure in order to have a like-to-like comparison with the Project Development Costs. The Approved Project Development Cost Ceilings under paper No. SPC 12/2001 have been adjusted for deflation of construction cost from June 2000 to June 2001 and +3.5% PM Cost.

**Note 3** Based on yardsticks for Group 1 projects (Modified Standard or Non-standard design) with ref. to PRH/HOS Block (New Harmony 1, opt.6 std.), (CM Circular 43/2001 refers).

11. With reference to **Table 3**, the proposed unit development costs for PRH, private car parking, LGV parking, retail and welfare portions are all **within** the respective Approved Development Cost Ceilings.

12. With reference to **Table 3**, the proposed unit construction cost for the non-standard PRH is 7.43% and 8.13% respectively for Site 1A and Site 1B over the Construction Yardstick of Group 1 PRH (**non-standard design**) for the reasons as follows -

	<b>Site 1A</b>	<b>Site 1B</b>
(a) Foundation based on project specific piling design	7.43%	6.85%
(b) Allow for drencher system to refuge floors of the 50-storey blocks	N/A	1.28%
<b>(Total)</b>	<b>7.43%</b>	<b>8.13%</b>

13. With reference to **Table 3**, the proposed unit construction cost for the Site 1A Carpark is 4.65% over the Construction Yardstick due to semi-basement construction of the carpark and allowance for provision of mechanical ventilation and sprinkler systems.

14. The proposed construction cost for the non-standard PRH can be further broken down into the cost per flat as follows –

	Proposed Project Development Cost	Proposed Unit Construction Cost adjusted to tender-in date	June 2001 Construction Cost Yardstick for Group 1 PRH	June 2001 Construction Cost Yardstick for Group 1 PRH adjusted to tender-in date
Flat Type	(\$ per Flat)	(\$ per Flat)	(\$ per Flat)	(\$ per Flat)
<b>Site 1A Combined Phs.1 &amp; 2</b>				
1/2P Flat	232,612	197,460	184,582	183,804
2/3P Flat	267,710	227,254	212,433	211,538
1B Flat	342,035	290,347	271,412	270,269
2B Flat	450,771	382,651	357,696	356,189
3B Flat	551,936	468,528	437,972	436,128

	Proposed Project Development Cost	Proposed Unit Construction Cost adjusted to tender-in date	June 2001 Construction Cost Yardstick for Group 1 PRH	June 2001 Construction Cost Yardstick for Group 1 PRH adjusted to tender-in date
Flat Type	(\$ per Flat)	(\$ per Flat)	(\$ per Flat)	(\$ per Flat)
<b>Site 1B Combined Phs.1,2 &amp; 3</b>				
1/2P Flat	233,659	198,338	184,210	183,433
2/3P Flat	268,916	228,265	212,005	211,110
1B Flat	343,576	291,640	270,865	269,722
2B Flat	452,802	384,354	356,975	355,469
3B Flat	554,423	470,614	437,090	435,245

## AVAILABILITY OF FUNDS

15. Based on the Proposed Development Cost Budget, the estimated yearly expenditure for the project is as follows -

	Estimated Expenditure (\$/M)			
	2001/02	2002/03	Post 2002/03	TOTAL
Site 1A-Ph.1	-	207.290	822.879	1,030.169
Site 1A-Ph.2	-	118.947	572.770	691.717
Site 1B-Ph.1	-	216.332	865.525	1,081.857
Site 1B-Ph.2	-	187.016	724.573	911.589
Site 1B-Ph.3	-	177.409	732.456	909.865

## DEVELOPMENT PROGRAMME

16. The key dates for the development programme are as follows –

		Site 1A (Phs. 1 & 2)	Site 1B (Phs. 1 & 2)	Site 1B (Ph. 3)
(a) Master Layout Plan	PDRC(2)	08/01		
(b) Master Layout Plan	BC	10/01		
(c) Detailed Design	DDRP	12/01		
(d) Piling <sup>(Note 1)</sup>	Commencement	05/02	05/02	05/02
	Completion	05/03	05/03	05/03
(e) Building <sup>(Note 2)</sup>	Commencement	05/03	05/03	05/03
	Completion	11/05	02/06	11/05

- Notes :**
1. Min. 12-month construction period allowed for piling works based on standard lead time.
  2. 30 and 33-month construction period allowed respectively for superstructure of 40 and 50 domestic storeys.

## RECOMMENDATION

17. It is recommended that the Proposed Master Layout Plan and Proposed Development Budget of \$1,721.886M and \$2,903.312M respectively for the Public Rental Housing Development at NAKTA in SEKDA Sites 1A (Phases 1 and 2) and Site 1B (Phases 1, 2 and 3) as described above and in the Annexes to this paper be approved.

## DISCUSSION

18. At the next meeting of the Building Committee to be held on 18 October 2001, Members will be invited to approve the recommendation in paragraph 17 above.

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Date : 12 October 2001

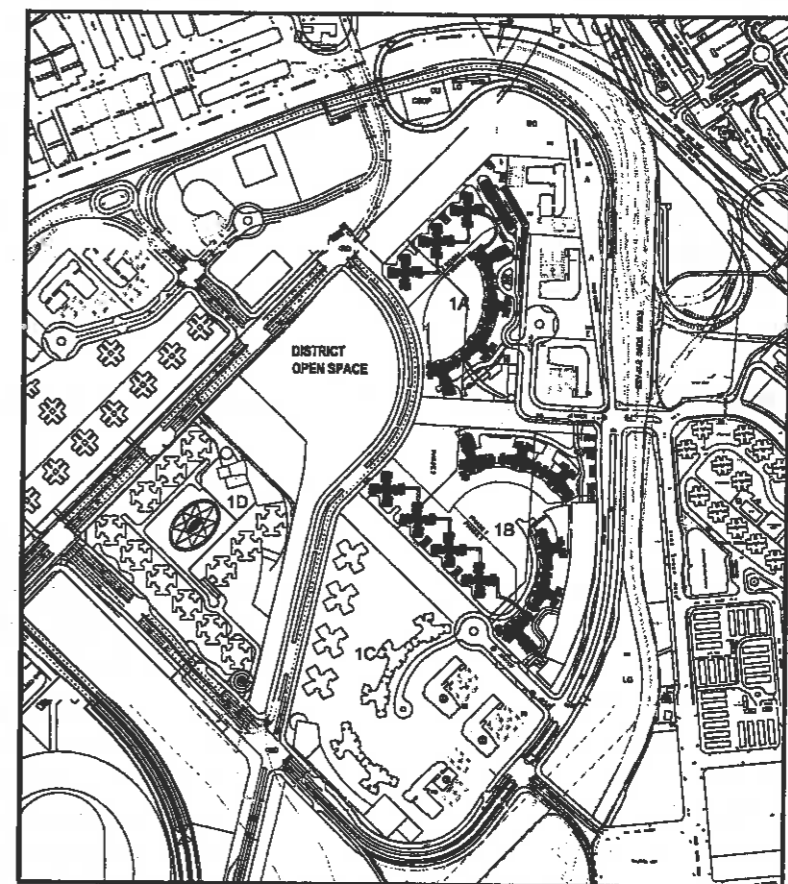


**DESIGN TEAM**

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Patrick Luk	SA/13
Clifford Cheng	A/25
William Chan	A/93
Eugene Shum	A/94
Simon Chu	AG/31
Ray Lau	AG/35
Y.W. Chen	STG (A)/13
C.K. Lau	STG (A)/30 (Atty.)
T.P. Leung	TO (A)/8
W.M. So	TO (A)/9
C.C. Chan	TO (A)/50
T.H. Lam	TO (A)/82
K.O. Woo	TO (A)/92
W.K. Poon	TO (A)/133
Y.Y. Tang	TO (A)/141
Sunny Ng	CTA
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David Setchfield	LA/8
<b>Quantity Surveying</b>	<b>Widnell Ltd.</b>
William Au	QS

**Public Rental Housing Development at  
North Apron of Kai Tak Airport (NAKTA) in  
South east Kowloon Development Area (SEKDA)  
Site 1A (Phases 1 and 2) and Site 1B (Phases 1, 2 and 3)**

**PROPOSED MASTER LAYOUT PLAN AND  
PROJECT DEVELOPMENT BUDGET**



ISSUE NO. 1

**BC SUBMISSION  
OCTOBER 2001**

DEVELOPMENT AND CONSTRUCTION BRANCH  
HOUSING DEPARTMENT

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THIS DOCUMENT HAS BEEN REVIEWED  
AND APPROVED FOR ADEQUACY

  
SIGNED : Mr. I.A. Galloway CA/2(Atg.)

DATE : 12 October 2001

**PART I : MASTER LAYOUT PLAN**





# LOCATION PLAN

**Part I - MASTER LAYOUT PLAN**

Sites 1A and 1B - Evaluation of Master Layout Plan		
Development Parameters	Master Layout Plan	Remarks
<p><b>2.1 The Site</b></p> <p><b>2.1.1 Site Location</b> Sites 1A and 1B are situated in the North Apron of Kai Tak Airport (NAKTA) with the Kwun Tong Bypass situated to their east.</p> <p><b>2.1.2 Adjacent Land Uses</b> HD's conceptual development proposal for Sites 1A and 1B is set within the context of TDD's Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development (SEKD Study), which was endorsed by CPLD on 24 May 2001. The Study, which formulate the NAKTA urban design planning requirement, proposes a pedestrian friendly residential neighbourhood in the eastern part of NAKTA with a District Open Space as its focus of the area.</p>	<p>As in the Development Parameters.</p> <p>As in the Development Parameters.</p>	<p>The site is relatively flat with no slope in the adjoining areas.</p>
<p><b>2.2 Environmental Mitigation</b> EPD state that they require 100% noise compliance for SEKD. The SEKD Study recommends for implementation of the government at-source noise mitigation measures such as low noise road surfacing, semi-enclosures and road barriers for the surrounding roads. HD has carried out a noise assessment on the development proposal and concluded that 100% noise compliance can be achieved if the recommended mitigation measures are implemented.</p> <p>The SEKD Study states that no exceedance of the Air Pollution Control Ordinance's air quality objectives (AQO) is predicted.</p>	<p>The layout protects domestic blocks against traffic noise from the surrounding roads by setting back the blocks and using the carpark in Site 1B as buffer. According to advice of Ove ARUP &amp; Partners HK Ltd., environmental assessment consultant for the project, the proposed scheme of Sites 1A and 1B can achieve 100% noise compliance.</p>	<p>The findings and recommendations on environmental mitigation in the SEKD Study will be observed and followed in the development proposal of Sites 1A and 1B.</p> <p>It is assumed that all at-source noise mitigation measures for the adjacent roads as agreed by TDD will be implemented.</p>

**Part I - MASTER LAYOUT PLAN**

Sites 1A and 1B - Evaluation of Master Layout Plan		
Development Parameters	Master Layout Plan	Remarks
<p><b>2.3 Site Formation</b> Subject to proposal of the SEKD Study.</p>	<p>Filling of the development sites is required to bring them up to a level that will prevent flooding and facilitate the gravity flow of the sewerage system.</p>	<p>As per request of HD, TDD is currently providing additional filling material and forming the Site to HD's required levels.</p>
<p><b>2.4 Zoning Consideration</b> The site is zoned Residential (Group A)1 on the draft Kai Tak (North) Outline Zoning Plan No. S/K19/2.</p>	<p>As in the Development Parameters.</p>	
<p><b>2.5 Height Restriction</b> Draft Kai Tak (North) Outline Zoning Plan (OZP) requirement - Site 1A : 120 &amp; 165 mPD Site 1B : 120, 165 &amp; 180mPD</p>	<p>As in the Development Parameters.</p>	
<p><b>2.6 Infrastructure</b></p> <p><b>2.6.1 Drainage and Sewerage</b> Subject to proposal of the SEKD Study.</p> <p><b>2.6.2 Water Supply</b> Subject to proposal of the SEKD Study.</p> <p><b>2.6.3 Electricity, Telephone, Gas</b> Adequate utility supply provisions for the proposed development to be undertaken by utility companies.</p> <p><b>2.6.4 Traffic Improvement</b> The SEKD Study has drawn up its land use proposals with regard to the traffic implications of the housing development proposal on the public transport system, road junctions, road capacity, pedestrian linkages etc.</p>	<p>As in the Development Parameters.</p> <p>As in the Development Parameters.</p> <p>As in the Development Parameters.</p> <p>As in the Development Parameters.</p>	<p>The development proposal for Sites 1A and 1B is set within the context of the SEKD Study; no significant impact on the adjacent road network is envisaged.</p>

**Part I - MASTER LAYOUT PLAN**

<b>SITE 1A - Accommodation &amp; Facilities</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>3.1 Site Area</b>  Gross site area : 3.4 hectare	Gross Site Area : 34,735 m <sup>2</sup> Internal road area : 4,734 m <sup>2</sup> Net Site Area : 30,001 m <sup>2</sup>	
<b>3.2 Plot Ratio</b>  <u>Gross Floor Area</u>  Domestic 232,100 m <sup>2</sup> Total: 232,100 m <sup>2</sup>          Domestic P.R. = 7.5	<u>Gross Floor Area</u>  <b>Phase 1</b> Domestic 133,852 m <sup>2</sup> Non-domestic 3,321 m <sup>2</sup>  <b>Phase 2</b> Domestic 91,149 m <sup>2</sup>   <u>Total GFA (Ph.1 &amp; Ph.2)</u> Domestic 225,001 m <sup>2</sup> Non-domestic 3,321 m <sup>2</sup>  Permissible Domestic P.R.* = 7.5 Permissible Non-domestic P.R.* = 1  Domestic P.R. = 7.5 Non-domestic P.R. = 0.11	Non-domestic GFS at Phase 1 consists of Superstore, Adult Education Centre, Kindergarten, Neighbourhood Elderly Centre and Management accommodations.  * Based on domestic P.R. of 7.5 (on Net Site Area) and non-domestic P.R. of 1 (on Net Site Area) as proposed by TDD's Comprehensive Feasibility Study for the Revised Scheme of SEKDA, and incorporated in the Draft Kai Tak (North) OZP.
<b>3.3 Design Population</b>  The total design population is 12,800	Phase 1 7,107 Phase 2 6,380 Total 13,487	

Accommodation and Facilities

BC Submission - SEKDA Site 1A and 1B

**Part I - MASTER LAYOUT PLAN**

<b>SITE 1A - Accommodation &amp; Facilities</b>																																					
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>																																			
<b>3.4 Flat Number and Flat Mix</b>  The proposed housing development is planned to provide a total of 4,874 rental flats.	Provision of 4,857 rental flats.  Phase 1 provides 2,937 rental flats in four 38 to 44-residential storeys non-standard blocks; Phase 2 provides 1,920 rental flats in three 40-residential storeys non-standard blocks. Flat mix is as follows :-  <table border="1"> <thead> <tr> <th>Flat</th> <th>1/2P</th> <th>2/3P</th> <th>1B</th> <th>2B</th> <th>3B</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Ph.1</td> <td>1,173</td> <td>116</td> <td>1,408</td> <td>240</td> <td>0</td> <td>2,937</td> </tr> <tr> <td>Ph.2</td> <td>280</td> <td>440</td> <td>280</td> <td>880</td> <td>40</td> <td>1,920</td> </tr> <tr> <td><b>Total</b></td> <td><b>1,453</b></td> <td><b>556</b></td> <td><b>1,688</b></td> <td><b>1,120</b></td> <td><b>40</b></td> <td><b>4,857</b></td> </tr> <tr> <td>%</td> <td>29.9</td> <td>11.4</td> <td>34.8</td> <td>23.1</td> <td>0.8</td> <td>100</td> </tr> </tbody> </table>	Flat	1/2P	2/3P	1B	2B	3B	Total	Ph.1	1,173	116	1,408	240	0	2,937	Ph.2	280	440	280	880	40	1,920	<b>Total</b>	<b>1,453</b>	<b>556</b>	<b>1,688</b>	<b>1,120</b>	<b>40</b>	<b>4,857</b>	%	29.9	11.4	34.8	23.1	0.8	100	Under the Comprehensive Redevelopment Programme, Site 1A is identified as the reception estate for Lower Ngau Tau Kok Phase 2, which is targeted for clearance by end 2005.
Flat	1/2P	2/3P	1B	2B	3B	Total																															
Ph.1	1,173	116	1,408	240	0	2,937																															
Ph.2	280	440	280	880	40	1,920																															
<b>Total</b>	<b>1,453</b>	<b>556</b>	<b>1,688</b>	<b>1,120</b>	<b>40</b>	<b>4,857</b>																															
%	29.9	11.4	34.8	23.1	0.8	100																															
<b>3.5 Retail Provision</b>  To be catered initially by some retail provision in Site 1A and mainly by the commercial centre in Site 1D	A 1,000 m <sup>2</sup> IFA Superstore (approximately 1,200m <sup>2</sup> GFA) will be provided in Site 1A to serve both Sites 1A and 1B																																				
<b>3.6 Education Facilities</b>  One kindergarten (no. of classroom not mentioned)	One kindergarten with 6 classrooms																																				
<b>3.7 Community / Welfare Facilities</b>  One Adult Education Centre which is re-provision from Sau Mau Ping (III) Estate	- One Adult Education Centre; - One Neighbourhood Elderly Centre with Additional Services, which is re-provision for the Social Centre for the Elderly at Lower Ngau Tau Kok (II) Estate																																				

Accommodation and Facilities

BC Submission - SEKDA Site 1A and 1B

**Part I - MASTER LAYOUT PLAN**

<b>SITE 1A - Accommodation &amp; Facilities</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>3.8 Management Accommodations</b>		
3.8.1 <u>Estate Management Office</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
3.8.2 <u>Mutual Aid Committee (MAC) Office</u> Details not mentioned	One for each rental block	Subject to detail design at Detail Design Stage
3.8.3 <u>Office for Cleansing Contractor</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
3.8.4 <u>Maintenance Service / Store Room</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
3.8.5 <u>Plant Nursery</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
<b>3.9 Local Open Space</b>	A minimum of 13,487 m <sup>2</sup> shall be provided to serve the PRH development.	1m <sup>2</sup> per person
<b>3.10 Recreation Facilities</b> Details not mentioned	Children Play Area of 1,079 m <sup>2</sup> min. will be provided for the rental estate.  Badminton Court : 2  Table Tennis Tables : 2  Basketball Court : 1	Children Play Area :- 400m <sup>2</sup> /5,000 persons  Badminton Court :- (1 / 8,000 persons)  Table tennis Table :- (2 / 15,000 persons)  Basketball Court :- (1 / 10,000 persons)

Accommodation and Facilities

BC Submission - SEKDA Site 1A and 1B

**Part I - MASTER LAYOUT PLAN**

<b>SITE 1A - Accommodation &amp; Facilities</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>3.11 Refuse Collection Facilities</b>  Details not mentioned		One ARCS proposed for serving Site 1A with one detached Central Collection Plant located at Phase 2.  Separate Junk Collection Points with loading / unloading bay for refuse collection vehicle provided in Phases 1 and 2.

Accommodation and Facilities

BC Submission - SEKDA Site 1A and 1B



**Part I - MASTER LAYOUT PLAN**

<b>SITE 1B - Accommodation &amp; Facilities</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>4.1 Site Area</b>  Gross site area : 5.7 hectare	Gross Site Area : 57,006 m <sup>2</sup> Internal road area : 5,746 m <sup>2</sup> Net Site Area : 51,260 m <sup>2</sup>	
<b>4.2 Plot Ratio</b>  <u>Gross Floor Area</u>  Domestic 401,700 m <sup>2</sup> Total: 401,700 m <sup>2</sup>	<u>Gross Floor Area</u>  <b>Phase 1</b> Domestic 132,529 m <sup>2</sup> Non-domestic 2,093 m <sup>2</sup>  <b>Phase 2</b> Domestic 132,533 m <sup>2</sup>  <b>Phase 3</b> Domestic 119,385 m <sup>2</sup>  <u>Total GFA (Ph.1, Ph.2 &amp; Ph.3)</u> Domestic 384,447 m <sup>2</sup> Non-domestic 2,093 m <sup>2</sup>  Permissible Domestic P.R.* = 7.5 Permissible Non-domestic P.R.* = 1  Domestic P.R. : 7.5  Domestic P.R. = 7.5 Non-domestic P.R. = 0.04	Non-domestic GFS at Phase 1 consists of Kindergarten and Management accommodations.  * Based on domestic P.R. of 7.5 (on Net Site Area) and non-domestic P.R. of 1 (on Net Site Area) as proposed by TDD's Comprehensive Feasibility Study for the Revised Scheme of SEKDA, and incorporated in the Draft Kai Tak (North) OZP.
<b>4.3 Design Population</b>  The total design population is 23,800	Phase 1 7,998 Phase 2 7,700 Phase 3 9,088 Total 24,786	

**Part I - MASTER LAYOUT PLAN**

<b>SITE 1B - Accommodation &amp; Facilities</b>																																												
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>																																										
<b>4.4 Flat Number and Flat Mix</b>  The proposed housing development is planned to provide a total of 7,710 rental flats.	Provision of 7,812 rental flats.  Phase 1 provides 2,670 rental flats in three 50-residential storeys non-standard blocks; Phase 2 provides 2,582 rental flats in three 46 to 50-residential storeys non-standard blocks; Phase 3 provides 2,560 rental flats in four 40-residential storeys non-standard blocks. Flat mix is as follows :-  <table border="1"> <thead> <tr> <th>Flat</th> <th>1/2P</th> <th>2/3P</th> <th>1B</th> <th>2B</th> <th>3B</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Ph.1</td> <td>500</td> <td>342</td> <td>1,128</td> <td>700</td> <td>0</td> <td>2,670</td> </tr> <tr> <td>Ph.2</td> <td>490</td> <td>330</td> <td>1,102</td> <td>660</td> <td>0</td> <td>2,582</td> </tr> <tr> <td>Ph.3</td> <td>0</td> <td>960</td> <td>640</td> <td>640</td> <td>320</td> <td>2,560</td> </tr> <tr> <td><b>Total</b></td> <td><b>990</b></td> <td><b>1,632</b></td> <td><b>2,870</b></td> <td><b>2,000</b></td> <td><b>320</b></td> <td><b>7,812</b></td> </tr> <tr> <td>%</td> <td>12.7</td> <td>20.9</td> <td>36.7</td> <td>25.6</td> <td>4.1</td> <td>100</td> </tr> </tbody> </table>	Flat	1/2P	2/3P	1B	2B	3B	Total	Ph.1	500	342	1,128	700	0	2,670	Ph.2	490	330	1,102	660	0	2,582	Ph.3	0	960	640	640	320	2,560	<b>Total</b>	<b>990</b>	<b>1,632</b>	<b>2,870</b>	<b>2,000</b>	<b>320</b>	<b>7,812</b>	%	12.7	20.9	36.7	25.6	4.1	100	The 4-phases arrangement of Site 1B in the concept plan approved in paper no.SPC12/2001 is rephased into 3 phases in the new scheme.
Flat	1/2P	2/3P	1B	2B	3B	Total																																						
Ph.1	500	342	1,128	700	0	2,670																																						
Ph.2	490	330	1,102	660	0	2,582																																						
Ph.3	0	960	640	640	320	2,560																																						
<b>Total</b>	<b>990</b>	<b>1,632</b>	<b>2,870</b>	<b>2,000</b>	<b>320</b>	<b>7,812</b>																																						
%	12.7	20.9	36.7	25.6	4.1	100																																						
<b>4.5 Retail Provision</b>  To be catered initially by some retail provision in Site 1A and mainly by the commercial centre in Site 1D.	The PRH at Site B will be served by the Superstore in Site 1A.																																											
<b>4.6 Education Facilities</b> One kindergarten (no. of classroom not mentioned)	Two kindergartens each with 6 classrooms																																											
<b>4.7 Community / Welfare Facilities</b> Nil	Nil	All provision in Area 1A																																										
<b>4.8 Management Accommodations</b>  4.8.1 Estate Management Office Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage																																										

**Part I - MASTER LAYOUT PLAN**

**SITE 1B - Accommodation & Facilities**

Approved by SPC (Paper No. SPC 12/2001)	Proposed Scheme	Remarks
4.8.2 <u>Mutual Aid Committee (MAC) Office</u> Details not mentioned	One for each rental block	Subject to detail design at Detail Design Stage
4.8.3 <u>Office for Cleansing Contractor</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
4.8.4 <u>Maintenance Service / Store Room</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
4.8.5 <u>Plant Nursery</u> Details not mentioned	One for the whole Rental Estate	Subject to detail design at Detail Design Stage
4.9 <u>Local Open Space</u>	A minimum of 24,786 m <sup>2</sup> shall be provided to serve the PRH development.	1m <sup>2</sup> per person
4.10 <u>Recreation Facilities</u> Details not mentioned	Children Play Area of 1,983 m <sup>2</sup> min. will be provided for the rental estate.  Badminton Court : 3  Table Tennis Tables : 3  Basketball Court : 2	Children Play Area :- 400m <sup>2</sup> /5,000 persons  Badminton Court :- (1 / 8,000 persons)  Table tennis Table :- (2 / 15,000 persons)  Basketball Court :- (1 / 10,000 persons)
4.11 <u>Refuse Collection Facilities</u> Details not mentioned	One ARCS proposed for serving Site 1B with one detached Central Collection Plant located at Phase 1.  Separate Junk Collection Points with loading / unloading bay for refuse collection vehicle provided in Phases 1, 2 and 3.	

**Part I - MASTER LAYOUT PLAN**

<b>Sites 1A and 1B - Circulation and Transportation Matters</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>5.1 Vehicular Access</b> The proposed scheme shows main vehicular access points from the east	<b>Site 1A</b> Single ingress and egress at eastern boundary of Phase 1.  <b>Site 1B</b> An ingress/egress at northeast corner for service vehicles and Light Goods Vehicles (access to LGV parking); an ingress/egress at southeast corner for private cars (access to private car parking).	The NAKTA Report recommend vehicular access from the east with an objective of minimizing the number of through roads.
<b>5.2 Control of Ingress/Egress</b> Details not mentioned	Guard Kiosk, manual drop bars and supporting builder's works / building services for automatic carpark control system (ACPCS) shall be provided at the main entrance of the estate roads.	Subject to detail design at Detail Design Stage
<b>5.3 Emergency Vehicular Access</b> Details not mentioned	Each building block not accessible by Estate Road shall be provided with Emergency Vehicular Access (EVA).	
<b>5.4 Public Transport Facilities</b> No special requirement	Public transport facilities provided outside Sites 1A and 1B.	A trolley bus / LRT shuttle system will provide local transport distribution. A railway station (on the Shatin to Central Link) in Area 1D will be the primary public transport network for NAKTA and will be implemented by government.

**Part I - MASTER LAYOUT PLAN**

<b>Sites 1A and 1B - Circulation and Transportation Matters</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>5.5 Pedestrian Network</b> Details not mentioned	Covered walkways / building canopy are provided to link up the domestic block main entrances and non-domestic facilities.	Within the site, there will be unobstructed pedestrian circulation.
<b>5.6 Parking Provision</b>  <b>SITE 1A</b>  5.6.1 <u>Carpark Spaces*</u> 255 nos. (1 space per 13 family flats)	<b>SITE 1A - Single storey semi-sunken carpark at Ph. 1</b>  <u>Carpark Space*</u> Rental = 262 nos. (1 per 13 flats excluding 1/2P flats)  *Shoppers = 8 nos. Total = 270 nos.	* Calculation excludes 1P/2P flats.  213 covered carpark at a rate of 1 no. per 16 family flats for PRH. Allowance is made for 49 additional nos. of open carpark space to meet the 1 no. per 13 flat requirement to be provided in the budget and subject to excision if they are not required.  <u>Rate of provision for carpark :-</u> Model Client Brief : 1 private car parking space per 13 Group 1 CRP flats;  HKPSG : 1 per 13-16 rental flats; size = 5 x 2.5m x 2.4m (H)  Shopper CP : 1 per 150-200 m <sup>2</sup> Retail GFA (HD practice)
5.6.2 <u>Motor-cycle Spaces</u> Not mentioned	<u>Motor-cycle Spaces</u> 27 nos. (10% of parking space for flats)	NAKTA Report recommends low end HKPSG parking provision for the area
5.6.3 <u>Light Goods Vehicle (LGV) Spaces</u> 42 nos (1 space per 80 family flats)	Rental = 43 nos. (1 per 80 flats excluding 1/2P flats)	<u>Rate of provision for LGV :-</u> HKPSG : 1 per 80 rental flats; size = 7 x 3.5m x 3.6m (H)

**Part I - MASTER LAYOUT PLAN**

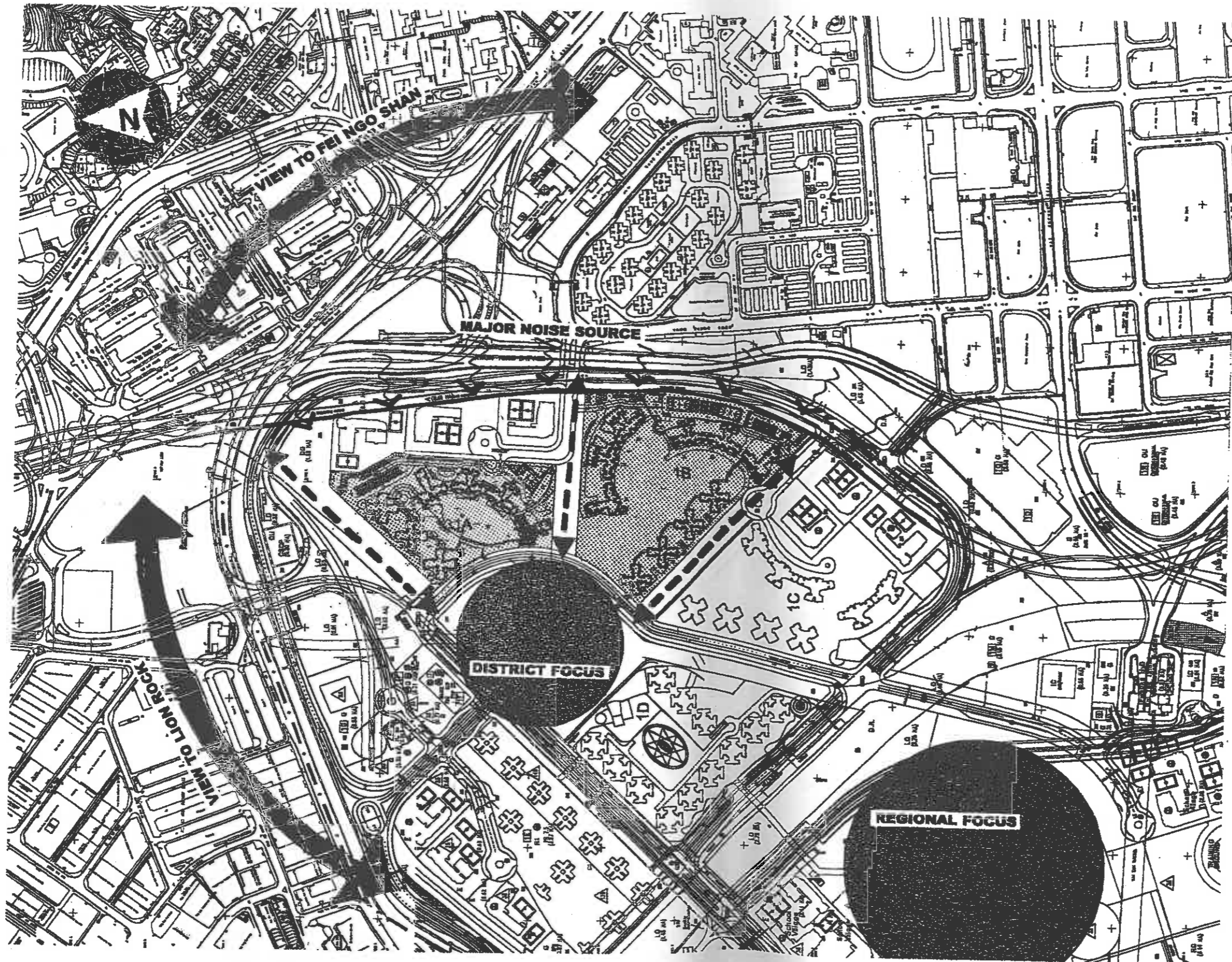
<b>Sites 1A and 1B - Circulation and Transportation Matters</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
<b>Parking Provision (Cont'd)</b> <b>SITE 1B</b>  5.6.4 <u>Carpark Spaces*</u> 513 nos. (1 space per 13 family flats)	<b>SITE 1B - 3-storey free-standing carpark at Phase 1</b>  <u>Carpark Space*</u> Rental = 525 nos. (1 per 13 flats excluding 1/2P flats)	* Calculation excludes 1P/2P flats.  488 covered carpark at a rate of 1 no. per 14 family flats for PRH. Allowance is made for 37 additional nos. of open carpark space to meet the 1 no. per 13 flat requirement to be provided in the budget and subject to excision if they are not required  <u>Rate of provision for carpark :-</u> Model Client Brief : 1 private car parking space per 13 Group 1 CRP flats;
5.6.5 <u>Motor-cycle Spaces</u> Not mentioned	<u>Motor-cycle Spaces</u> 53 nos. (10% of parking space for flats)	HKPSG : 1 per 13-16 rental flats; size = 5 x 2.5m x 2.4m (H)  NAKTA Report recommends low end HKPSG parking provision for the area
5.6.6 <u>Light Goods Vehicle (LGV) Spaces</u> 86 nos (1 space per 80 family flats)	Rental = 85 nos. (1 per 80 flats excluding 1/2P flats)	<u>Rate of provision for LGV :-</u> HKPSG : 1 per 80 rental flats; size = 7 x 3.5mx3.6m (H)
5.7 <u>Refuse Collection Vehicle</u> No special requirement.	1 no. loading / unloading space for RCV proposed for each JCP and 1 for each ARCS Station.	
5.8 <u>Residential Loading/ Unloading</u> Details not mentioned	One for each domestic block.	

**Part I - MASTER LAYOUT PLAN**

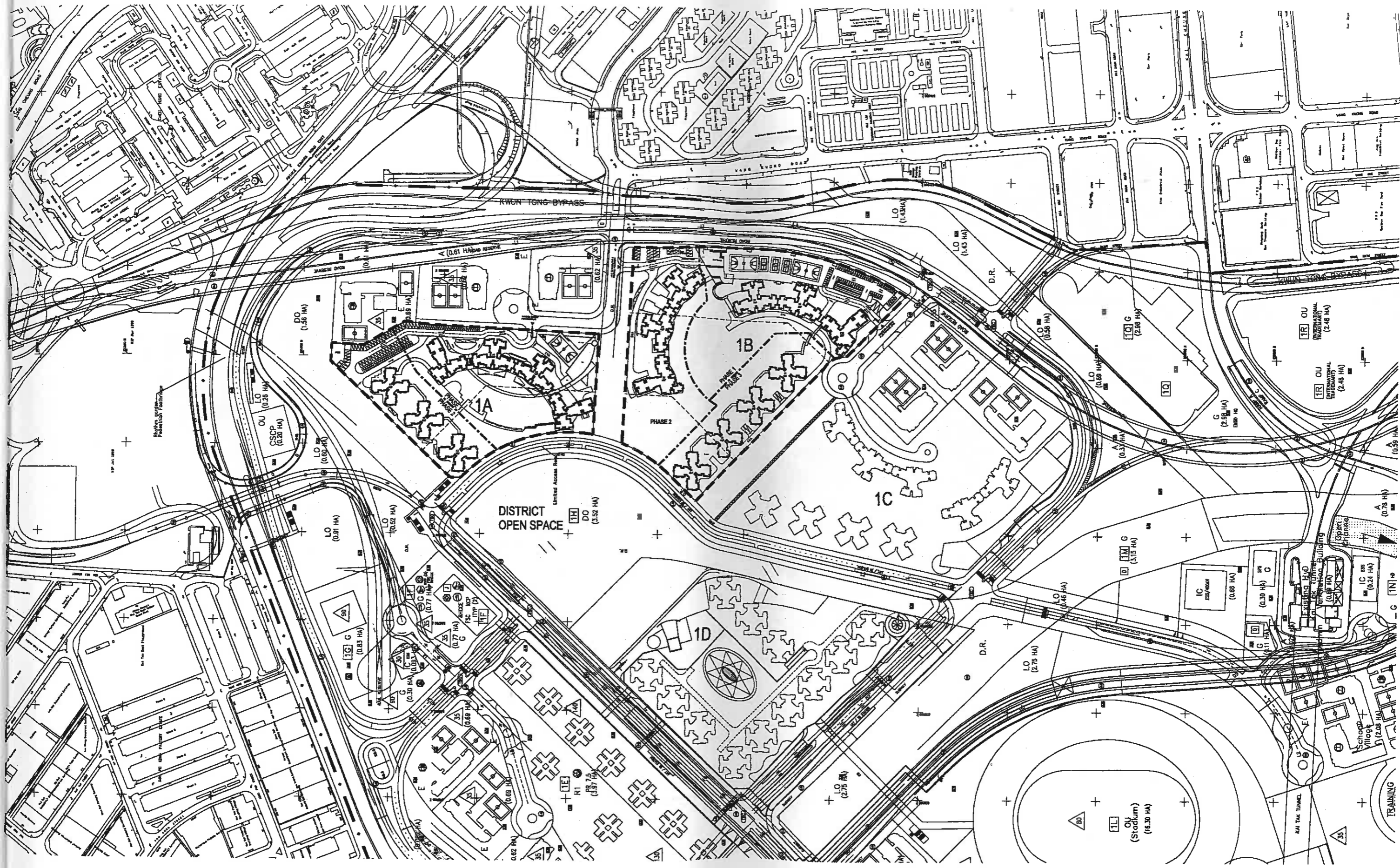
<b>Sites 1A and 1B - Circulation and Transportation Matters</b>		
<b>Approved by SPC (Paper No. SPC 12/2001)</b>	<b>Proposed Scheme</b>	<b>Remarks</b>
5.9 <u>Commercial Loading / Unloading</u> Details not mentioned	1 no. provided for the superstore at Site 1A	<u>Rate of provision :-</u> HKPSG : 1 per 800-1,200 m <sup>2</sup> Retail GFA; size = 11x3.5m
5.10 <u>Bicycle Parking</u> Details not mentioned	Bicycle spaces to be determined in consultation with the management.	Subject to detail design at Detail Design Stage  <u>Rate of provision :-</u> HKPSG : To be determined on a case by case basis

**PART II : MASTER LAYOUT DRAWINGS**





# CONSTRAINT & OPPORTUNITY



# MASTER PLAN



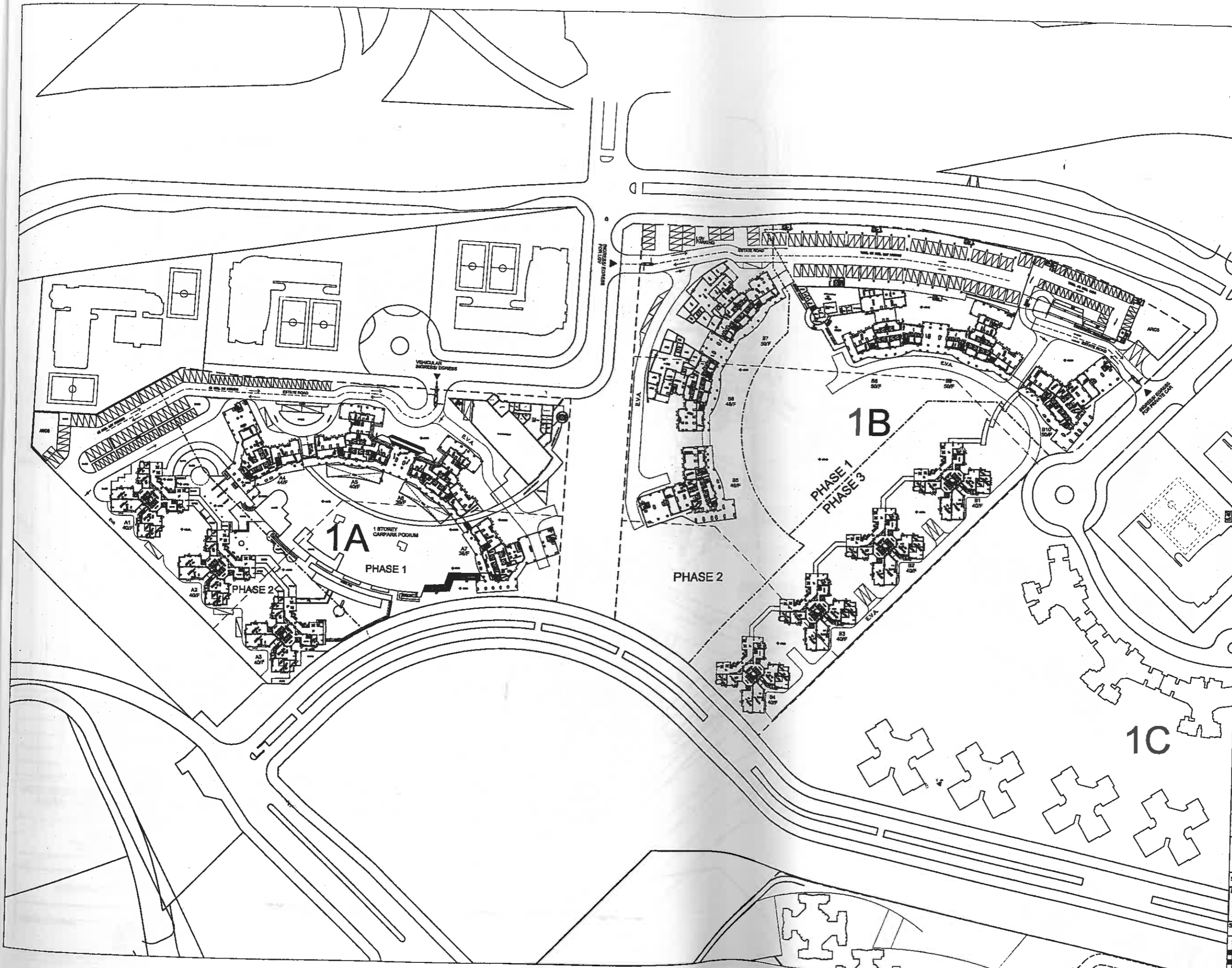


**LANDSCAPE PLAN**





**ARTIST'S IMPRESSION**



NOTES

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNER	
		OWN	DESIGNER

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	T.A. GALLOWAY CIVIL (A.T.O.)		
CHECKED	PATRICK LUK SAFS		
	EUGENE SHUM ASH		
	Y.W. CHAN STO/AVE		
DRAWN	T.P. LEUNG TC/AS		

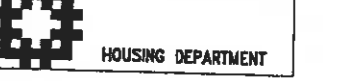
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**SOUTH EAST KOWLOON  
 DEVELOPMENT AREA  
 SITE 1A & 1B**

DRAWING TITLE  
**AREA 1A & 1B  
 SITE LAYOUT PLAN  
 (GROUND FLOOR)**

SCALE  
 1:2000

DRAWING NO.  
 KE08/SITE/A/PR-01/B

SOURCE



HOUSING DEPARTMENT





NOTES

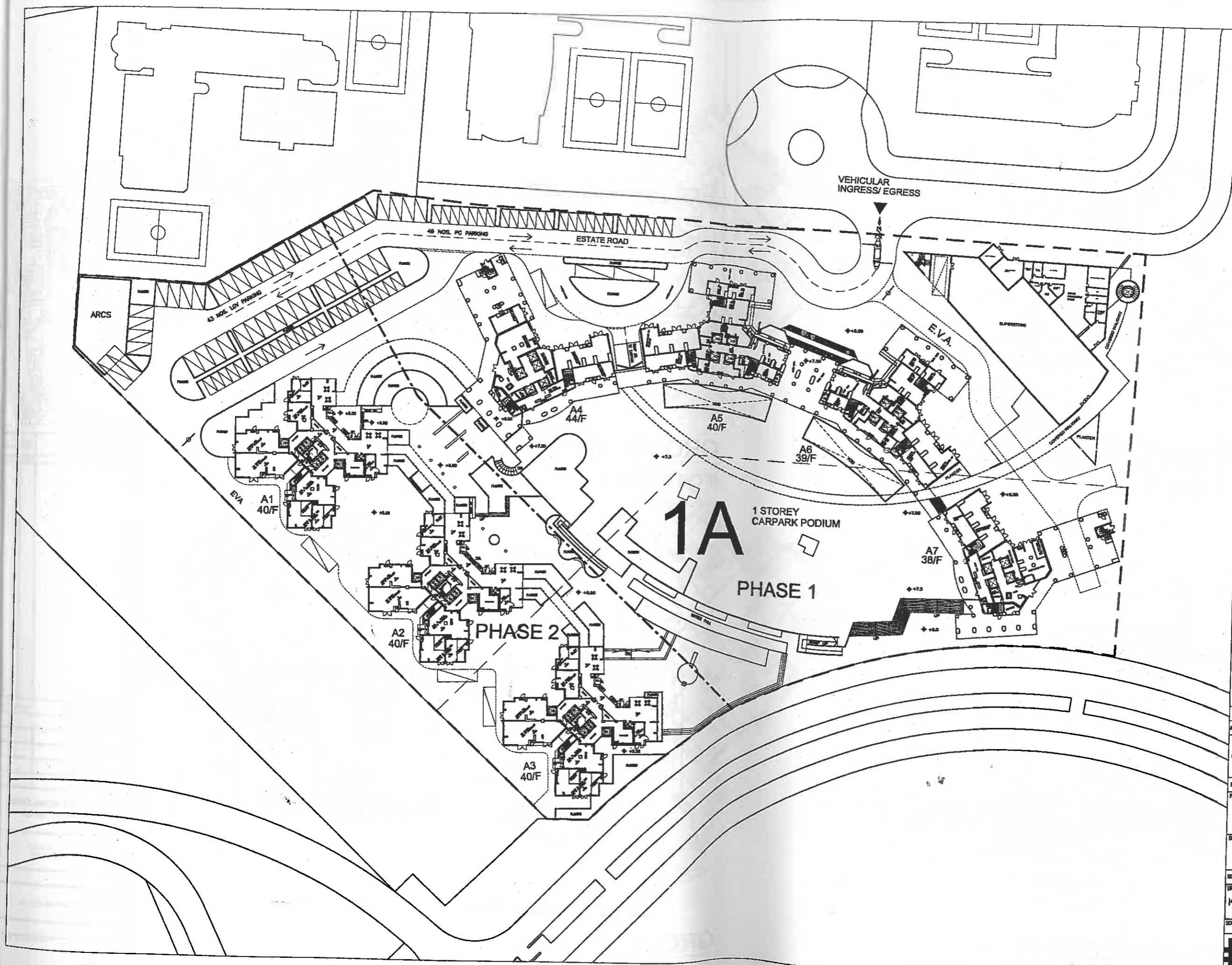
REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	
		OWN	CHK/AUT

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED: I.A. GALLOWAY CA2 (ATE)		
PATRICK LUK SAH3		
CHECKED: EUGENE SHUM A04		
Y.W. CHAN STO/AH3		
T.P. LEUNG TOU/A0		
PROJECT: SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1A & 1B		
DRAWING TITLE: AREA 1A & 1B SITE LAYOUT PLAN (TYPICAL FLOOR)		
SCALE: 1:2000		
DRAWING NO. KE08/SITE/A/PR-02/B		
SOURCE		



INITIAL AND DESIGNATION  
 IN | CHK | AUTH  
 DATE  
 LOON  
 EA  
 DEPARTMENT



NOTES

REVISIONS		INITIAL AND DESCRIPTION	
NO.	DESCRIPTION AND DATE	DRW.	CHK/AUTH.

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY C&E (A/E/C)		
	PATRICK LUK S&S		
CHECKED	EUGENE SHAM A/E		
	Y.W. CHAN S/O/A/E/C		
DRAWN	T.P. LEUNG T/O/A/E		

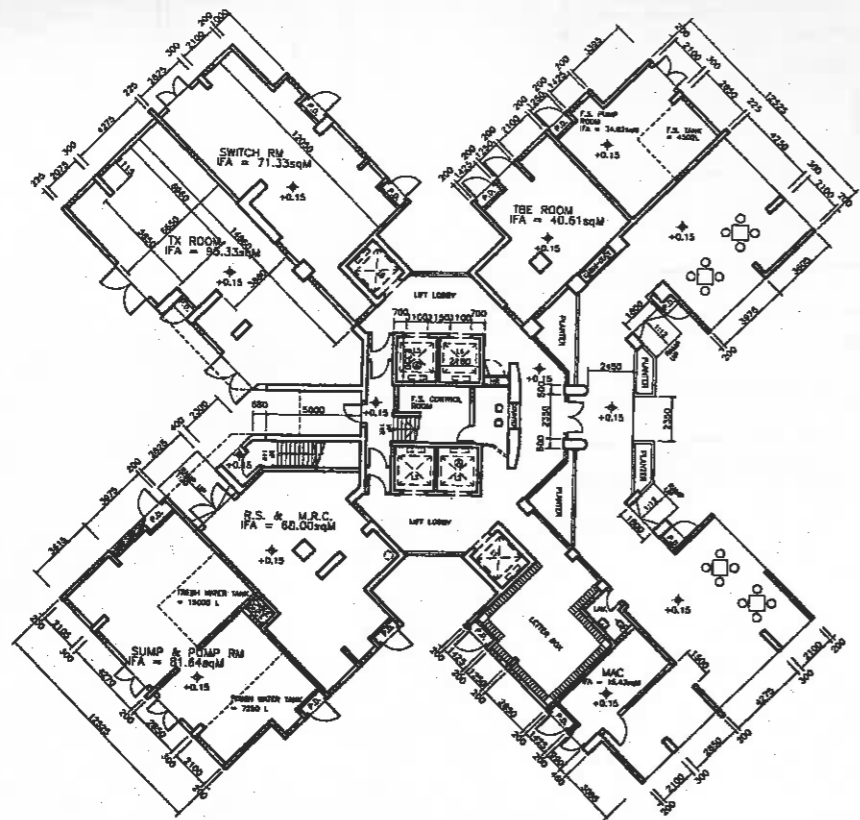
PROJECT  
**SOUTH EAST KOWLOON  
 DEVELOPMENT AREA  
 SITE 1A & 1B**

DRAWING TITLE  
**AREA 1A  
 SITE LAYOUT PLAN**

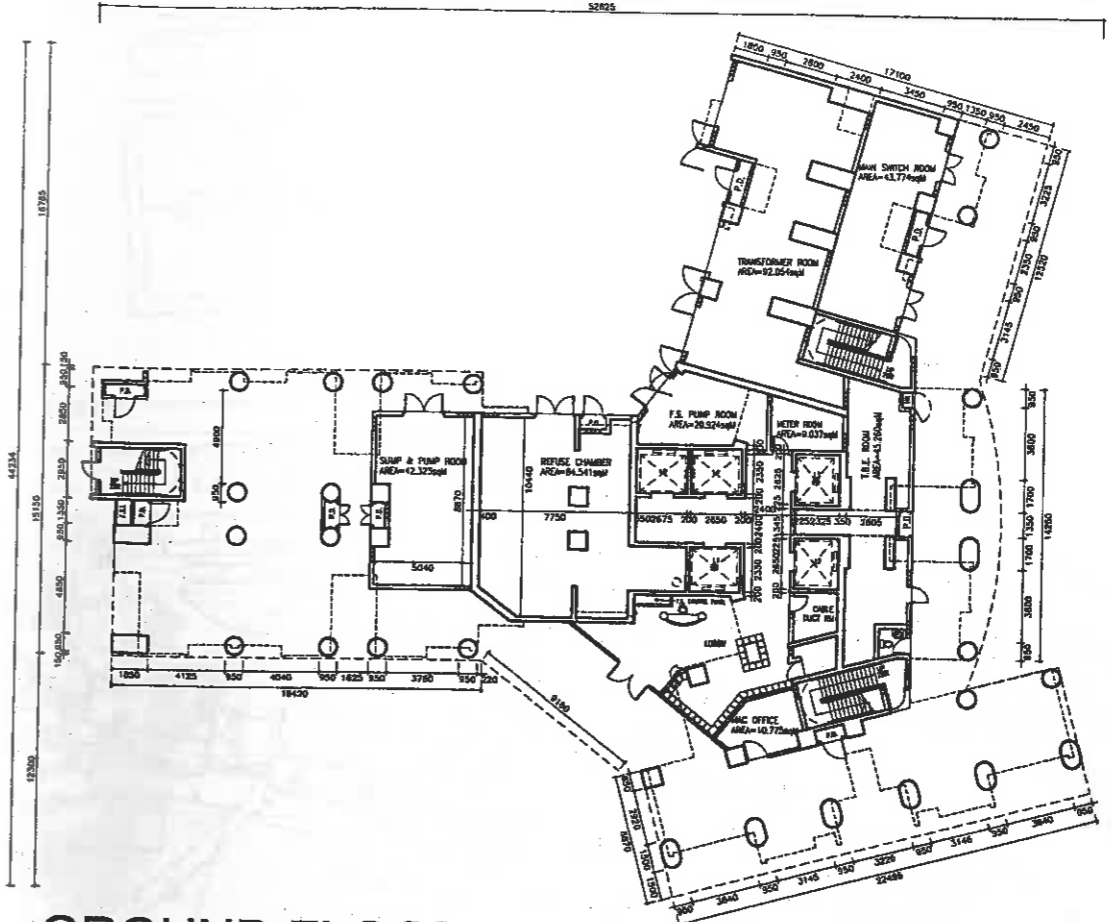
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**KE08/SITE/A/PR-03/B**

SOURCE  
 AUGUST 2008 BY 2011/08

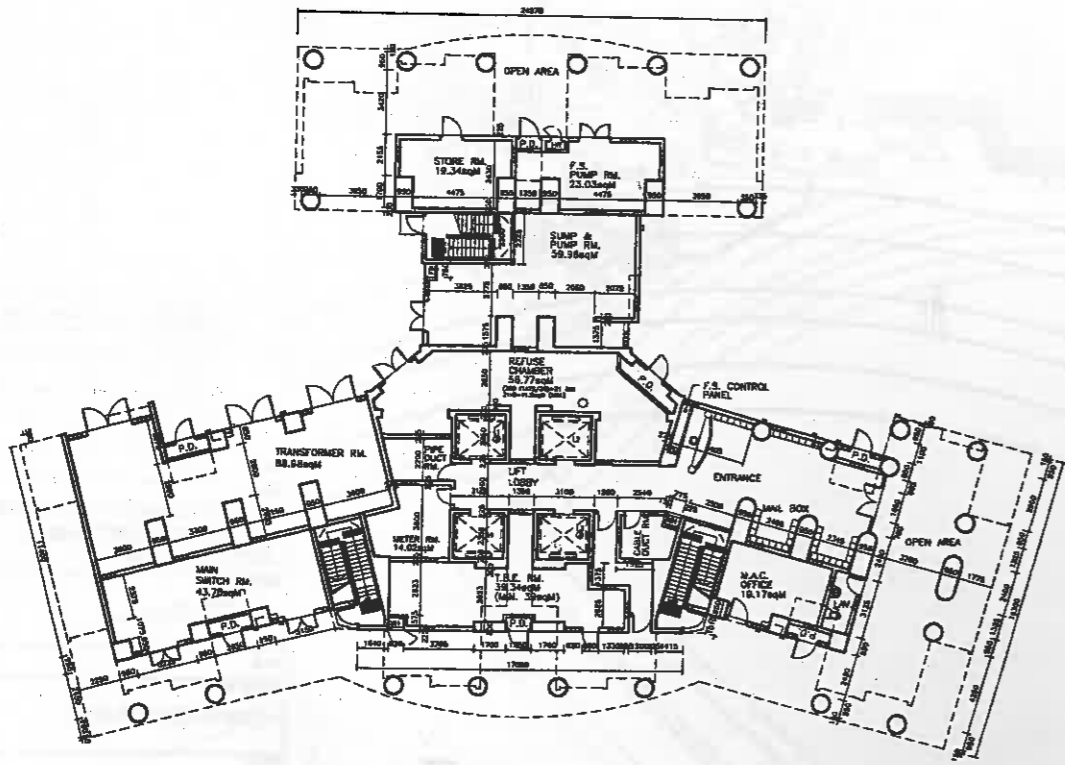




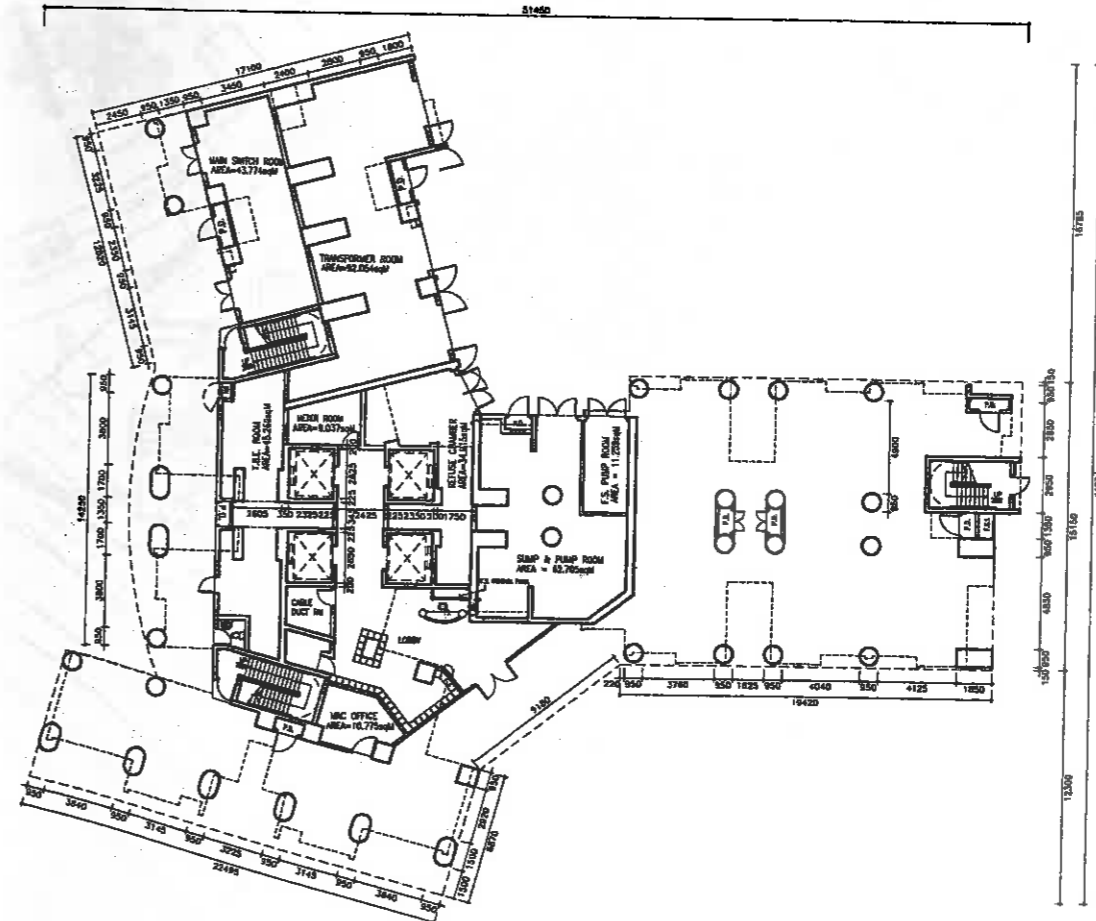
**GROUND FLOOR PLAN**  
(FOR BLOCK 1, 2 & 3)



**GROUND FLOOR PLAN**  
(FOR BLOCK 4)



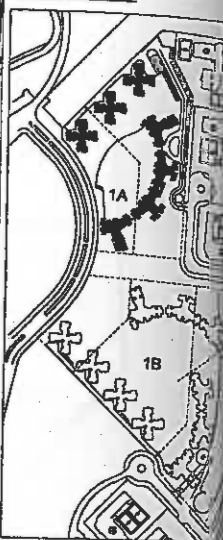
**GROUND FLOOR PLAN**  
(FOR BLOCK 5 & 6)



**GROUND FLOOR PLAN**  
(FOR BLOCK 7)

NOTES

KEYPLAN



REVISIONS

NO. DESCRIPTION AND DATE

NO.	DESCRIPTION AND DATE

NAME AND DESIGNATION	LA. GALLOWAY CA2 (ATL)
AUTHORISED	PATRICK LUK BA15
CHECKED	ELIZABETH SHAM AMA
	Y.W. CHAN TO/AY153
DRAWN	W.K. POON TO/AY153
PROJECT	<b>SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1A</b>
DRAWING TITLE	<b>BLOCK 1, 2, 3, 4, 5, 6 &amp; 7 GROUND FLOOR PLAN</b>
SCALE	1:400
DRAWING NO.	KE08/BLK7/A/PR-00
SOURCE	







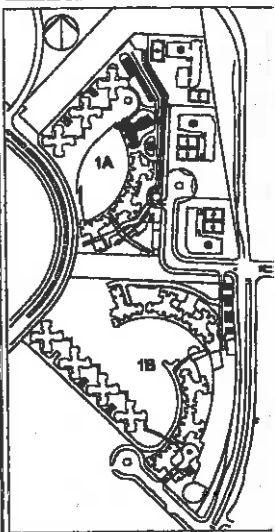
**NOTES**

38DC280 (S.O.) Balanced Flue  
 F.R.W. 1 hr. FRP resistance window  
 (1000W x 1800H S.O.)

BLOCK TYPE: A4  
 (44 DOMESTIC FLOORS)

EFFICIENCY: 75%

**KEY PLAN**



**REVISIONS**

NO. DESCRIPTION AND DATE

NO.	DESCRIPTION AND DATE	INITIAL	DATE

AUTHORISED	NAME AND DESIGNATION	INITIAL
	LA. DALLAWAY CARR (AIA)	
	PATRICK LUK SAFS	
CHECKED	WILLIAM CHAN ARB	
	Y.M. CHAN SVC/M/AS	
DRAWN	SUNNY NG C/A	

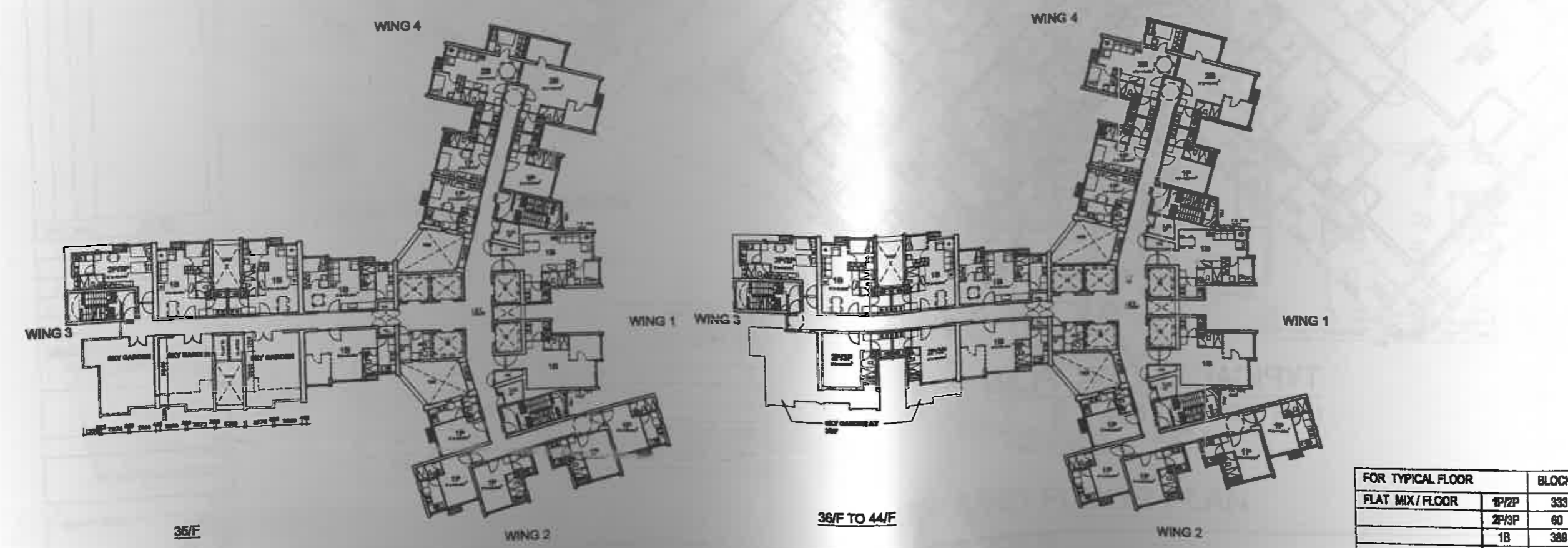
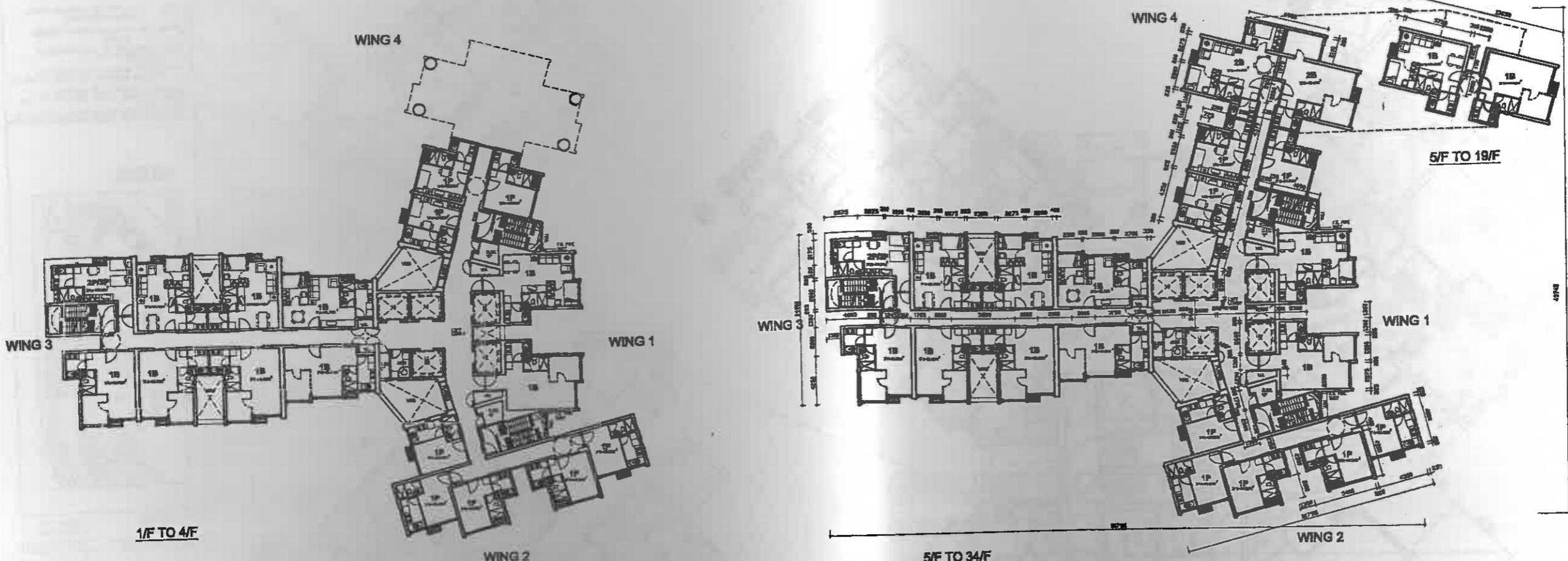
PROJECT  
**SOUTH EAST KOWLOON DEVELOPMENT AREA  
 SITE 1A**

DRAWING TITLE  
**BLOCK 4**

SCALE 1:400

DRAWING NO.  
**KE08/BLK4/A/PR-01**

SOURCE



FOR TYPICAL FLOOR		BLOCK 4
FLAT MIX / FLOOR	1P/2P	333
	2P/3P	80
	1B	388
	2B	48
TOTAL		849

1 Fluo  
dow  
10 FLOORS

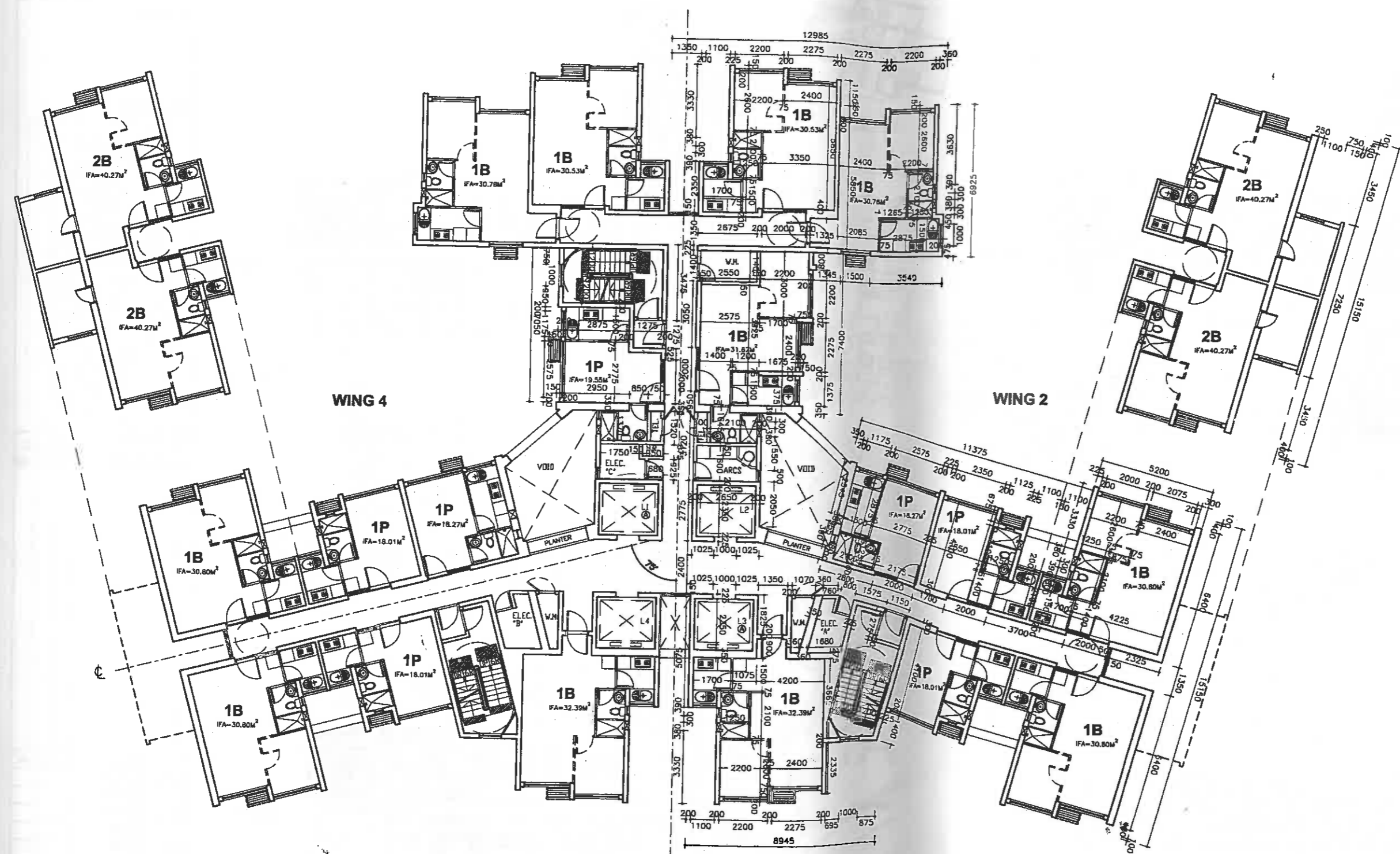
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ESIGNATION  
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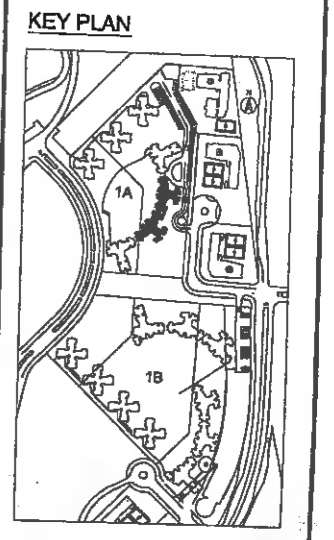
ITMENT

WING 1



NOTES

- 390x380 (S.D.) Balanced Flue
- FRV. 1 hr. FRP Fire Resistance Window (1350W x 2200H S.D.)
- EFFICIENT: 75.03%
- CFM: 833.07m<sup>2</sup>



REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED: L.A. GALLOWAY CAZ (ATK)		
CHECKED: PATRICK LUK SAYS		
DRAWN: EUGENE SHAM ANH		

FOR TYPICAL FLOOR	BLOCK 5	BLOCK 6
FLAT MIX / FLOOR		
	1P/2P	280
	2P/3P	-
	1B	342
	2B	80
	3B	-
TOTAL FLATS / BLOCK	702	684

PROJECT  
SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A

DRAWING TITLE  
TYPICAL FLOOR PLAN  
BLOCK 5 & 6

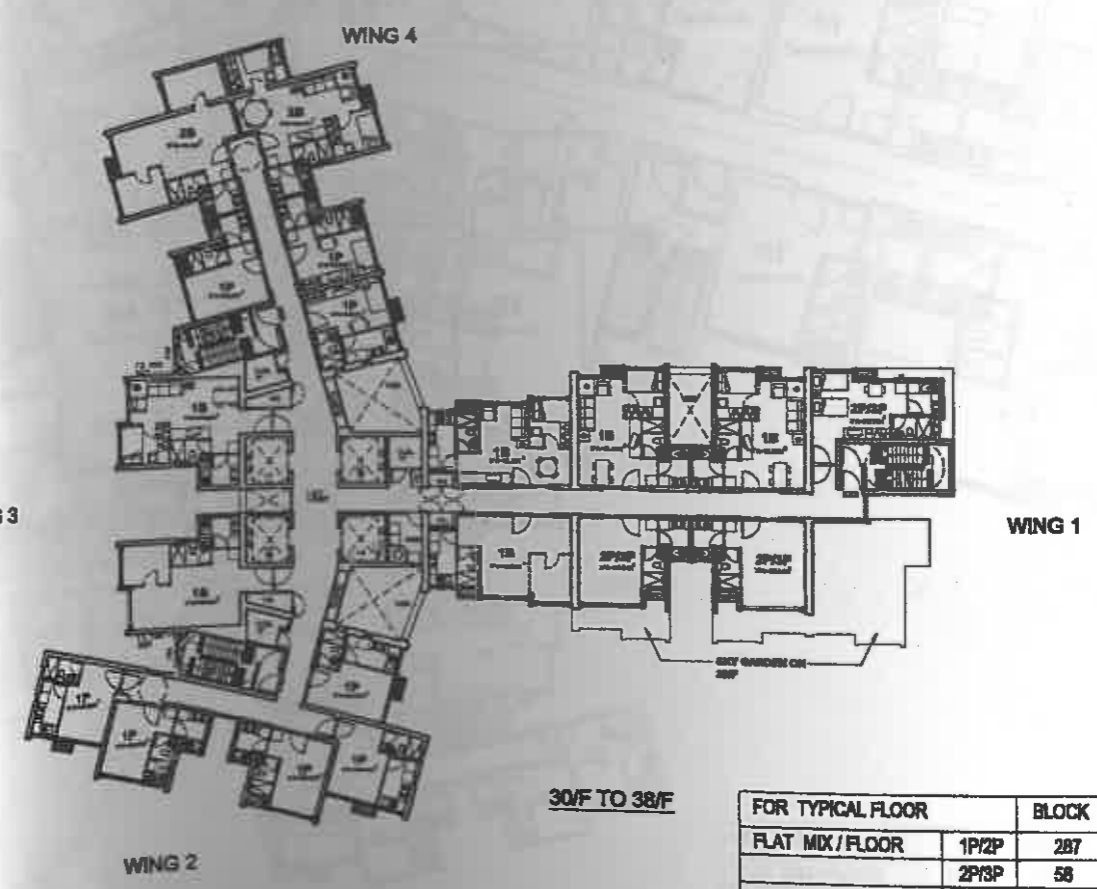
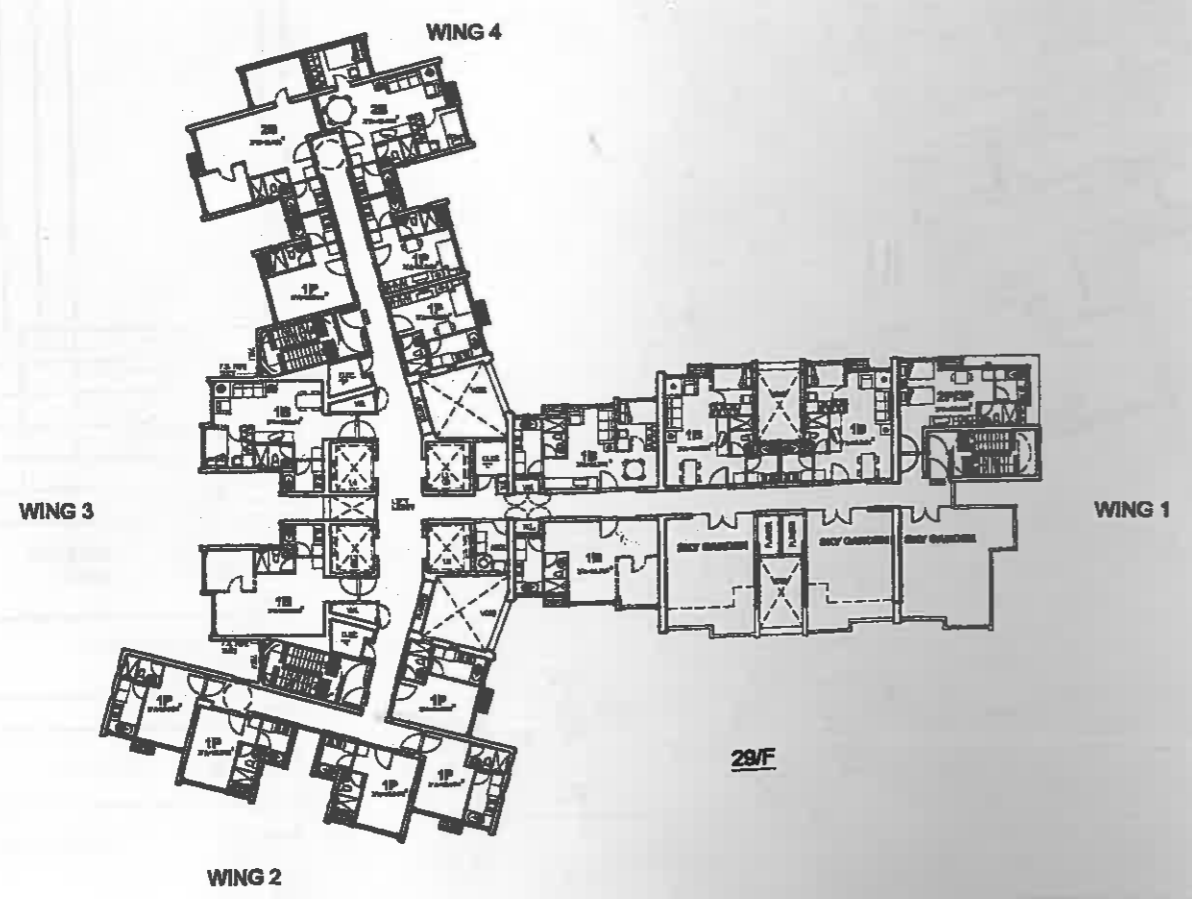
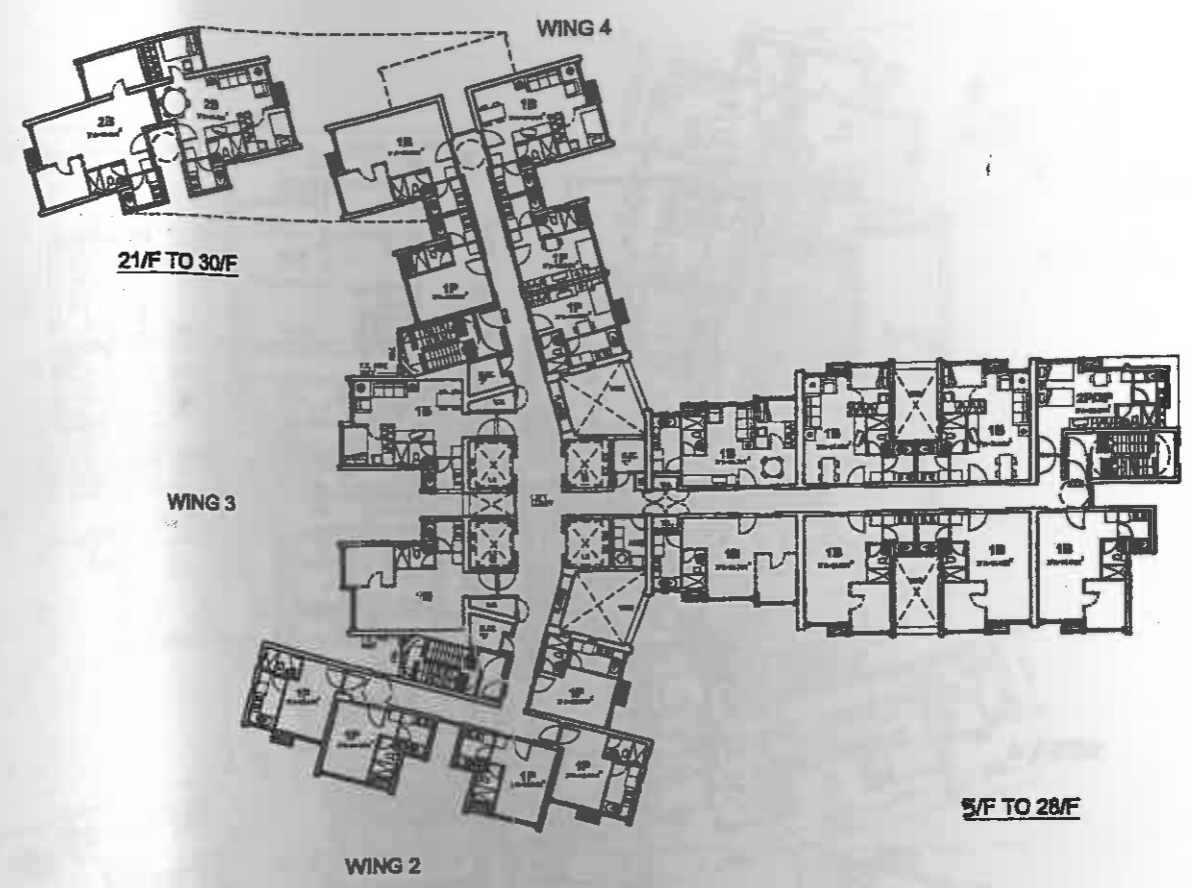
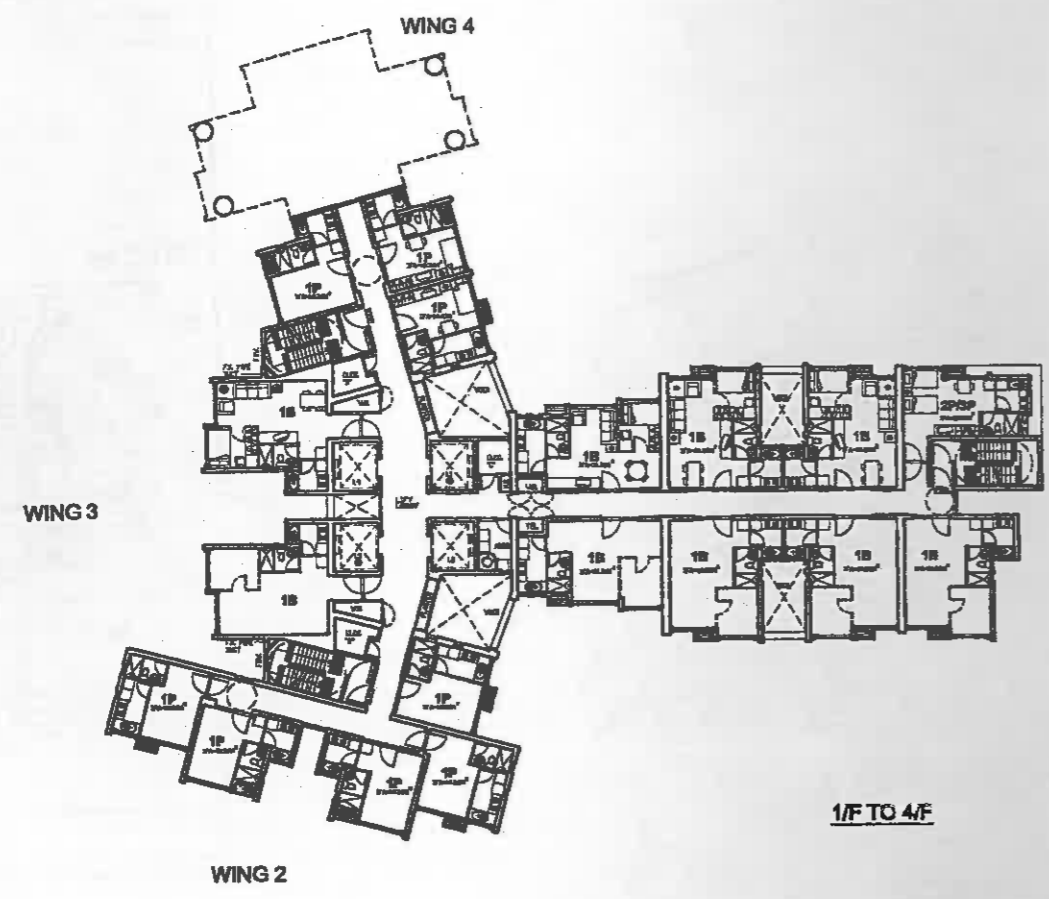
SCALE 1:200

DRAWING NO.  
KE08/BLK5-6/A/PR-02A

SOURCE







FOR TYPICAL FLOOR		BLOCK 7	
FLAT MIX / FLOOR	1P/2P	2B7	
	2P/3P	58	
	1B	244	
	2B	36	
TOTAL FLATS / BLOCK		723	

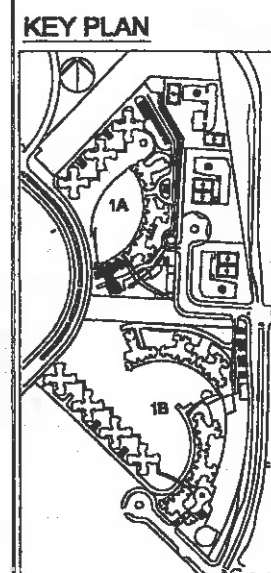
**NOTES**

380X280 (S.O.) Balanced Flue

F.R.W. 1 hr. FRP resistance window (1000W x 1800H S.O.)

BLOCK TYPE: A7 (38 DOMESTIC FLOORS)

EFFICIENCY: 75.58%



**REVISIONS**

NO.	DESCRIPTION AND DATE	INITIAL	DESIGNATION

NAME AND DESIGNATION	INITIAL
AUTHORISED: LA GALLAGHER CAG (ATL)	
CHECKED: PATRICK LEUNG SAFS	

**PROJECT**  
SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1A

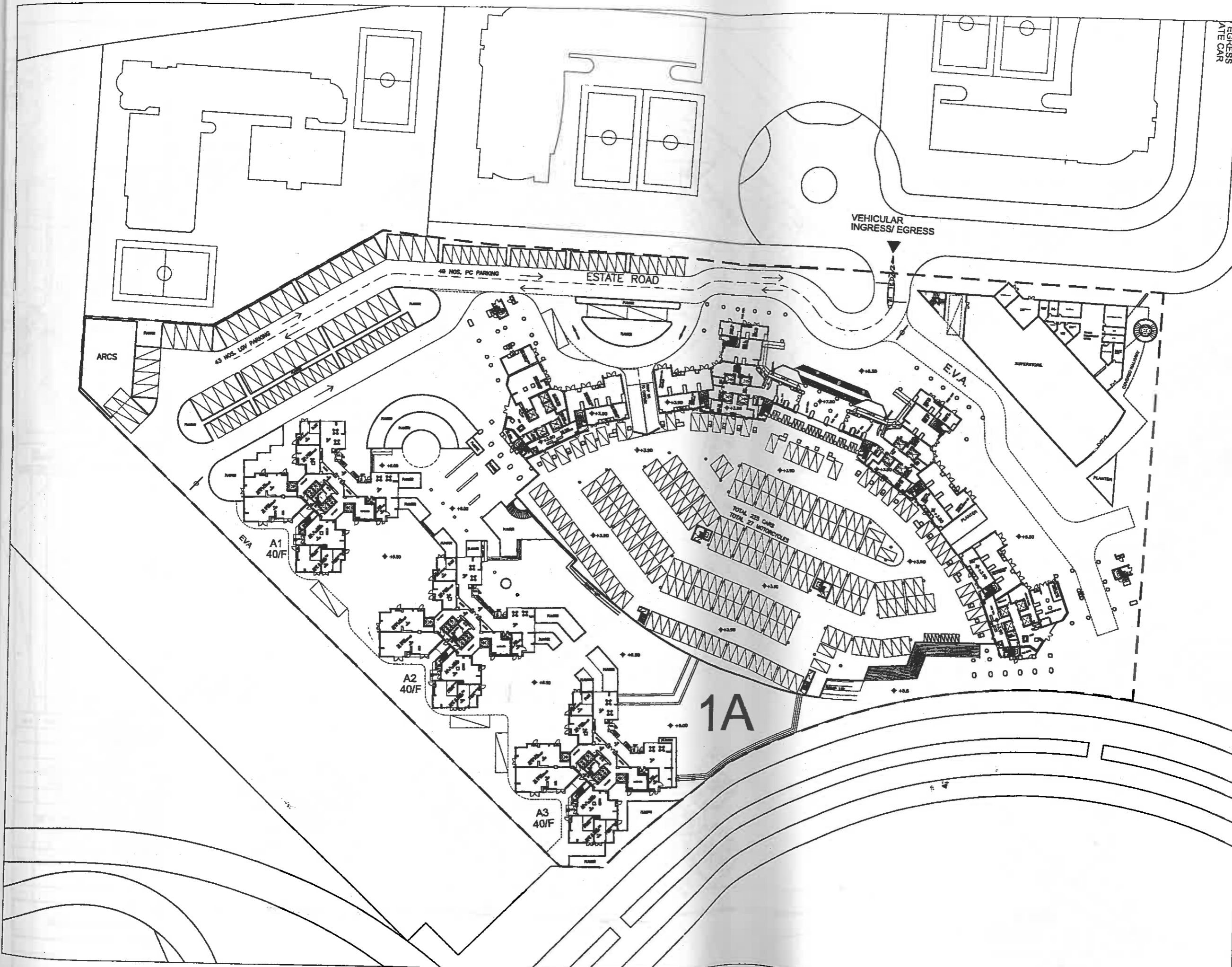
**DRAWING TITLE**  
BLOCK 7

SCALE: 1:100

DRAWING NO.: KE08/BLK7/A/PR-01



FLUR  
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NOTES

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	
		DRN	CHK AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	LA. GALLAGHER CA2 (ATG)		
CHECKED	PATRICK LUK SAFS		
	CLIFFORD CHENG AGS		
DRAWN	Y.W. CHAN STO/AMTS		
	W.K. POON TOP/AMTS		

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A**

DRAWING TITLE  
**AREA 1A  
CARPARK - LAYOUT**

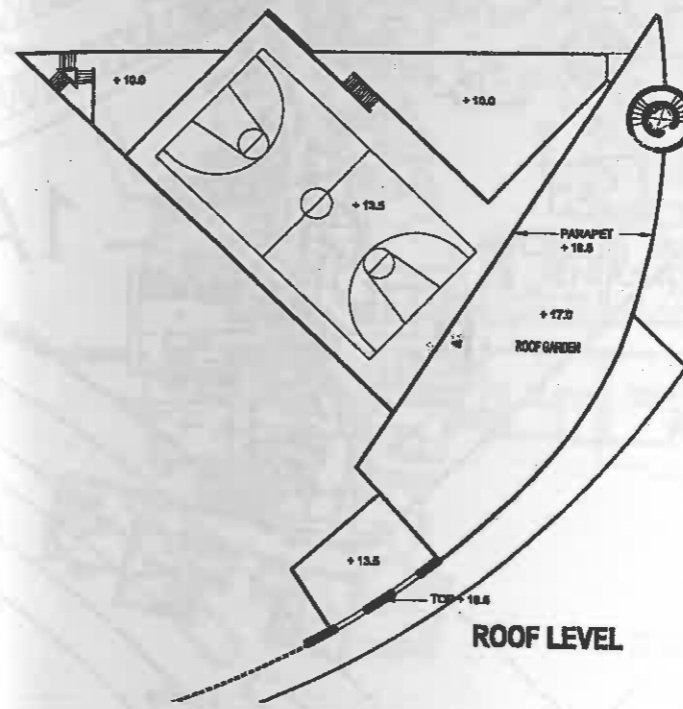
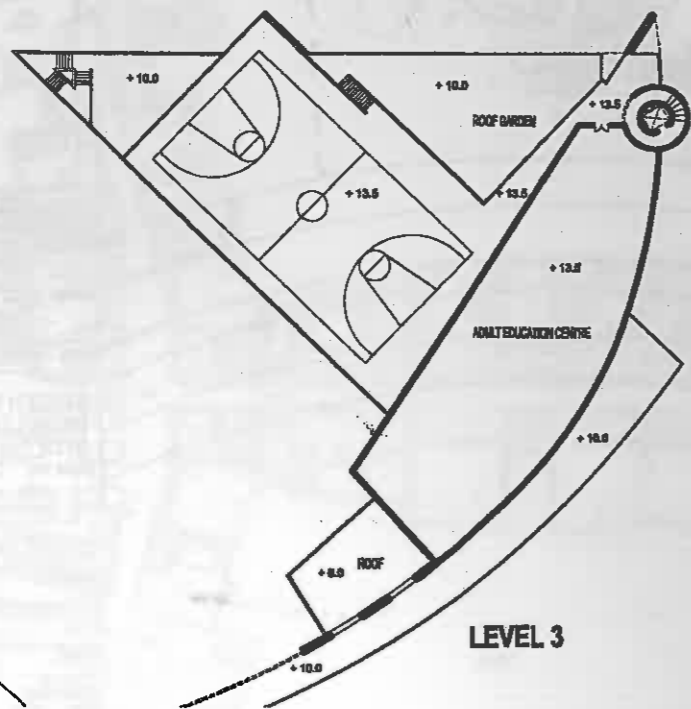
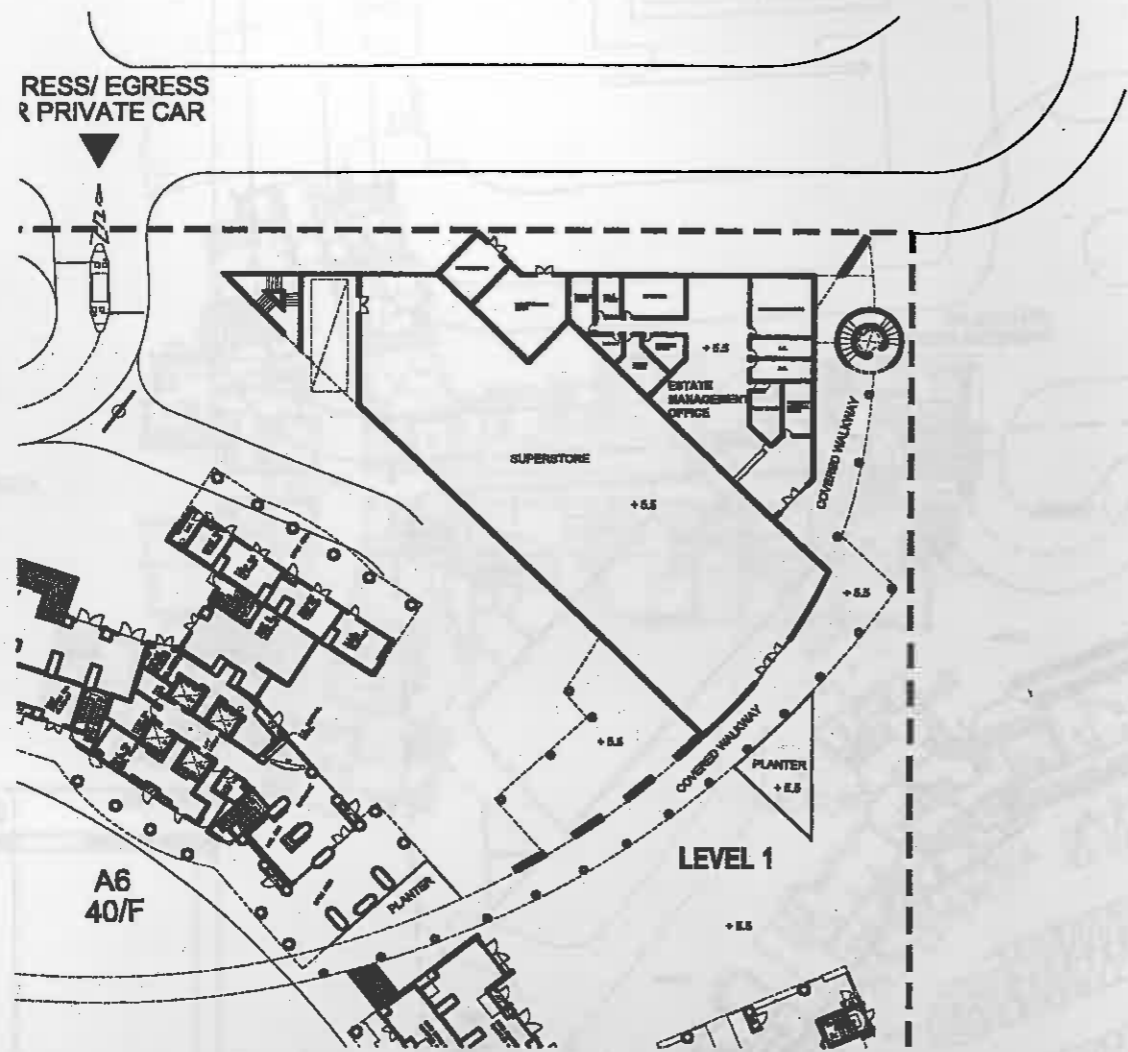
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DRAWING NO.  
**KE08/CP/A/PR-01/A**

SOURCE

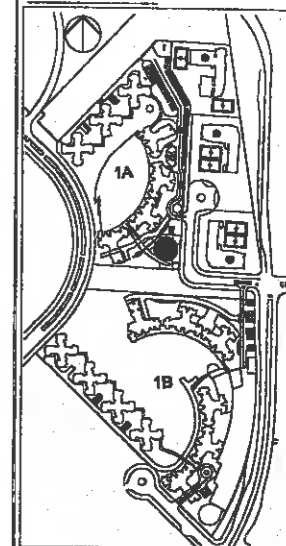


RESS/ EGRESS  
& PRIVATE CAR



NOTES

KEY PLAN



REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	
		DRN	CHK

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	LA. GALLOWAY CAR (ATE)		
CHECKED	PATRICK LUK SAFS		
	WILLIAM CHAN ARB		
	Y.W. CHAN STC/PA/13		
DRAWN	SUNNY NG CTA		

PROJECT  
SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A

DRAWING TITLE  
SUPERSTORE AND COMMERCIAL COMP  
CENTRE FOR 1A SITE

SCALE 1:750

DRAWING NO.

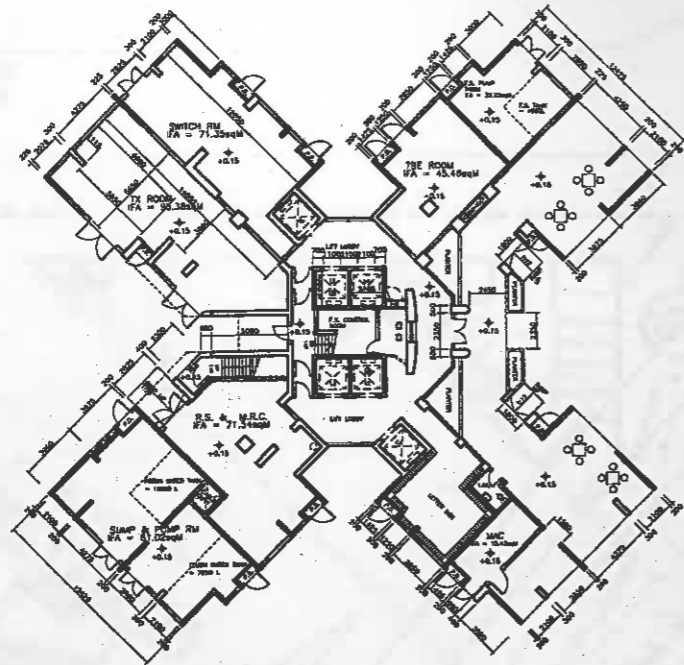
KE08/EMOIA/PR-01/B

SOURCE

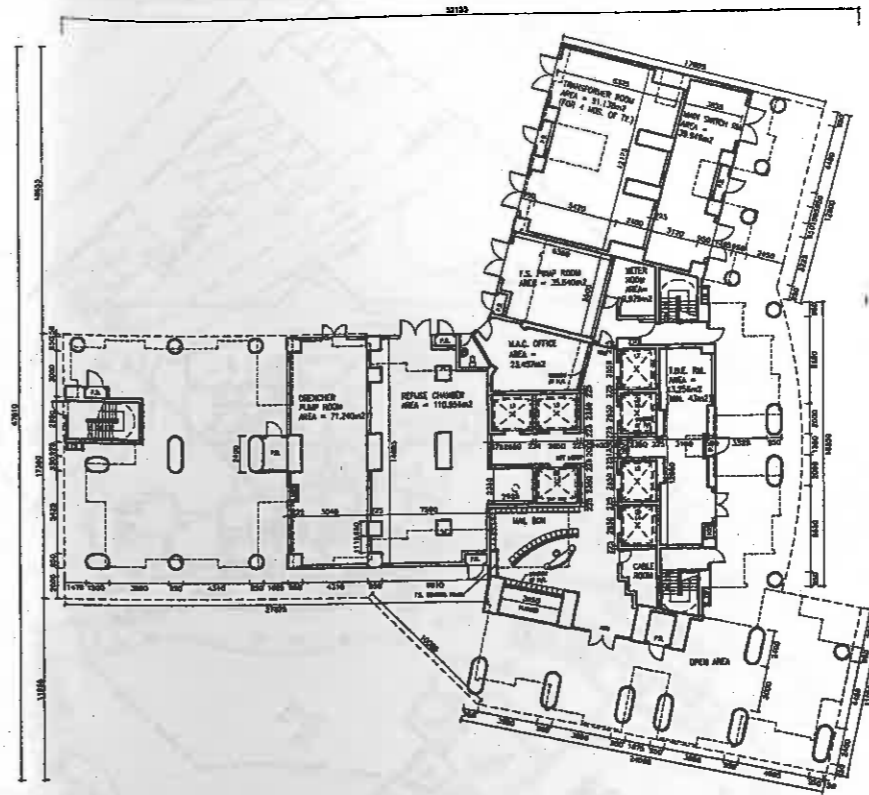




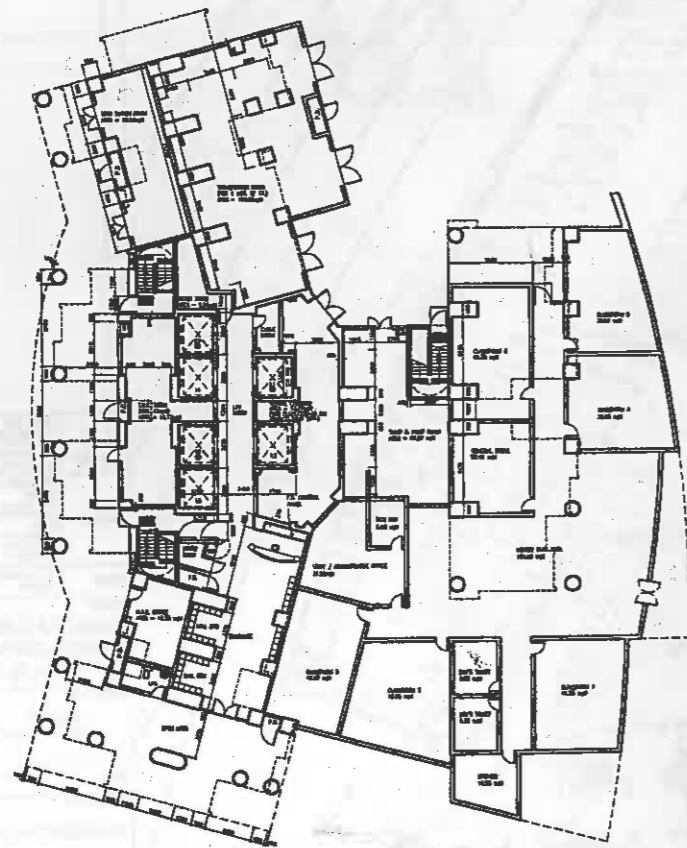




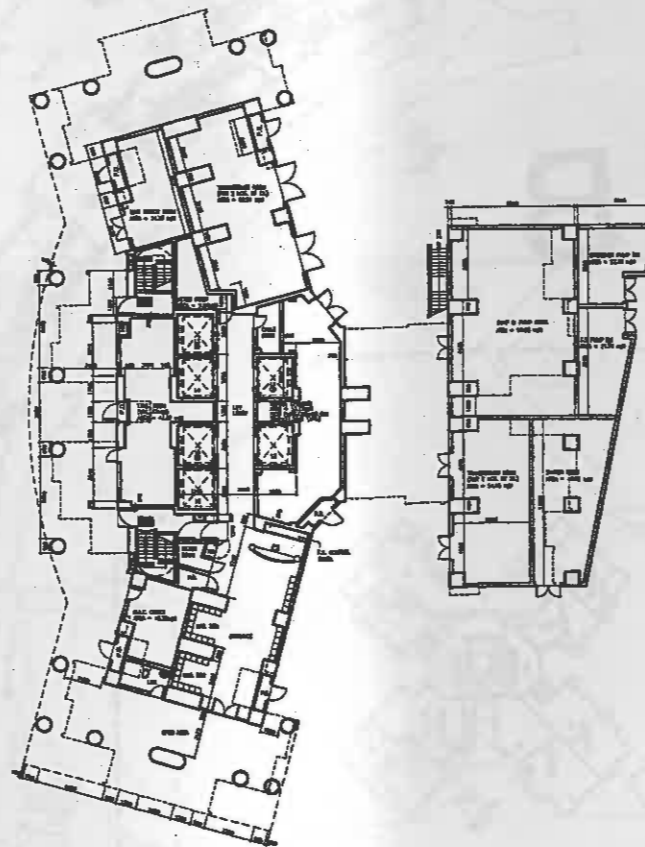
**GROUND FLOOR PLAN**  
(FOR BLOCK 1, 2, 3 & 4)



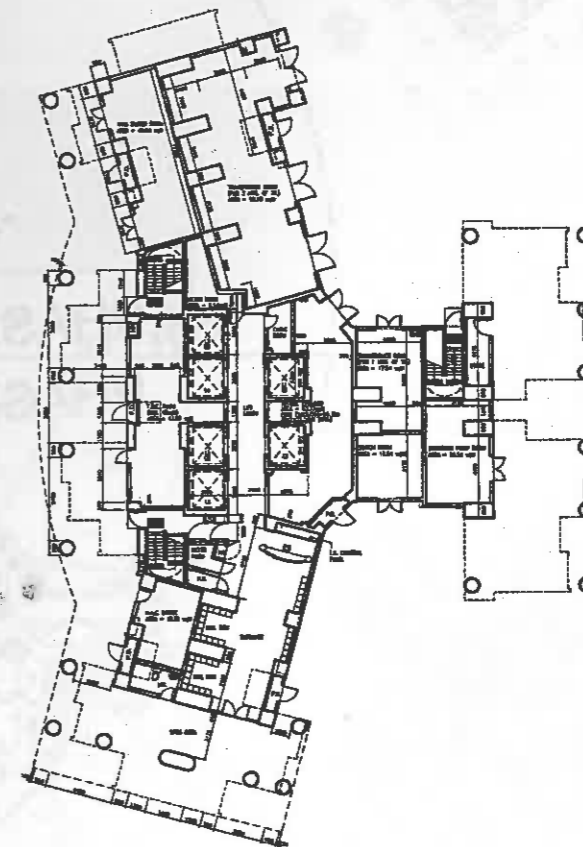
**GROUND FLOOR PLAN**  
(FOR BLOCK 5 & 10)



**GROUND FLOOR PLAN**  
(FOR BLOCK 6 & 7)

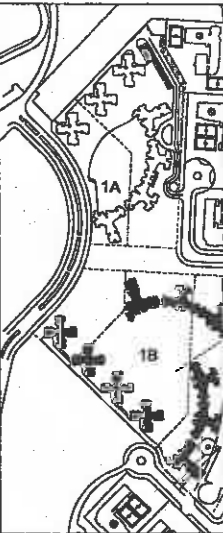


**GROUND FLOOR PLAN**  
(FOR BLOCK 8)



**GROUND FLOOR PLAN**  
(FOR BLOCK 9)

KEYPLAN



REVISIONS

NO.	DESCRIPTION AND DATE	IN	BY

AUTHORISED	NAME AND DESIGNATION	IN
	L.A. GALLOWAY CAZ (ATL)	
CHECKED	PATRICK LIK SA/13	
	EUGENE SHUM AM	
	Y.W. CHAN STO(A)/13	
DRAWN	W.J. POON TO(A)/13	

PROJECT  
**SOUTH EAST KOWLO  
DEVELOPMENT AREA  
SITE 1B**

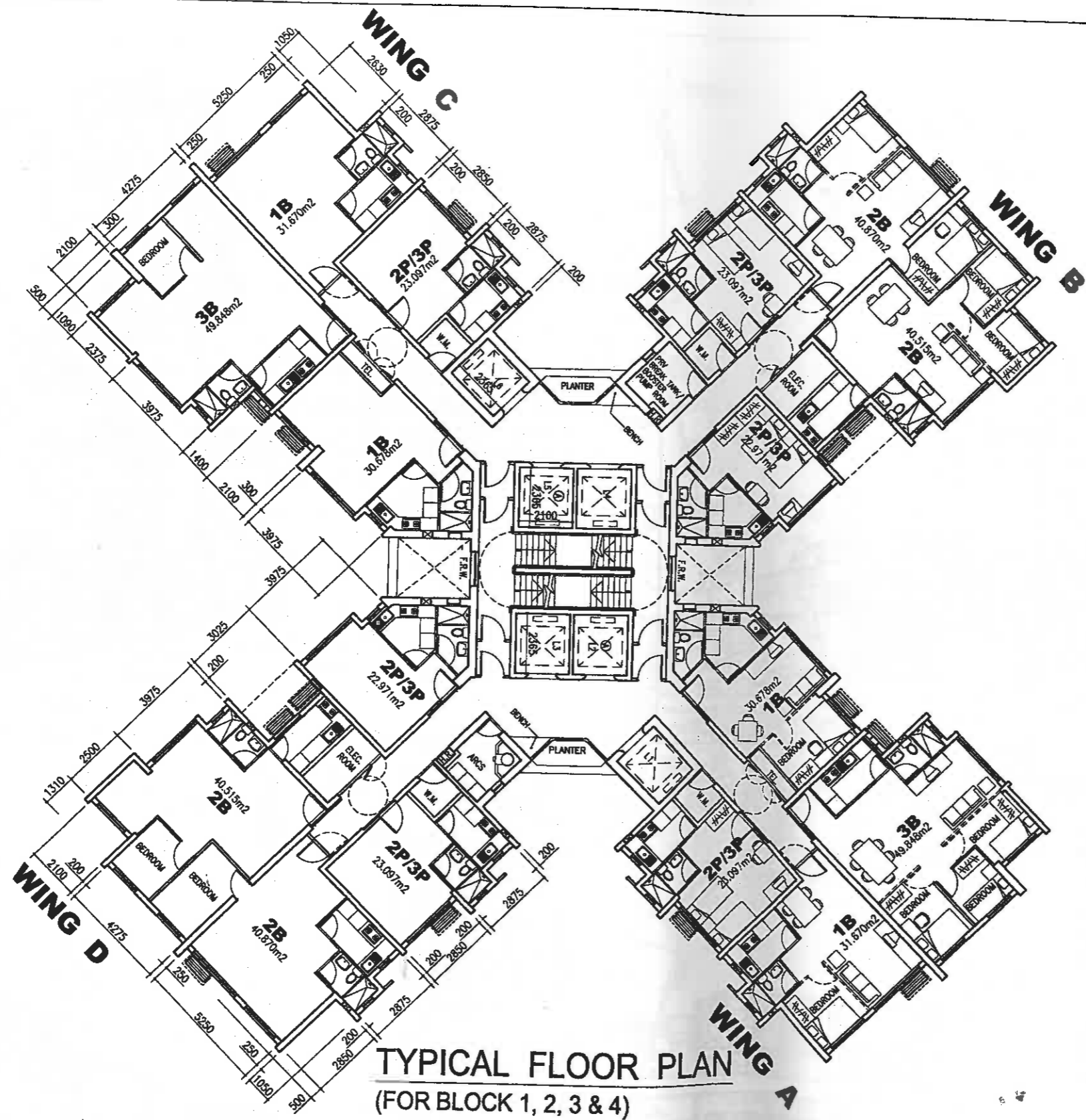
DRAWING TITLE  
**BLOCK 1, 2, 3, 4, 5, 6, 7, 8,  
GROUND FLOOR PLAN**

SCALE 1:500

DRAWING NO.  
**KE09/BK10/A/PR-00**

SOURCE





**TYPICAL FLOOR PLAN**  
(FOR BLOCK 1, 2, 3 & 4)

FOR 1/F TO 40/F		BLOCK 1
FLAT MIX / FLOOR	1P/2P	0
	2P/3P	6
	1B	4
	2B	4
	3B	2
TOTAL FLATS / FLOOR		16
TOTAL FLATS / BLOCK		640

FOR 1/F TO 39/F		BLOCK 2
FLAT MIX / FLOOR	1P/2P	0
	2P/3P	6
	1B	4
	2B	4
	3B	2
TOTAL FLATS / FLOOR		16
TOTAL FLATS / BLOCK		640

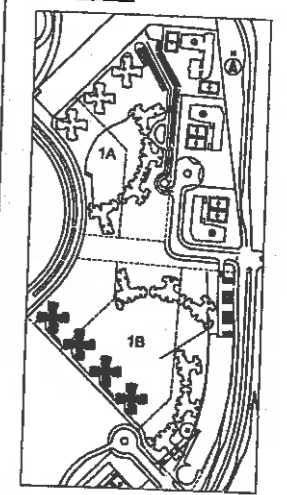
FOR 1/F TO 38/F		BLOCK 3
FLAT MIX / FLOOR	1P/2P	0
	2P/3P	6
	1B	4
	2B	4
	3B	2
TOTAL FLATS / FLOOR		16
TOTAL FLATS / BLOCK		640

FOR 1/F TO 37/F		BLOCK 4
FLAT MIX / FLOOR	1P/2P	0
	2P/3P	6
	1B	4
	2B	4
	3B	2
TOTAL FLATS / FLOOR		16
TOTAL FLATS / BLOCK		640

**NOTES**

- 380x380 (S.O.) Balanced Flue
- 1 Hr. FRP Fire Resistance Window (1350W x 2200H S.O.)
- BLOCK TYPE: A1-4 (40 DOMESTIC FLOORS) 16 FLATS
- PLAN OF PIPE DUCT TO BE CONVERTED AS F.S. PUMP ROOM AT F19, F21
- PLAN OF PIPE DUCT TO BE CONVERTED AS F.S. PRESSURE REDUCING VALVE ROOM AT F20, F22
- PLAN OF PIPE DUCT TO BE CONVERTED AS BREAK TANK ROOM (FRESH WATER) AT F17, F24, F31 & F35
- BREAK TANK ROOM (FLUSH WATER) AT F14 & F28
- BREAK TANK ROOM (FLOOR WASHING) AT F15 & F29

**KEY PLAN**



**REVISIONS**

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	
		CHKD	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED L.A. GALLOWAY CHIEF (ATG)		
CHECKED PATRICK LIK SALES		
DRAWN T.P. LEUNG TO/AS		

PROJECT  
**SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1B**

DRAWING TITLE  
BLOCK 1, 2, 3 & 4  
TYPICAL FLOOR PLAN

SCALE 1:200

DRAWING NO.  
KED9/BLK4/A/PR-01/B

SOURCE



HOUSING DEPARTMENT

INITIAL DESIGNER  
DATE

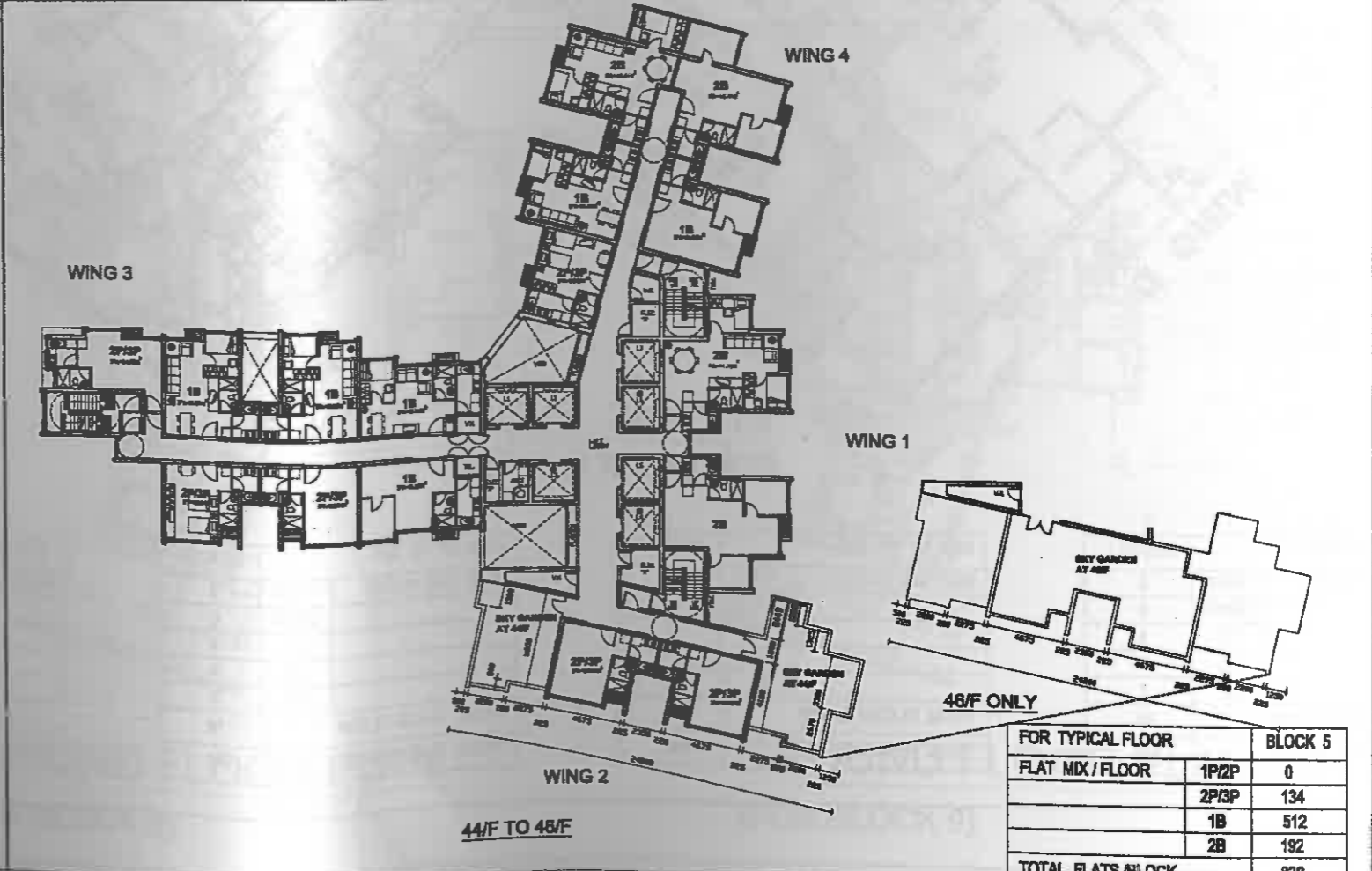
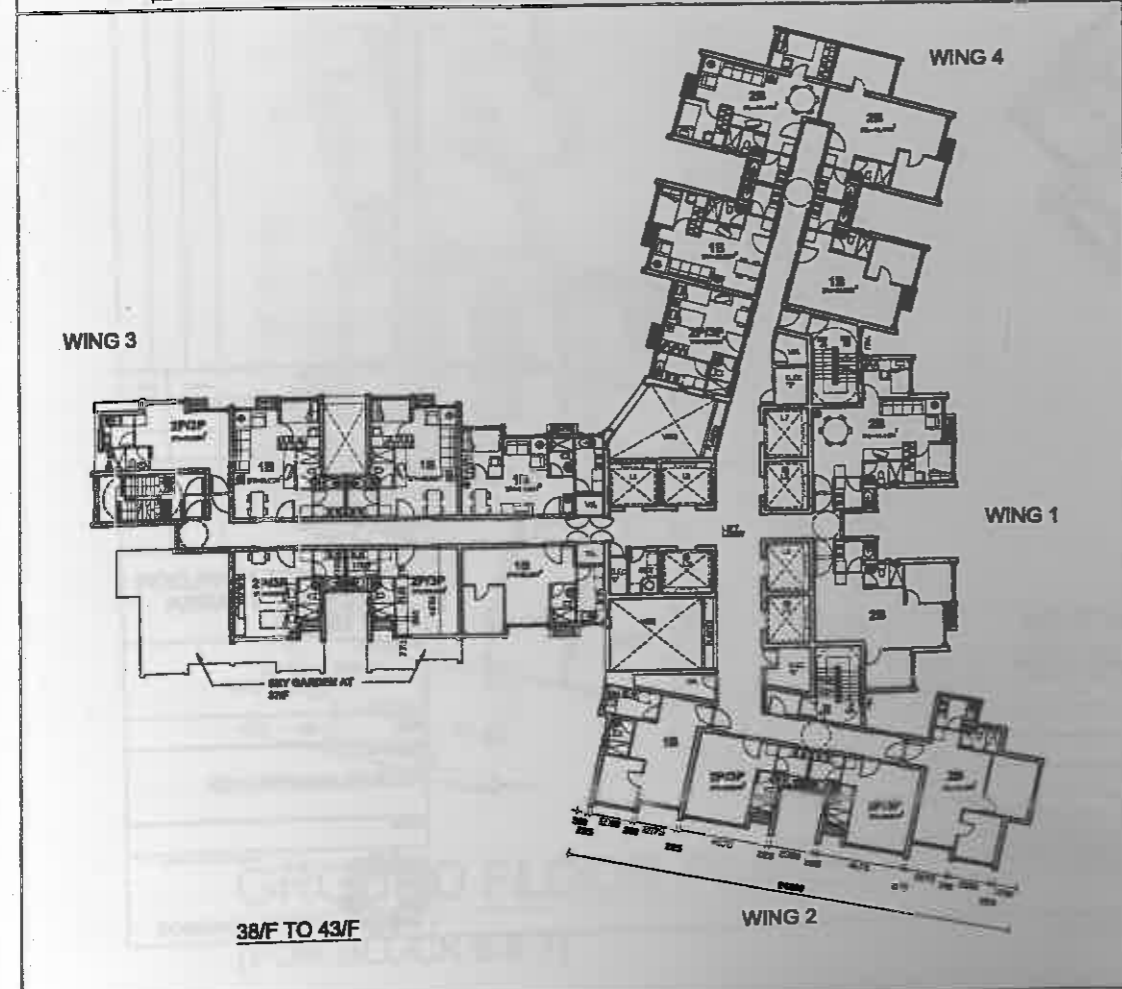
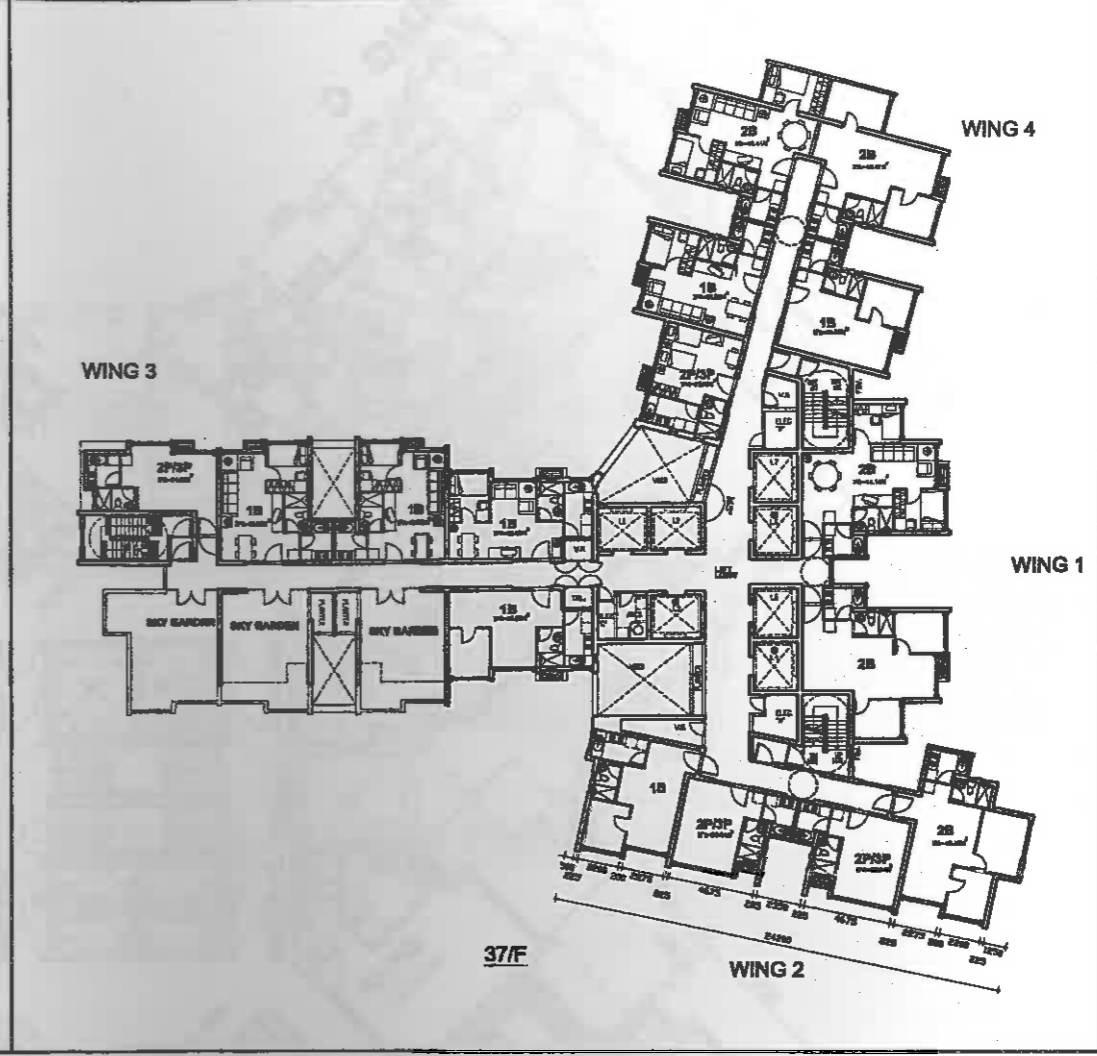
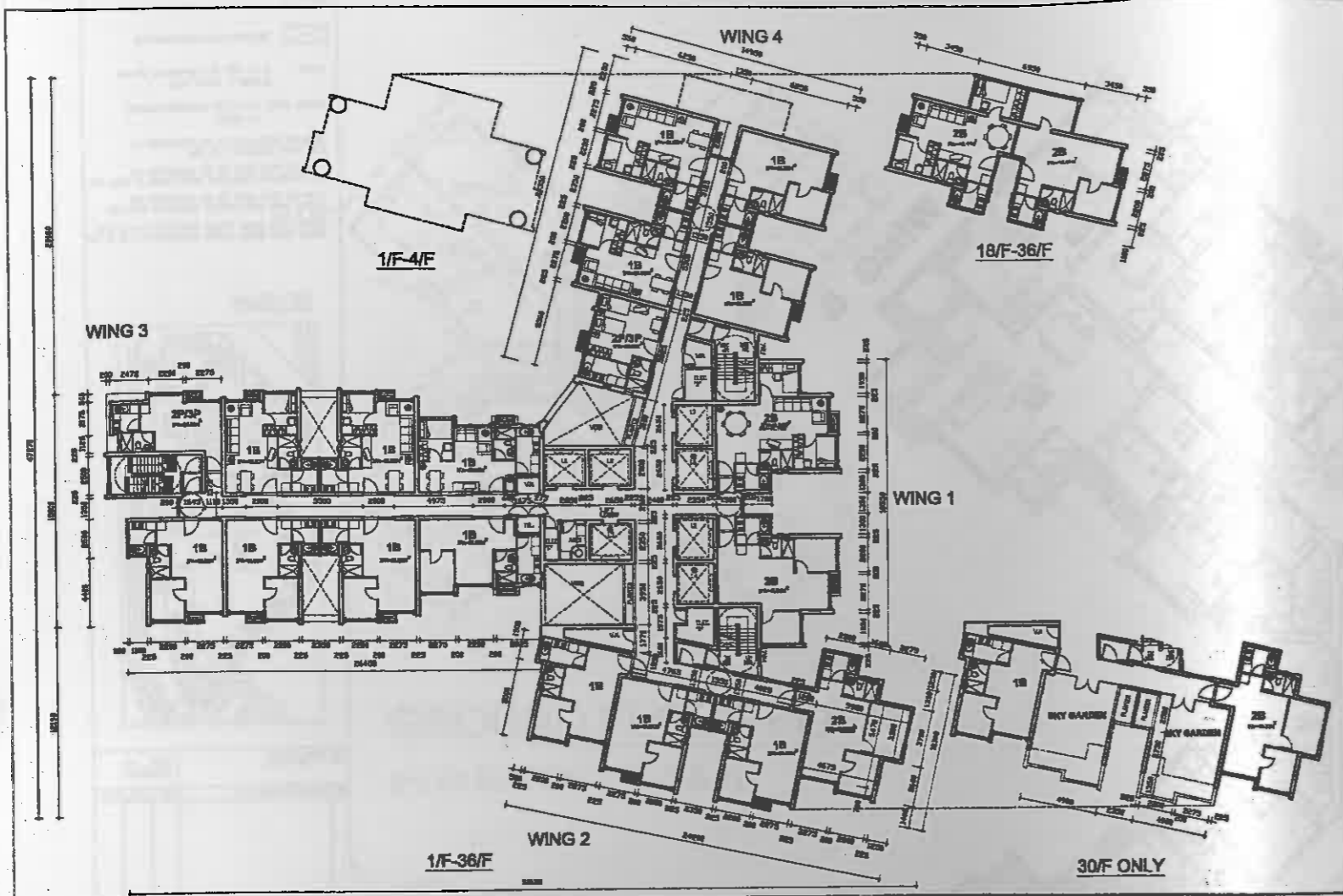
INITIAL

KOWLOON IT AREA

1, 5, 6, 7, 8, 9 & R PLAN

PR-00

G DEPART



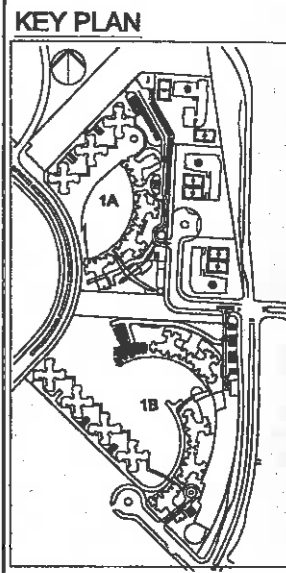
**NOTES**

380X280 (S.O.) Balanced Flue

F.R.W. 1 hr. FRP resistance window (1000W x 1800H S.O.)

BLOCK TYPE: B5 (46 DOMESTIC FLOORS)

EFFICIENCY: 75.87%



**REVISIONS**

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED: LA. GILLONWAY (AR/1)		
CHECKED: PATRICK LUK (S/1)		

PROJECT

**SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1B**

DRAWING TITLE

**BLOCK 5**

SCALE 1:400

DRAWING NO. **KE09/BLK5/A/PR-01**

SOURCE

FOR TYPICAL FLOOR		BLOCK 5
FLAT MIX / FLOOR	1P/2P	0
	2P/3P	134
	1B	512
	2B	192
TOTAL FLATS / BLOCK		838

HOUSING DEPARTMENT

2B FLAT AT FLOOR 18-48/F

1B FLAT AT FLOOR 5-17/F (1-4/F OMITTED)

WING 4

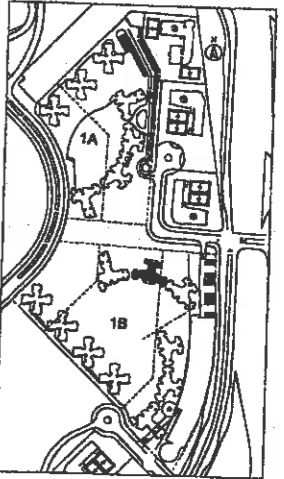
FOR TYPICAL FLOOR	BLOCK 6
FLAT MIX / FLOOR	NUMBER OF FLAT
1P/2P	240
2P/3P	96
1B	296
2B	218
3B	-
TOTAL FLATS / BLOCK	850

NOTES

380x380 (S.D.) Balanced Flue  
 FRV. 1 hr. FRP Fire Resistance Window (1350W x 2200H S.D.)

TYPICAL FLOOR CFA WITH  
 2B FLAT AT WING 2, 4 END : 872.11m<sup>2</sup>  
 TYPICAL FLOOR CFA WITH  
 1B FLAT AT WING 2, 4 END : 832.98m<sup>2</sup>  
 TYPICAL FLOOR CFA WITH  
 1B FLAT AT WING 2 AND  
 2B FLAT AT WING 4 END : 852.54m<sup>2</sup>

KEY PLAN



REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	J.A. GALLOWAY CAG (ATE)		
CHECKED	PATRICK LUK SA/TS		
	EUGENE SHAM ASA		
	Y.W. CHAN STO(A)/TS		
DRAWN	WALDO TO(A)/DS		

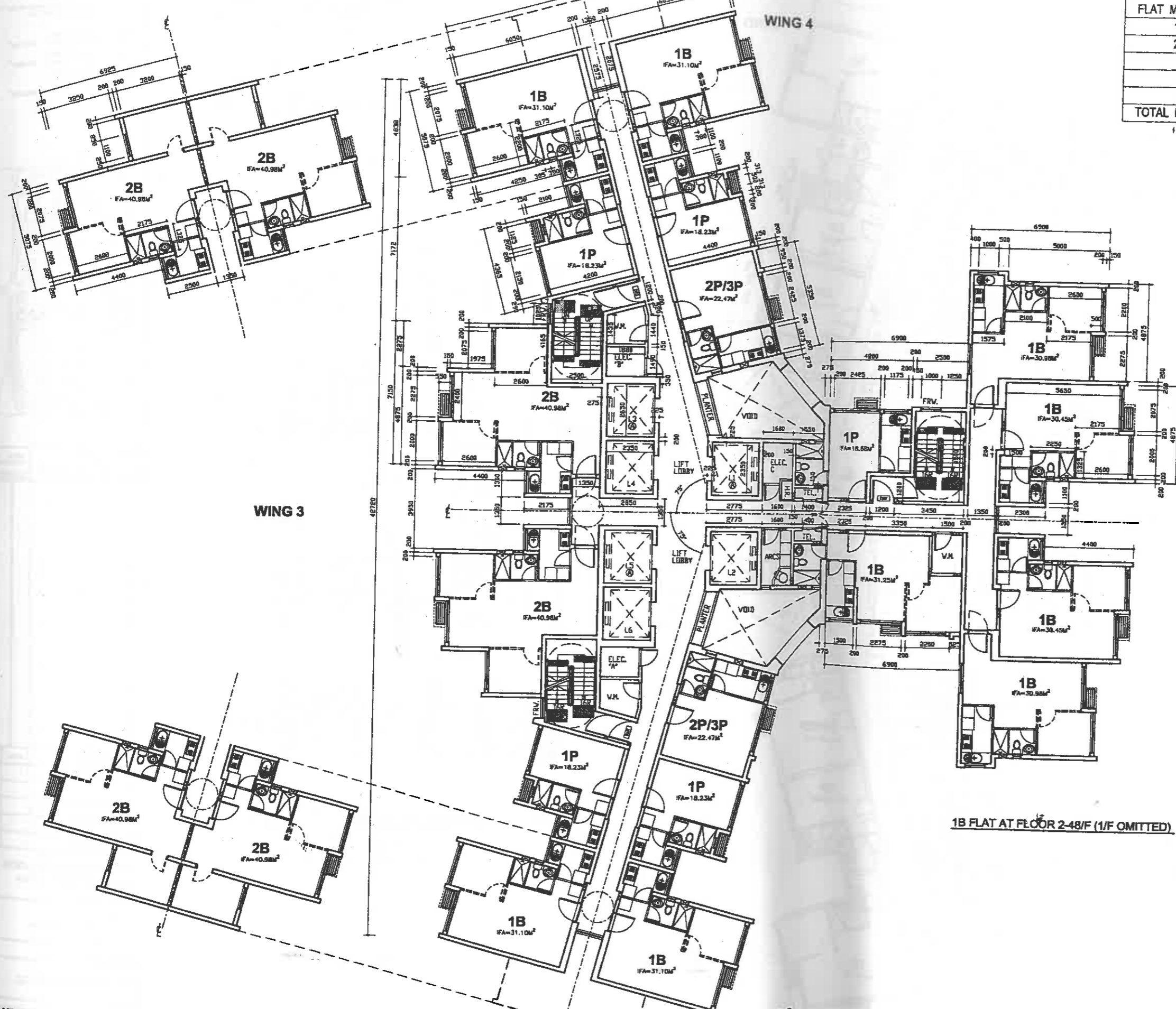
PROJECT  
 SOUTH EAST KOWLOON  
 DEVELOPMENT AREA  
 SITE 1B

DRAWING TITLE  
 BLOCK 6  
 TYPICAL FLOOR PLAN

SCALE 1:200

DRAWING NO.  
 KE09/1/BLK6/A/PR-02

SOURCE  
 G:\09-01-KE09\_1\BLK6\_A\_PR-02\1100.DWG



1B FLAT AT FLOOR 2-48/F (1/F OMITTED)

2B FLAT AT FLOOR 2-27/F, 44-47/F (1/F OMITTED)

1B FLAT AT FLOOR 28-43/F, 48/F

WING 2

TYPICAL FLOOR PLAN

(FOR BLOCK B6)

NO. OF FLOORS)  
 L. DATE  
 IN  
 TMENT



2B FLAT AT FLOOR 1-47/F

1B FLAT AT FLOOR 48-50

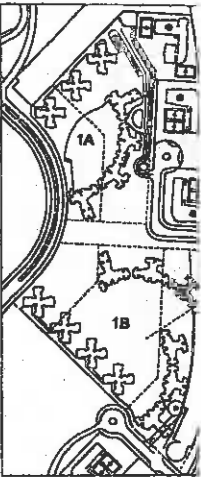
WING 4

FOR TYPICAL FLOOR	BLOCK 7
FLAT MIX / FLOOR	NUMBER OF FLAT
1P/2P	250
2P/3P	100
1B	294
2B	250
3B	-
TOTAL FLATS / BLOCK	894

NOTES

380x380 (S.O.) Balcony  
 FRV. 1 hr. FRP Fire Resist  
 0350V x 2200H S.O.  
 TYPICAL FLOOR CFA WITH  
 2B FLAT AT WING 2, A END : 872  
 TYPICAL FLOOR CFA WITH  
 1B FLAT AT WING 2, A END : 832  
 TYPICAL FLOOR CFA WITH  
 1B FLAT AT WING 2 AND  
 2B FLAT AT WING 4 END : 852

KEY PLAN



REVISIONS

DESCRIPTION AND DATE

NO.	DESCRIPTION AND DATE

AUTHORISED	NAME AND DESIGNATION L.A. GALLOWAY CA/2 (A/E)
CHECKED	PATRICK LUK SAYS EUGENE SHAM A/M
DRAWN	Y.W. CHAN STO(A/E)
PROJECT	W.M.SO TO(A/JOB)

**SOUTH EAST KOWL  
 DEVELOPMENT AREA  
 SITE 1B**

**BLOCK 7  
 TYPICAL FLOOR PLAN**

SCALE 1:200

DRAWING NO.  
**KE09/1/BLK7/A/PR-**

SOURCE  
 0388-B-KE08.1.BLK7.A.PP

HOUSING DE

2B FLAT AT FLOOR 2-29/F, 44-47/F (1/F OMITTED)

1B FLAT AT FLOOR 30-43/F, 48-50/F

WING 2

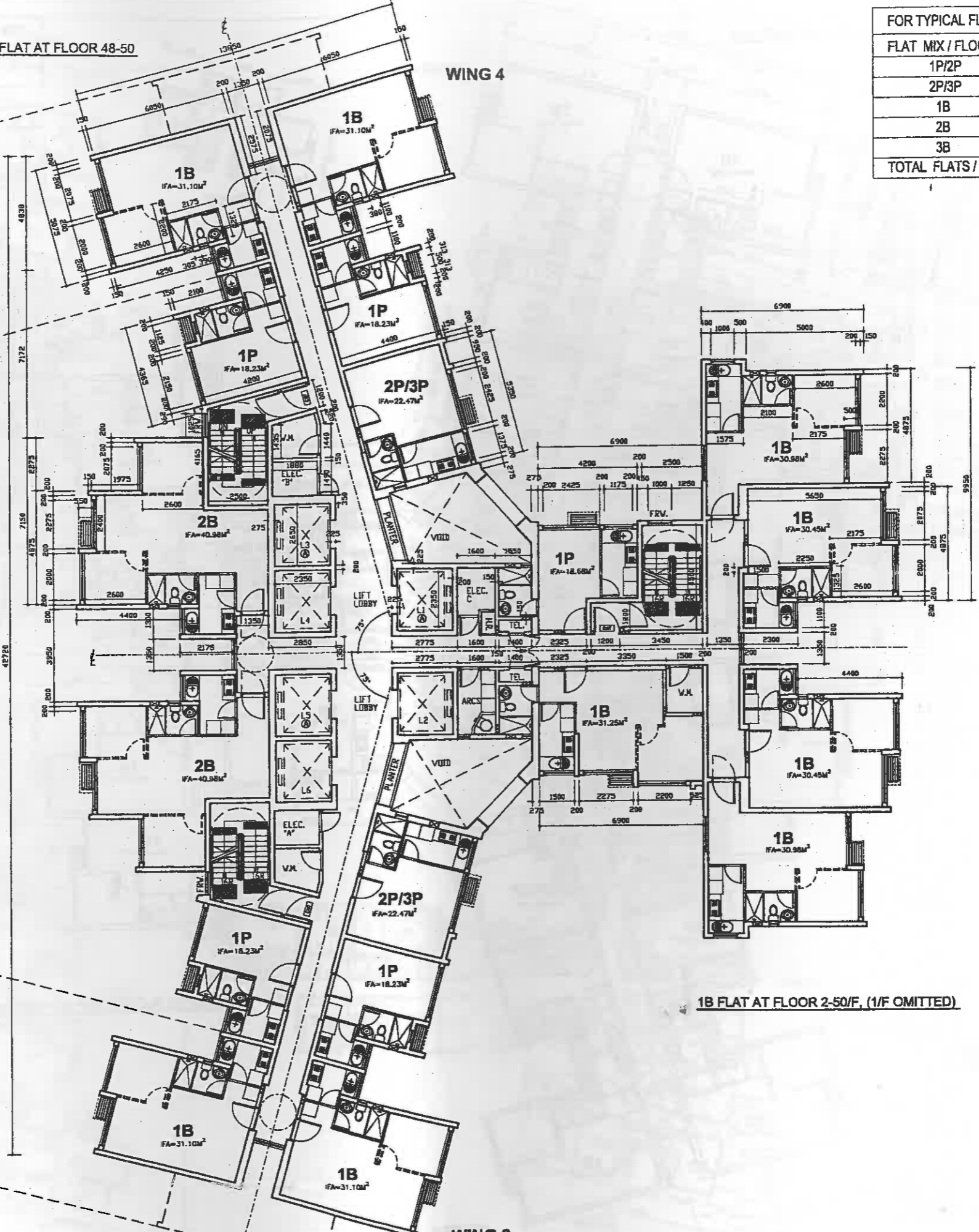
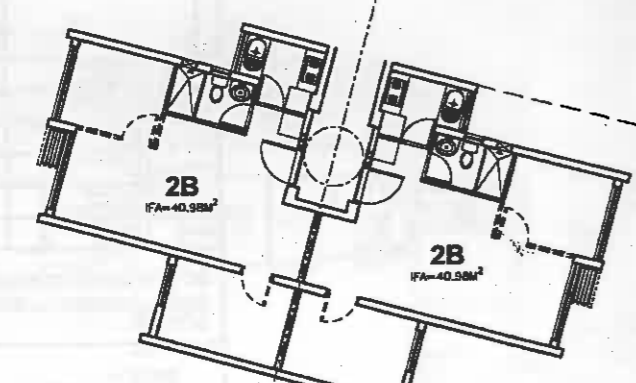
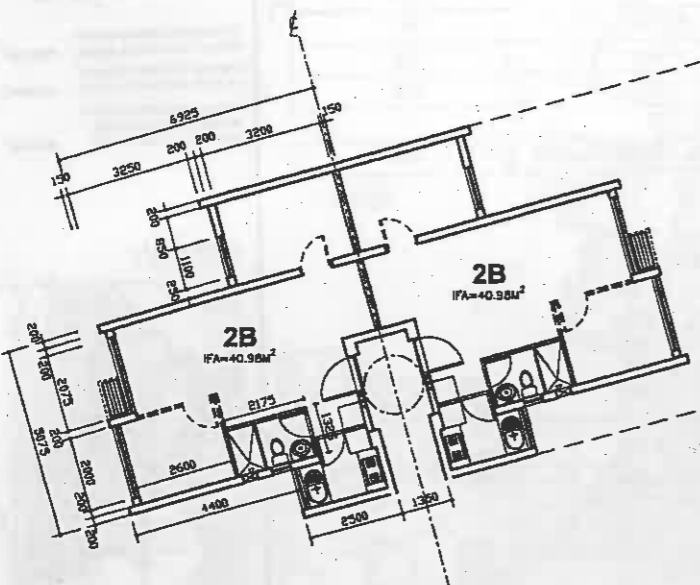
**TYPICAL FLOOR PLAN**

(FOR BLOCK B7 READ HANDED)

WING 1

1B FLAT AT FLOOR 2-50/F, (1/F OMITTED)

WING 3





2B FLAT AT FLOOR 18-50/F

1B FLAT AT FLOOR 5-17/F (1-4/F OMITTED)

WING 4

FOR TYPICAL FLOOR	BLOCK 9
FLAT MIX / FLOOR	NUMBER OF FLAT
1P/2P	250
2P/3P	100
1B	294
2B	230
3B	-
<b>TOTAL FLATS / BLOCK</b>	<b>874</b>

NOTES

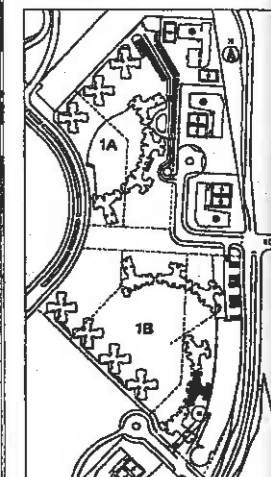
380x380 (S.D.) Balanced Flue  
FRV. 1 hr. FRP Fire Resistance V<sub>1</sub>  
(1350V x 2200H S.D.)

TYPICAL FLOOR CFA WITH  
2B FLAT AT WING 2, 4 END : 872.11m<sup>2</sup>

TYPICAL FLOOR CFA WITH  
1B FLAT AT WING 2, 4 END : 832.98m<sup>2</sup>

TYPICAL FLOOR CFA WITH  
1B FLAT AT WING 2 AND  
2B FLAT AT WING 4 END : 852.54m<sup>2</sup>

KEY PLAN



REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL	DESIGNATION

	NAME AND DESIGNATION	INITIAL	DS
AUTHORISED	L.A. GALLOWAY CAZ (ATL)		
CHECKED	PATRICK LIK SAHS EUGENE SHUM ASA Y.W. CHAN STOAKY'S		
DRAWN	WALSO TOYANGOR		

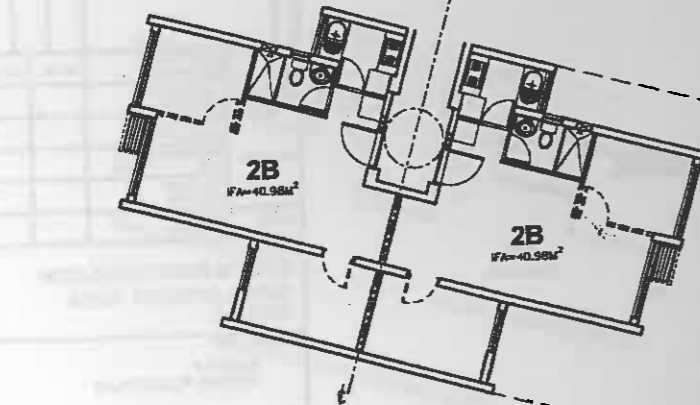
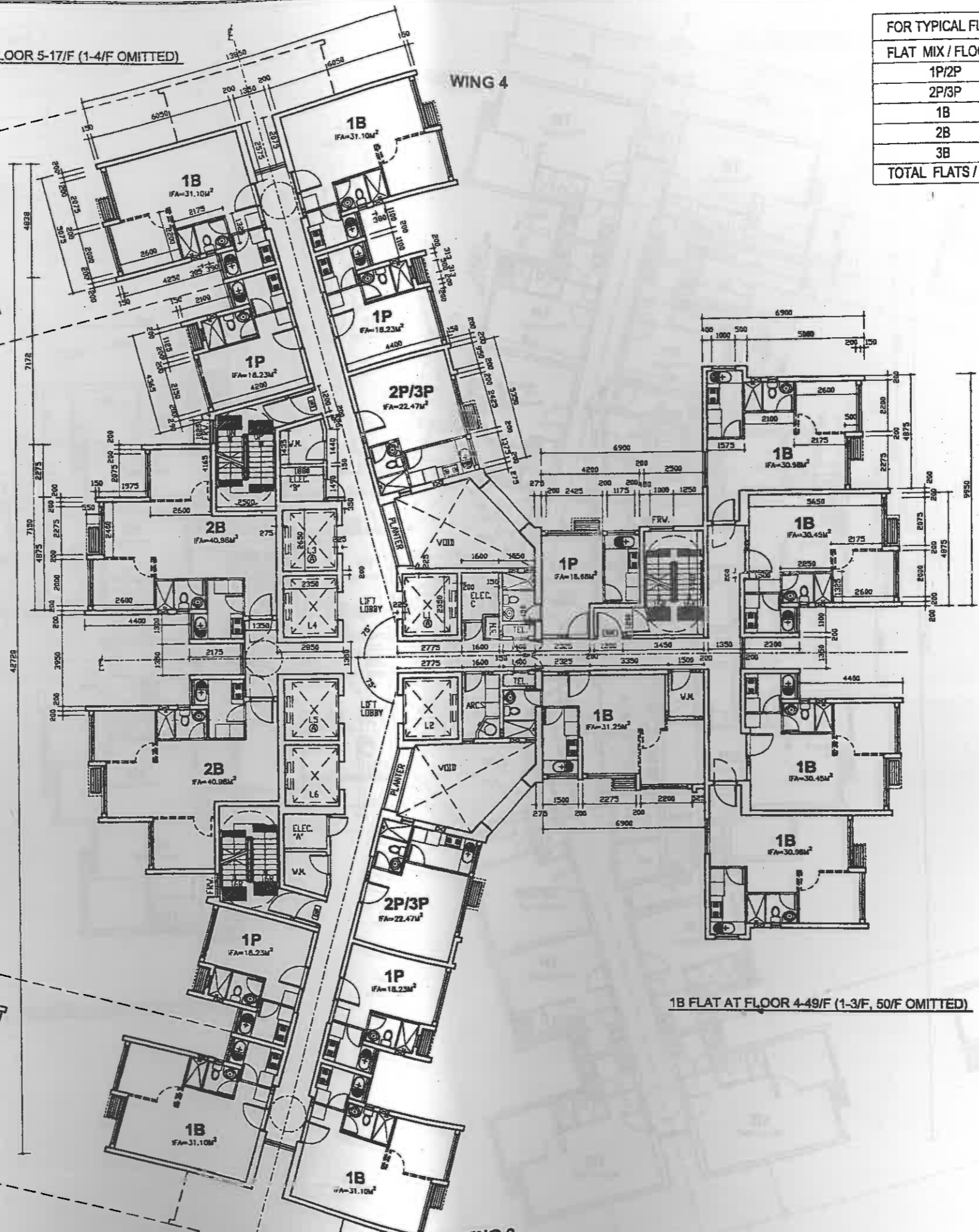
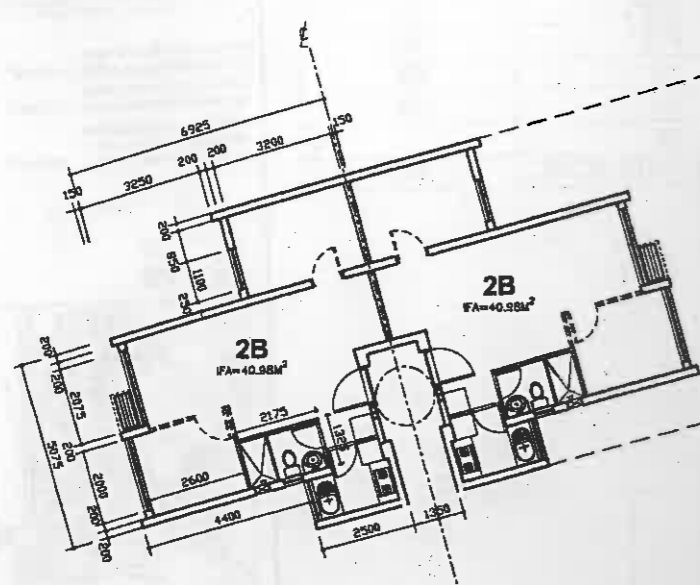
PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1B**

DRAWING TITLE  
**BLOCK 9  
TYPICAL FLOOR PLAN**

SCALE 1:200

DRAWING NO.  
**KE09/1/BLK9/A/PR-02**

SOURCE  
G:\1998-2002\KE09\_1\BLK9/A/PR-02(11)BLK9.DWG



2B FLAT AT FLOOR 2-29/F, 46-49/F (1/F OMITTED)

1B FLAT AT FLOOR 30-45/F, 50/F

WING 2

**TYPICAL FLOOR PLAN**  
(FOR BLOCK B9 READ HANDED)

Balanced Flue  
 Resistance V<sub>0.1</sub>  
 (1000W x 1800H S.O.)  
 3: 872.11m<sup>2</sup>  
 4: 832.96m<sup>2</sup>  
 5: 852.54m<sup>2</sup>



INITIAL IN DESIGNATION  
DWN CKO JAL

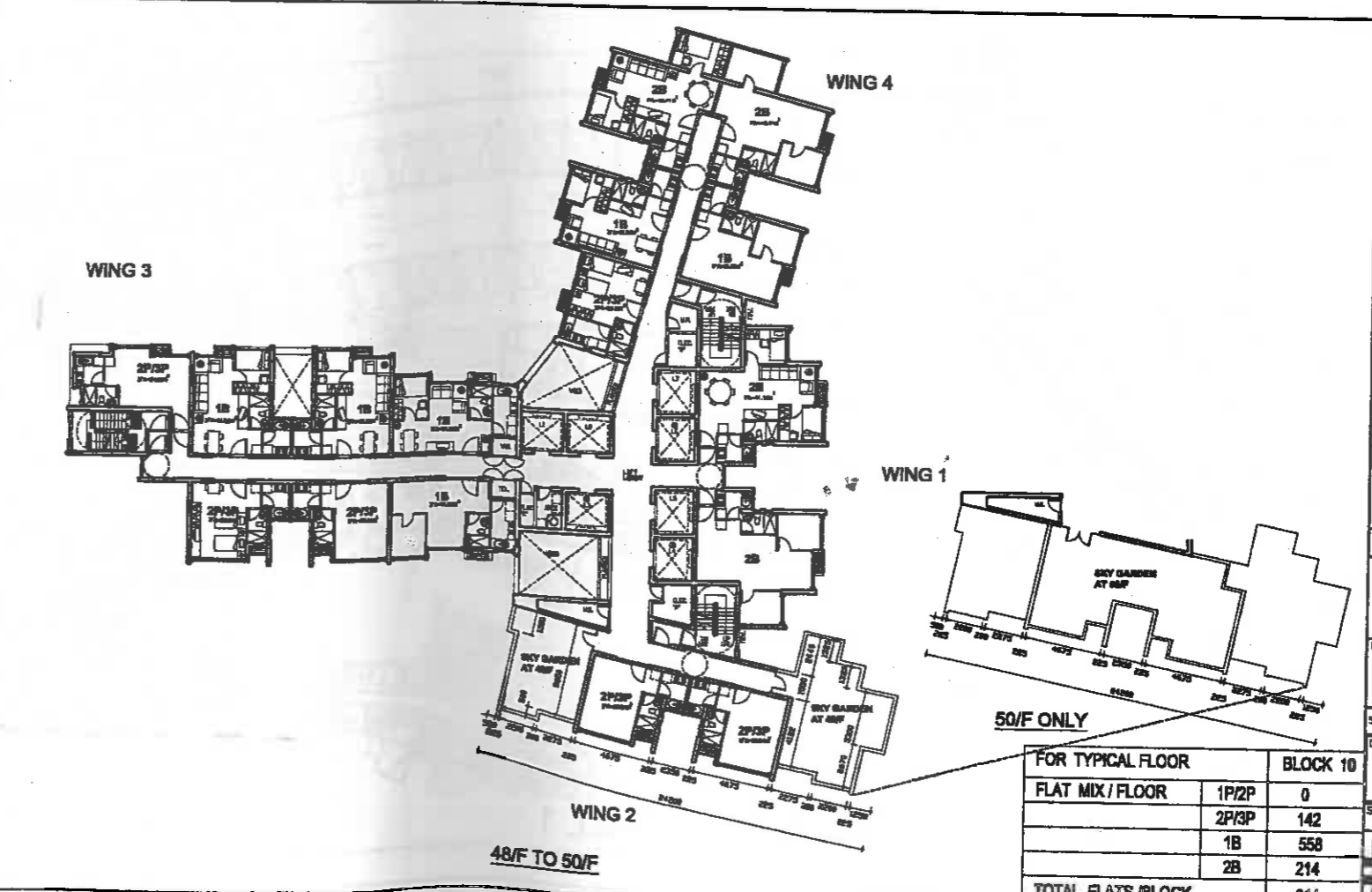
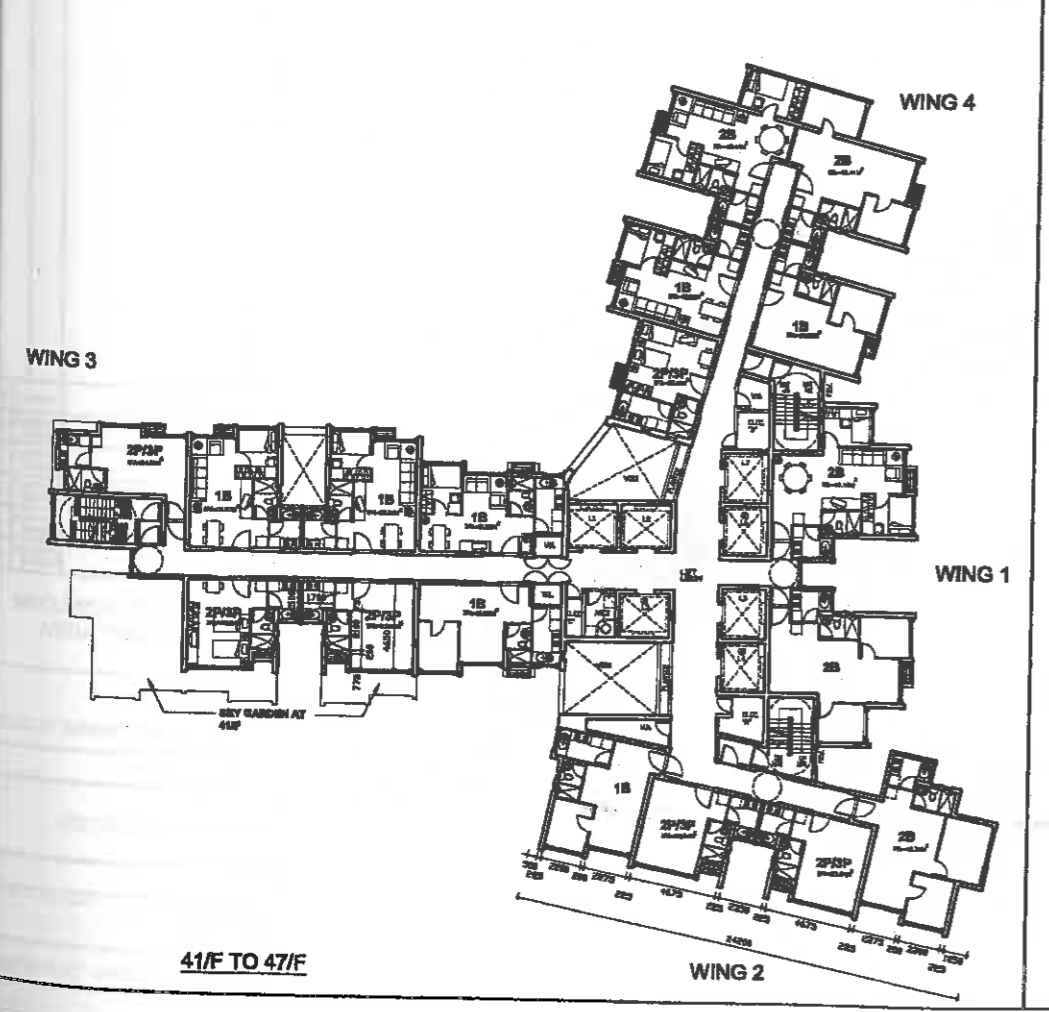
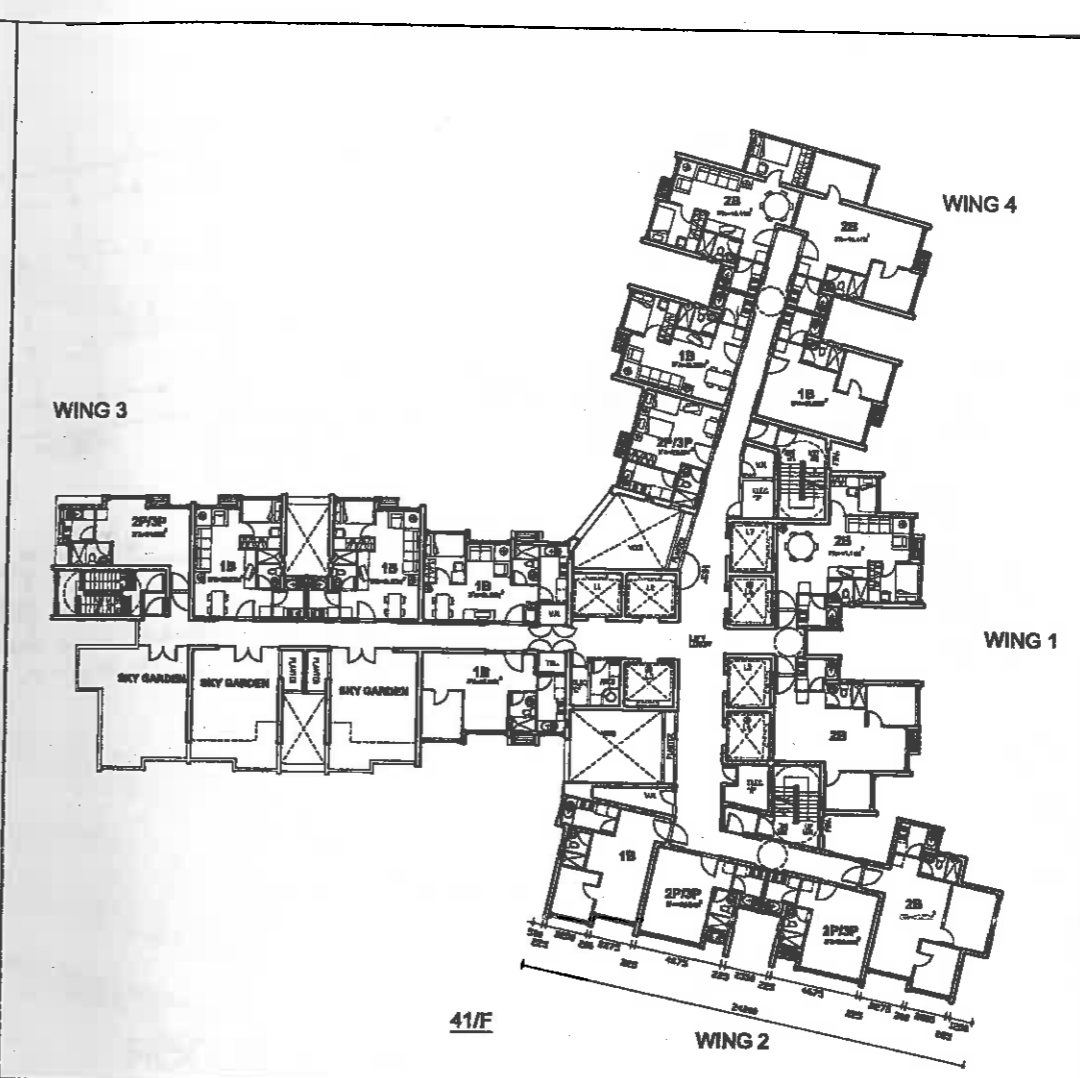
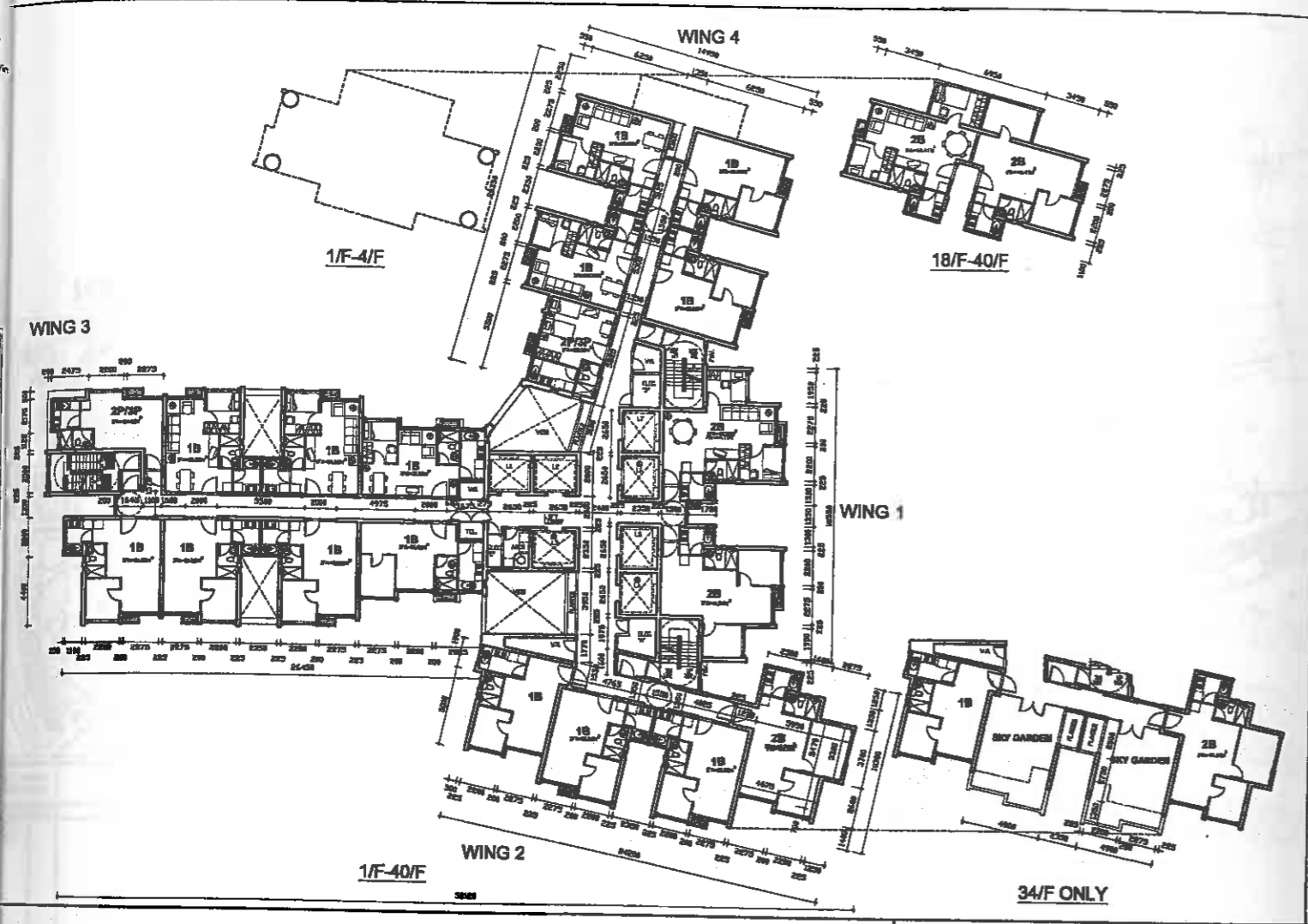
INITIAL IN DESIGNATION


FLOOR  
1E A

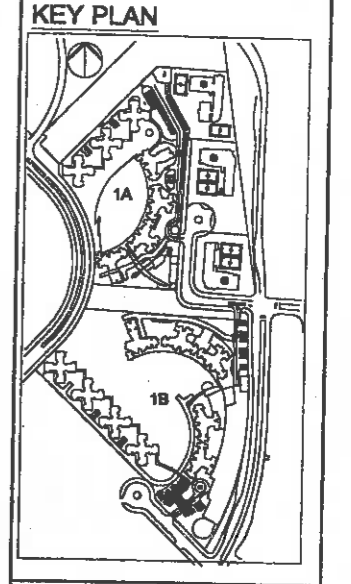
-02

021110.DWG

DEPARTMENT



**NOTES**  
 380x280 (S.O.) Balanced Flue  
 F.R.W. 1 hr. FRP resistance window (1000W x 1800H S.O.)  
 BLOCK TYPE: B10 (50 DOMESTIC FLOORS)  
 EFFICIENCY: 75.87%



**REVISIONS**

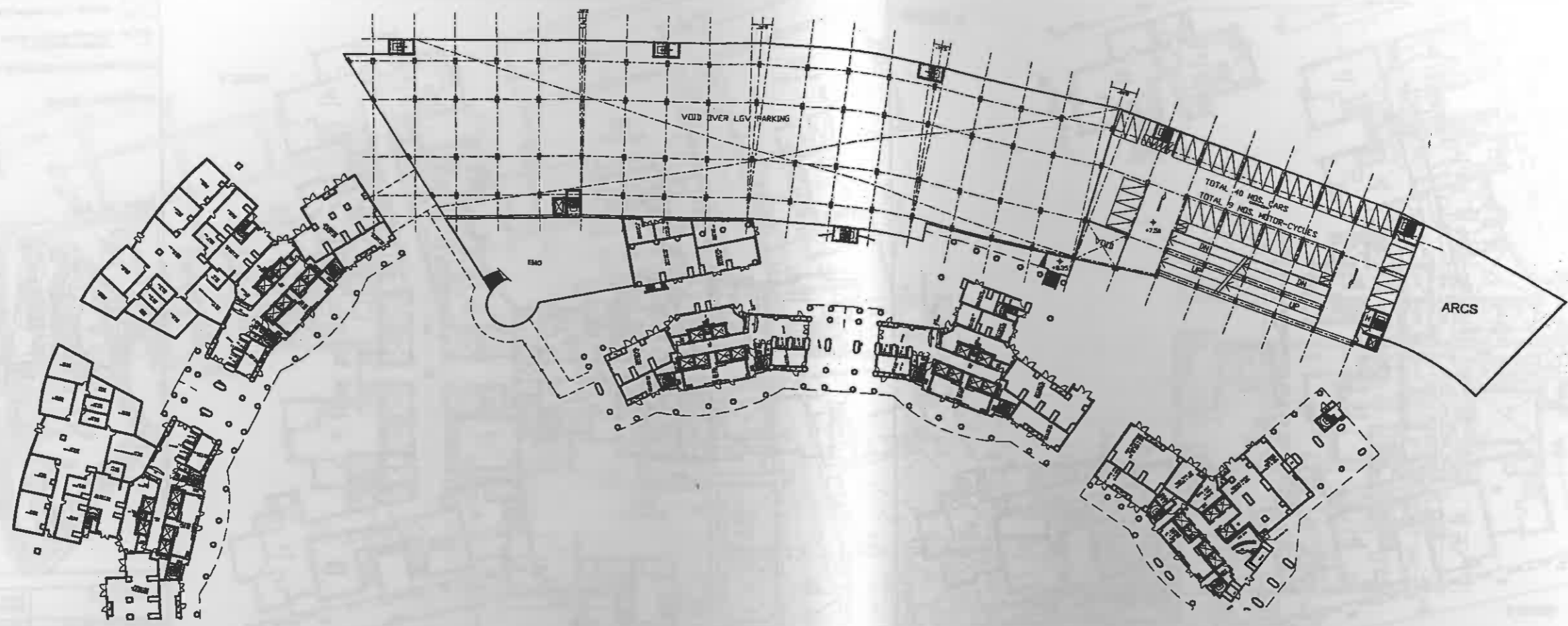
NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	LA. GALLOWAY CAR (ATR)		
CHECKED	PATRICK LUK GARY WILLIAM CHAN AND		
DRAWN	SLIMMY NG CEA		
PROJECT	SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1B		
DRAWING TITLE	BLOCK 10		
SCALE	1:500		
DRAWING NO.	KE09/BL10/A/PR-01/A		
SOURCE			

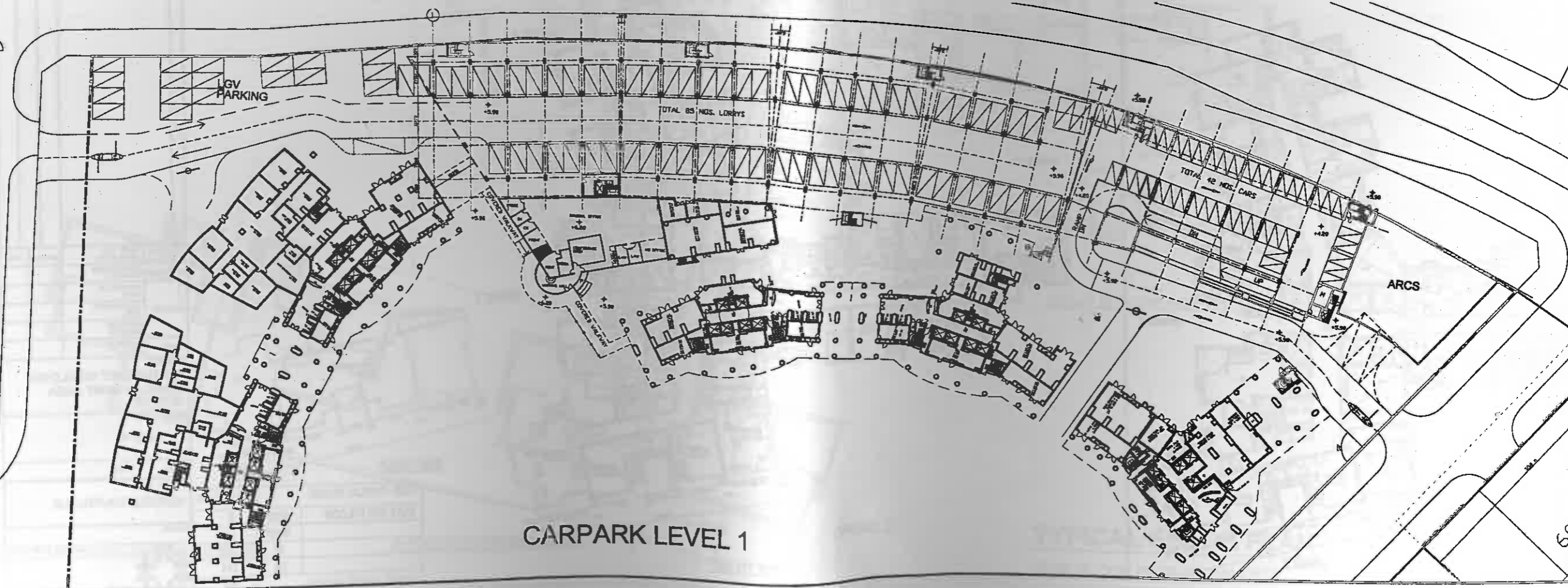
**FOR TYPICAL FLOOR**

FLAT MIX / FLOOR	1P/2P	2P/3P	1B	2B	TOTAL FLATS / BLOCK
	0	142	558	214	914



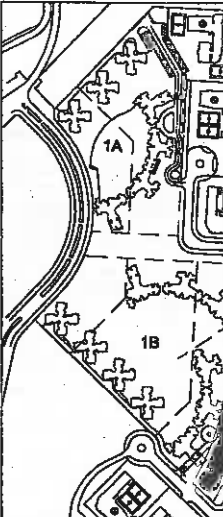


MEZZANINE FLOOR



CARPARK LEVEL 1

KEY PLAN



REVISIONS

NO.	DESCRIPTION AND DATE	NO. DE.	OWN.

PROJECT	NAME AND DESIGNATION	INITIALS
AUTHORISED	L.A. GALLOWAY CA2 (ATG.)	ORIK SIGN
CHECKED	PATRICK LIK SA/13	ORIK SIGN
	CLIFFORD CHENG A/23	ORIK SIGN
	Y.W. CHAN STO/13	ORIK SIGN
DRAWN	W.K. POON TOA/13	ORIK SIGN

SOUTH EAST KOWLOK DEVELOPMENT AREA SITE 1B

CARPARK - LEVEL 1 & MEZZANINE FL

SCALE 1:1000

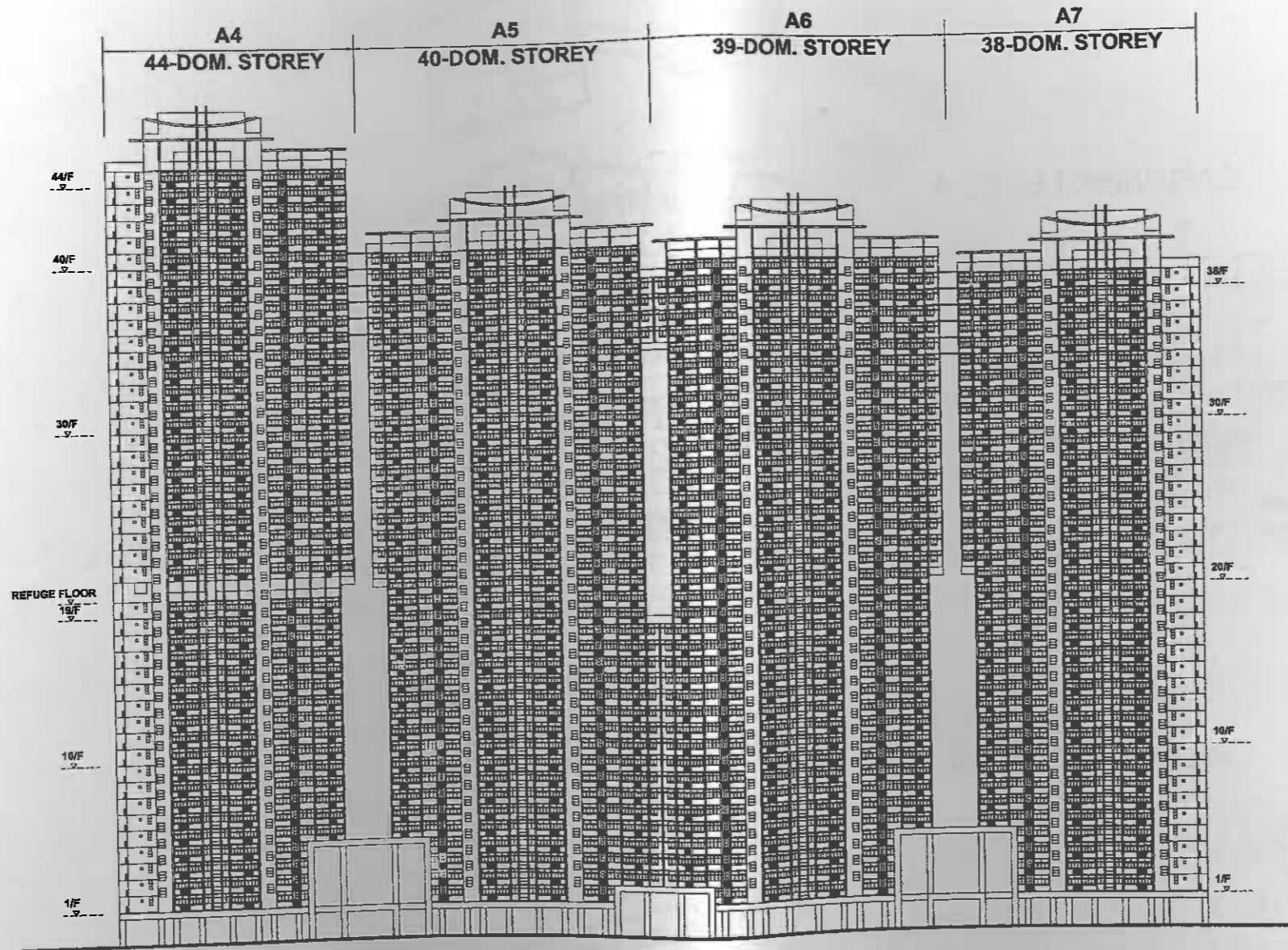
DRAWING NO. KE09/CP/A/PR-01/B

SOURCE



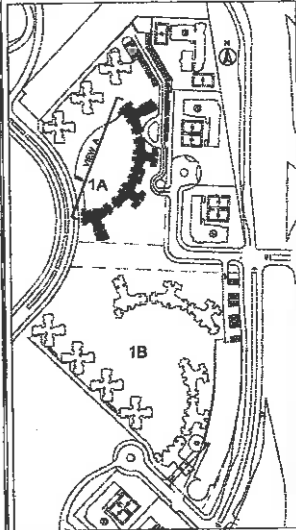






NOTES

KEY PLAN



REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CAZ(ATG)		
CHECKED	PATRICK LIUK SAYS EUGENE SHAM ADR		
DRAWN	Y.W. CHAN STC(YA13) T.H. LAM TC(YA82)		

PROJECT  
**SOUTH EAST KOWLOON  
 DEVELOPMENT AREA  
 SITE 1A**

DRAWING TITLE  
**ELEVATION A4-7  
 VIEW A**

SCALE 1:1000

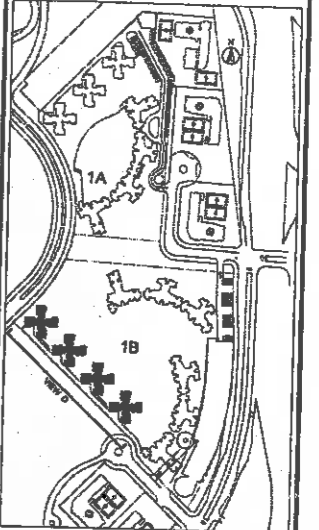
DRAWING NO.  
**KE08/SITE/A/PR-05/B**

SOURCE



NOTES

KEY PLAN



REVISIONS

NO DESCRIPTION AND DATE

INITIAL AND DESIGNATION

NO	DESCRIPTION AND DATE	DN	CRD	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED L.A. GALLOWAY CA/24703		
PATRICK LUK SA/13		
CHECKED EUGENE SHAM AM		
Y.W. CHAM STO(A)13		
DRAWN Y.Y. TANG TGA/141		

PROJECT  
SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1B

DRAWING TITLE  
ELEVATION B1-4  
VIEW D

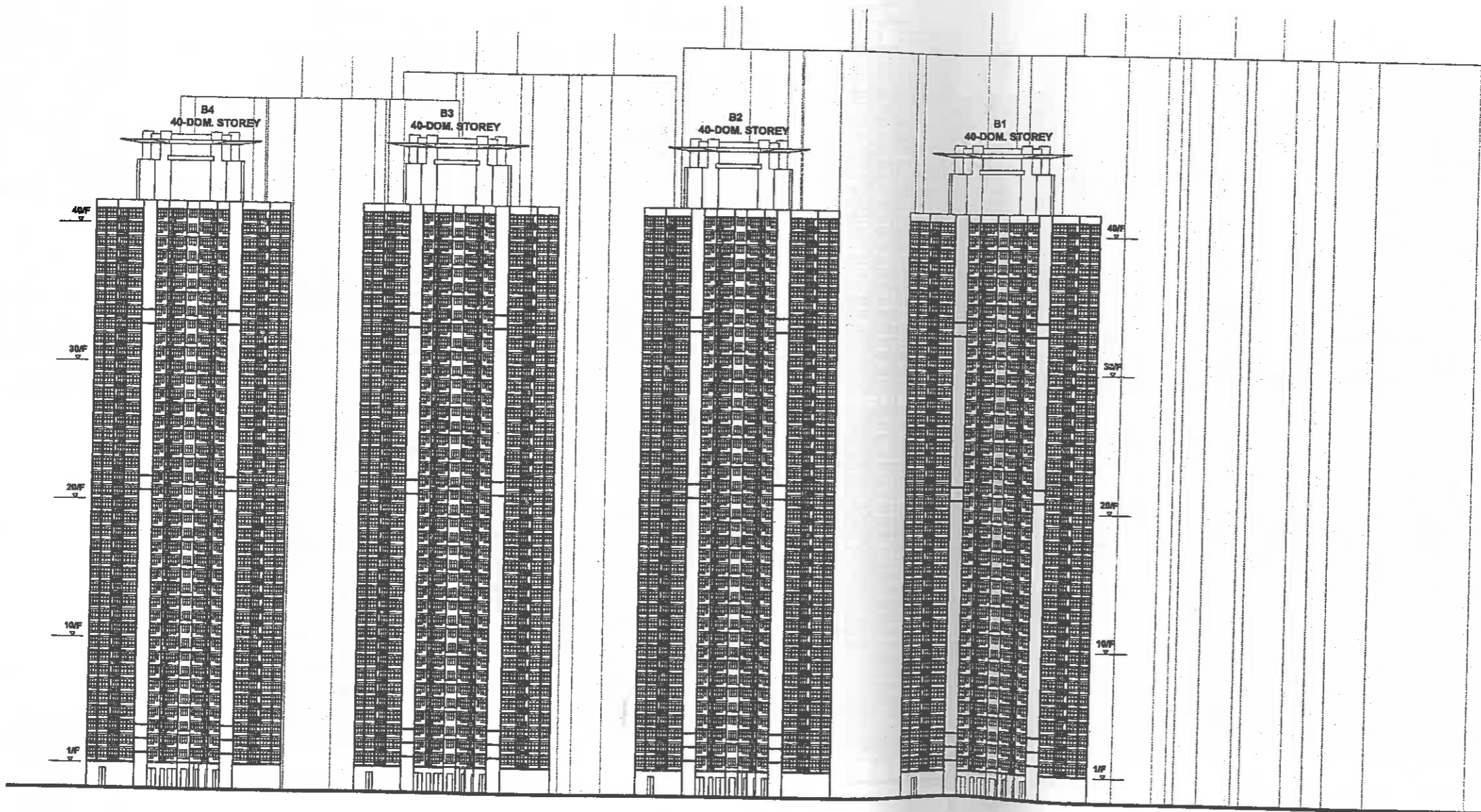
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DRAWING NO.  
KE08/SITE/A/PR-061/B

SOURCE  
August 2008 11/207 v. 1008



HOUSING DEPARTMENT



INITIAL AND SIGNATURE

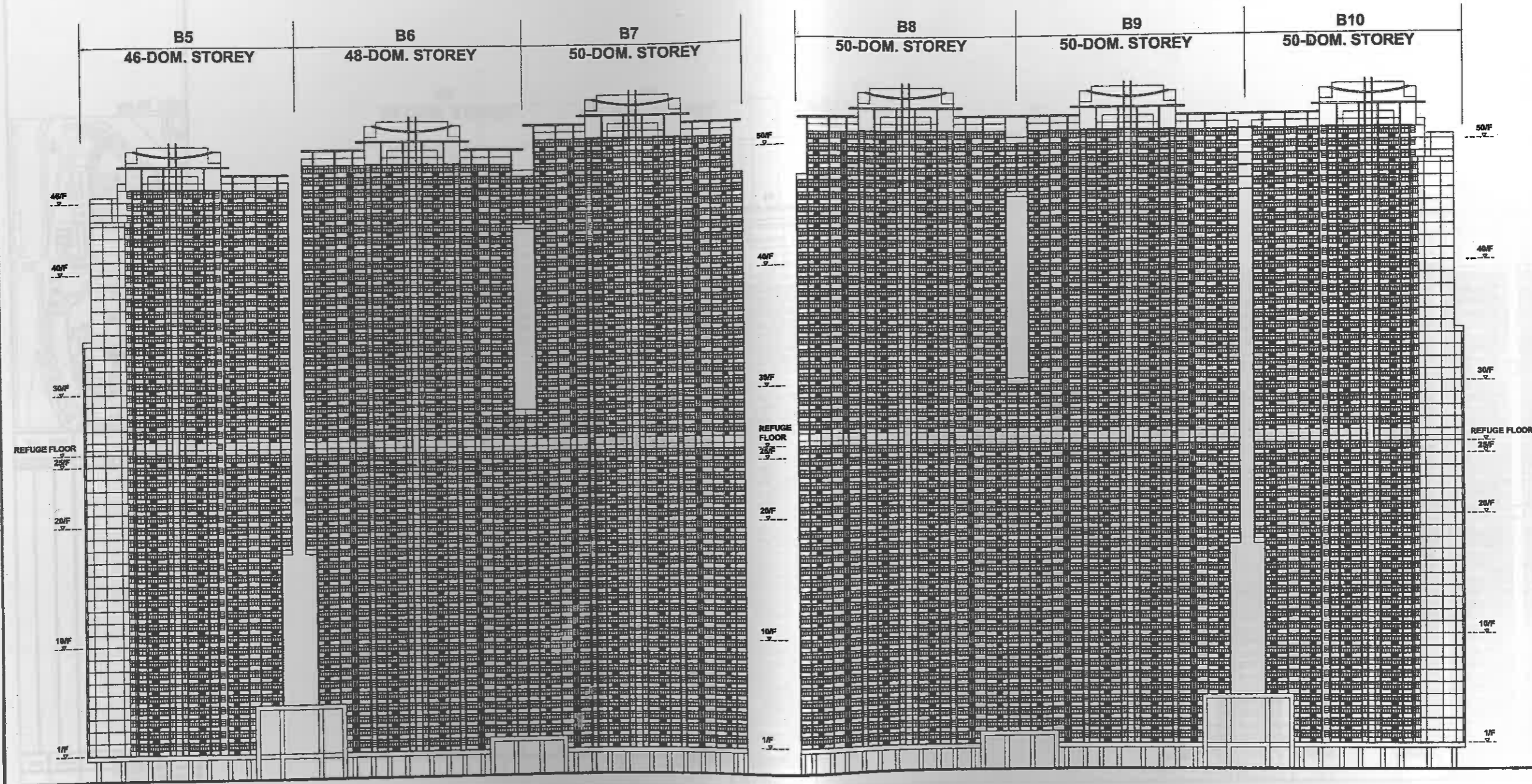
DN CRD AUTH

AL DATE

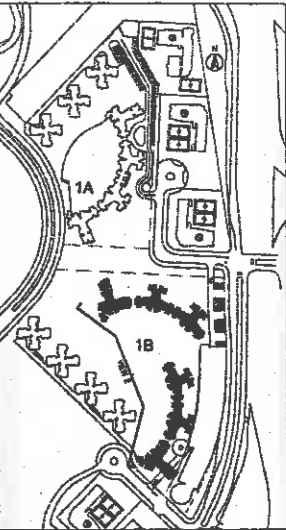
DN

MENT

NOTES



KEY PLAN



REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	DESIGNATION

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CADD/ATGJ		
CHECKED	PATRICK LUK SANS EUGENE SHUM AVA Y.W. CHAN STDA/PTS		
DRAWN	T.H. LAM TQA/BJE		

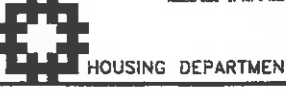
PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A**

DRAWING TITLE  
**ELEVATION B5-10  
VIEW E**

SCALE 1:1000

DRAWING NO.  
**KE08/SITE/A/PR-06/B**

SOURCE



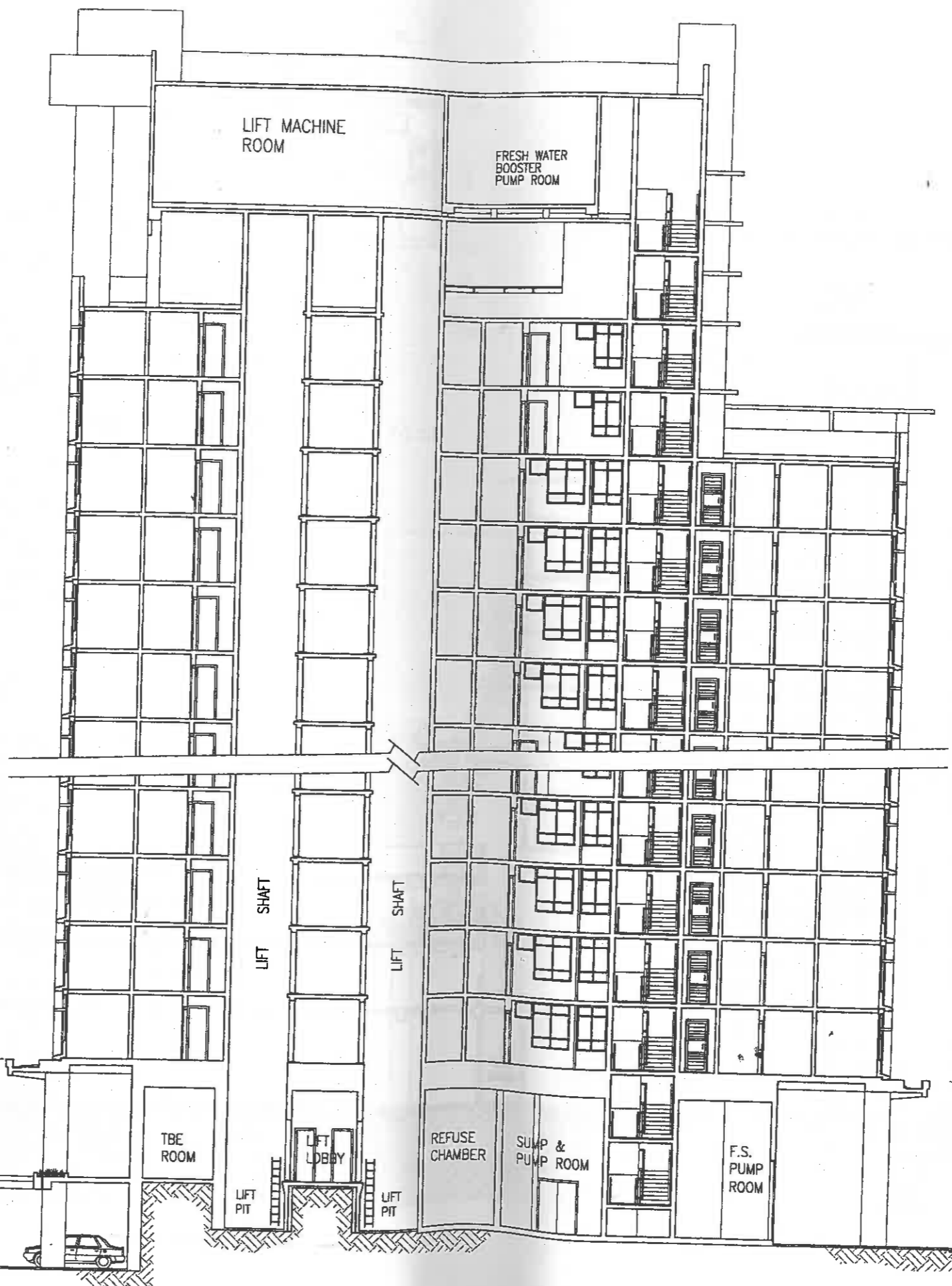


INITIAL AND DESIGNATION  
 WN LKCO SAUTC

AL DATE

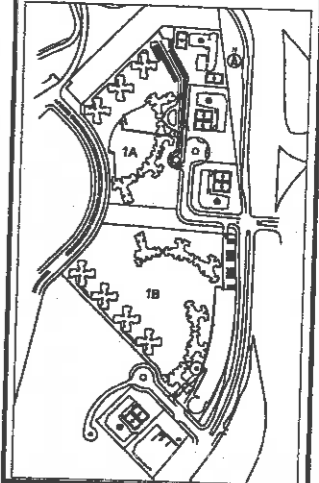
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4ENT



NOTES

KEY PLAN



REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DRN	CHK	DATE

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY (CAZ/AT/L)		
CHECKED	PATRICK LUK SAUTS EUGENE SHUM APM		
DRAWN	Y.W. CHAN STQA/HIS C.G. CHAN TOQA/SD		

PROJECT  
**SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1A**

DRAWING TITLE  
**SCHEMATIC SECTION**

SCALE 1:200@A3

DRAWING NO.  
**KE08/SITE/A/PR-08/A**

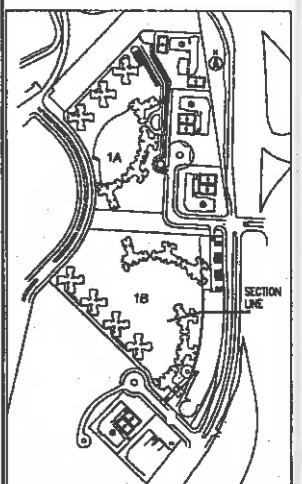
SOURCE





NOTES

KEY PLAN



REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND	DATE

AUTHORISED	NAME AND DESIGNATION	INITIAL	DATE
	I.A. GALLOWAY CAR(ATS)		
CHECKED	PATRICK LIK SA/13		
	ELIZABETH SHAM ASA		
	Y.W. CHAN STO/13		
DRAWN	K.C. WOO TO/13		

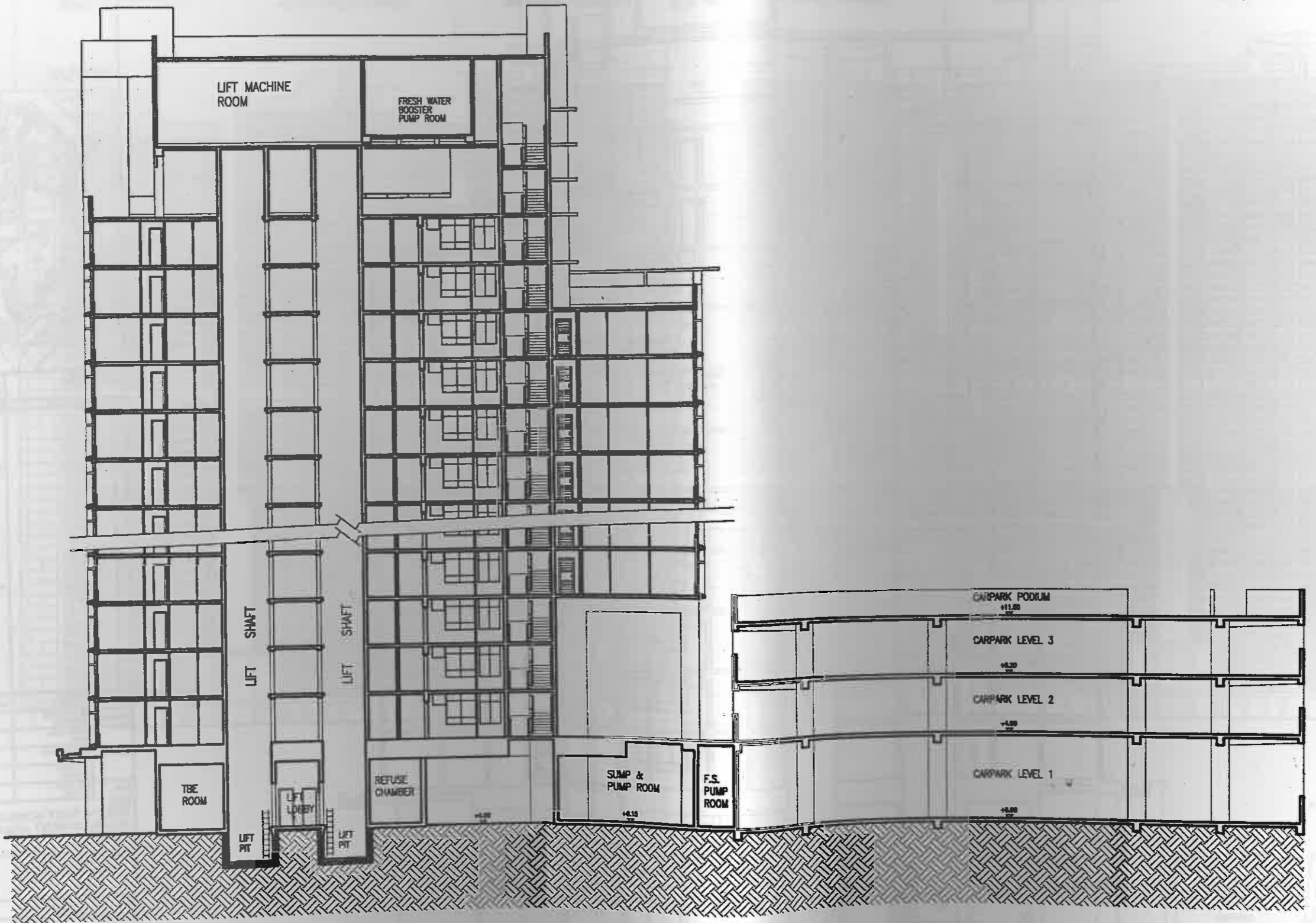
PROJECT  
SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1B

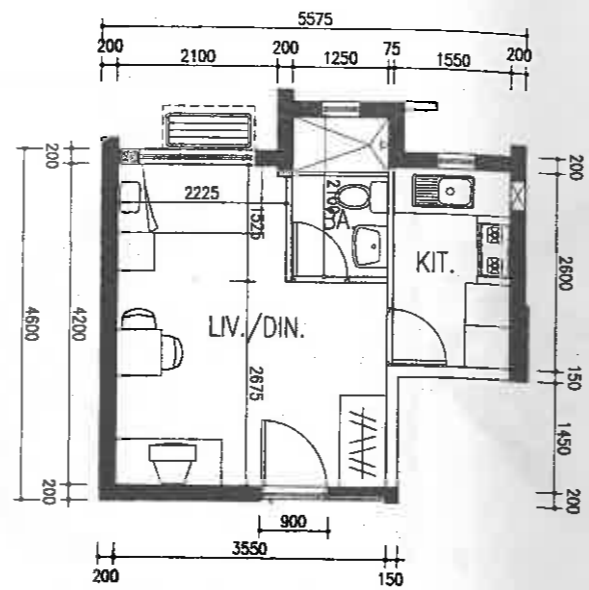
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SCHEMATIC SECTION

SCALE 1:200 @ A3

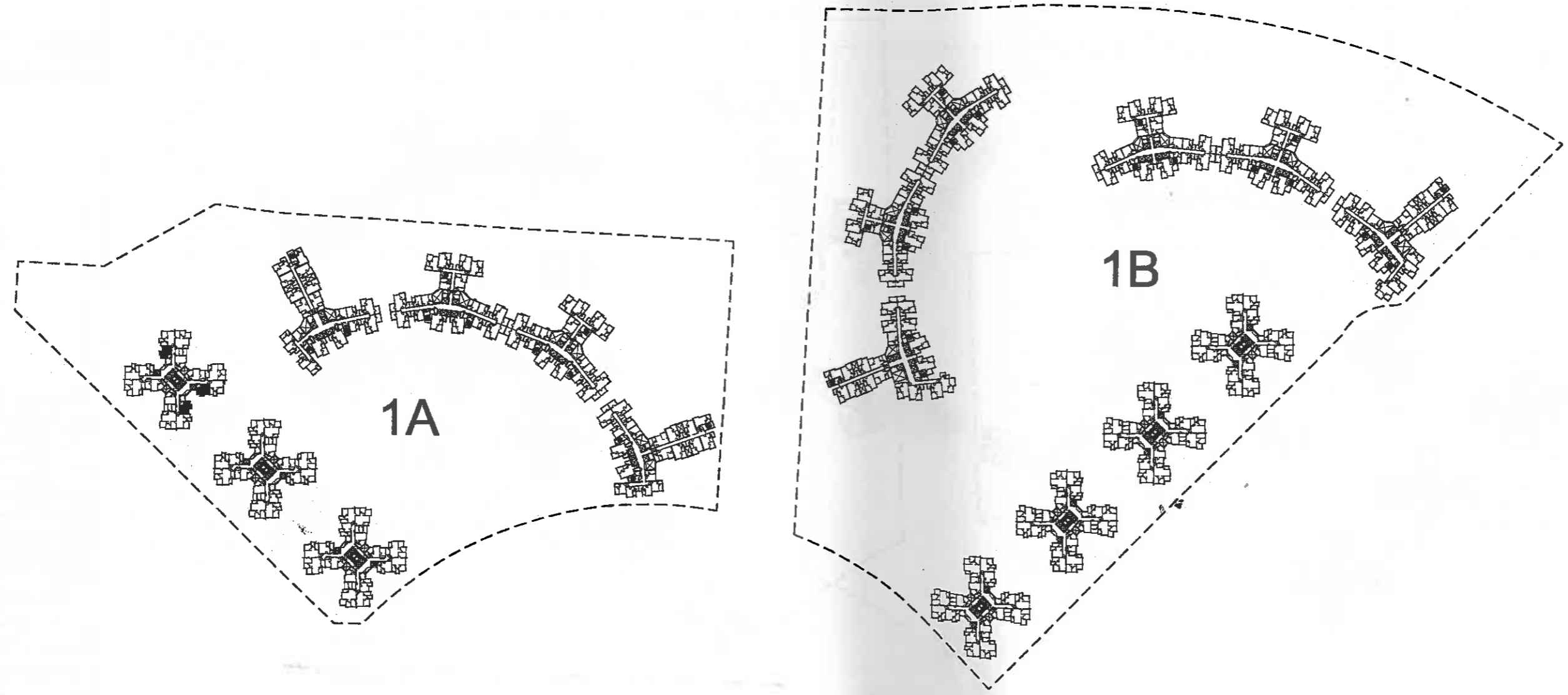
DRAWING NO.  
KE09/SITE/1B/PR-09

SOURCE





■ TYPE 1P/2P FLAT - IFA = 19.947s.q.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL / NO. DESIGNATION		
		DMN	CRD	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CAZ (ATG.)		
CHECKED	PATRICK LUK SARS		
	ELGENE SHUM ARS		
	Y.W. CHAN STO(A)13		
DRAWN	T.H. LAM TO(A)R2		

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A & 1B**

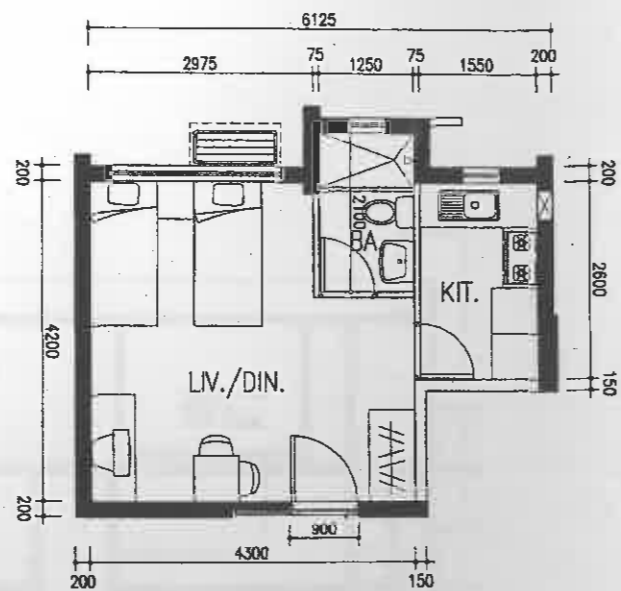
DRAWING TITLE  
BLOCK A1-A3 & B1-B4  
TYPICAL LAYOUT OF 1P/2P FLAT

SCALE 1:100

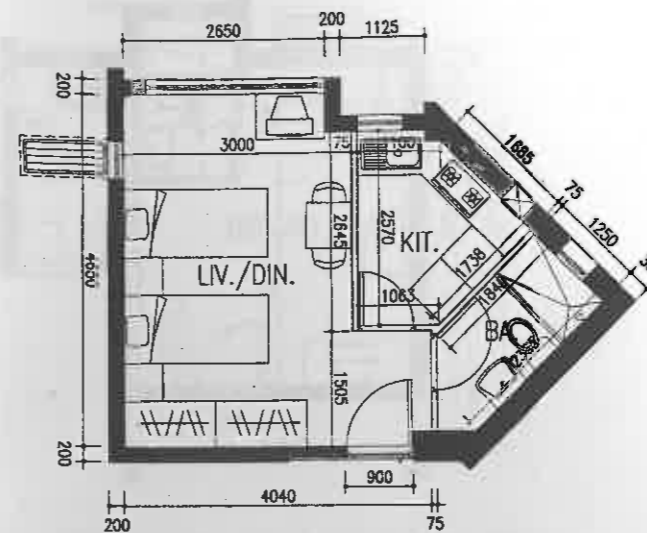
DRAWING NO.  
**KE08/BLC/A/PR-01**

SOURCE

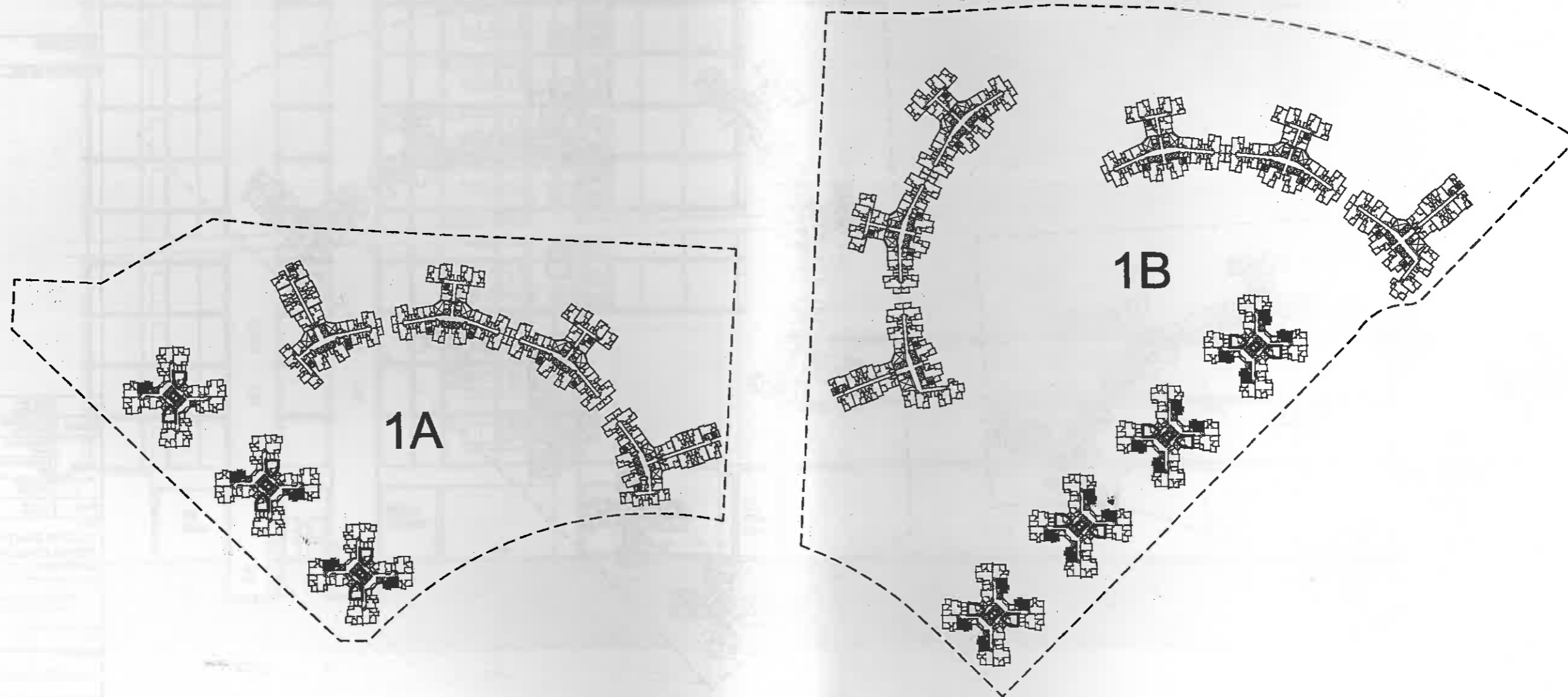




■ TYPE 2P/3P FLAT - IFA = 23.097s.q.m.



□ TYPE 2P/3P FLAT - IFA = 22.986s.q.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZES

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS

NO	DESCRIPTION AND DATE	INT

	NAME AND DESIGNATION	INT
AUTHORISED	J.A. GALLOWAY CA2 (ATG.)	
CHECKED	PATRICK LUK S415	
	ELCENE SHUM A04	
	Y.W. CHAN S204/H3	
DRAWN	T.H. LAM T04/B2	

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A & 1B**

DRAWING TITLE  
BLOCK A1-A3 & B1-B4  
TYPICAL LAYOUT OF 2P/3P

SCALE 1:100

DRAWING NO.

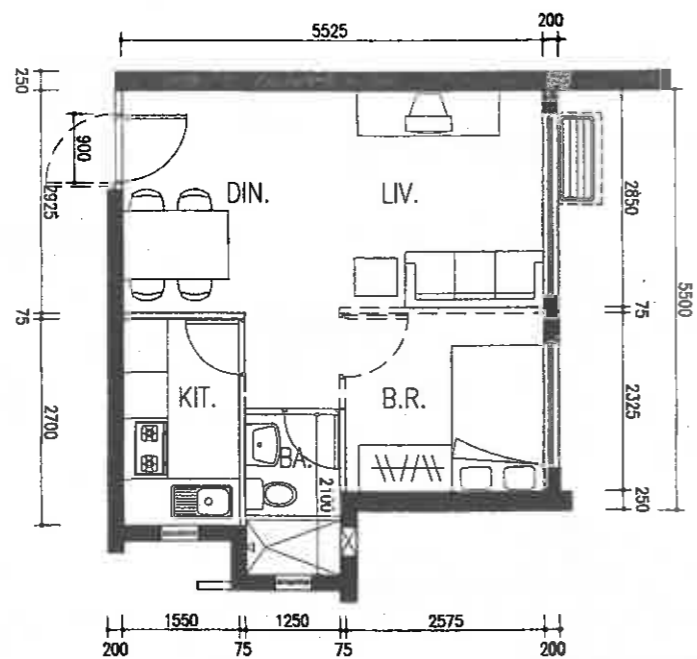
KE08/BLC/A/PR-02

SOURCE

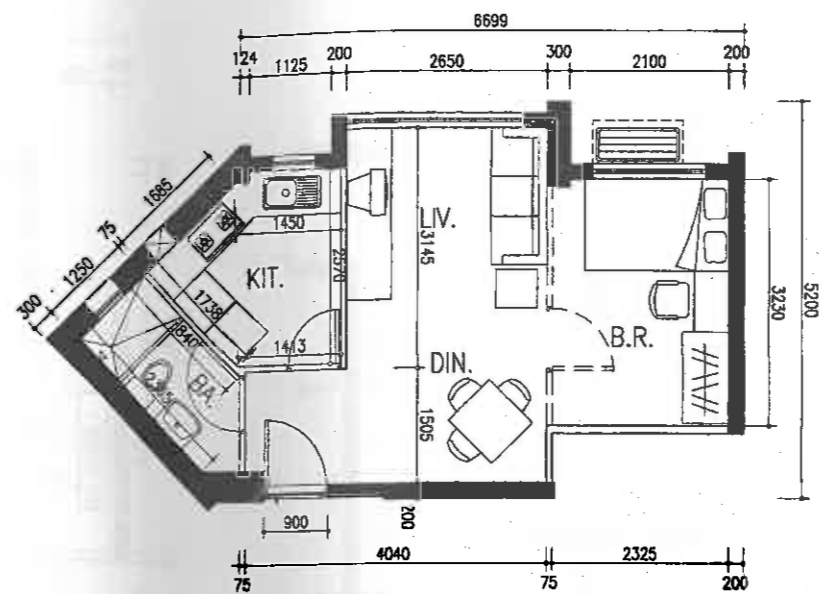


T BRIEF  
FLAT SIZE

- IFA
- 18
- 23
- 31
- 40
- 49



■ TYPE 1B FLAT - IFA = 31.113s.q.m.



□ TYPE 1B FLAT - IFA = 30.723s.q.m.

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

INITIAL AND  
DESIGNATION

DATE

INITIAL

WORKLOAD  
AREA

1-B4  
OF 2P/3P FLA

-02

DEPARTMENT

REVISIONS

NO. DESCRIPTION AND DATE

INITIAL AND  
DESIGNATION

DATE

NAME AND  
DESIGNATION

INITIAL

DATE

AUTHORISED

L.A. GALLOWAY  
CARZ (ATG.)

CHECKED

PATRICK LUK  
BA/13

EUGENE SHUM  
AB4

Y.W. CHAN  
STO/AT13

DRAWN

T.H. LAM  
TCA/02

PROJECT

SOUTH EAST KOWLOON  
DEVELOPMENT AREA

SITE 1A & 1B

DRAWING TITLE

BLOCK A1-A3 & B1-B4  
TYPICAL LAYOUT OF 1B FLAT

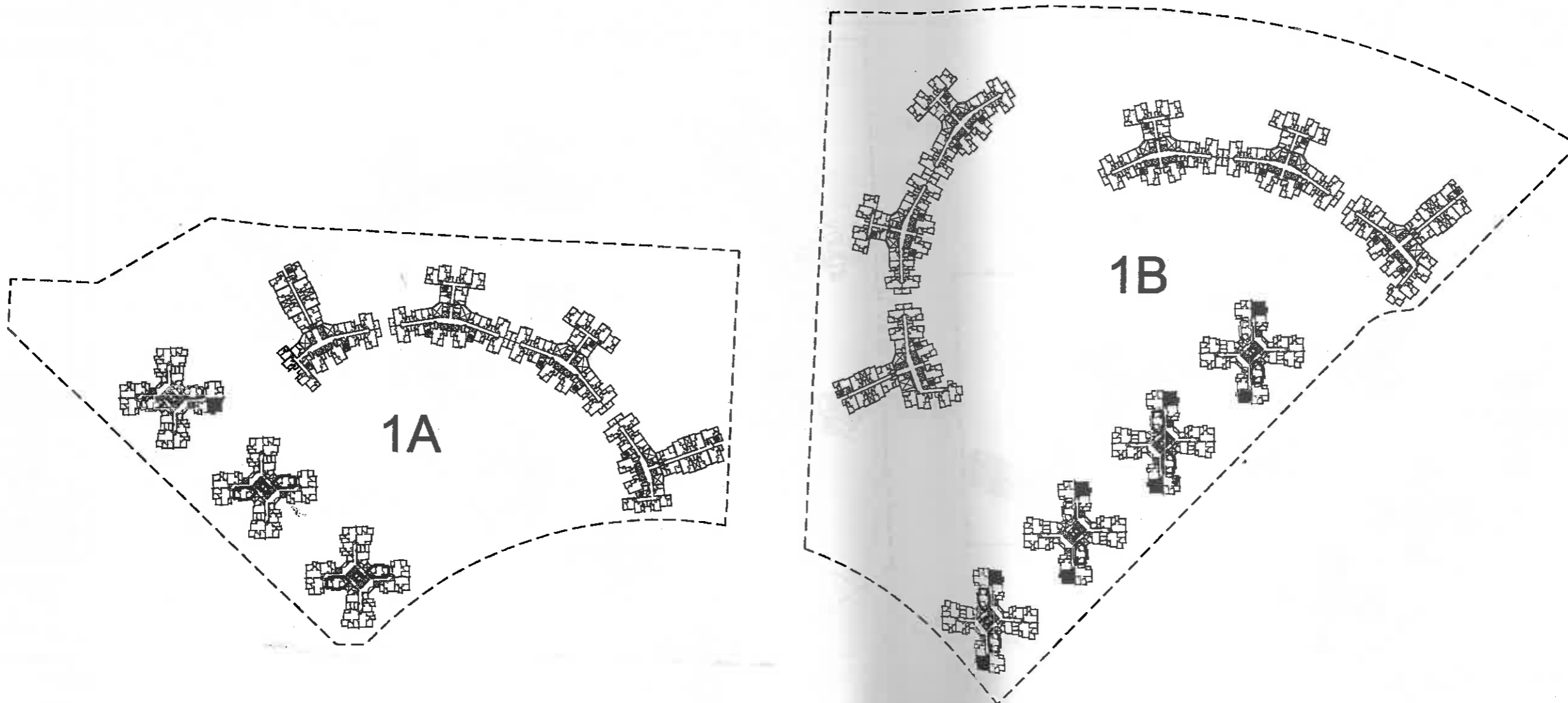
SCALE

1:100

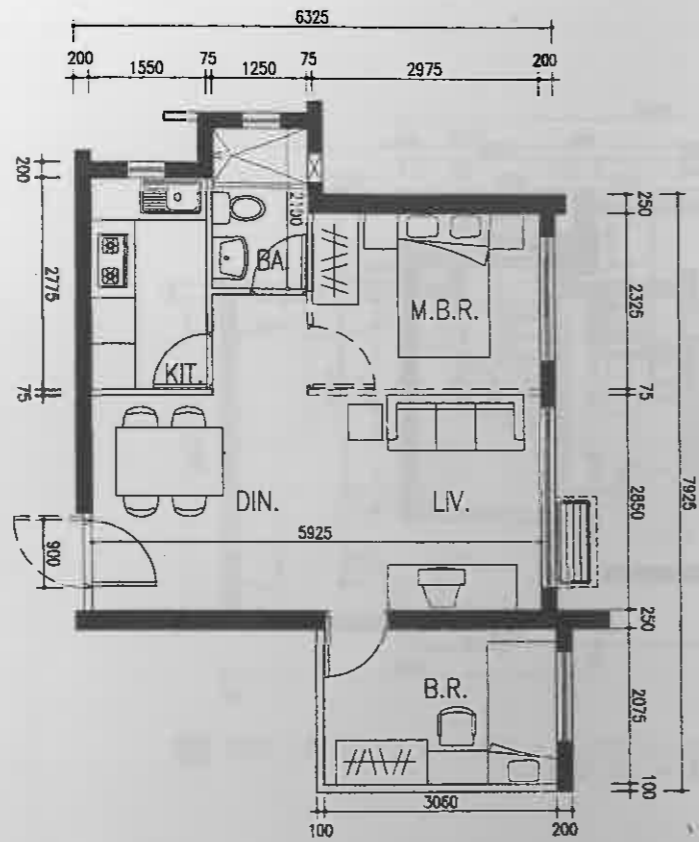
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KE08/BLC/A/PR-03

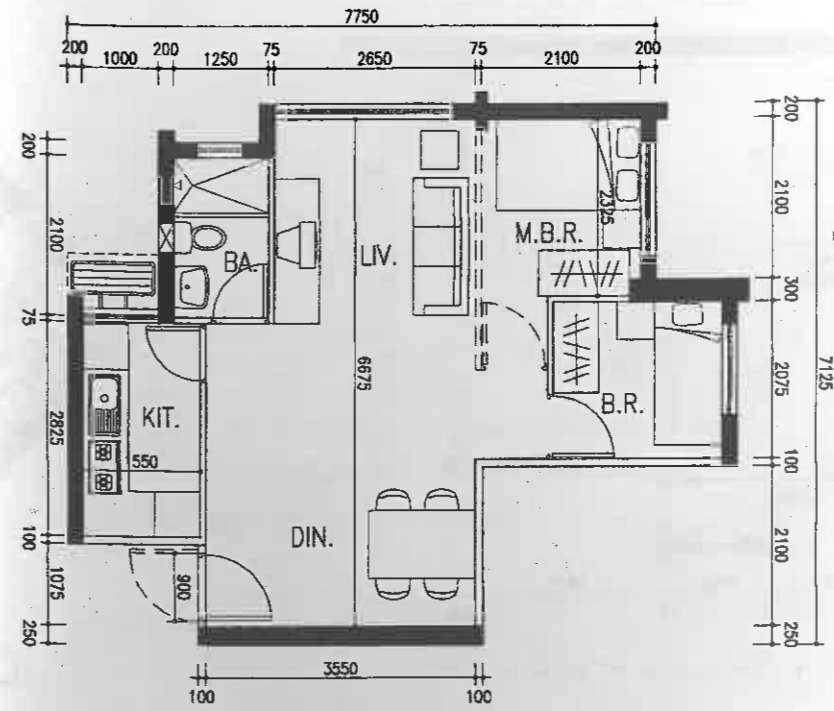
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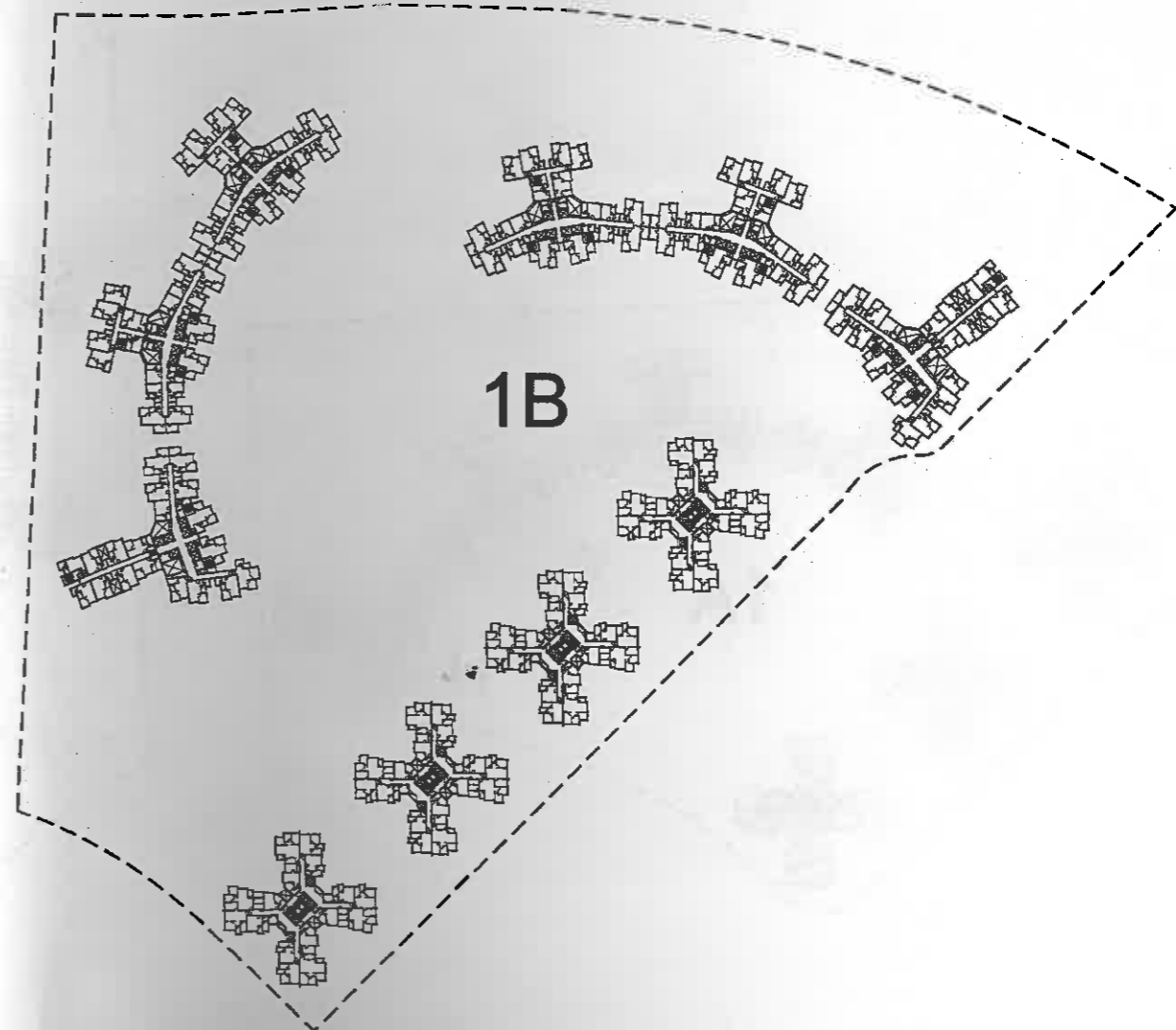
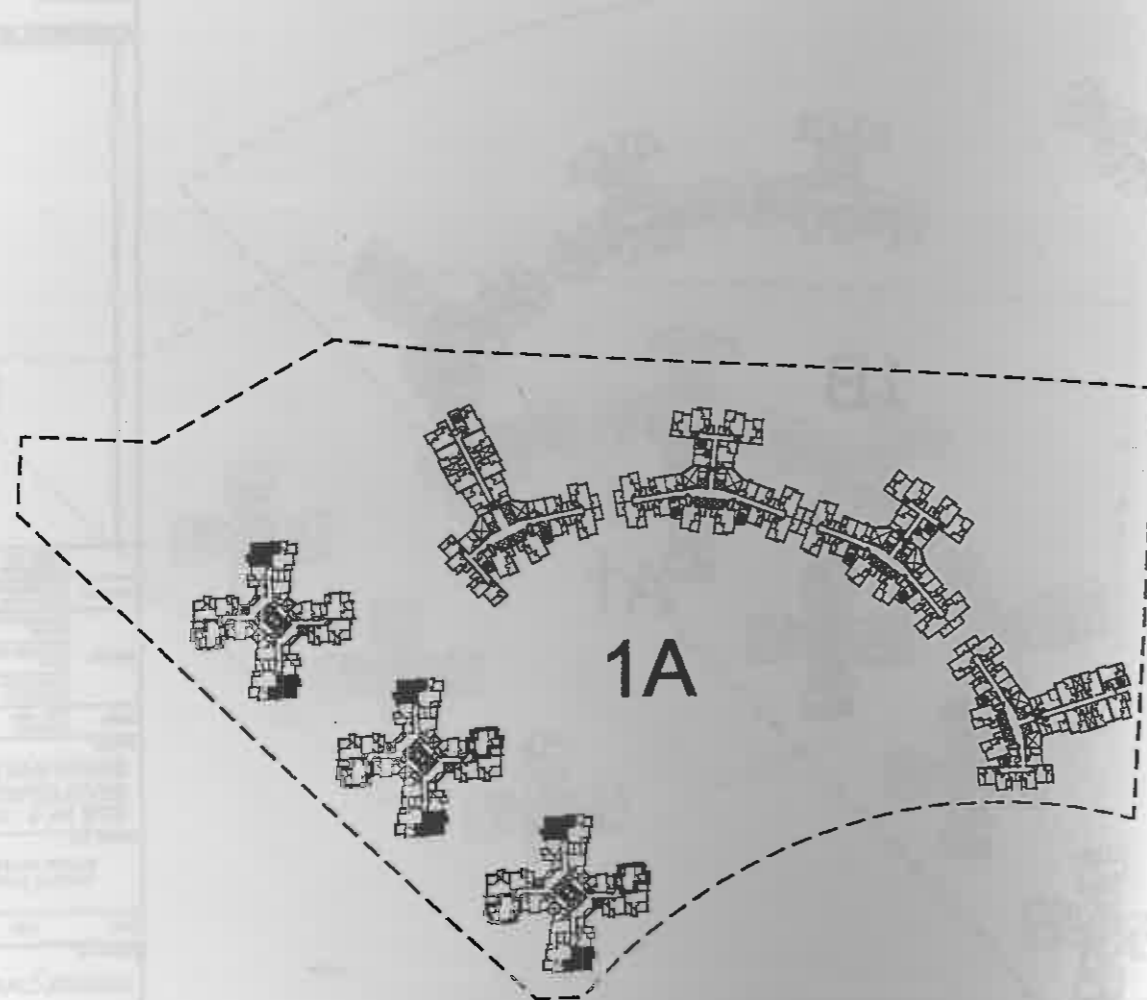
KEYPLAN



■ TYPE 2B FLAT - IFA = 40.276s.q.m.



□ TYPE 2B FLAT - IFA = 40.756s.q.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL

	NAME AND DESIGNATION	INITIAL
AUTHORISED	L.A. GALLOWAY CA2 (ATG.)	
CHECKED	PATRICK LUK SA/13 EUGENE GRUM AR/6 Y.W. CHAN STO/113	
DRAWN	T.H. LAM TO/152	

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A & 1B**

DRAWING TITLE  
**BLOCK A1-A3 & B1-B3  
TYPICAL LAYOUT OF 2B FLAT  
(SHEET 1)**

SCALE 1:100

DRAWING NO.

**KE08/BLC/A/PR-04**

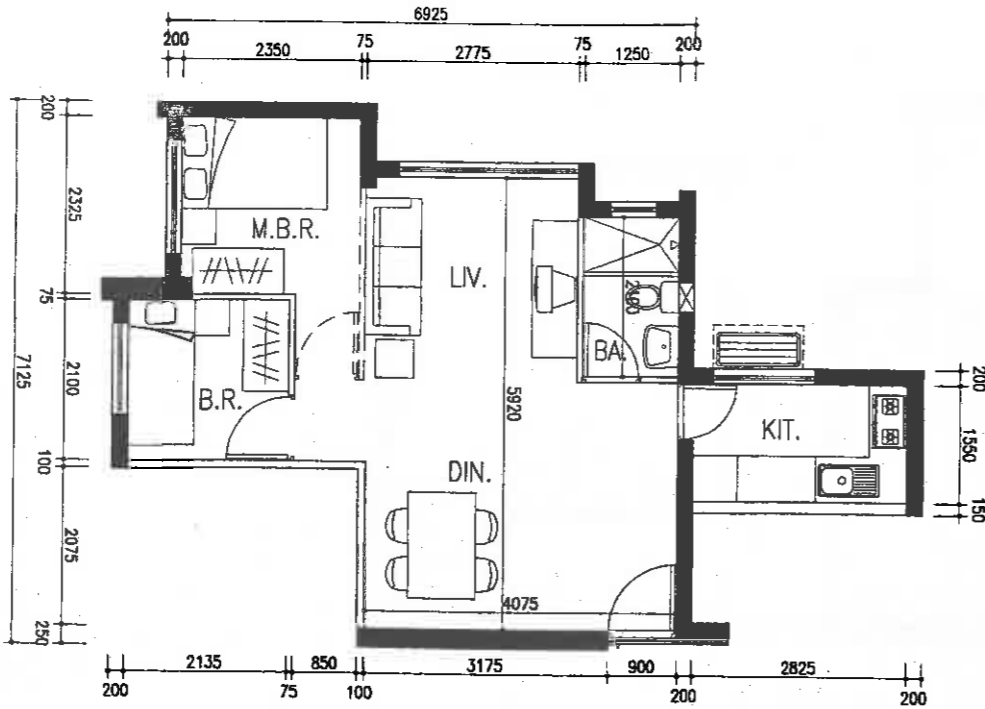
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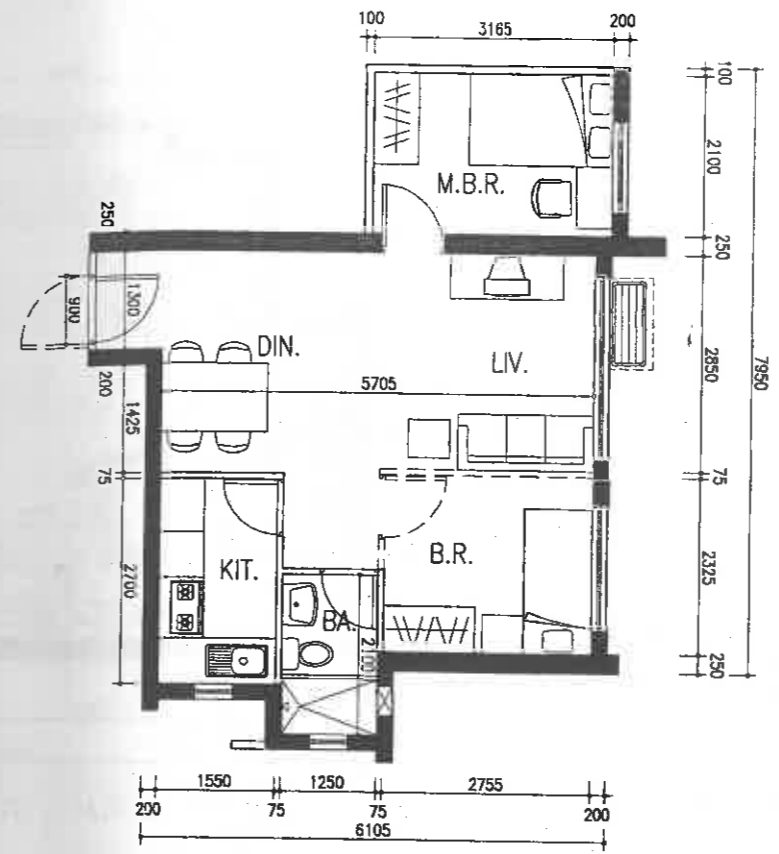


CLIENT BRIEF  
RECOMMENDED FLAT SIZE

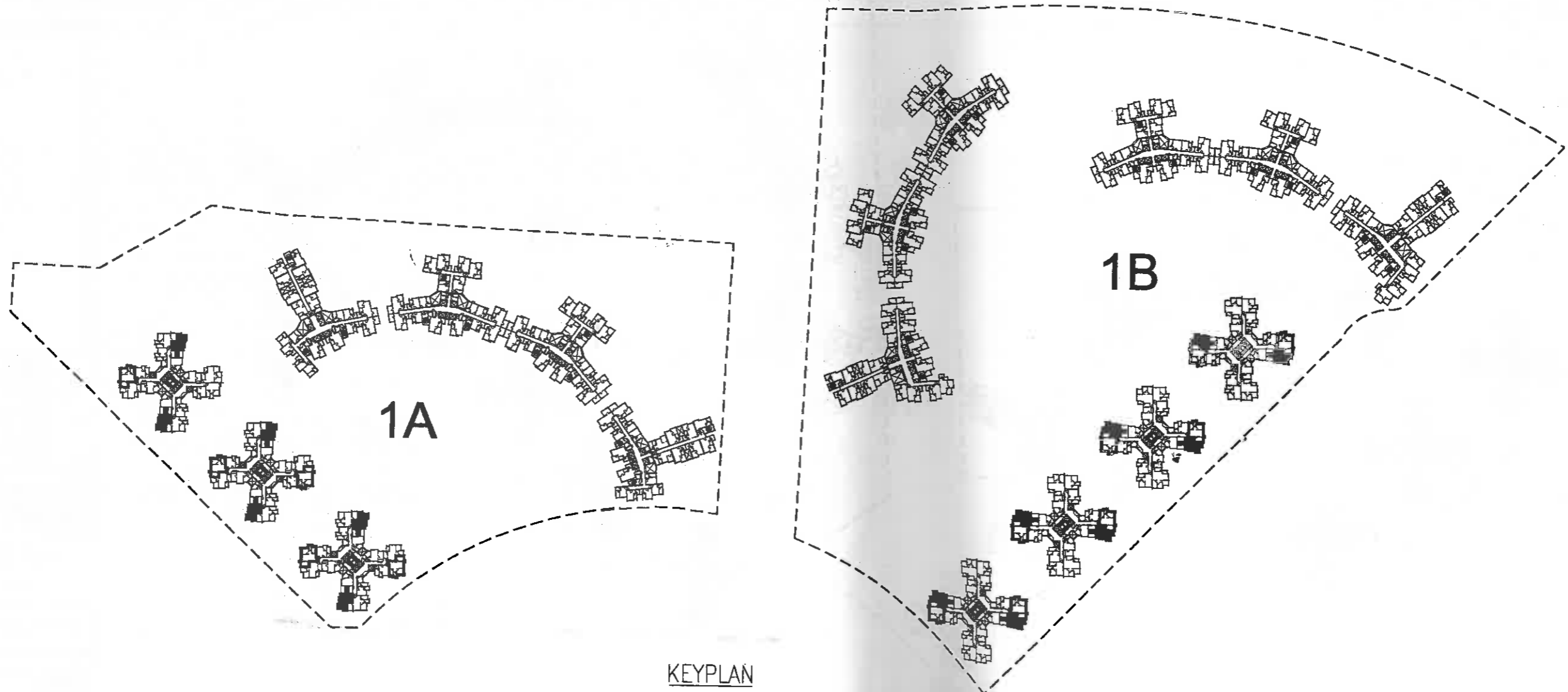
IFA
18
23
31
40
49



■ TYPE 2B FLAT - IFA = 40.590s.q.m.



□ TYPE 2B FLAT - IFA = 40.680s.q.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DRN	CHK	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA2 (ATE)		
CHECKED	PATRICK LUK SA/FS		
	EUGENE SHUM AM		
	Y.M. CHAN STO/AV/S		
	T.H. LAM TC/A/RS		

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A & 1B**

DRAWING TITLE  
**BLOCK A1-A3 & B1-B4  
TYPICAL LAYOUT OF 2B FLAT  
(SHEET 2)**

SCALE  
1:100

DRAWING NO.  
**KE08/BLC/A/PR-05**

SOURCE



INITIAL & DESIGNATION  
DRN CHK

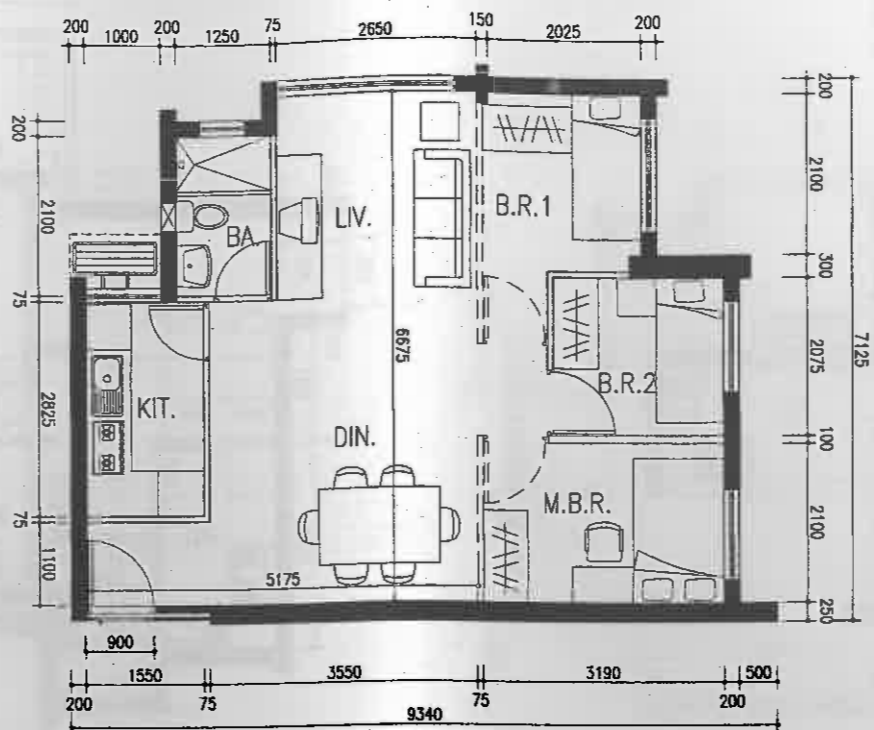
INITIAL

WLOON AREA

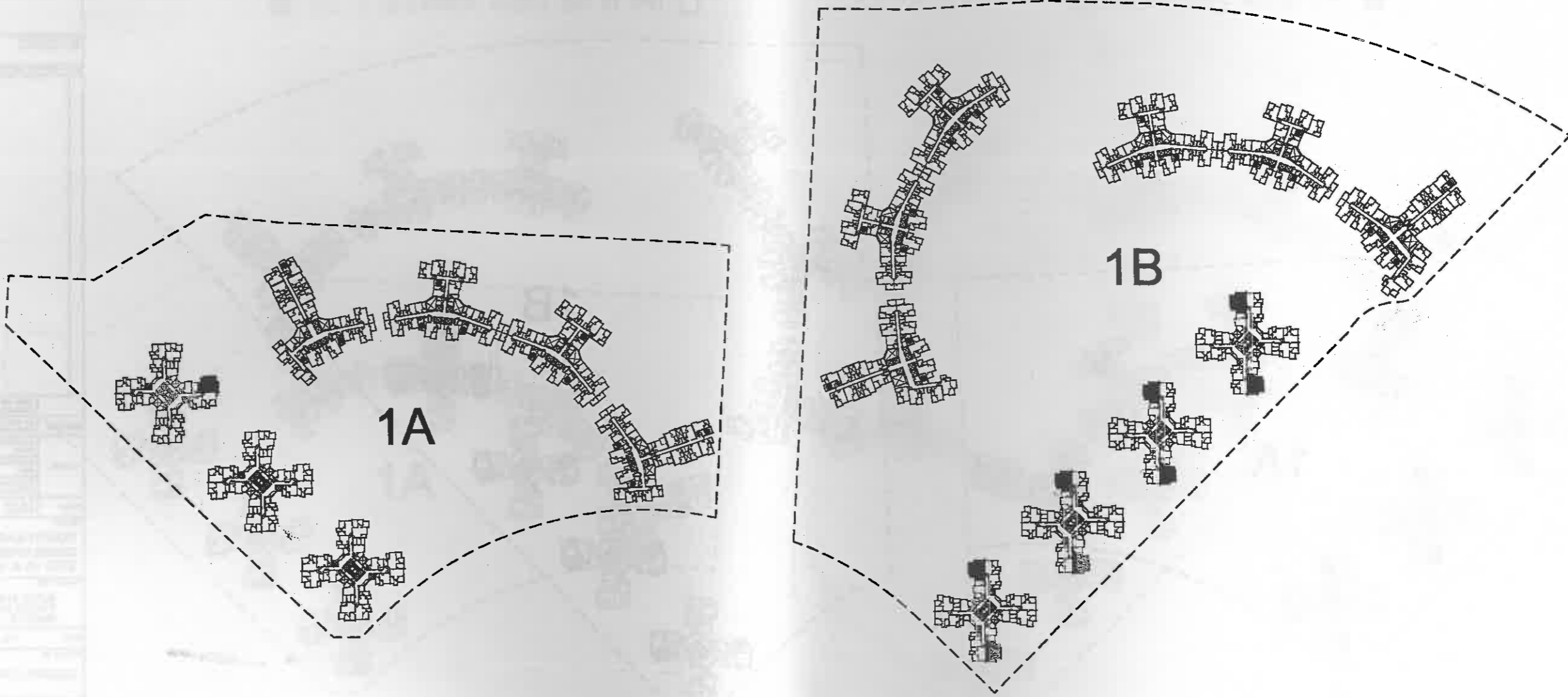
B3 OF 2B FLAT

04

DEPARTMENT



■ TYPE 3B FLAT - IFA = 49.848s.q.m.



KEYPLAN

NOTES

MODEL CLIENT B RECOMMENDED FLA	
FLAT TYPE	
1/2P	
2/3P	
1B	
2B	
3B	

REVISIONS

NO.	DESCRIPTION AND DATE

AUTHORISED	NAME AND DESIGNATION I.A. GALLOWAY CAZ (ATG.)
CHECKED	PATRICK LUK SAMS EUGENE SHAM ABA Y.W. CHAN STOARTS
DRAWN	T.H. LAM TOYANG

PROJECT  
**SOUTH EAST KOWI  
DEVELOPMENT AND  
SITE 1A & 1B**

DRAWING TITLE  
BLOCK A1-A3 & B1-B4  
TYPICAL LAYOUT OF 3

SCALE 1:100

DRAWING NO.  
**KE08/BLC/A/PR-06**

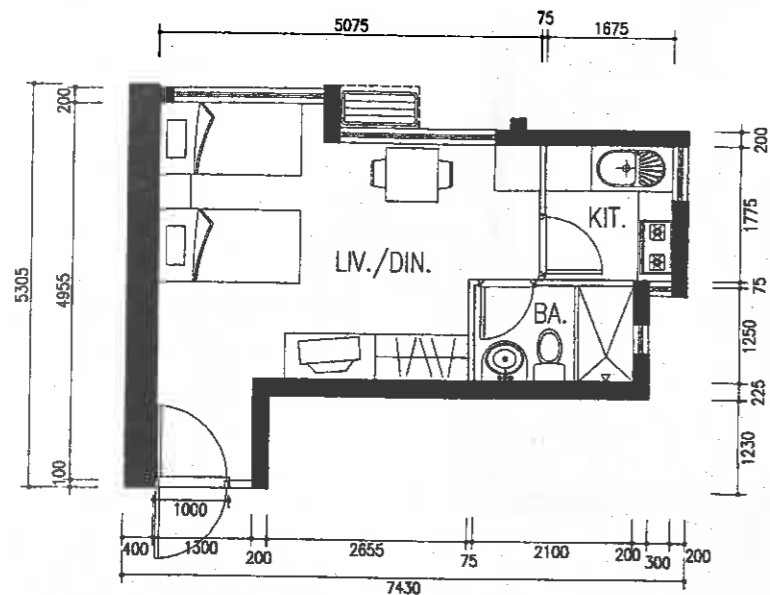
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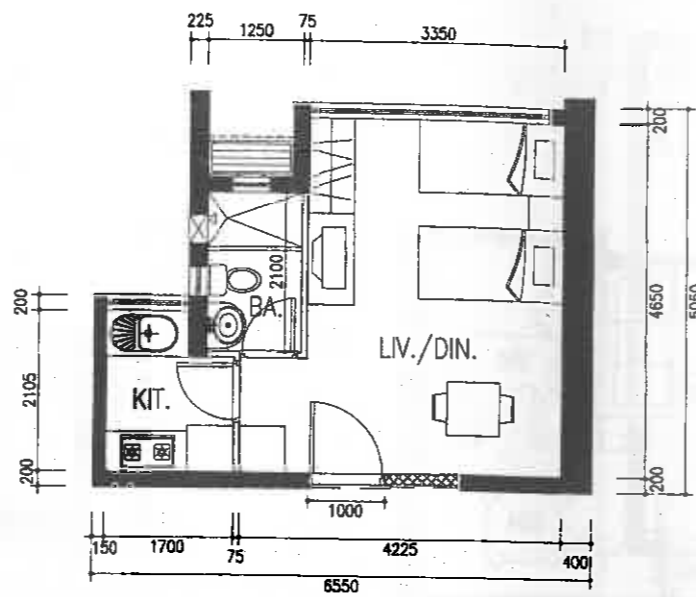




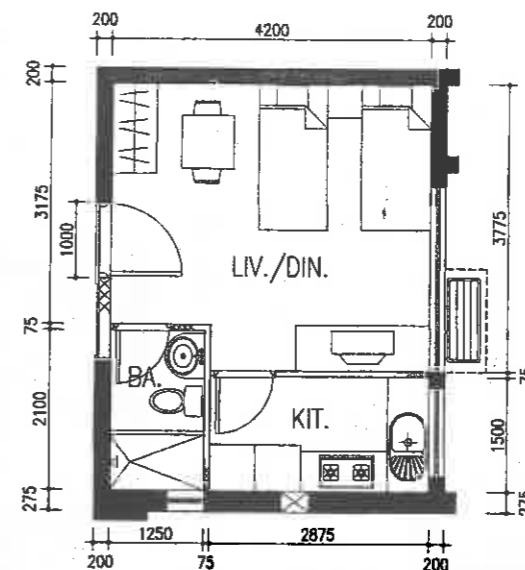




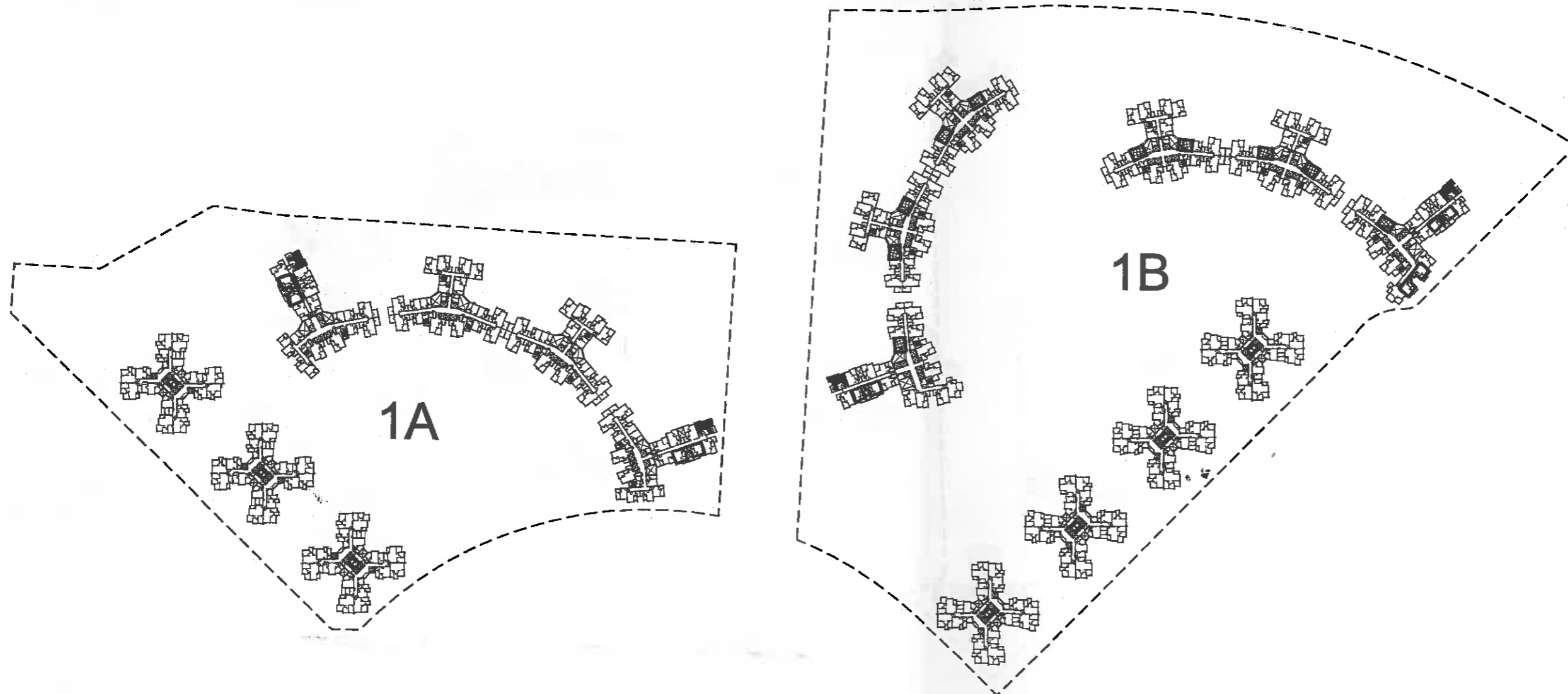
■ TYPE 2P/3P FLAT - IFA = 23.35sq.m.



□ TYPE 2P/3P FLAT - IFA = 23.24sq.m.



▣ TYPE 2P/3P FLAT - IFA = 22.47sq.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF RECOMMENDED FLAT SIZE	
FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DES	CHK	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA2 (ATG.)		
CHECKED	PATRICK LIK SA/13 EUGENE SHUM AMB		
DRAWN	T.H. LAM TC/A/12		

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A & 1B**

DRAWING TITLE  
BLOCK A4-A7 & B5-B10  
TYPICAL LAYOUT OF 2P/3P FLAT

SCALE 1:100

DRAWING NO.  
**KE08/BLC/A/PR-09**

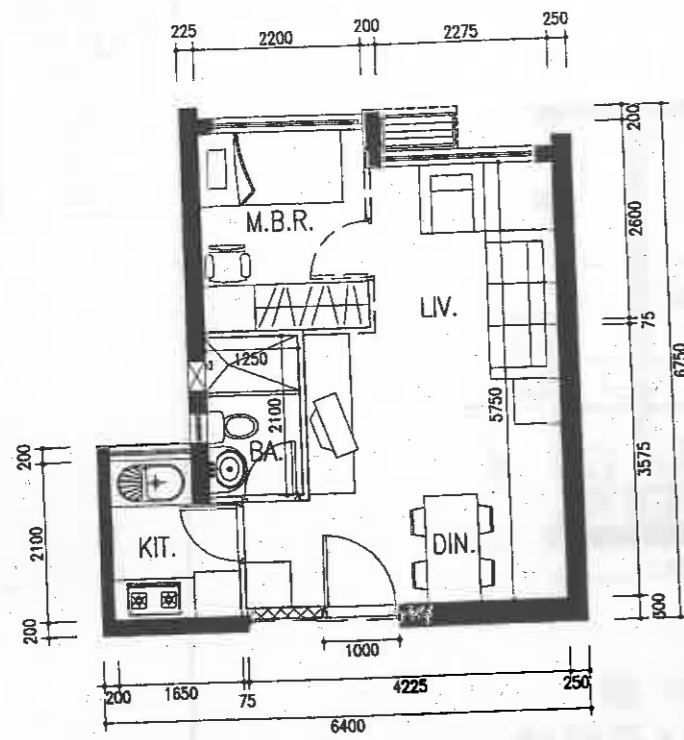
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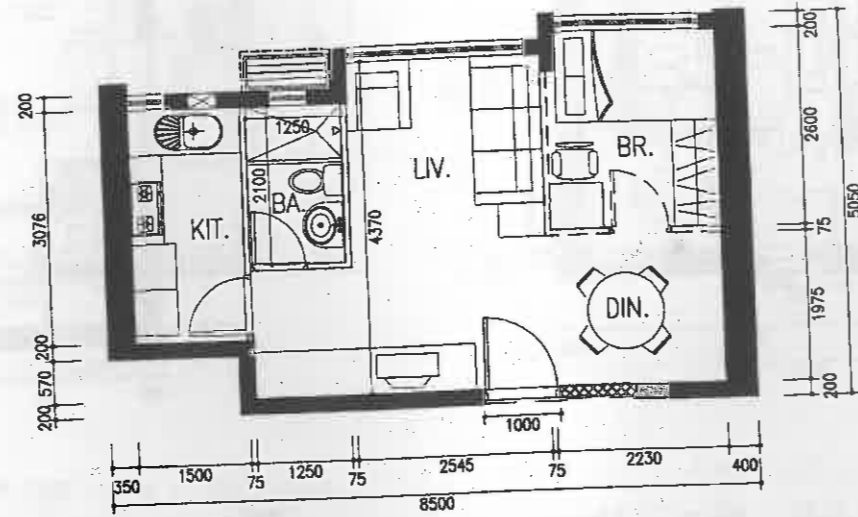
NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

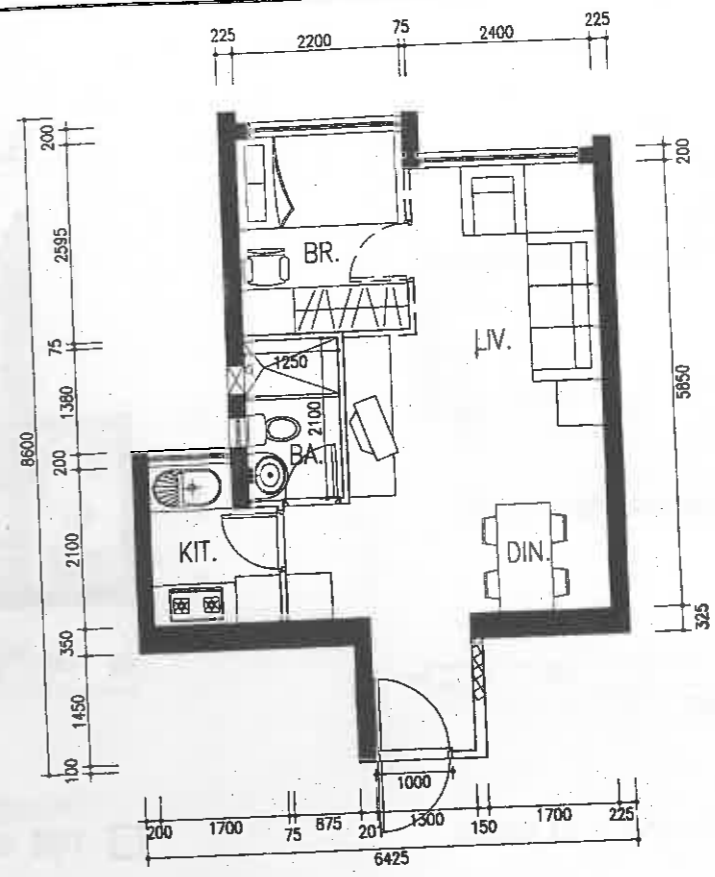
FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49



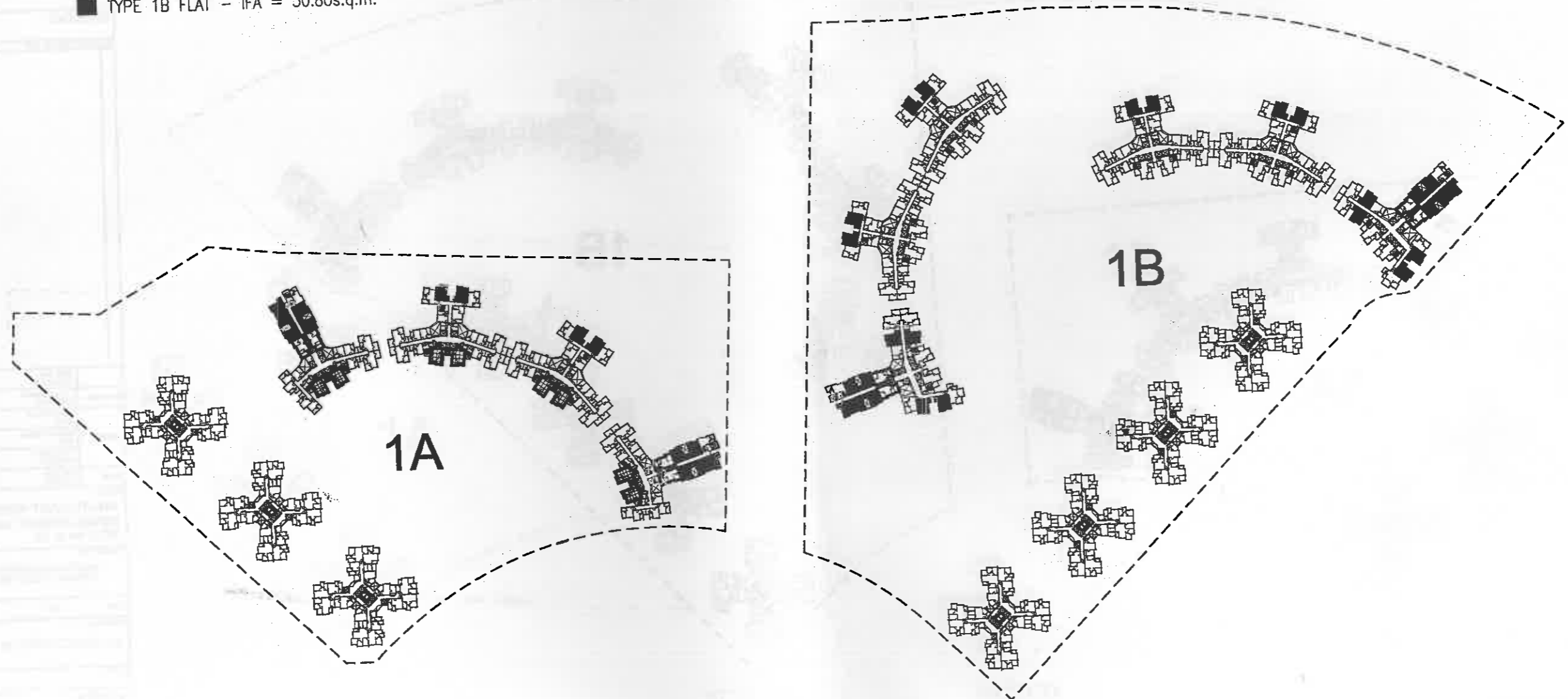
■ TYPE 1B FLAT - IFA = 30.80s.q.m.



□ TYPE 1B FLAT - IFA = 31.71s.q.m.



■ TYPE 1B FLAT - IFA = 33.50s.q.m.



KEYPLAN

REVISIONS

NO.	DESCRIPTION AND DATE	INTD.	DESP.

AUTHORISED	NAME AND DESCRIPTION I.A. GALLOWAY CA2 (ATG.)
CHECKED	PATRICK LUK SAFS
	ELIZBETH SHUM A/B4
	Y.W. CHAN STO/AV13
	T.H. LAM TOA/82

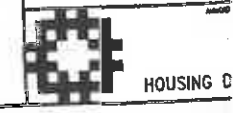
PROJECT  
**SOUTH EAST KOWL  
DEVELOPMENT AREA  
SITE 1A & 1B**

DRAWING TITLE  
BLOCK A4-A7 & B5-B11  
TYPICAL LAYOUT OF  
(SHEET 1)

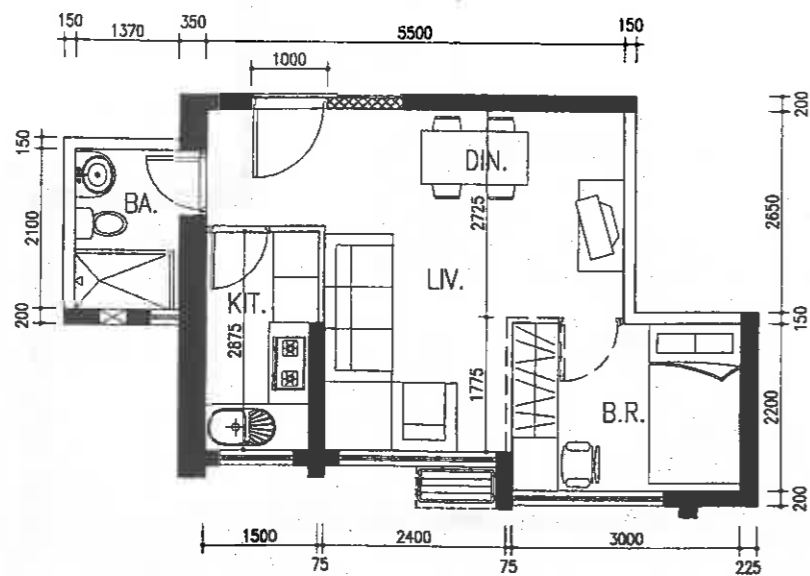
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DRAWING NO.  
KE08/BLC/A/PR-10

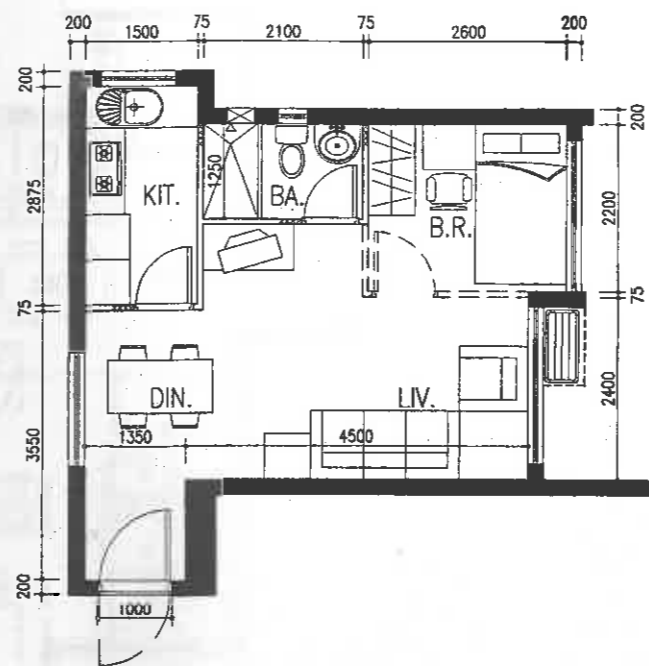
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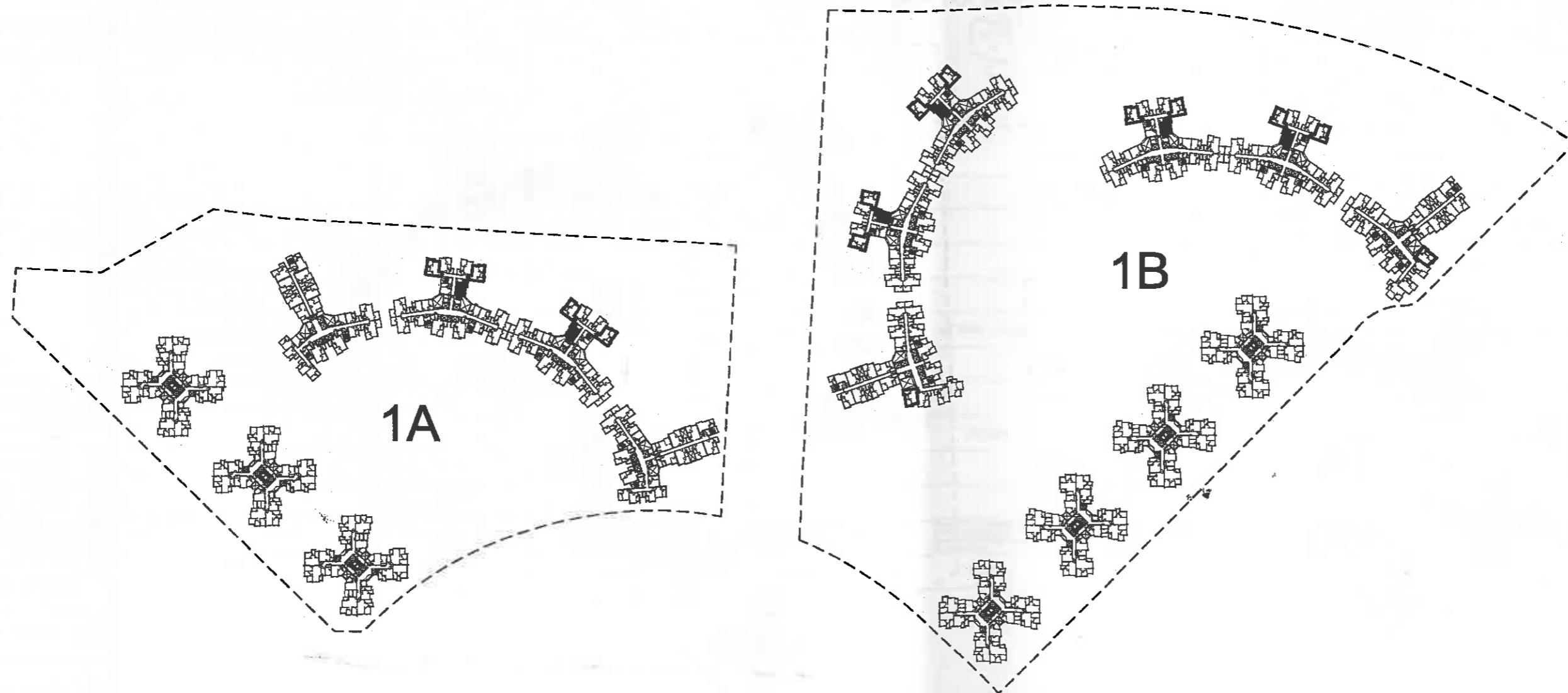
HOUSING D



■ TYPE 1B FLAT - IFA = 32.50s.q.m.



□ TYPE 1B FLAT - IFA = 30.98s.q.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS

NO DESCRIPTION AND DATE INITIAL AND DESIGNATION

NO	DESCRIPTION AND DATE	OWN	CHK	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CAZ (ATOL)		
CHECKED	PATRICK LUK SAVES ELIGENE SHUM ARM YIM CHAN STOMAYS		
DRAWN	T.H. LAM TOLAYBZ		

PROJECT  
**SOUTH EAST KOWLOON  
DEVELOPMENT AREA  
SITE 1A & 1B**

DRAWING TITLE  
BLOCK A4-A7 & B5-B10  
TYPICAL LAYOUT OF 1B FLAT  
(SHEET 2)

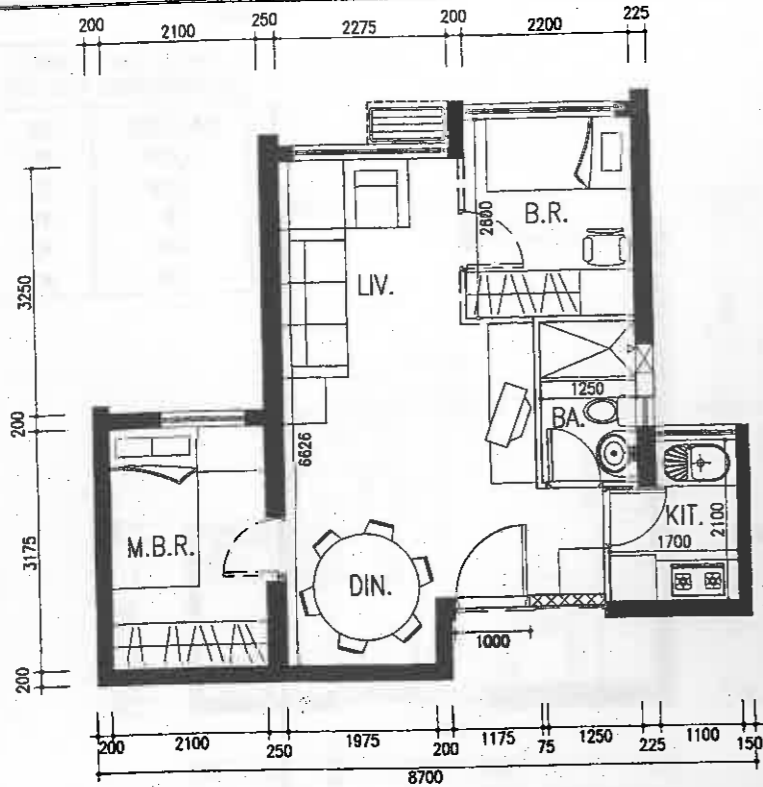
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**KE08/BLC/APR-11**

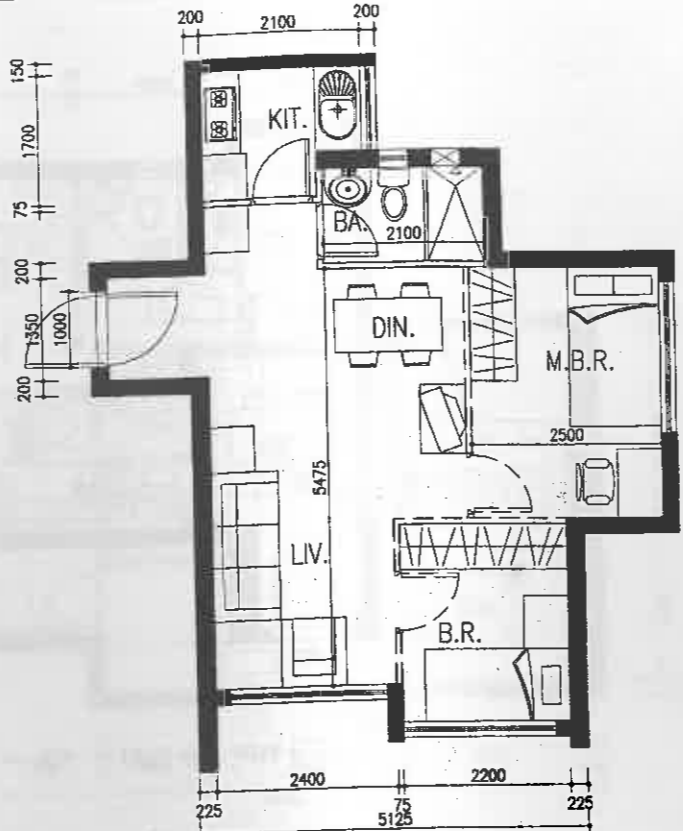
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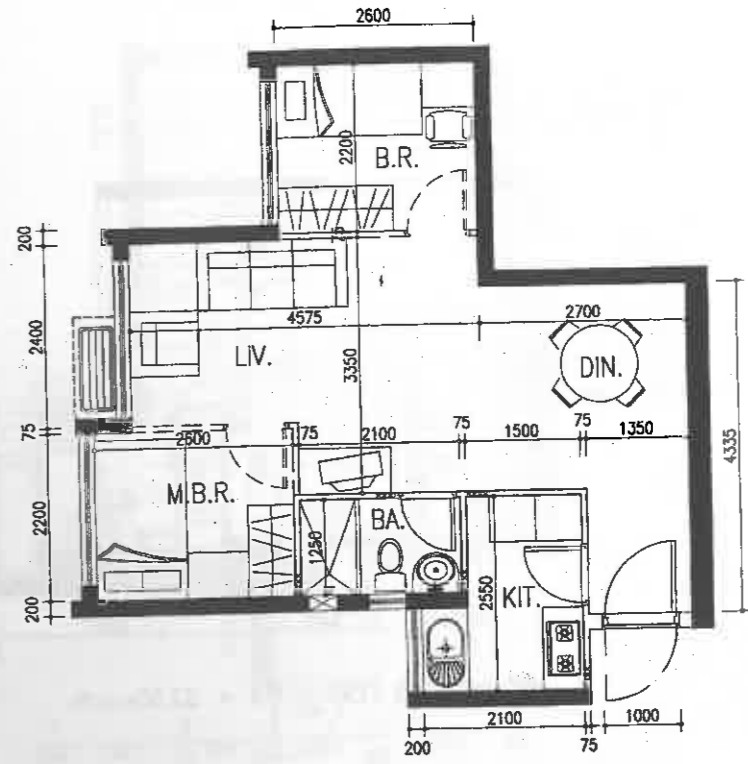
HOUSING DEPARTMENT



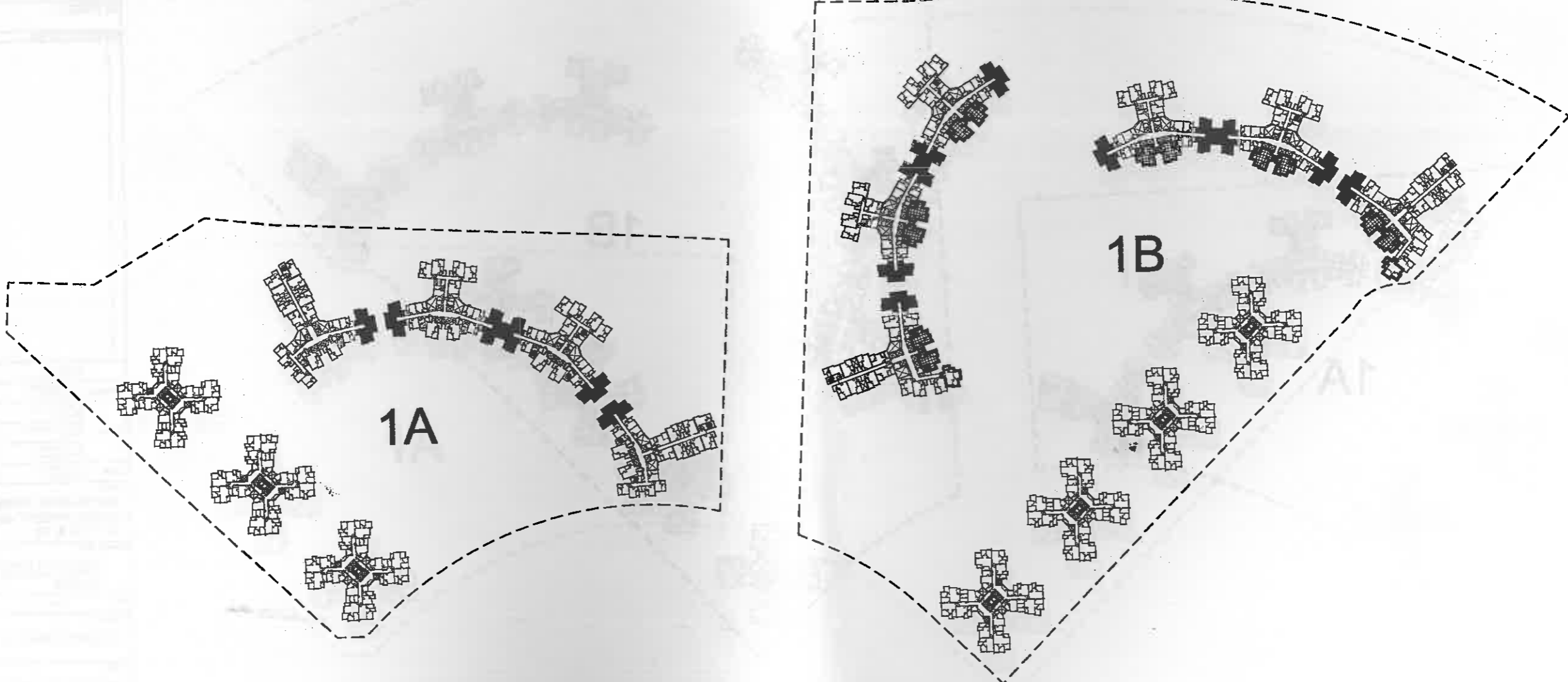
■ TYPE 2B FLAT - IFA = 40.41sq.m.



□ TYPE 2B FLAT - IFA = 40.32sq.m.



■ TYPE 2B FLAT - IFA = 40.98sq.m.



KEYPLAN

NOTES

MODEL CLIENT BRIEF  
RECOMMENDED FLAT SIZE

FLAT TYPE	IFA
1/2P	18
2/3P	23
1B	31
2B	40
3B	49

REVISIONS		DATE
NO.	DESCRIPTION AND DATE	DATE

AUTHORISED	NAME AND DESIGNATION T.A. GALLONWAY CA2 (ATE)	DATE
CHECKED	PATRICK LUK SAF3 EUGENE SHAM AM	
DRAWN	Y.W. CHAN STOAY13 T.H. LAM TOAYB2	

PROJECT  
**SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1A & 1B**

DRAWING TITLE  
BLOCK A4-A7 & B5-B10  
TYPICAL LAYOUT OF 2B

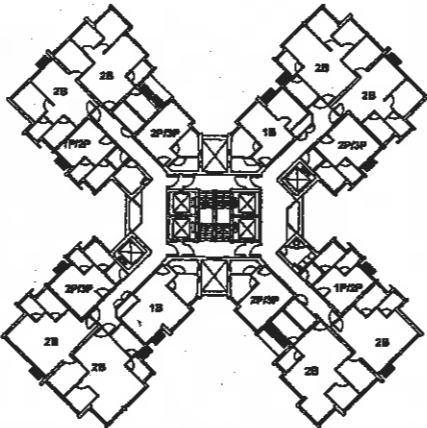
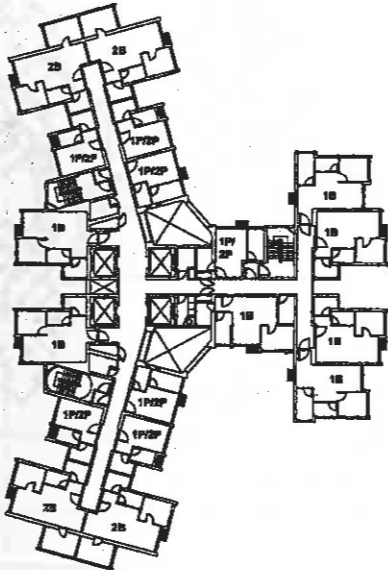
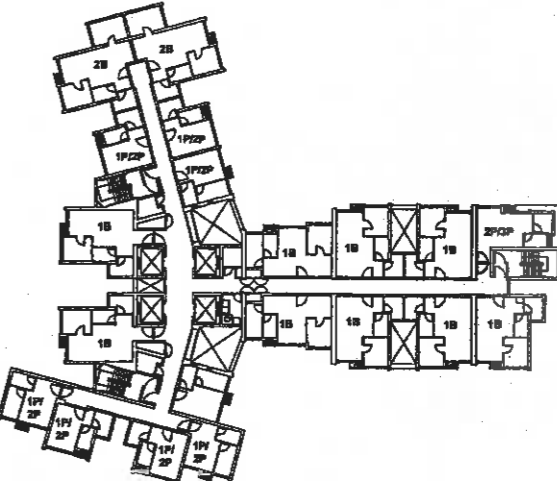
SCALE 1:100

DRAWING NO.  
KE08/BLC/APR-12

SOURCE

HOUSING DEP



		NEW HARMONY 1 - OPT.6 (JUN 00 EDITION)		GUIDELINE AS PER DCMBI NO. D36/00	BLOCK A2,3		BLOCK A5,6		BLOCK A7	
		TYPICAL FLOOR PLAN								
1P/2P FLAT (SQ-M)	G.F.A.	30.157	-	30.025	29.487	29.273 - 32.348	28.624 - 31.630	29.538 - 30.467	28.866 - 29.775	
	S.F.A.	21.456	-	23.534		21.805 - 24.095		21.741 - 22.425		
	I.F.A.	17.813	18	19.947		18.011 - 19.548		18.053 - 18.159		
2P/3P FLAT (SQ-M)	G.F.A.	36.981	-	34.356 - 35.346	33.741 - 34.713	-	-	38.452	37.578	
	S.F.A.	26.311	-	26.929 - 27.705		-		28.302		
	I.F.A.	21.963	23	22.791 - 23.097		-		23.365		
1B FLAT (SQ-M)	G.F.A.	48.418	-	45.964	45.140	47.465 - 51.651	46.412 - 50.505	49.200 - 54.536	48.082 - 53.296	
	S.F.A.	34.448	-	36.027		35.356 - 38.474		36.213 - 40.140		
	I.F.A.	30.340	31	30.723		30.526 - 32.394		31.231 - 33.513		
2B FLAT (SQ-M)	G.F.A.	64.605	-	57.209 - 58.065	56.183 - 57.024	62.226	60.846	62.082	60.670	
	S.F.A.	45.965	-	44.841 - 45.512		46.351		45.964		
	I.F.A.	39.739	40	40.276 - 40.756		40.259		39.992		
EFFICIENCY RATIO		71.2%	73.9% (FOR OPT.2 AS EXTRACTED FROM DCMBI NO. D02/99)	71% (MINIMUM)						
					78.4%	79.8%	74.5%	76.2%	73.6%	75.3%

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CHKD AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA2 (ATG)		
CHECKED	PATRICK LUK SA/13		
	EUGENE SHUM A/B4		
	Y.W. CHAN ETD(A)/13		
DRAWN	W.M. SO TC(A)/9		

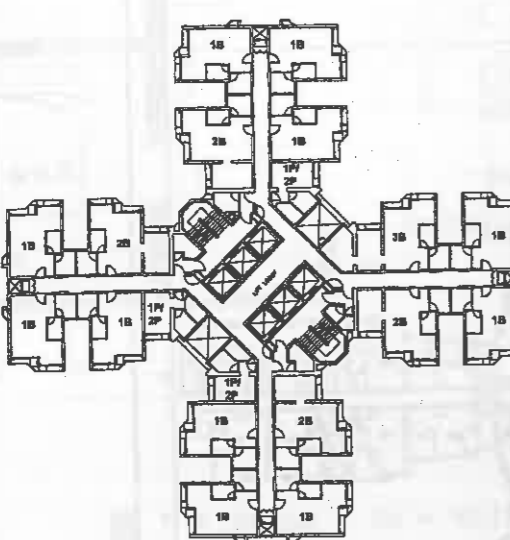
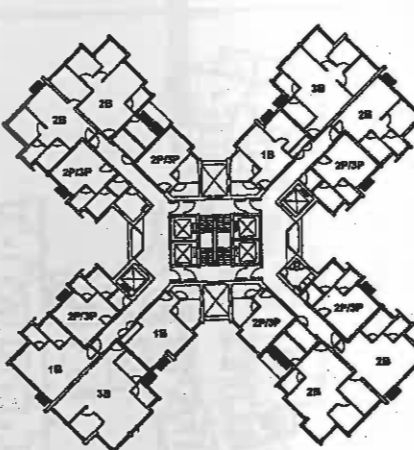
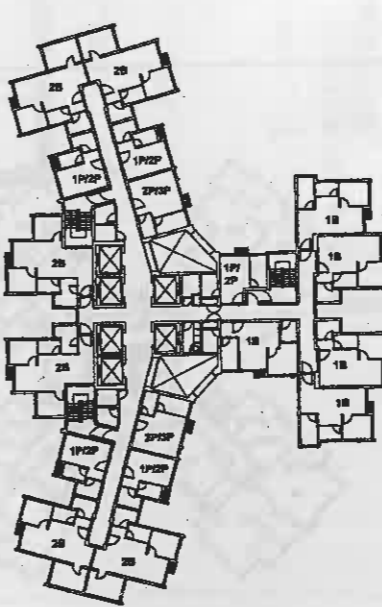
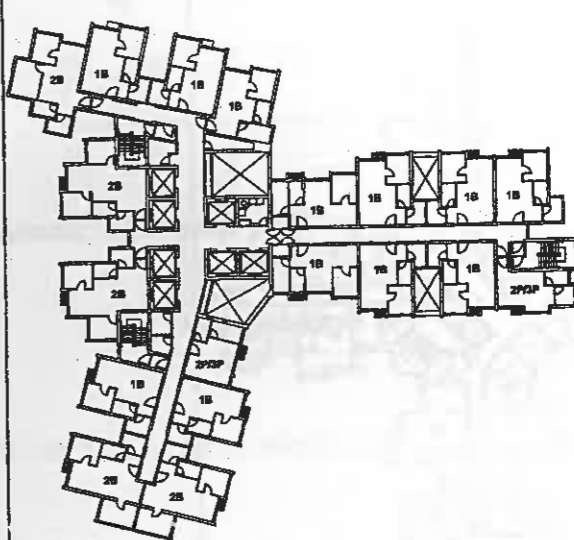
PROJECT  
**SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1A**

DRAWING TITLE  
**COMPARISON OF PROPOSED DESIGN AND STANDARD BLOCK**

SCALE  
NTS

DRAWING NO.  
**KE08/BLKS/A/PR-01/A**

SOURCE

TYPICAL FLOOR PLAN		NEW HARMONY 1 - OPT.1 (JUN 00 EDITION)	GUIDELINE AS PER DCMBI NO. D36/00	BLOCK B1,2,3,4		BLOCK B6,7,8,9		BLOCK B5,10		
										
1P/2P FLAT (SQ-M)	G.F.A.	29.403	-	-	28.740 - 30.438	28.073 - 29.732	-	-		
	S.F.A.	21.456	-	-	21.659 - 22.939		-	-		
	I.F.A.	17.813	18	-	18.039		-	-		
2P/3P FLAT (SQ-M)	G.F.A.	-	-	34.136 - 35.129	33.520 - 34.495	35.059	34.245	36.026 - 37.081	35.083 - 36.110	
	S.F.A.	-	-	26.923 - 27.706		26.421		27.389 - 28.191		
	I.F.A.	-	23	22.971 - 23.097		22.470		23.098 - 23.429		
1B FLAT (SQ-M)	G.F.A.	47.208 - 47.993	-	45.609 - 45.683	44.785 - 44.858	46.448 - 48.139	45.370 - 47.022	45.642 - 47.494	44.446 - 46.249	
	S.F.A.	34.448 - 35.021	-	35.971 - 36.030		35.004 - 36.279		34.699 - 36.107		
	I.F.A.	30.340	31	30.678 - 31.670		30.454 - 31.250		29.919 - 31.251		
2B FLAT (SQ-M)	G.F.A.	62.991	-	57.733 - 58.663	56.690 - 57.604	60.780 - 65.643	59.369 - 63.934	60.160 - 63.386	58.584 - 61.725	
	S.F.A.	45.965	-	45.533 - 46.267		45.805 - 49.327		45.737 - 48.189		
	I.F.A.	39.739	40	40.515 - 40.870		39.947 - 42.410		40.251 - 41.360		
3B FLAT (SQ-M)	G.F.A.	76.582	-	70.419	69.148	-	-	-	-	
	S.F.A.	55.883	-	55.539		-		-		
	I.F.A.	49.060	49	49.848		-		-		
EFFICIENCY RATIO		72.9%	74.0% (FOR OPT.5 AS EXTRACTED FROM DCMBI NO. D02/99)	71% (MINIMUM)	78.9% <small>EXEMPTION OF COMMON AREA IN G.F.A. CALCULATION (JOINT PRACTICE NOTE NO.1 IS NOT APPLIED)</small>	80.3% <small>EXEMPTION OF COMMON AREA IN G.F.A. CALCULATION (JOINT PRACTICE NOTE NO.1 IS APPLIED)</small>	75.6% <small>EXEMPTION OF COMMON AREA IN G.F.A. CALCULATION (JOINT PRACTICE NOTE NO.1 IS NOT APPLIED)</small>	77.0% <small>EXEMPTION OF COMMON AREA IN G.F.A. CALCULATION (JOINT PRACTICE NOTE NO.1 IS APPLIED)</small>	75.3% <small>EXEMPTION OF COMMON AREA IN G.F.A. CALCULATION (JOINT PRACTICE NOTE NO.1 IS NOT APPLIED)</small>	76.6% <small>EXEMPTION OF COMMON AREA IN G.F.A. CALCULATION (JOINT PRACTICE NOTE NO.1 IS APPLIED)</small>

REVISIONS		INITIALS
NO.	DESCRIPTION AND DATE	DOWN

AUTHORISED	NAME AND DESIGNATION LA. GALLOWAY CA2 (ATG.)	INITIALS
CHECKED	PATRICK LUK SA13 EUGENE SHUM AM	
DRAWN	Y.W. CHAN ST04/13 K.C. WOO TD/A92	

PROJECT  
**SOUTH EAST KOWLOON DEVELOPMENT AREA SITE 1B**

DRAWING TITLE  
**COMPARISON OF PROPOSED DESIGN AND STANDARD BLOCK**

SCALE  
NTS

DRAWING NO.  
KE09/BLKS/A/PR-01

SOURCE

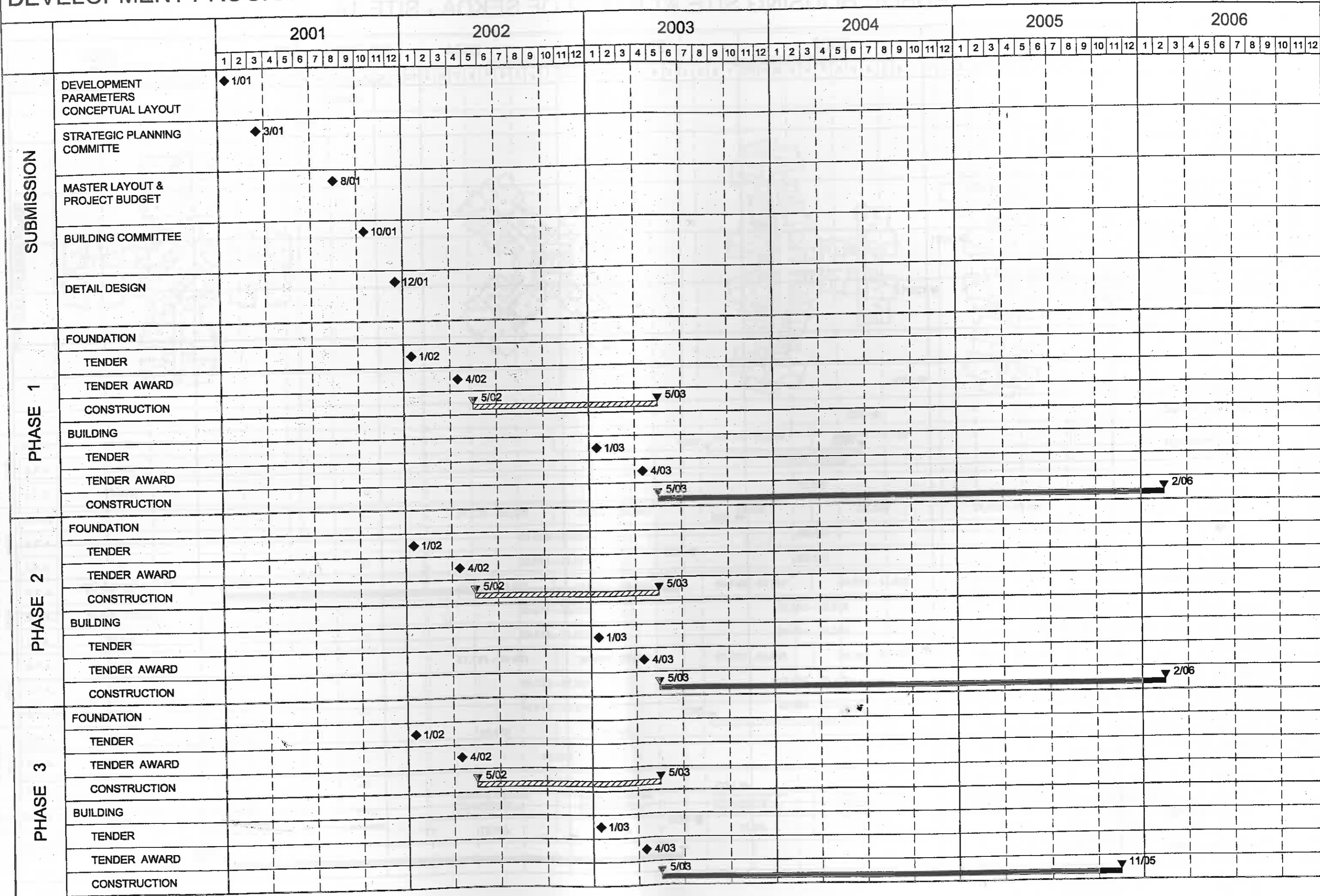
HOUSING DEPT

# DEVELOPMENT PROGRAMME - PUBLIC HOUSING SITE AT NAKTA OF SEKDA - SITE 1A

		2001												2002												2003												2004												2005												2006											
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
SUBMISSION	DEVELOPMENT PARAMETERS CONCEPTUAL LAYOUT	◆ 1/01																																																																							
	STRATEGIC PLANNING COMMITTEE	◆ 3/01																																																																							
	MASTER LAYOUT & PROJECT BUDGET													◆ 8/01																																																											
	BUILDING COMMITTEE																									◆ 10/01																																															
	DETAIL DESIGN																									◆ 12/01																																															
PHASE 1	FOUNDATION																																																																								
	TENDER													◆ 1/02																																																											
	TENDER AWARD													◆ 4/02																																																											
	CONSTRUCTION													5/02  5/03																																																											
	BUILDING																																																																								
	TENDER																									◆ 1/03																																															
	TENDER AWARD																									◆ 4/03																																															
	CONSTRUCTION																									5/03  11/05												11/05  1/06 (For Block 4 Only)																																			
PHASE 2	FOUNDATION																																																																								
	TENDER													◆ 1/02																																																											
	TENDER AWARD													◆ 4/02																																																											
	CONSTRUCTION													5/02  5/03																																																											
	BUILDING																																																																								
	TENDER																									◆ 1/03																																															
	TENDER AWARD																									◆ 4/03																																															
	CONSTRUCTION																									5/03  11/05																																															

INITIAL AND SIGNATURE  
 DATE  
 DRAWN BY  
 CHECKED BY  
 DATE  
 PARTIAL

# DEVELOPMENT PROGRAMME - PUBLIC HOUSING SITE AT NAKTA OF SEKDA - SITE 1B



**PART IV : DEVELOPMENT COST BUDGET**



## SUMMARY OF SITE DEVELOPMENT &amp; CONSTRUCTION COST BUDGET NO. 2

PHASE 1

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 (PHDP Code: KE08NR01)

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site Formation Demolition Sub-total :	- - -
(b)	Construction Cost	Foundation Building Other separate contracts Sub-total :	175.953 691.424 7.055 874.432
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	17.489
(d)	Total Site Development and Construction Cost (a)+(b)+(c) :		891.921

**Notes :**

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5 % per annum from June 2001 to December 2001 and 0.8% per annum for January 2002.
- (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 works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. roadworks or slopeworks outside site boundaries under separate contracts but charged to the project 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.
- (6) Development contingencies of 5% for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

**Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
- (2) Publicity cost, financing and legal costs/expenses, etc.

**Basis of the Budget :**

- (1) Project information included in PA's transmittal ref HD(AR)1/ 55/945A/1 dated 20 September 2001, ref. HD(AR) 61/945A/1 dated 25 September 2001, ref. HD(AR) 61/945A/1 dated 5 October 2001 and ref. HD(AR)61/945A/1 dated 10 October 2001, PSE's letter ref. HD(SE) 1/11/945/B dated 26 September 2001 and ref. HD(SE) 55/945/1B dated 28 September 2001 and PBSE's cost estimates in their letter ref. HD(BS) GEN/945/2A dated 15 August 2001, fax transmittal dated 28 September 2001 and fax transmittal ref. HD(BS) GEN/945/1B Ph 3 dated 28 September 2001

Prepared by : William Siu (Widnell Ltd)

## SUMMARY OF SITE DEVELOPMENT &amp; CONSTRUCTION COST BUDGET NO. 2

PHASE 2

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 2 (PHDP Code: KE08NR02)

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site Formation Demolition Sub-total :	- - -
(b)	Construction Cost	Foundation Building Other separate contracts Sub-total :	100.965 481.551 4.630 587.146
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	11.743
(d)	Total Site Development and Construction Cost (a)+(b)+(c) :		598.889

**Notes :**

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5 % per annum from June 2001 to December 2001 and 0.8% per annum for January 2002.
- (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 works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. roadworks or slopeworks outside site boundaries under separate contracts but charged to the project 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.
- (6) Development contingencies of 5% for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

**Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
- (2) Publicity cost, financing and legal costs/expenses, etc.

**Basis of the Budget :**

- (1) Project information included in PA's transmittal ref HD(AR)1/ 55/945A/1 dated 20 September 2001, ref. HD(AR) 61/945A/1 dated 25 September 2001, ref. HD(AR) 61/945A/1 dated 5 October 2001 and ref. HD(AR)61/945A/1 dated 10 October 2001, PSE's letter ref. HD(SE) 1/11/945/B dated 26 September 2001 and ref. HD(SE) 55/945/1B dated 28 September 2001 and PBSE's cost estimates in their letter ref. HD(BS) GEN/945/2A dated 15 August 2001, fax transmittal dated 28 September 2001 and fax transmittal ref. HD(BS) GEN/945/1B Ph 3 dated 28 September 2001

Prepared by : William Siu (Widnell Ltd)

**ANALYSIS OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGETS**  
(For Financial Viability Assessment Purpose)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 & 2

Budget Costs (incl. Common elements) apportioned across all phases within the whole Development Site	COST PORTIONS								Total
	PRH	LGV	CC	CP	WEL	PTI	UN	GN	
<b>A. Phase 1 (Budget no. 2)</b>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
CFA of Cost Portions (m <sup>2</sup> )	138,212		1,293	8,140	2,549		496		150,690
<b>1.0 Site Development Costs</b>	Cost in (\$'000)								
1.1 Demolition	-								
1.2 Site Formation	-								
<b>2.0 Construction Costs</b>									
2.1 Foundation (incl. caps)	159,600		2,348	9,138	4,112		755		175,953
2.2 Building (incl. Building services)	592,504	92	4,520	32,613	14,244		3,530		647,503
2.3 Transfer Structures	-								
2.4 External Works	46,755		437	2,754	862		168		50,976
2.5 Automated Refuse Collection System	-								0
<b>Budget of Phase 1 (Budget no. 2)</b>									
Projected to Date of Tenders (A)	798,859	92	7,305	44,505	19,218		4,453		874,432
Unit Cost in terms of \$/m <sup>2</sup> CFA:-	5,780		5,650	5,467	7,539		8,978		5,803
<b>B. Phase 2 (Budget No. 2)</b>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
CFA of Cost Portions (m <sup>2</sup> )	98,838						72		98,910
<b>1.0 Site Development Costs</b>	Cost in (\$'000)								
1.1 Demolition									
1.2 Site Formation									
<b>2.0 Construction Costs</b>									
2.1 Foundation (incl. Caps)	100,891						74		100,965
2.2 Building (incl. Building services)	422,525	521					435		423,481
2.3 Transfer Structures									
2.4 External Works	33,436						24		33,460
2.5 Automated Refuse Collection System	29,240								29,240
2.6 Provision for Fluctuations									
<b>Budget of Phase 2 (Budget No. 2)</b>									
Projected to Date of Tenders (B)	586,092	521					533		587,146
Unit Cost in terms of \$/m <sup>2</sup> CFA	5,930						7,403		5,936
<b>GRAND TOTAL = (A) to (B)</b>	1,384,951	613	7,305	44,505	19,218		4,986		1,461,578
Unit Cost in terms of \$/m <sup>2</sup> CFA:-	5,842		5,650	5,467	7,539		8,778		5,856
Fund Split % pro-rata on cost values:-	94.76%		0.50%	3.09%	1.31%		0.34%		100%

**Legend for Cost Portions:**

PRH - Public Rental Housing  
LGV - LGV Carpark  
CC - Commercial (Shopping) Centre  
CP - Private Carpark  
WEL - Welfare Facilities  
PTI - Public Transport Interchange  
UN - Unallocable  
GN - Government Non-reimbursable

**Notes:**

- All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts.
- Special External Works cost comprises both foundation and building costs of those items classified as special external works included in building contract.
- Apportionment of the Site Development and Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and tender Procedures manual(BCT)

**Exclusions:**

- Project Management Costs, e.g. professional services & overheads, consultant fees, etc. and other Project Costs, e.g. ancillary project expenses, financing and legal costs/expenses, etc.
- Costs of site investigation and geotechnical works, testing of construction materials arranged by HA.

**Summary of Cost Apportionment of Commonly Shared Elements in Construction and Site Development Cost Budgets**

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 & 2

	Phase 1	Phase 2	Total
Total CFA (m <sup>2</sup> )	150,690	98,910	249,600
Total CFA excluding PWP item (m <sup>2</sup> )	150,690	98,910	249,600
CFA of building/portions served by ARCS(m <sup>2</sup> )		98,838	98,838

COST ELEMENTS	Estimated Cost in \$,000 (excl provisions for fluctuations)		Total (\$,000)
<b>A. Cost Items (incl. tender price inflation) expended under different phases before Cost Apportionment</b>			
1 Site Formation	-	-	-
2 Demolition	-	-	-
3 External Works	47,443	25,308	72,751
4 Transfer Structures	-	-	-
5 Automated Refuse Collection System	-	29,240	29,240
6 Other Separate Contracts (incl. Softlandscape)	7,553	4,132	11,685
<b>Total:-</b>	<b>54,996</b>	<b>58,680</b>	<b>113,676</b>

<b>B. Construction Cost Budget (incl. tender price inflation) to respective Tender-in dates</b>			
1 Foundation (incl. caps)	175,953	100,965	276,918
2 Building (excl. building services)	530,881	349,051	879,932
3 Building Services	116,622	74,430	191,052
4 External Works for Specific Businesses			
5 Public Transport Interchange			
6 Testing etc.			
<b>Construction Cost Budget:- (excl. commonly shared elements)</b>	<b>823,456</b>	<b>524,446</b>	<b>1,347,902</b>

<b>C. Adjustment for Costs for Common Elements Apportioned to each Phase within the Whole Development Site (see Note 1 and 2)</b>			
1 Demolition	-	-	-
2 Site Formation	-	-	-
3 Transfer Structures	-	-	-
4 External Works for Commonly Shared Element	50,976	33,460	84,436
5 Automated Refuse Collection System	-	29,240	29,240
<b>Total of Common Apportioned Elements:- (Phase split in %)</b>	<b>50,976</b>	<b>62,700</b>	<b>113,676</b>
	<b>44.84%</b>	<b>55.16%</b>	<b>100%</b>

<b>D. Total Cost Budget (incl. common elements) apportioned across all phases within the Whole Development Site (Item D = Item B + Item C)</b>			
1 Demolition	-	-	-
2 Site Formation	-	-	-
3 Foundation (incl. caps)	175,953	100,965	276,918
4 Building (excl. building services)	530,881	349,051	879,932
5 Building Services	116,622	74,430	191,052
6 Transfer Structures	-	-	-
7 External Works	50,976	33,460	84,436
8 Public Transport Interchange	-	-	-
9 Automated Refuse Collection System	-	29,240	29,240
<b>Total Cost Budget for Financial Viability:- (excl. Provisions for Fluctuations)</b>	<b>874,432</b>	<b>587,146</b>	<b>1,461,578</b>

**Notes:**

- 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
- The total cost of ARCS (including piling, building and building services works) shall be shared among the relevant Business portions served by ARCS on a pro-rata CFA basis.

**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST ( EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 2**

**PHASE 1**

**PROJECT : South East Kowloon Development Area (SEKDA) Site 1A PHASE : 1 PHDP Code : KE08NR01**

COST ITEMS	COST PORTIONS							Common items		Total (incl. fluctuation)	
	PRH	LGV	CC	CP	WEL	UN	GN	TS	EW		
<b>CFA of Cost Portions (m2)</b>	138,212	-	1,293	8,140	2,549	496			150,690	150,690	
<b>Estimated Cost in \$,000</b>											
<b>A. Cost Budget At June 2001</b> <i>(Excluding Other Project Costs &amp; Tender Price Inflation)</i>											
<b>1.0 Site Development Costs</b>											
1.1 Demolition Contract	-	-	-	-	-	-	-	-	-	-	
1.2 Site Formation Contract	-	-	-	-	-	-	-	-	-	-	
<b>2.0 Construction Costs</b>											
2.1 Foundation Contract	161,403	-	2,375	9,241	4,158	764	-	-	-	177,941	
2.2 Building Contract											
2.21 Building (excl. building services)	488,382	92	3,688	26,731	10,761	2,915	-	-	-	532,569	
2.22 Building Services	106,006	-	847	5,986	3,528	626	-	-	-	116,993	
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-	
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-	
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	-	-	
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	47,594	47,594	
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	-	-	
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	7,577	7,577	
<b>Cost Budget At June 2001 Price Level</b>	<b>(A)</b>	<b>755,791</b>	<b>92</b>	<b>6,910</b>	<b>41,958</b>	<b>18,447</b>	<b>4,305</b>	<b>0</b>	<b>0</b>	<b>55,171</b>	<b>882,674</b>
<b>B. Cost Budget Projected To</b> <b>Proposed Dates of Tenders [ Cost in Item (A) plus Cost x (v), (w), (y) or (z) ]</b>											
<b>1.0 Site Development Costs</b>											
1.1 Demolition Contract											
1.2 Site Formation Contract											
<b>2.0 Construction Costs</b>											
2.1 Foundation Contract											
	<b>Total (\$'M)</b>										
2.1 Foundation Contract	\$175.953	159,600	-	2,348	9,138	4,112	755	-	-	-	175,953
2.2 Building Contract	\$694.946										
2.21 Building (excl. building services)	-	486,834	92	3,676	26,646	10,727	2,906	-	-	-	530,881
2.22 Building Services	-	105,670	-	844	5,967	3,517	624	-	-	-	116,622
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	-	-	-
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	47,443	47,443	
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	-	-	-
2.3 Other Separate Contracts (incl. Softlandscape)	\$7.553	-	-	-	-	-	-	-	7,553	7,553	
<b>Cost Budget Projected To Proposed Dates Of Tenders</b>	<b>(B)</b>	<b>752,104</b>	<b>92</b>	<b>6,868</b>	<b>41,751</b>	<b>18,356</b>	<b>4,285</b>	<b>0</b>	<b>0</b>	<b>54,996</b>	<b>878,452</b>

**Types of Contract**

Demolition											
Site Formation											
Foundation											
Building ( for inflation adjustment, 'Other Separate Contracts'											
Tender-In Dates to be taken the same as "Building")											

**Tender In Dates**

**Adjustment for months after June 2001**

Months x # % / 12 +	Months x # % / 12 =	(v)
Months x # % / 12 +	Months x # % / 12 =	(w)
Months x -2.5 % / 12 + 2	Months x 0.8 % / 12 = -0.01117	(y)
Months x -2.5 % / 12 + 14	Months x 0.8 % / 12 = -0.00317	(z)

**Legend for Cost Portions :**

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

Construction Cost Budget No. 2 ( Domestic Blocks: Public Rental Housing Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A, Phase 1 (PHDP Code : KE08NR01)

Cost at June 2001 Price Level	No. of Flats	Cost per Flat			TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)		
			Builder's Works	Building Services	
<b>1.0 Standard Blocks</b>					
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = _____ m2)		\$'000			(\$ _____ /m2 CFA) (\$ _____ per flat)
<b>2.0 Adjustments to Item 1.0 Above</b>					
Sub-Total (B)		\$'000			(\$ _____ /m2 CFA) (\$ _____ per flat) % over/under that calculated based on Standard Yardsticks
<b>3.0 Non-standard Blocks</b>					
(a) <u>4</u> Blocks (Block No. 4, 5, 6 & 7, total 2,937 Flats) <u>38 - 45</u> Storeys					
1P - 2P	35.97 m2 CFA per Flat	1173	40,006	121,053	26,275
2P - 3P	41.40 m2 CFA per Flat	116	46,045	139,327	30,242
1B	52.90 m2 CFA per Flat	1408	58,836	178,029	38,642
2B	69.71 m2 CFA per Flat	240	77,532	234,601	50,922
Sub-Total (C) (Total CFA = 138,212 m2)		153,717	465,126	100,958	719,801 (\$ 5,208 /m2 CFA) (\$ 245,080 per flat)
<b>4.0 Development Contingency</b>					
(a) All standard blocks superstructure only					
(b) All non-standard blocks and all standard block elements other than superstructure		7,686	23,256	5,048	35,990
Sub-Total (D)		7,686	23,256	5,048	35,990 (\$ 260 /m2 CFA) (\$ 12,254 per flat)
<b>Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) + (C) + (D)</b> (including Provisions for Contract Fluctuations)		161,403	488,382	106,006	755,791 (\$ 5,468 /m2 CFA) (\$ 257,334 per flat)

Construction Cost Budget No. 2 ( LGV Carpark Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 (PHDP Code : KE08NR01)

Cost at June 2001 Price Level	Area (m <sup>2</sup> )	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Open Carpark based on Actual Design</b>				
(a) Carpark for LGV	7 Nos. 160		550	550
Sub-total (A) :- (Total open area based on Actual Design = 160 m <sup>2</sup> )			88	88 (\$ 550 /m2) (\$ 12,571 / space) N.A. - % over that calculated based on Standard Yardsticks
2.0 Development Contingency (GN: Development Contingency allowance - 5% for non-standard works/elements)			4	4
<b>Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0</b> (including Provisions for Contract Fluctuations)			92	92 (\$ 575 /m2) (\$ 13,143 / space)
<b>3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :-</b> (The price levels of item 1.0 and the June Cost Yardstick should be the same)		Foundation (Incl Caps)	Building (Excl Caps)	TOTAL
N.A.				

Construction Cost Budget No. 2 (Commercial Centre Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase - 1 (PHDP Code : KE08NR01)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
\$'000				
<b>1.0 Retail shop at G/F of Welfare Building</b>				
(a) Shopping Centre Portion (no fitting out included)	1,293	2,262	4,319	6,581
<b>2.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		113	216	329
<b>Total Cost of Commercial Centre Portion at June 2001 Price Level = Total of Items in 1.0 to 2.0 (including Provisions for Contract Fluctuations)</b>		2,375	4,535	6,910 (\$5,344/m2 CFA)

Construction Cost Budget No. 2 (Private Carpark Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 (PHDP Code : KE08NR01)

Cost at June 2001 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
\$'000				
<b>1.0 Carpark (Free standing building &amp; on grade parking with shelter) based on Actual Design</b>				
(a) Carpark Portion in free standing building				
- Private (33.17m <sup>2</sup> CFA per space)	221	37,582	107,076	144,658
- Motorcycle (5.53 m <sup>2</sup> CFA per space)	26	6,265	17,851	24,116
(b) Carpark Portion on grade with shelter				
- Private (13.57m <sup>2</sup> CFA per space)	49	6,785	27,140	33,925
(c) Building Services	296	-	19,261	19,261
<b>Sub-total (A) :-</b>		8,801	31,159	39,960 (\$ 4,909 /m2 CFA) (\$ 145,662 / space)
7.90% under that calculated based on Standard Yardsticks				
\$'000				
<b>2.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		440	1,558	1,998
<b>Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations)</b>		9,241	32,717	41,958 (\$ 5,155 /m2 CFA) (\$ 152,945 / space)

3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :- (The price levels of item 1.0 and the June Cost Yardstick should be the same)	Foundation (Incl Caps)	Building (Excl Caps)	TOTAL
(a) Ddt for adjustment to efficiency ratio of car space	-	-7,023	-7,023
(b) Add for adjustment on Cost of foundation due to preliminary design of foundation was based	48	-	48
(c) Semi-basement construction of Carport (including mechanical ventilation and sprinkler system required)	-	4,500	4,500

Notes

1 6 no. of motorcycle carparks are counted as 1 no. private carpark



Construction Cost Budget No. 2 (Welfare Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase - 1 (PHDP Code : KE08NR01)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Ancillary/Welfare Facilities in Welfare Building (G/F or Upper Floors)</b>		\$'000		
(a) Ancillary / Welfare facilities (no fitting out included)	2,549	3,960	13,609	17,569
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 0 m2 GFA)	-	-	-	-
<b>2.0 Other Adjustments for Item 1.0 Above</b>	-	-	-	-
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		198	680	878
<b>Total Cost of Welfare Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		4,158	14,289	18,447 (\$ 7,237 /m2 CFA)

**Remarks**

1 Welfare Portion includes the following :		
Neighbourhood elderly Centre	428	m2 CFA
Adult Education Centre	1015	m2 CFA
Kindergarten	1106	m2 CFA
<b>Total</b>	<b>2549</b>	<b>m2 CFA</b>

Construction Cost Budget No. 2 (Unallocable Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 (PHDP Code: KE08NR01)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Ancillary Facilities</b>		\$'000		
(a) Ancillary facilities at G/F of domestic block (no fitting out included)	96	107	393	500
(b) Ancillary facilities at G/F of Welfare building	400	621	2,136	2,757
(c) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 496 m2 GFA)	496	-	843	843
<b>2.0 Other Adjustments for Item 1.0 Above</b>	-	-	-	-
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		36	169	205
<b>Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		764	3,541	4,305 (\$ 8,679 /m2 CFA)

**Remarks**

1 Unallocable Portion includes the following :		
MAC Office	96	m2 CFA
Estate Management Office *	400	m2 CFA
<b>Total</b>	<b>496</b>	<b>m2 CFA</b>

\* Sprinkler System allowed.

Construction Cost Budget No. 2 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 1 (PHDP Code: KE08NR01)

Total GEA = 23,204 m<sup>2</sup>; Total CFA = 158,690 m<sup>2</sup>; Total LAA = 11,665 m<sup>2</sup>

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Foundation (Incl./Excl * Caps)	Building (Incl./ Excl * Caps)	
<b>1.0 External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Hard Landscape Works (Amenities)		26,915	26,915
(b) Underground Drainage		15,083	15,083
(c) Add for Contract Fluctuation		1,330	1,330
<b>Sub-Total (A)</b>		43,328	43,328 (\$ 288 /m <sup>2</sup> CFA) (\$ 1,867 /m <sup>2</sup> GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Allow for bulk filling to make up level		1,000	1,000
(b) Allow for monitoring works with TDD		1,000	1,000
(c) Elevated Deck			
(d) Slope stabilization			
(e) Retaining wall			
(f) Noise barrier			
(g) Works outside site boundary			
(h) BS - Escalator/Lift			
(i) Remaining Items			
(k) Add for Contract Fluctuation			
<b>Sub-Total (B)</b>		2,000	2,000 (\$ 13 /m <sup>2</sup> CFA) (\$ 86 /m <sup>2</sup> GEA)
<b>3.0 Development Contingency</b>		\$,000.00 2,266	2,266
<b>Sub-Total (C)</b>		2,266	2,266 (\$ 15 /m <sup>2</sup> CFA) (\$ 98 /m <sup>2</sup> GEA)
<b>Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)</b>		47,594	47,594 (\$ 316 /m <sup>2</sup> CFA) (\$ 2,051 /m <sup>2</sup> GEA)

<b>4.0 Cost of Automated Refuse Collection System at June 2001 Price Level</b>		\$,000.00	
<b>5.0 Development Contingency</b>		-	-
<b>Total Cost of Automated Refuse Collection System at June 2001 Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)</b>		-	- (\$ - /m <sup>2</sup> CFA) (\$ - /m <sup>2</sup> GEA)

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Others	
<b>6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level</b>	1,044	6,172	7,216
<b>7.0 Development Contingency</b>	52	309	361
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)</b>	1,096	6,481	7,577 (\$ 50 /m <sup>2</sup> CFA) (\$ 327 /m <sup>2</sup> GEA)

**EXTERNAL WORKS - ESTIMATE**

**EXTERNAL WORKS - ESTIMATE**

<b>Building Contract - Contract Particulars</b>			
Contract Title	:	South East Kowloon Development Area (SEKDA) Site 1A Phase 1	
PHDP Code	:	KE08NR01	
Project QS	:	Widnell Ltd	
Cost Information Available	:	Estimate/Tender/Estimated Final Costs/Final Costs *	
<b>Schedule of Area</b>			
(a) Gross Site Area (GSA)	=		23,204 m <sup>2</sup>
(Excludes any borrowed site areas which are to be handed over)			
(b) Plan Area of Peripheral Slopes	=		N.A. m <sup>2</sup>
(c) Plan Area within the boundary of Secondary & Special Schools (NOT Primary Schools)	=		N.A. m <sup>2</sup>
(d) Gross Estate Area (GEA)	=		23,204 m <sup>2</sup>
(Item (a) - (b) - (c))			
(e) Footprint of all Buildings within GEA			
(i) Public Rental Housing	m <sup>2</sup>	3,306	
(ii) Carpark Building	m <sup>2</sup>	7,475	
(iii) Welfare Building	m <sup>2</sup>	2,121	
(iv)	m <sup>2</sup>	.....	= 12,902 m <sup>2</sup>
(f) Roof Area of buildings within GEA for open landscaping			
(i) Public Rental Housing	m <sup>2</sup>	1,363	
(ii)	m <sup>2</sup>		
(iii)	m <sup>2</sup>	.....	= 1,363 m <sup>2</sup>
(g) Landscape Area (LAA)	=		11,665 m <sup>2</sup>
(Item (d) - (e) + (f))			
(h) Area of Estate Roads within GEA	=		1,148 m <sup>2</sup>
(measured up to back of road curbs and exclude open carparking spaces on Estate Roads)			
(i) Area of Open Carparking spaces on Estate Roads within GEA	=		825 m <sup>2</sup>
(j) Area of Paving (include safety surfacing) within GEA	=		2,730 m <sup>2</sup>
(k) Area of Plant Beds within GEA (PBA)	=		2,320 m <sup>2</sup>
(l) Total CFA of all buildings within GEA			
(i) Public Rental Housing	m <sup>2</sup>	138,212	
(ii) Unallocable portion	m <sup>2</sup>	496	
(iii) Carpark	m <sup>2</sup>	8,140	
(iv) Retail	m <sup>2</sup>	1,293	
(v) Welfare/ancillary	m <sup>2</sup>	2,549	= 150,690 m <sup>2</sup>

\* Delete (by striking through) where not applicable

Contract Title : South East Kowloon Development Area (SEKDA) Site 1A Phase 1  
 Contract No : \_\_\_\_\_  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate
			(HK\$)
	N/A		
	<b>Accountable Percentage (%)</b>		
<b>1. Estate Roads</b>			
(total area =	m <sup>2</sup>		
(a) Flexible	%		
(b) Rigid	%		
	100		
<b>2. Paving</b>			
(total area =	m <sup>2</sup>		
(a) Block / Tile / Paver	%		
	%		
	%		
(b) In-situ	%		
(c) Safety surfacing	%		
(d) Others	%		
	100		
<b>3. Covered Walkway</b>			
(total covered area on plan	m <sup>2</sup>		
=	m <sup>2</sup>		

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1A Phase 1  
 Contract No : -  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate
	N/A		(HK\$)
<b>4. Fencing/Railings</b> (total length = m)			
Accountable Percentage (%)			
%			
%			
<u>100</u>			
<b>5. Planter Walls</b> (total length = m)			
%			
%			
<u>100</u>			

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

- \* Elemental cost estimate at June 2001 tender prices.
- \* Standard Construction Cost Yardsticks at June 2001 Price Levels are shown in brackets ( ) for comparison.

Project Title : <u>South East Kowloon Development Area (SEKDA) Site 1A Phase 1</u>		Phase Code (PHDP) : <u>KE08NR01</u>					
Gross Site Area (GSA) :	23,204 m <sup>2</sup>	Ratio GSA : GEA	= 1 : 1.00 (1:0.89)				
Gross Estate Area (GEA) :	23,204 m <sup>2</sup>	Ratio GEA : LAA	= 1 : 0.50 (1:0.73)				
Landscape Area (LAA) :	11,665 m <sup>2</sup>	Ratio GEA : CFA	= 1 : 6.49 (1:6.50)				
Plant Bed Area (PBA) :	2,320 m <sup>2</sup>	Ratio GSA : PBA	= 1 : 0.10 (1:0.09)				
CFA of All Buildings Within GEA :	150,690 m <sup>2</sup>	Ratio LAA : PBA	= 1 : 0.20 (1:0.14)				
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>					
		Gross Estate Area	CFA of All Buildings	Landscape Area			
	\$,000.00	\$/m <sup>2</sup>	\$/m <sup>2</sup>	\$/m <sup>2</sup>	\$/m <sup>2</sup>		
<b>1. Hard Landscape Works (Amenities) #</b>							
1.1 Site works (levelling/clearance)	-	(68)	-	(10)	-	(93)	-
1.2 Walls (screen/toe/planter)	2,784	(111)	120	(17)	18	(152)	239
1.3 Estate roads	580	(59)	25	(9)	4	(81)	50
1.4 Open carparking spaces on estate roads	-	(2)	-	(1)	-	(3)	-
1.5 Paving (inc. emergency access & safety mat)	10,442	(288)	450	(44)	69	(395)	895
1.6 Pavilions/pergolas/shelters	1,160	(47)	50	(7)	8	(64)	99
1.7 Water feature/pond	-	(8)	-	(1)	-	(11)	-
1.8 Covered walkways (paving inc. in item 1.5)	5,801	(241)	250	(37)	38	(330)	497
1.9 Play equipment	928	(32)	40	(5)	6	(44)	80
1.10 Fencing/railings/guard house/drop gate	1,160	(47)	50	(7)	8	(64)	99
1.11 Estate amenities (ball courts, seating etc.)	1,856	(79)	80	(12)	12	(108)	159
1.12 Amphitheatre/estate entertainment	-	(12)	-	(2)	-	(16)	-
1.13 Refuse collection area/junk points	232	(33)	10	(5)	2	(45)	20
1.14 BS installations							
(a) External lighting	1,972	(85)	85	(13)	13	(116)	169
(b) Water pumps (for water feature/pond)	-	(3)	-	(1)	-	(4)	-
(c) Others .....(specify)	-	(10)	-	(2)	-	(14)	-
1.15 Sundries							
(a) ..... (specify major items)	-	(39)	-	(6)	-	(53)	-
(b) Miscellaneous	-	(39)	-	(6)	-	(53)	-
<b>Sub-total</b>	<b>26,915</b>	<b>(1164)</b>	<b>1,160</b>	<b>(179)</b>	<b>178</b>	<b>(1593)</b>	<b>2,307</b>
<b>2. Soft Landscape #</b>	<b>1,044</b>	<b>(38)</b>	<b>45</b>	<b>(6)</b>	<b>7</b>	<b>(52)</b>	<b>89</b>
<b>3. Other External Works</b>							
3.1 Mains/sub-mains etc.	2,320	(96)	100	(15)	15	(132)	199
3.2 Irrigation	232	(7)	10	(1)	2	(10)	20
3.3 Builder's work in connection with BS installation/services	2,344	(91)	101	(14)	16	(125)	201
3.4 Connection works by Government Depts/Utility Co.	1,276	(50)	55	(8)	8	(68)	109
<b>Sub-total</b>	<b>6,172</b>	<b>(244)</b>	<b>266</b>	<b>(38)</b>	<b>41</b>	<b>(335)</b>	<b>529</b>
<b>Total 1, 2 &amp; 3</b>	<b>34,131</b>	<b>(1446)</b>	<b>1,471</b>	<b>(223)</b>	<b>226</b>	<b>(1980)</b>	<b>2,925</b>

**EXTERNAL WORKS - ESTIMATE (Cont'd)**

Project Code :

Phase Code :

ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate Area	CFA of All Buildings	Landscape Area
4. <u>Underground Drainage</u> (inc. all U/G soil and surface water drainage and channels and gullies)	\$,000.00 15,083	\$/m <sup>2</sup> (618) 650	\$/m <sup>2</sup> (95) 100	\$/m <sup>2</sup> (847) 1,293
Total 1, 2, 3 & 4	49,214	(2064) 2,121	(318) 326	(2827) 4,218
5. <u>Special External Works</u> *				
5.1 Allow for bulk filling to make up levels	1,000	43	7	86
5.2 Allow for monitoring works with TDD	1,000	43	7	86
5.3 Elevated Deck				
5.4 Slope stabilization				
5.5 Retaining walls				
5.6 Noise barrier				
5.7 Works outside site boundary				
5.8 BS - Escalator/lift				
5.9 Others .....(specify)				
Sub-total	2,000	86	14	172
Total 1, 2, 3, 4 & 5	51,214	2,207	340	4,390

- Inclusions**
- (a) All elemental costs are inclusive of contingencies 5% and preliminaries 20%.
  - (b) Roof landscape areas and costs \$ 682,000.00
- Exclusions**
- (a) Demolition/site formation not in building contract.
  - (b) Fluctuations in labour and materials.
  - (c) Fees & on costs.
  - (d) Automatic refuse collection system (ARCS) including associated builder's work.

Prepared by : WIDNELL LTD



**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST ( EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 2**

**PHASE 2**

PROJECT : South East Kowloon Development Area (SEKDA) Area 1A PHASE : 2 PHDP Code : KE08NR02

	COST PORTIONS							Common items		Total (incl fluctuation)
	PRH	LGV	CC	CP	WEL	UN	GN	TS	EW	
CFA of Cost Portions (m2)	98,838	-	-	-	-	72	-	-	98,910	98,910
<b>COST ITEMS</b>	<b>Estimated Cost in \$,000</b>									
<b>A. Cost Budget At June 2001</b> <i>(Excluding Other Project Costs &amp; Tender Price Inflation)</i>	<b>\$,000</b>									
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract	-	-	-	-	-	-	-	-	-	-
1.2 Site Formation Contract	-	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract	102,031	-	-	-	-	75	-	-	-	102,106
2.2 Building Contract										
2.21 Building (excl. building services)	349,256	523	-	-	-	382	-	-	-	350,161
2.22 Building Services	74,613	-	-	-	-	54	-	-	-	74,667
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	25,388	25,388
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	29,333	29,333
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	4,145	4,145
<b>Cost Budget At June 2001 Price Level</b>	(A)	525,900	523	0	0	0	511	0	0	585,800
<b>B. Cost Budget Projected To Proposed Dates of Tenders [ Cost in Item (A) plus Cost x (v), (w), (y) or (z) ]</b>										
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract										
1.2 Site Formation Contract										
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract										
2.2 Building Contract										
2.21 Building (excl. building services)										
2.22 Building Services										
2.23 Transfer Structures										
2.24 Public Transport Interchange										
2.25 External Works for commonly shared elements										
2.26 External Works for Specific Businesses										
2.27 Automated Refuse Collection System										
2.3 Other Separate Contracts (incl. Softlandscape)										
<b>Cost Budget Projected To Proposed Dates Of Tenders</b>	(B)	523,416	521	0	0	0	509	0	0	583,126

**Types of Contract**

Demolition  
 Site Formation  
 Foundation  
 Building ( for inflation adjustment, 'Other Separate Contracts'  
 Tender-In Dates to be taken the same as "Building")

**Tender In Dates**

02/02  
 02/03

**Adjustment for months after June 2001**

Months x # % / 12 + \_\_\_\_\_ Months x # % / 12 =  
 Months x # % / 12 + \_\_\_\_\_ Months x # % / 12 =  
 Months x -2.5 % / 12 + 2 Months x 0.8 % / 12 = -0.01117  
 Months x -2.5 % / 12 + 14 Months x 0.8 % / 12 = -0.00317

(v)  
 (w)  
 (y)  
 (z)

**Legend for Cost Portions :**

PRH - Public Rental Housing  
 LGV - LGV Carpark  
 CC - Commercial (Shopping) Centre

CP - Private Carpark  
 WEL - Welfare & Community Facilities  
 GN - Government Non-reimbursable

UN - Unallocable  
 TS - Transfer Structure  
 EW - External Works

Construction Cost Budget No. 2 ( Domestic Blocks: Public Rental Housing Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A, Phase 2 (PHDP Code : KE08NR02)

Cost at June 2001 Price Level	No. of Flats	Cost per Flat			TOTAL	
		Foundation (Incl Caps)	Building (Excl Caps) Builder's Works   Building Services			
<b>1.0 Standard Blocks</b>						
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = _____ m2)		\$'000				
					(\$ _____ /m2 CFA) (\$ _____ per flat)	
<b>2.0 Adjustments to Item 1.0 Above</b>						
Sub-Total (B)					(\$ _____ /m2 CFA) (\$ _____ per flat) % over/under that calculated based on Standard Yardsticks	
<b>3.0 Non-standard Blocks</b>						
(a) <u>3</u> Blocks (Block No. 1, 2 & 3, total 1,920 Flats) <u>40</u> Storeys						
1P - 2P	32.96 m2 CFA per Flat	280	32,405	110,923	23,697	167,025
2P - 3P	37.94 m2 CFA per Flat	440	37,301	127,683	27,277	192,261
1B	48.47 m2 CFA per Flat	280	47,653	163,120	34,848	245,621
2B	63.88 m2 CFA per Flat	880	62,804	214,981	45,927	323,712
3B	78.22 m3 CFA per Flat	40	76,902	263,241	56,236	396,379
Cost per Flat x Flat No. = Sub-Total (C) (Total CFA = 98,838 m2)		97,172	332,625	71,060	500,857	(\$ 5,067 /m2 CFA) (\$ 260,863 per flat)
<b>4.0 Development Contingency</b>						
(a) All standard blocks superstructure only						
(b) All non-standard blocks and all standard block elements other than superstructure		4,859	16,631	3,553	25,043	
Sub-Total (D)		4,859	16,631	3,553	25,043	(\$ 253 /m2 CFA) (\$ 13,043 per flat)
<b>Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) + (C) + (D) (including Provisions for Contract Fluctuations)</b>		102,031	349,256	74,613	525,900	(\$ 5,321 /m2 CFA) (\$ 273,906 per flat)

Construction Cost Budget No. 2 ( LGV Carpark Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 2 (PHDP Code : KE08NR02)

Cost at June 2001 Price Level	Area (m <sup>2</sup> )	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Open Carpark based on Actual Design</b>				
(a) Carpark for LGV	36 Nos. 905		550	550
Sub-total (A) :-			498	498
(Total open area based on Actual Design = 905 m <sup>2</sup> )				(\$ 550 /m2) (\$ 13,833 / space) N.A. - % over that calculated based on Standard Yardstick
<b>2.0 Development Contingency</b>				
(GN: Development Contingency allowance - 5% for non-standard works/elements)			25	25
<b>Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations)</b>			523	523
				(\$ 578 /m2) (\$ 14,528 / space)
<b>3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :-</b> (The price levels of item 1.0 and the June Cost Yardstick should be the same)				
N.A				

Construction Cost Budget No. 1 ( Unallocable Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 2 (PHDP Code: KE08NR02)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Ancillary Facilities in Domestic Block (G/F)</b>		\$'000		
(a) Ancillary facilities (no fitting out included)	72	71	293	364
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 72 m2 GFA)	-	-	122	122
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		4	21	25
<b>Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		75	436	511 (\$ 7,097/m2 CFA)

Remarks

- 1 Unallocable Portion includes the following :
- |              |           |               |
|--------------|-----------|---------------|
| MAC Office   | 72        | m2 CFA        |
| <b>Total</b> | <b>72</b> | <b>m2 CFA</b> |

\* Sprinkler System allowed.

Construction Cost Budget No. 1 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : South East Kowloon Development Area (SEKDA) Site 1A Phase 2 (PHDP Code: KE08NR02)

Total GEA = 11,578 m2; Total CFA= 98,910 m2; Total LAA = 9,201 m2

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Foundation (Incl/Excl * Caps)	Building (Incl/ Excl * Caps)	
<b>1.0 External Works based on Actual Design (incl. Contract Price Fluctuation)</b>	\$,000.00		
(a) Hard Landscape Works (Amenities)		13,488	13,488
(b) Underground Drainage		7,526	7,526
(c) Add for Contract Fluctuation		665	665
<b>Sub-Total (A)</b>		21,679	21,679 (\$ 219 /m2 CFA) (\$ 1,872 /m2 GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>	\$,000.00		
(a) Allow for bulk filling to make up level		1,000	1,000
(b) Allow for monitoring works with TDD		1,500	1,500
(c) Elevated Deck			
(d) Slope stabilization			
(e) Retaining wall			
(f) Noise barrier			
(g) Works outside site boundary			
(h) BS - Escalator/Lift			
(i) Remaining Items			
(k) Add for Contract Fluctuation			
<b>Sub-Total (B)</b>		2,500	2,500 (\$ 25 /m2 CFA) (\$ 216 /m2 GEA)
<b>3.0 Development Contingency</b>	\$,000.00		
		1,209	1,209
<b>Sub-Total (C)</b>		1,209	1,209 (\$ 12 /m2 CFA) (\$ 104 /m2 GEA)
<b>Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)</b>		25,388	25,388 (\$ 257 /m2 CFA) (\$ 2,193 /m2 GEA)
<b>4.0 Cost of Automated Refuse Collection System at June 2001 Price Level</b>	1,098	26,838	27,936
<b>5.0 Development Contingency</b>	55	1,342	1,397
<b>Total Cost of Automated Refuse Collection System at June 2001 Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)</b>	1,153	28,180	29,333 (\$ 297 /m2 CFA) (\$ 2,534 /m2 GEA)

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Others	
<b>6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level</b>	579	3,369	3,948
<b>7.0 Development Contingency</b>	29	168	197
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)</b>	608	3,537	4,145 (\$ 42 /m2 CFA) (\$ 358 /m2 GEA)

**EXTERNAL WORKS - ESTIMATE**

**Building Contract - Contract Particulars**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1A Phase 2  
 PHDP Code : KE08NR02

Project QS : Widnell Ltd  
 Cost Information Available : Estimate/Tender/Estimated Final Costs/Final Costs \*

**Schedule of Area**

(a) Gross Site Area (GSA) (Excludes any borrowed site areas which are to be handed over)	=		11,578 m <sup>2</sup>
(b) Plan Area of Peripheral Slopes	=		N.A. m <sup>2</sup>
(c) Plan Area within the boundary of Secondary & Special Schools (NOT Primary Schools)	=		N.A. m <sup>2</sup>
(d) Gross Estate Area (GEA) (Item (a) - (b) - (c))	=		11,578 m <sup>2</sup>
(e) Footprint of all Buildings within GEA			
(i) Public Rental Housing	m <sup>2</sup>	2,377	
(ii)	m <sup>2</sup>		
(iii)	m <sup>2</sup>		
(iv)	m <sup>2</sup>		
			= 2,377 m <sup>2</sup>
(f) Roof Area of buildings within GEA for open landscaping			
(i) Public Rental Housing	m <sup>2</sup>		
(ii)	m <sup>2</sup>		
(iii)	m <sup>2</sup>		
			= - m <sup>2</sup>
(g) Landscape Area (LAA) (Item (d) - (e) + (f))	=		9,201 m <sup>2</sup>
(h) Area of Estate Roads within GEA (measured up to back of road curbs and exclude open carparking spaces on Estate Roads)	=		- m <sup>2</sup>
(i) Area of Open Carparking spaces on Estate Roads within GEA	=		905 m <sup>2</sup>
(j) Area of Paving (include safety surfacing) within GEA	=		1,360 m <sup>2</sup>
(k) Area of Plant Beds within GEA (PBA)	=		1,040 m <sup>2</sup>
(l) Total CFA of all buildings within GEA			
(i) Public Rental Housing	m <sup>2</sup>	98,838	
(ii) Unallocable portion	m <sup>2</sup>	72	
(iii)	m <sup>2</sup>		
(iv)	m <sup>2</sup>		
(v)	m <sup>2</sup>		
			= 98,910 m <sup>2</sup>

\* Delete (by striking through) where not applicable

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1A Phase 2  
 Contract No : -  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate
	N/A		(HK\$)
	<b>Accountable Percentage (%)</b>		
<b>1. Estate Roads</b> (total area = m <sup>2</sup> )			
(a) Flexible	%		
(b) Rigid	%		
	<u>100</u>		
<b>2. Paving</b> (total area = m <sup>2</sup> )			
(a) Block / Tile / Paver			
-	%		
-	%		
-	%		
(b) In-situ	%		
(c) Safety surfacing	%		
(d) Others	%		
	<u>100</u>		
<b>3. Covered Walkway</b> (total covered area on plan = m <sup>2</sup> )			

**Notes**

- The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1A Phase 2  
 Contract No : -  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate
	N/A		(HK\$)
<b>4. Fencing/Railings</b> (total length = m)			
	Accountable Percentage (%)		
-	%		
-	%		
	<u>100</u>		
<b>5. Planter Walls</b> (total length = m)			
	Accountable Percentage (%)		
-	%		
-	%		
	<u>100</u>		

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

\* Elemental cost estimate at June 2001 tender prices.

\* Standard Construction Cost Yardsticks at June 2001 Price Levels are shown in brackets ( ) for comparison.

Project Title : South East Kowloon Development Area (SEKDA) Site 1A Phase 2		Project Code (PHDP) :		Phase Code (PHDP) : KE08NR02	
Gross Site Area (GSA)	: 11,578 m <sup>2</sup>	Ratio GSA : GEA	= 1 : 1.00	(1:0.89)	
Gross Estate Area (GEA)	: 11,578 m <sup>2</sup>	Ratio GEA : LAA	= 1 : 0.79	(1:0.73)	
Landscape Area (LAA)	: 9,201 m <sup>2</sup>	Ratio GEA : CFA	= 1 : 8.54	(1:6.50)	
Plant Bed Area (PBA)	: 1,040 m <sup>2</sup>	Ratio GSA : PBA	= 1 : 0.09	(1:0.09)	
CFA of All Buildings Within GEA	: 98,910 m <sup>2</sup>	Ratio LAA : PBA	= 1 : 0.11	(1:0.14)	
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>			
		Gross Estate Area	CFA of All Buildings	Landscape Area	
	\$,000.00	\$/m <sup>2</sup>		\$/m <sup>2</sup>	
<b>1. Hard Landscape Works (Amenities) #</b>					
1.1 Site works (levelling/clearance)	-	(68)	-	(10)	-
1.2 Walls (screen/toe/planter)	1,505	(111)	130	(17)	15
1.3 Estate roads	-	(59)	-	(9)	-
1.4 Open carparking spaces on estate roads	-	(2)	-	(1)	-
1.5 Paving (inc. emergency access & safety mat)	3,937	(288)	340	(44)	40
1.6 Pavilions/pergolas/shelters	810	(47)	70	(7)	8
1.7 Water feature/pond	-	(8)	-	(1)	-
1.8 Covered walkways (paving inc. in item 1.5)	3,473	(241)	300	(37)	35
1.9 Play equipment	579	(32)	50	(5)	6
1.10 Fencing/railings/guard house/drop gate	868	(47)	75	(7)	9
1.11 Estate amenities (ball courts, seating etc.)	695	(79)	60	(12)	7
1.12 Amphitheatre/estate entertainment	-	(12)	-	(2)	-
1.13 Refuse collection area/junk points	463	(33)	40	(5)	5
1.14 BS installations					
(a) External lighting	1,158	(85)	100	(13)	12
(b) Water pumps (for water feature/pond)	-	(3)	-	(1)	-
(c) Others .....(specify)	-	(10)	-	(2)	-
1.15 Sundries					
(a) ..... (specify major items)	-	(39)	-	(6)	-
(b) Miscellaneous	-	-	-	-	-
<b>Sub-total</b>	<b>13,488</b>	<b>(1164)</b>	<b>1,165</b>	<b>(179)</b>	<b>137</b>
<b>2. Soft Landscape #</b>	<b>579</b>	<b>(38)</b>	<b>50</b>	<b>(6)</b>	<b>6</b>
<b>3. Other External Works</b>					
3.1 Mains/sub-mains etc.	1,389	(96)	120	(15)	14
3.2 Irrigation	116	(7)	10	(1)	1
3.3 Builder's work in connection with BS installation/services	1,169	(91)	101	(14)	12
3.4 Connection works by Government Depts/Utility Co.	695	(50)	60	(8)	7
<b>Sub-total</b>	<b>3,369</b>	<b>(244)</b>	<b>291</b>	<b>(38)</b>	<b>34</b>
<b>Total 1, 2 &amp; 3</b>	<b>17,436</b>	<b>(1446)</b>	<b>1,506</b>	<b>(223)</b>	<b>177</b>



**EXTERNAL WORKS - ESTIMATE (Cont'd)**

Project Code :

Phase Code :

ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>					
		Gross Estate Area		CFA of All Buildings		Landscape Area	
	\$,000.00	\$/m <sup>2</sup>		\$/m <sup>2</sup>			
4. <u>Underground Drainage</u> (inc. all U/G soil and surface water drainage and channels and gullies)	7,526	(618)	650	(95)	76	(847)	818
<b>Total 1, 2, 3 &amp; 4</b>	<b>24,962</b>	<b>(2064)</b>	<b>2,156</b>	<b>(318)</b>	<b>253</b>	<b>(2827)</b>	<b>2,714</b>
5. <u>Special External Works</u>							
5.1 Allow for bulk filling to make up levels	1,000		86		10		109
5.2 Allow for monitoring works with TDD	1,500		130		15		163
5.3 Elevated Deck							
5.4 Slope stabilization							
5.5 Retaining walls							
5.6 Noise barrier							
5.7 Works outside site boundary							
5.8 BS - Escalator/lift							
5.9 Others .....(specify)							
<b>Sub-total</b>	<b>2,500</b>		<b>216</b>		<b>25</b>		<b>272</b>
<b>Total 1, 2, 3, 4 &amp; 5</b>	<b>27,462</b>		<b>2,372</b>		<b>278</b>		<b>2,986</b>

**Inclusions (a) All elemental costs are inclusive of contingencies 5% and preliminaries 20%**

**Exclusions (a) Demolition/site formation not in building contract.  
(b) Fluctuations in labour and materials.  
(c) Fees & on costs.  
(d) Automatic refuse collection system (ARCS) including associated builder's work.**

Prepared by : WIDNELL LTD

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 2

PHASE 1

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 1 (PHDP Code: KE09NR01)

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site Formation Demolition Sub-total :	-
(b)	Construction Cost	Foundation Building Other separate contracts Sub-total :	183.628 727.343 7.336 918.307
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	18.366
(d)	Total Site Development and Construction Cost (a)+(b)+(c) :		936.673

- Notes :**
- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5 % per annum from June 2001 to December 2001 and 0.8% per annum for January 2002.
  - (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 works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. roadworks or slopeworks outside site boundaries under separate contracts but charged to the project 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.
  - (6) Development contingencies of 5% for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

- Exclusions :**
- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
  - (2) Publicity cost, financing and legal costs/expenses, etc.

- Basis of the Budget :**
- (1) Project information included in PA's transmittal ref HD(AR)1/ 55/945A/1 dated 20 September 2001, ref. HD(AR) 61/945A/1 dated 25 September 2001, ref. HD(AR) 61/945A/1 dated 5 October 2001 and ref. HD(AR) 61/945A/1 dated 10 October 2001 PSE's letter ref. HD(SE) 1/11/945/B dated 26 September 2001 and ref. HD(SE) 55/945/1B dated 28 September 2001 and PBSE's cost estimates in their letter ref. HD(BS) GEN/945/2A dated 15 August 2001, fax transmittal dated 28 September 2001 and fax transmittal ref. HD(BS) GEN/945/1B Ph 3 dated 28 September 2001

Prepared by : William Siu (Widnell Ltd)

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 2

PHASE 2

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 2 (PHDP Code: KE09NR02)

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site Formation Demolition Sub-total :	-
(b)	Construction Cost	Foundation Building Other separate contracts Sub-total :	158.744 608.981 6.054 773.779
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	15.476
(d)	Total Site Development and Construction Cost (a)+(b)+(c) :		789.255

- Notes :**
- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5 % per annum from June 2001 to December 2001 and 0.8% per annum for January 2002.
  - (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 works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. roadworks or slopeworks outside site boundaries under separate contracts but charged to the project 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.
  - (6) Development contingencies of 5% for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

- Exclusions :**
- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
  - (2) Publicity cost, financing and legal costs/expenses, etc.

- Basis of the Budget :**
- (1) Project information included in PA's transmittal ref HD(AR)1/ 55/945A/1 dated 20 September 2001, ref. HD(AR) 61/945A/1 dated 25 September 2001, ref. HD(AR) 61/945A/1 dated 5 October 2001 and ref. HD(AR) 61/945A/1 dated 10 October 2001 PSE's letter ref. HD(SE) 1/11/945/B dated 26 September 2001 and ref. HD(SE) 55/945/1B dated 28 September 2001 and PBSE's cost estimates in their letter ref. HD(BS) GEN/945/2A dated 15 August 2001, fax transmittal dated 28 September 2001 and fax transmittal ref. HD(BS) GEN/945/1B Ph 3 dated 28 September 2001

Prepared by : William Siu (Widnell Ltd)

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 2

PHASE 3

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 3 (PHDP Code: KE09NR03)

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site Formation Demolition Sub-total :	- - -
(b)	Construction Cost	Foundation Building Other separate contracts Sub-total :	150.589 615.659 6.968 772.316
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	15.446
(d)		Total Site Development and Construction Cost (a)+(b)+(c) :	787.762

**Notes :**

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5 % per annum from June 2001 to December 2001 and 0.8% per annum for January 2002.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBL.
- (3) Reasons for Cost Difference from Standard Cost Yardsticks shall be highlighted.
- (4) The costs for softlandscaping works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. roadworks or slopeworks outside site boundaries under separate contracts but charged to the project 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.
- (6) Development contingencies of 5% for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

**Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
- (2) Publicity cost, financing and legal costs/expenses, etc.

**Basis of the Budget :**

- (1) Project information included in PA's transmittal ref HD(AR)1/ 55/945A/1 dated 20 September 2001, ref. HD(AR) 61/945A/1 dated 25 September 2001, ref. HD(AR) 61/945A/1 dated 5 October 2001 and ref. HD(AR) 61/945A/1 dated 10 October 2001 PSE's letter ref. HD(SE) 1/11/945/B dated 26 September 2001 and ref. HD(SE) 55/945/1B dated 28 September 2001 and PBSE's cost estimates in their letter ref. HD(BS) GEN/945/2A dated 15 August 2001, fax transmittal dated 28 September 2001 and fax transmittal ref. HD(BS) GEN/945/1B Ph 3 dated 28 September 2001

Prepared by : William Siu (Widnell Ltd)

**ANALYSIS OF SITE DEVELOPMENT &  
CONSTRUCTION COST BUDGETS  
(For Financial Viability Assessment Purpose)**

PHASE 1 to 3

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 1 to 3

Budget Costs (Incl. Common elements) apportioned across all phases within the whole Development Site	COST PORTIONS								Total
	PRH	LGV	CC	CP	WEL	PTI	UN	GN	
<b>A. Phase 1 (Budget no. 2)</b>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
CFA of Cost Portions (m <sup>2</sup> )	137,175	4,438		17,978			1,879		161,470
<b>1.0 Site Development Costs</b>	← Cost in (\$'000) →								
1.1 Demolition	-	-	-	-	-	-	-	-	-
1.2 Site Formation	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>									
2.1 Foundation (incl. caps)	158,749	922		21,694			2,263		183,628
2.2 Building (incl. Building services)	583,357	2,104		48,497			8,617		642,575
2.3 Transfer Structures	-	-	-	-	-	-	-	-	-
2.4 External Works	44,349	1,435		5,812			608		52,204
2.5 Automated Refuse Collection System	39,900								39,900
<b>Budget of Phase 1 (Budget no. 2)</b>									
Projected to Date of Tenders (A)	826,355	4,461		76,003			11,488		918,307
Unit Cost in terms of \$/m <sup>2</sup> CFA:-	6,024	1,005		4,228			6,114		5,687
<b>B. Phase 2 (Budget No. 2)</b>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
CFA of Cost Portions(m <sup>2</sup> )	131,716	452*			1,470		72		133,258
<b>1.0 Site Development Costs</b>	← Cost in (\$'000) →								
1.1 Demolition	-	-	-	-	-	-	-	-	-
1.2 Site Formation	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>									
2.1 Foundation (incl. Caps)	156,929				1,729		86		158,744
2.2 Building (incl. Building services)	563,609	260			7,647		436		571,952
2.3 Transfer Structures	-	-	-	-	-	-	-	-	-
2.4 External Works	42,584				475		24		43,083
2.5 Automated Refuse Collection System									
2.6 Provision for Fluctuations									
<b>Budget of Phase 2 (Budget No. 2)</b>									
Projected to Date of Tenders (B)	763,122	260			9,851		546		773,779
Unit Cost in terms of \$/m <sup>2</sup> CFA	5,794	575			6,701		7,583		5,807
<b>C. Phase 3 (Budget No. 2)</b>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
CFA of Cost Portions(m <sup>2</sup> )	133,480						96		133,576
<b>1.0 Site Development Costs</b>	← Cost in (\$'000) →								
1.1 Demolition	-	-	-	-	-	-	-	-	-
1.2 Site Formation	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>									
2.1 Foundation (incl. Caps)	150,481								150,589
2.2 Building (incl. Building services)	577,955						108		578,541
2.3 Transfer Structures	-	-	-	-	-	-	-	-	-
2.4 External Works	43,155						31		43,186
2.5 Automated Refuse Collection System									
2.6 Provision for Fluctuations									
<b>Budget of Phase 3 (Budget No. 2)</b>									
Projected to Date of Tenders (C)	771,591						725		772,316
Unit Cost in terms of \$/m <sup>2</sup> CFA	5,781						7,552		5,782
<b>GRAND TOTAL = (A) to (C)</b>	2,361,068	4,721		76,003	9,851		12,759		2,464,402
(Unit Cost in terms of \$/m <sup>2</sup> CFA):-	5,868	965		4,228	6,701		6,233		5,754
(Fund Split % pro-rata on cost values):-	95.81%	0.19%		3.08%	0.40%		0.52%		100%

**Legend for Cost Portions:**

PRH - Public Rental Housing	WEL - Welfare Facilities	- Open Carpark Area
LGV - LGV Carpark	PTI - Public Transport Interchange	
CC - Commercial (Shopping) Centre	UN - Unallocable	
CP - Private Carpark	GN - Government Non-reimbursable	

- Notes:**
- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts.
  - (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 the existing cost apportionment guidelines set out in the Contract and tender Procedures manual(BCT)

**Exclusions:**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc. and other Project Costs, e.g. ancillary project expenses, financing and legal costs/expenses, etc.
- (2) Costs of site investigation and geotechnical works, testing of construction materials arranged by HA.

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(revised on 29.01.99)  
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**Summary of Cost Apportionment of Commonly Shared Elements in Construction and Site Development Cost Budgets**

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 1 to 3

	Phase 1	Phase 2	Phase 3	Total
Total CFA (m <sup>2</sup> )	161,470	133,258	133,576	428,304
Total CFA excluding PWP item (m <sup>2</sup> )	161,470	133,258	133,576	428,304
CFA of building/portions served by ARCS(m <sup>2</sup> )	137,175			137,175

COST ELEMENTS	Estimated Cost in \$,000 (excl provisions for fluctuations)			Total (\$,000)
	Phase 1	Phase 2	Phase 3	
<b>A. Cost Items (incl. tender price inflation) expended under different phases before Cost Apportionment</b>				
1 Site Formation	-	-	-	-
2 Demolition	-	-	-	-
3 External Works	59,946	33,398	25,671	119,015
4 Transfer Structures	-	-	-	-
5 Automated Refuse Collection System	39,900			39,900
6 Other Separate Contracts (incl. Softlandscape)	9,384	5,672	4,402	19,458
<b>Total:-</b>	<b>109,230</b>	<b>39,070</b>	<b>30,073</b>	<b>178,373</b>

<b>B. Construction Cost Budget (incl. tender price inflation) to respective Tender-in dates</b>				
1 Foundation (incl. caps)	183,628	158,744	150,589	492,961
2 Building (excl. building services)	533,020	469,686	470,680	1,473,386
3 Building Services	109,555	102,266	107,861	319,682
4 External Works for Specific Businesses				
5 Public Transport Interchange				
6 Testing etc.				
<b>Construction Cost Budget:- (excl. commonly shared elements)</b>	<b>826,203</b>	<b>730,696</b>	<b>729,130</b>	<b>2,286,029</b>

<b>C. Adjustment for Costs for Common Elements Apportioned to each Phase within the Whole Development Site (see Note 1 and 2)</b>				
1 Demolition	-	-	-	-
2 Site Formation	-	-	-	-
3 Transfer Structures	-	-	-	-
4 External Works for Commonly Shared Element	52,204	43,083	43,186	138,473
5 Automated Refuse Collection System	39,900			39,900
<b>Total of Common Apportioned Elements:- (Phase split in %)</b>	<b>92,104</b>	<b>43,083</b>	<b>43,186</b>	<b>178,373</b>
	51.64%	24.15%	24.21%	100%

<b>D. Total Cost Budget (incl. common elements apportioned across all phases within the Whole Development Site) (Item D = Item B + Item C)</b>				
1 Demolition	-	-	-	-
2 Site Formation	-	-	-	-
3 Foundation (incl. caps)	183,628	158,744	150,589	492,961
4 Building (excl. building services)	533,020	469,686	470,680	1,473,386
5 Building Services	109,555	102,266	107,861	319,682
6 Transfer Structures	-	-	-	-
7 External Works	52,204	43,083	43,186	138,473
8 Public Transport Interchange				
9 Automated Refuse Collection System	39,900			39,900
<b>Total Cost Budget for Financial Viability:- (excl. Provisions for Fluctuations)</b>	<b>918,307</b>	<b>773,779</b>	<b>772,316</b>	<b>2,464,402</b>

**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 C
- (2) The total cost of ARCS (including piling, building and building services works) shall be shared among the relevant Business portions served by ARCS on a pro-rata CFA basis.

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SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST ( EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 2

PROJECT : South East Kowloon Development Area (SEKDA) Site 1B PHASE : 1 PHDP Code : KE09NR01

	COST PORTIONS							Common items		Total (incl. fluctuation)
	PRH	LGV	CC	CP	WEL	UN	GN	TS	EW	
CFA of Cost Portions (m2)	137,175	4,438	-	17,978	-	1,879	-	-	161,470	161,470

COST ITEMS	Estimated Cost in \$,000									\$,000
	PRH	LGV	CC	CP	WEL	UN	GN	TS	EW	
<b>A. Cost Budget At June 2001</b> <i>(Excluding Other Project Costs &amp; Tender Price Inflation)</i>										
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract	-	-	-	-	-	-	-	-	-	-
1.2 Site Formation Contract	-	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract	160,542	932	-	21,939	-	2,289	-	-	-	185,702
2.2 Building Contract										
2.21 Building (excl. building services)	484,713	1,579	-	40,635	-	7,789	-	-	-	534,716
2.22 Building Services	100,500	532	-	8,016	-	856	-	-	-	109,904
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	60,137	60,137
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	40,027	40,027
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	9,414	9,414
<b>Cost Budget At June 2001 Price Level (A)</b>	<b>745,755</b>	<b>3,043</b>	<b>0</b>	<b>70,590</b>	<b>0</b>	<b>10,934</b>	<b>0</b>	<b>0</b>	<b>109,578</b>	<b>939,900</b>
<b>B. Cost Budget Projected To Proposed Dates of Tenders [ Cost in Item (A) plus Cost x (v), (w), (y) or (z) ]</b>										
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract	-	-	-	-	-	-	-	-	-	-
1.2 Site Formation Contract	-	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract	158,749	922	-	21,694	-	2,263	-	-	-	183,628
2.2 Building Contract										
2.21 Building (excl. building services)	483,176	1,574	-	40,506	-	7,764	-	-	-	533,020
2.22 Building Services	100,181	530	-	7,991	-	853	-	-	-	109,555
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	59,946	59,946
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	39,900	39,900
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	9,384	9,384
<b>Cost Budget Projected To Proposed Dates Of Tenders (B)</b>	<b>742,106</b>	<b>3,026</b>	<b>0</b>	<b>70,191</b>	<b>0</b>	<b>10,880</b>	<b>0</b>	<b>0</b>	<b>109,230</b>	<b>935,433</b>

**Types of Contract**

	Tender In Dates	Adjustment for months after June 2001	
Demolition	-	Months x # % / 12 + Months x # % / 12 =	(v)
Site Formation	-	Months x # % / 12 + Months x # % / 12 =	(w)
Foundation	02/02	6 Months x -2.5 % / 12 + 2 Months x 0.8 % / 12 = -0.01117	(y)
Building ( for inflation adjustment, 'Other Separate Contracts' Tender-In Dates to be taken the same as "Building")	02/03	6 Months x -2.5 % / 12 + 14 Months x 0.8 % / 12 = -0.00317	(z)

**Legend for Cost Portions :**

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



Cost at June 2001 Price Level	No. of Flats	Cost per Flat			TOTAL	
		Foundation (Incl Caps)	Building (Excl Caps)			
			Builder's Works	Building Services		
<b>1.0 Standard Blocks</b>						
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = _____ m2)		\$'000			(\$ _____ /m2 CFA) (\$ _____ per flat)	
<b>2.0 Adjustments to Item 1.0 Above</b>						
Sub-Total (B)					(\$ _____ /m2 CFA) (\$ _____ per flat) % over/under that calculated based on Standard Yardsticks	
<b>3.0 Non-standard Blocks</b>						
(a) <u>3</u> Blocks (Block No. 8, 9 & 10, total 2,670 Flats) <u>50</u> Storeys						
1P - 2P	35.09 m2 CFA per Flat	500	39,113	118,092	24,485	181,690
2P - 3P	40.39 m2 CFA per Flat	342	45,021	135,928	28,183	209,132
1B	51.60 m2 CFA per Flat	1128	57,516	173,654	36,005	267,175
2B	68.01 m2 CFA per Flat	700	75,808	228,880	47,456	352,144
Cost per Flat x Flat No. = Sub-Total (C) (Total CFA = 137,175 m2)		152,897	461,631	95,714	710,242	(\$ 5,178 /m2 CFA) (\$ 266,008 per flat)
<b>4.0 Development Contingency</b>						
(a) All standard blocks superstructure only						
(b) All non-standard blocks and all standard block elements other than superstructure		7,645	23,082	4,786	35,513	
Sub-Total (D)		7,645	23,082	4,786	35,513	(\$ 259 /m2 CFA) (\$ 13,301 per flat)
<b>Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) + (C) + (D)</b> (including Provisions for Contract Fluctuations)		160,542	484,713	100,500	745,755	(\$ 5,437 /m2 CFA) (\$ 279,309 per flat)

Cost at June 2001 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Carpark (Freestanding Carpark Building) based on Actual Design</b>				
(a) Carpark Portion in free standing building				
- Private (33.20m <sup>2</sup> CFA per space)	488	38,585	73,417	112,002
- Motorcycle (5.53 m <sup>2</sup> CFA per space)	53	6,427	12,229	18,656
(b) Carpark Portion at roof with shelter				
- Private (40.08 m <sup>2</sup> CFA per space)	37	46,581	60,120	106,701
(c) Building Services	578		13,208	13,208
Sub-total (A) :-		20,894	46,334	67,228
(Total CFA based on Actual Design = 17,978 m <sup>2</sup> & Average CFA per carparking space = 33.68 m <sup>2</sup> )				(\$3,739 /m2 CFA) (\$ 125,934 / space) 1.83% under that calculated based on Standard Yardsticks
<b>2.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		1,045	2,317	3,362
<b>Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0</b> (including Provisions for Contract Fluctuations)		21,939	48,651	70,590
				(\$ 3,926 /m2 CFA) (\$ 132,232 / space)
<b>3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :-</b> (The price levels of item 1.0 and the June Cost Yardstick should be the same)				
(a) Ddt for adjustment to efficiency ratio of car space			-2,896	-2,896
(b) Add for adjustment on Cost of foundation due to preliminary design of foundation was based		1,759		1,759

Notes

- 1 6 no. of motorcycle carpark are counted as 1 no. private carpark  
BForm 7  
(22/09/00)  
rev a

Construction Cost Budget No. 2 (LGV Carpark Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase - 1 (PHDP Code : KE09NR01)

Cost at June 2001 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Carpark at G/F of Carpark Building based on Actual Design</b>				
(a) Carpark Portion - LGV (66.24m <sup>2</sup> CFA per space)	67	13,248	21,800	35,048
(b) Building Services	67		8,200	8,200
<b>Sub-total (A) :-</b>		← \$'000 →		
(Total CFA based on Actual Design = 4,438 m <sup>2</sup> & Average CFA per carparking space = 66.24 m <sup>2</sup> )		888	2,010	2,898 (\$ 653 /m2 CFA) (\$ 43,255 / space)
		N.A. % over that calculated based on Standard Yardsticks		
<b>2.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)				
		← \$'000 →		
		44	101	145
<b>Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations)</b>		932	2,111	3,043 (\$ 685 /m2 CFA) (\$ 45,374 / space)

3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :- (The price levels of item 1.0 and the June Cost Yardstick should be the same)	Foundation (Incl Caps)	Building (Excl Caps)	TOTAL
N. A.	-	-	-

Construction Cost Budget No. 2 (Unallocable Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 1 (PHDP Code: KE09NR01)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Ancillary Facilities</b>				
(a) Ancillary facilities at G/F of domestic blocks (no fitting out included)	72	80	276	356
(b) Ancillary facilities at G/F of Carpark building	1807	2,100	4,763	6,863
(c) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 1879 m2 GFA)	-	-	3,194	3,194
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)				
		109	412	521
<b>Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		2,289	8,645	10,934 (\$ 5,819 /m2 CFA)

**Remarks**

1 Unallocable Portion includes the following :

MAC Office	72	m2 CFA
Estate Management Office *	1807	m2 CFA
<b>Total</b>	<b>1879</b>	<b>m2 CFA</b>

\* Sprinkler System allowed.

Construction Cost Budget No. 2 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 1 (PHDP Code: KE09NR01)

Total GEA = 28,829 m<sup>2</sup>; Total CFA = 161,470 m<sup>2</sup>; Total LAA = 26,231 m<sup>2</sup>

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Foundation (Incl/Excl * Caps)	Building (Incl/ Excl * Caps)	
<b>1.0 External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Hard Landscape Works (Amenities)		35,573	35,573
(b) Underground Drainage		17,874	17,874
(c) Add for Contract Fluctuation		1,826	1,826
<b>Sub-Total (A)</b>		55,273	55,273 (\$ 342 /m <sup>2</sup> CFA) (\$ 1,917 /m <sup>2</sup> GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Allow for bulk filling to make up level		1,000	1,000
(b) Allow for monitoring works with TDD		1,000	1,000
(c) Elevated Deck			
(d) Slope stabilization			
(e) Retaining wall			
(f) Noise barrier			
(g) Works outside site boundary			
(h) BS - Escalator/Lift			
(i) Remaining Items			
(k) Add for Contract Fluctuation			
<b>Sub-Total (B)</b>		2,000	2,000 (\$ 12 /m <sup>2</sup> CFA) (\$ 69 /m <sup>2</sup> GEA)
<b>3.0 Development Contingency</b>		\$,000.00 2,864	2,864
<b>Sub-Total (C)</b>		2,864	2,864 (\$ 18 /m <sup>2</sup> CFA) (\$ 99 /m <sup>2</sup> GEA)
<b>Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)</b>		60,137	60,137 (\$ 372 /m <sup>2</sup> CFA) (\$ 2,086 /m <sup>2</sup> GEA)

<b>4.0 Cost of Automated Refuse Collection System at June 2001 Price Level</b>		\$,000.00	
	1,281	36,840	38,121
<b>5.0 Development Contingency</b>	64	1,842	1,906
<b>Total Cost of Automated Refuse Collection System at June 2001 Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)</b>	1,345	38,682	40,027 (\$ 248 /m <sup>2</sup> CFA) (\$ 1,388 /m <sup>2</sup> GEA)

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Others	
<b>6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level</b>	1,297	7,669	8,966
<b>7.0 Development Contingency</b>	65	383	448
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)</b>	1,362	\$,000.00 8,052	9,414 (\$ 58 /m <sup>2</sup> CFA) (\$ 327 /m <sup>2</sup> GEA)

**EXTERNAL WORKS - ESTIMATE**

**Building Contract - Contract Particulars**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 1  
 PHDP Code : KE09NR01

Project QS : WIDNELL LTD  
 Cost Information Available : Estimate / ~~Tender~~ / ~~Estimated Final Costs~~ / ~~Final Costs~~ \*

**Schedule of Area**

(a) Gross Site Area (GSA) (Excludes any borrowed site areas which are to be handed over)	=			28,829 m <sup>2</sup>
(b) Plan Area of Peripheral Slopes	=			N.A. m <sup>2</sup>
(c) Plan Area within the boundary of Secondary & Special Schools (NOT Primary Schools)	=			N.A. m <sup>2</sup>
(d) Gross Estate Area (GEA) (Item (a) - (b) - (c))	=			28,829 m <sup>2</sup>
(e) Footprint of all Buildings within GEA				
(i) Public Rental Housing		m <sup>2</sup>	2,677	
(ii) Carpark Building		m <sup>2</sup>	7,855	
(iii)		m <sup>2</sup>		
(iv)		m <sup>2</sup>		
				10,532 m <sup>2</sup>
(f) Roof Area of buildings within GEA for open landscaping				
(i) Carpark Building		m <sup>2</sup>	7,934	
(ii)		m <sup>2</sup>		
(iii)		m <sup>2</sup>		
				7,934 m <sup>2</sup>
(g) Landscape Area (LAA) (Item (d) - (e) + (f))	=			26,231 m <sup>2</sup>
(h) Area of Estate Roads within GEA (measured up to back of road curbs and exclude open carparking spaces on Estate Roads)	=			1,840 m <sup>2</sup>
(i) Area of Open Carparking spaces on Estate Roads within GEA	=			- m <sup>2</sup>
(j) Area of Paving (include safety surfacing) within GEA	=			3,400 m <sup>2</sup>
(k) Area of Plant Beds within GEA (PBA)	=			2,600 m <sup>2</sup>
(l) Total CFA of all buildings within GEA				
(i) Public Rental Building		m <sup>2</sup>	137,175	
(ii) Unallocable		m <sup>2</sup>	1,879	
(iii) Carpark		m <sup>2</sup>	22,416	
				161,470 m <sup>2</sup>

\* Delete (by striking through) where not applicable

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 1  
 Contract No : -  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate (HK\$)
	N/A		
	<b>Accountable Percentage (%)</b>		
<b>1. Estate Roads</b> (total area = m <sup>2</sup> )			
(a) Flexible	%		
(b) Rigid	%		
	<u>100</u>		
<b>2. Paving</b> (total area = m <sup>2</sup> )			
(a) Block / Tile / Paver			
-	%		
-	%		
-	%		
(b) In-situ	%		
(c) Safety surfacing	%		
(d) Others	%		
	<u>100</u>		
<b>3. Covered Walkway</b> (total covered area on plan = m <sup>2</sup> )			

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 1  
 Contract No :  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate
			(HK\$)
	N/A		
	Accountable Percentage (%)		
4. Fencing/Railings (total length = m)			
-	%		
-	%		
-	100		
5. Planter Walls (total length = m)			
-	%		
-	%		
-	100		

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

- \* Elemental cost estimate at June 2001 tender prices.
- \* Standard Construction Cost Yardsticks at June 2001 Price Levels are shown in brackets ( ) for comparison.

Project Title : South East Kowloon Development Area (SEKDA) Site 1B phase 1		Project Code (PHDP) :		Phase Code (PHDP) : KE09NR01	
Gross Site Area (GSA)	: 28,829 m <sup>2</sup>	Ratio GSA : GEA	= 1 :	1.00	(1:0.89)
Gross Estate Area (GEA)	: 28,829 m <sup>2</sup>	Ratio GEA : LAA	= 1 :	0.91	(1:0.73)
Landscape Area (LAA)	: 26,231 m <sup>2</sup>	Ratio GEA : CFA	= 1 :	5.60	(1:6.50)
Plant Bed Area (PBA)	: 2,600 m <sup>2</sup>	Ratio GSA : PBA	= 1 :	0.09	(1:0.09)
CFA of All Buildings Within GEA	: 161,470 m <sup>2</sup>	Ratio LAA : PBA	= 1 :	0.10	(1:0.14)
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>			
		Gross Estate Area	CFA of All Buildings	Landscape Area	
	\$,000.00	\$/m <sup>2</sup>	\$/m <sup>2</sup>	\$/m <sup>2</sup>	\$/m <sup>2</sup>
<b>1. Hard Landscape Works (Amenities) #</b>					
1.1 Site works (levelling/clearance)	-	(68)	-	(10)	(93)
1.2 Walls (screen/toe/planter)	3,459	(111)	120	(17)	21 (152)
1.3 Estate roads	721	(59)	25	(9)	4 (81)
1.4 Open carparking spaces on estate roads	-	(2)	-	(1)	- (3)
1.5 Paving (inc. emergency access & safety mat)	14,415	(288)	500	(44)	89 (395)
1.6 Pavilions/ pergolas/shelters	1,441	(47)	50	(7)	9 (64)
1.7 Water feature/pond	432	(8)	15	(1)	3 (11)
1.8 Covered walkways (paving inc. in item 1.5)	7,207	(241)	250	(37)	45 (330)
1.9 Play equipment	1,153	(32)	40	(5)	7 (44)
1.10 Fencing/railings/guard house/drop gate	1,441	(47)	50	(7)	9 (64)
1.11 Estate amenities (ball courts, seating etc.)	2,306	(79)	80	(12)	14 (108)
1.12 Amphitheatre/estate entertainment	-	(12)	-	(2)	- (16)
1.13 Refuse collection area/junk points	288	(33)	10	(5)	2 (45)
1.14 BS installations					
(a) External lighting	2,595	(85)	90	(13)	16 (116)
(b) Water pumps (for water feature/pond)	115	(3)	4	(1)	1 (4)
(c) Others .....(specify)	-	(10)	-	(2)	- (14)
1.15 Sundries					
(a) ..... (specify major items)	-	(39)	-	(6)	- (53)
(b) Miscellaneous	-	-	-	-	-
Sub-total	35,573	(1164)	1,234	(179)	220 (1593)
<b>2. Soft Landscape #</b>	1,297	(38)	45	(6)	8 (52)
<b>3. Other External Works</b>					
3.1 Mains/sub-mains etc.	2,883	(96)	100	(15)	18 (132)
3.2 Irrigation	288	(7)	10	(1)	2 (10)
3.3 Builder's work in connection with BS installation/services	2,912	(91)	101	(14)	18 (125)
3.4 Connection works by Government Depts/Utility Co.	1,586	(50)	55	(8)	10 (68)
Sub-total	7,669	(244)	266	(38)	48 (335)
Total 1, 2 & 3	44,539	(1446)	1,545	(223)	276 (1980)



**EXTERNAL WORKS - ESTIMATE (Cont'd)**

Project Code :

Phase Code :

ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>					
		Gross Estate Area		CFA of All Buildings		Landscape Area	
		\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>	
4. <u>Underground Drainage</u> (inc. all U/G soil and surface water drainage and channels and gullies)	\$,000.00 17,874	(618)	620	(95)	111	(847)	681
Total 1, 2, 3 & 4	62,413	(2064)	2,165	(318)	387	(2827)	2,378
5. <u>Special External Works</u> <sup>#</sup>							
5.1 Allow for bulk filling to make up levels	1,000		35		6		38
5.2 Allow for monitoring works with TDD	1,000		35		6		38
5.3 Elevated Deck							
5.4 Slope stabilization							
5.5 Retaining walls							
5.6 Noise barrier							
5.7 Works outside site boundary							
5.8 BS - Escalator/lift							
5.9 Others .....(specify)							
Sub-total	2,000		70		12		76
Total 1, 2, 3, 4 & 5	64,413		2,235		399		2,454

- Inclusions**
- (a) All elemental costs are inclusive of contingencies 5% and preliminaries 20%
  - (b) Roof landscape areas and cost \$508,000.00

- Exclusions**
- (a) Demolition/site formation not in building contract.
  - (b) Fluctuations in labour and materials.
  - (c) Fees & on costs.
  - (d) Automatic refuse collection system (ARCS) including associated builder's work.

Prepared by : WIDNELL LTD

**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST ( EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 2**

PHASE 2

PROJECT : South East Kowloon Development Area (SEKDA) Site 1B PHASE : 2 PHDP Code : KE09NR02

	COST PORTIONS							Common items		Total (incl fluctuation)
	PRH	LGV	CC	CP	WEL	UN	GN	TS	EW	
CFA of Cost Portions (m2)	131,716	-	-	-	1,470	72			133,258	133,258
<b>COST ITEMS</b>	<b>Estimated Cost in \$,000</b>									<b>\$,000</b>
<b>A. Cost Budget At June 2001</b> <i>(Excluding Other Project Costs &amp; Tender Price Inflation)</i>										
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract	-	-	-	-	-	-	-	-	-	-
1.2 Site Formation Contract	-	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract	158,702	-	-	-	1,749	87	-	-	-	160,538
2.2 Building Contract										
2.21 Building (excl. building services)	465,432	261	-	-	5,104	382	-	-	-	471,179
2.22 Building Services	99,969	-	-	-	2,567	55	-	-	-	102,591
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	33,504	33,504
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	-	-
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	5,690	5,690
<b>Cost Budget At June 2001 Price Level</b>	(A) 724,103	261	0	0	9,420	524	0	0	39,194	773,502
<b>B. Cost Budget Projected To Proposed Dates of Tenders [ Cost in Item (A) plus Cost x (v), (w), (y) or (z) ]</b>										
<b>1.0 Site Development Costs</b>	<b>Total (\$'M)</b>									
1.1 Demolition Contract	\$ -	-	-	-	-	-	-	-	-	-
1.2 Site Formation Contract	\$ -	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract	\$158,744	156,929	-	-	1,729	86	-	-	-	158,744
2.2 Building Contract	\$605,350									
2.21 Building (excl. building services)	-	463,957	260	-	5,088	381	-	-	-	469,686
2.22 Building Services	-	99,652	-	-	2,559	55	-	-	-	102,266
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	33,398	33,398
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	-	-
2.3 Other Separate Contracts (incl. Softlandscape)	\$5,672	-	-	-	-	-	-	-	5,672	5,672
<b>Cost Budget Projected To Proposed Dates Of Tenders</b>	(B) 720,538	260	0	0	9,376	522	0	0	39,070	769,766

**Types of Contract**

Demolition

Site Formation

Foundation

Building ( for inflation adjustment, 'Other Separate Contracts'

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

**Tender In Dates**

-

-

02/02

02/03

**Adjustment for months after June 2001**

Months x # % / 12 + Months x # % / 12 =

Months x # % / 12 + Months x # % / 12 =

Months x -2.5 % / 12 + 2 Months x 0.8 % / 12 = -0.01117

Months x -2.5 % / 12 + 14 Months x 0.8 % / 12 = -0.00317

(v)

(w)

(y)

(z)

**Legend for Cost Portions :**

PRH - Public Rental Housing

LGV - LGV Carpark

CC - Commercial (Shopping) Centre

CP

WEL

GN

- Private Carpark

- Welfare & Community Facilities

- Government Non-reimbursable

UN

TS

EW

- Unallocable

- Transfer Structure

- External Works

Construction Cost Budget No. 2 ( Domestic Blocks: Public Rental Housing Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B, Phase 2 (PHDP Code : KE09NR02)

Cost at June 2001 Price Level	No. of Flats	Cost per Flat			TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)		
			Builder's Works	Building Services	
<b>1.0 Standard Blocks</b>					
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = _____ m2)		\$'000			(\$ _____/m2 CFA) (\$ _____ per flat)
<b>2.0 Adjustments to Item 1.0 Above</b>					
Sub-Total (B)		\$'000			(\$ _____/m2 CFA) (\$ _____ per flat) % over/under that calculated based on Standard Yardsticks
<b>3.0 Non-standard Blocks</b>					
(a) <u>3</u> Blocks (Block No. 5, 6 & 7, total 2,582 Flats) <u>46 - 50</u> Storeys					
IP - 2P	34.95 m2 CFA per Flat	490	40,106	117,620	25,264
2P - 3P	40.22 m2 CFA per Flat	330	46,153	135,356	29,073
1B	51.38 m2 CFA per Flat	1102	58,960	172,914	37,140
2B	67.72 m2 CFA per Flat	660	77,710	227,904	48,951
Cost per Flat x Flat No. = Sub-Total (C) (Total CFA = 131,716 m2)		151,145	443,269	95,209	689,623 (\$ 5,236 /m2 CFA) (\$ 267,089 per flat)
<b>4.0 Development Contingency</b>					
(a) All standard blocks superstructure only					
(b) All non-standard blocks and all standard block elements other than superstructure		7,557	22,163	4,760	34,480
Sub-Total (D)		7,557	22,163	4,760	34,480 (\$ 262 /m2 CFA) (\$ 13,354 per flat)
<b>Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) + (C) + (D) (including Provisions for Contract Fluctuations)</b>		158,702	465,432	99,969	724,103 (\$ 5,497 /m2 CFA) (\$ 280,443 per flat)

Construction Cost Budget No. 2 ( LGV Carpark Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 2 (PHDP Code : KE09NR02)

Cost at June 2001 Price Level	Area (m <sup>2</sup> )	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Open Carpark based on Actual Design</b>				
(a) Carpark for LGV	18 Nos. 452		550	550
Sub-total (A) :-			249	249
(Total open area based on Actual Design = <u>452 m<sup>2</sup></u> )				(\$ 550 /m2) (\$ 13,833 / space) N.A. - % over that calculated based on Standard Yardsticks
<b>2.0 Development Contingency</b>				
(GN: Development Contingency allowance - 5% for non-standard works/elements)			12	12
<b>Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations)</b>			261	261 (\$ 577 /m2) (\$ 14,500 / space)

3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :- (The price levels of item 1.0 and the June Cost Yardstick should be the same)	Foundation (Incl Caps)	Building (Excl Caps)	TOTAL
N.A.			

Construction Cost Budget No. 2 (Welfare Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 2 (PHDP Code : KE09NR02)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
←-----\$'000----->				
<b>1.0 Ancillary/Welfare Facilities in Single Storey Welfare Building</b>				
(a) Ancillary / Welfare facilities (no fitting out included)	1,470	1,666	7,306	8,972
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 0 m2 GFA)	-	-	-	-
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		83	365	448
<b>Total Cost of Welfare Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		1,749	7,671	9,420 (\$ 6,408 /m2 CFA)

**Remarks**

1 Welfare Portion includes the following :	
2 Nos. Kindergarten	1470 m2 CFA
<b>Total</b>	<b>1470 m2 CFA</b>

Construction Cost Budget No. 2 (Unallocable Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 2 (PHDP Code: KE09NR02)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
←-----\$'000----->				
<b>1.0 Ancillary Facilities in Domestic Block (G/F)</b>				
(a) Ancillary facilities (no fitting out included)	72	83	294	377
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 64 m2 GFA)	-	-	122	122
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		4	21	25
<b>Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		87	437	524 (\$ 7,278 /m2 CFA)

**Remarks**

1 Unallocable Portion includes the following :	
MAC Office	72 m2 CFA
<b>Total</b>	<b>72 m2 CFA</b>

Construction Cost Budget No. 2 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 2 (PHDP Code: KE09NR02)

Total GEA = 15,890 m<sup>2</sup>; Total CFA = 133,258 m<sup>2</sup>; Total LAA = 13,213 m<sup>2</sup>

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Foundation (Incl./Excl * Caps)	Building (Incl./ Excl * Caps)	
<b>1.0 External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Hard Landscape Works (Amenities)		18,592	18,592
(b) Underground Drainage		10,329	10,329
(c) Add for Contract Fluctuation		988	988
<b>Sub-Total (A)</b>		29,909	29,909 (\$ 224 /m <sup>2</sup> CFA) (\$ 1,882 /m <sup>2</sup> GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Allow for bulk filling to make up level		1,000	1,000
(b) Allow for monitoring works with TDD		1,000	1,000
(c) Elevated Deck			
(d) Slope stabilization			
(e) Retaining wall			
(f) Noise barrier			
(g) Works outside site boundary			
(h) BS - Escalator/Lift			
(j) Remaining Items			
(k) Add for Contract Fluctuation			
<b>Sub-Total (B)</b>		2,000	2,000 (\$ 15 /m <sup>2</sup> CFA) (\$ 126 /m <sup>2</sup> GEA)
<b>3.0 Development Contingency</b>		\$,000.00	
		1,595	1,595
<b>Sub-Total (C)</b>		1,595	1,595 (\$ 12 /m <sup>2</sup> CFA) (\$ 100 /m <sup>2</sup> GEA)
<b>Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)</b>		33,504	33,504 (\$ 251 /m <sup>2</sup> CFA) (\$ 2,108 /m <sup>2</sup> GEA)
<b>4.0 Cost of Automated Refuse Collection System at June 2001 Price Level</b>		\$,000.00	
<b>5.0 Development Contingency</b>			
<b>Total Cost of Automated Refuse Collection System at June 2001 Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)</b>			(\$ /m <sup>2</sup> CFA) (\$ /m <sup>2</sup> GEA)
Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Others	
<b>6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level</b>	795	4,624	5,419
<b>7.0 Development Contingency</b>	40	231	271
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)</b>	835	4,855	5,690 (\$ 43 /m <sup>2</sup> CFA) (\$ 358 /m <sup>2</sup> GEA)



EXTERNAL WORKS - ESTIMATE

**Building Contract - Contract Particulars**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 2  
 PHDP Code : KE09NR02

Project QS : WIDNELL LTD  
 Cost Information Available : Estimate / Tender / Estimated Final Costs / Final Costs \*

**Schedule of Area**

(a) Gross Site Area (GSA) (Excludes any borrowed site areas which are to be handed over)	=		15,890 m <sup>2</sup>
(b) Plan Area of Peripheral Slopes	=		N.A. m <sup>2</sup>
(c) Plan Area within the boundary of Secondary & Special Schools (NOT Primary Schools)	=		N.A. m <sup>2</sup>
(d) Gross Estate Area (GEA) (Item (a) - (b) - (c))	=		15,890 m <sup>2</sup>
(e) Footprint of all Buildings within GEA			
(i) Public Rental Housing		m <sup>2</sup>	2,677
(ii)		m <sup>2</sup>	
(iii)		m <sup>2</sup>	
(iv)		m <sup>2</sup>	
	=		2,677 m <sup>2</sup>
(f) Roof Area of buildings within GEA for open landscaping			
(i)		m <sup>2</sup>	
(ii)		m <sup>2</sup>	
(iii)		m <sup>2</sup>	
	=		N.A. m <sup>2</sup>
(g) Landscape Area (LAA) (Item (d) - (e) + (f))	=		13,213 m <sup>2</sup>
(h) Area of Estate Roads within GEA (measured up to back of road curbs and exclude open carparking spaces on Estate Roads)	=		m <sup>2</sup>
(i) Area of Open Carparking spaces on Estate Roads within GEA	=		452 m <sup>2</sup>
(j) Area of Paving (include safety surfacing) within GEA	=		1,870 m <sup>2</sup>
(k) Area of Plant Beds within GEA (PBA)	=		1,430 m <sup>2</sup>
(l) Total CFA of all buildings within GEA			
(i) Public Rental Building		m <sup>2</sup>	131,716
(ii) Kindergarten		m <sup>2</sup>	1,470
(iii) Unallocable		m <sup>2</sup>	72
(iv)		m <sup>2</sup>	
	=		133,258 m <sup>2</sup>

\* Delete (by striking through) where not applicable

EXTERNAL WORKS - ESTIMATE

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 2  
 Contract No : -  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate (HK\$)
	N/A		
	<b>Accountable Percentage (%)</b>		
1. Estate Roads (total area = m <sup>2</sup> )			
(a) Flexible	%		
(b) Rigid	%		
	<u>100</u>		
2. Paving (total area = m <sup>2</sup> )			
(a) Block / Tile / Paver			
-	%		
-	%		
-	%		
(b) In-situ	%		
(c) Safety surfacing	%		
(d) Others	%		
	<u>100</u>		
3. Covered Walkway (total covered area on plan = m <sup>2</sup> )			

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 2  
 Contract No : \_\_\_\_\_  
 Tender In Date : 02/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate (HK\$)
	N/A		
<b>4. Fencing/Railings</b> (total length = m)			
	Accountable Percentage (%)		
	%		
	100		
<b>5. Planter Walls</b> (total length = m)			
	%		
	100		

- Notes**  
 (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.  
 (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

- \* Elemental cost estimate at June 2001 tender prices.  
 \* Standard Construction Cost Yardsticks at June 2001 Price Levels are shown in brackets ( ) for comparison.

Project Title : South East Kowloon Development Area (SEKDA) Site 1B phase 2		Phase Code (PHDP) : KE09NR02		
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate Area	CFA of All Buildings	Landscape Area
	\$,000.00	\$/m <sup>2</sup>	\$/m <sup>2</sup>	\$/m <sup>2</sup>
<b>Gross Site Area (GSA) :</b> 15,890 m <sup>2</sup>		Ratio GSA : GEA = 1 :	1.00	(1:0.89)
<b>Gross Estate Area (GEA) :</b> 15,890 m <sup>2</sup>		Ratio GEA : LAA = 1 :	0.83	(1:0.73)
<b>Landscape Area (LAA) :</b> 13,213 m <sup>2</sup>		Ratio GEA : CFA = 1 :	8.39	(1:6.50)
<b>Plant Bed Area (PBA) :</b> 1,430 m <sup>2</sup>		Ratio GSA : PBA = 1 :	0.09	(1:0.09)
<b>CFA of All Buildings Within GEA :</b> 133,258 m <sup>2</sup>		Ratio LAA : PBA = 1 :	0.11	(1:0.14)
<b>1. Hard Landscape Works (Amenities) #</b>				
1.1 Site works (levelling/clearance)	-	(68)	-	(93)
1.2 Walls (screen/toe/planter)	2,145	(111)	135	(152)
1.3 Estate roads	-	(59)	-	(81)
1.4 Open carparking spaces on estate roads	-	(2)	-	(3)
1.5 Paving (inc. emergency access & safety mat)	5,085	(288)	320	(395)
1.6 Pavilions/pergolas/shelters	1,112	(47)	70	(64)
1.7 Water feature/pond	-	(8)	-	(11)
1.8 Covered walkways (paving inc. in item 1.5)	5,085	(241)	320	(330)
1.9 Play equipment	795	(32)	50	(44)
1.10 Fencing/railings/guard house/drop gate	1,192	(47)	75	(64)
1.11 Estate amenities (ball courts, seating etc.)	953	(79)	60	(108)
1.12 Amphitheatre/estate entertainment	-	(12)	-	(16)
1.13 Refuse collection area/junk points	636	(33)	40	(45)
1.14 BS installations				
(a) External lighting	1,589	(85)	100	(116)
(b) Water pumps (for water feature/pond)	-	(3)	-	(4)
(c) Others .....(specify)	-	(10)	-	(14)
1.15 Sundries				
(a) ..... (specify major items)	-	(39)	-	(53)
(b) Miscellaneous				
<b>Sub-total</b>	<b>18,592</b>	<b>(1164)</b>	<b>1,170</b>	<b>(179)</b>
<b>2. Soft Landscape #</b>	<b>795</b>	<b>(38)</b>	<b>50</b>	<b>(6)</b>
<b>3. Other External Works</b>				
3.1 Mains/sub-mains etc.	1,907	(96)	120	(15)
3.2 Irrigation	159	(7)	10	(1)
3.3 Builder's work in connection with BS installation/services	1,605	(91)	101	(14)
3.4 Connection works by Government Depts/Utility Co.	953	(50)	60	(8)
<b>Sub-total</b>	<b>4,624</b>	<b>(244)</b>	<b>291</b>	<b>(38)</b>
<b>Total 1, 2 &amp; 3</b>	<b>24,011</b>	<b>(1446)</b>	<b>1,511</b>	<b>(223)</b>

**EXTERNAL WORKS - ESTIMATE (Cont'd)**

Project Code :

Phase Code :

ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate Area	CFA of All Buildings	Landscape Area
4. <u>Underground Drainage</u> (inc. all U/G soil and surface water drainage and channels and gullies)	\$,000.00 10,329	\$/m <sup>2</sup> (618) 650	\$/m <sup>2</sup> (95) 78	\$/m <sup>2</sup> (847) 782
Total 1, 2, 3 & 4	34,340	(2064) 2,161	(318) 257	(2827) 2,597
5. <u>Special External Works</u> *				
5.1 Allow for bulk filling to make up levels	1,000	63	8	76
5.2 Allow for monitoring works with TDD	1,000	63	8	76
5.3 Elevated Deck				
5.4 Slope stabilization				
5.5 Retaining walls				
5.6 Noise barrier				
5.7 Works outside site boundary				
5.8 BS - Escalator/lift				
5.9 Others .....(specify)				
Sub-total	2,000	126	16	152
Total 1, 2, 3, 4 & 5	36,340	2,287	273	2,749

**Inclusions** (a) All elemental costs are inclusive of contingencies 5% and preliminaries 20%

**Exclusions** (a) Demolition/site formation not in building contract.  
 (b) Fluctuations in labour and materials.  
 (c) Fees & on costs.  
 (d) Automatic refuse collection system (ARCS) including associated builder's work.

Prepared by : WIDNELL LTD

**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST ( EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 2**

PHASE 3

PROJECT : South East Kowloon Development Area (SEKDA) Site 1B PHASE : 3 PHDP Code : KE09NR03

COST ITEMS	COST PORTIONS							Common items		Total (incl fluctuation)
	PRH	LGV	CC	CP	WEL	UN	GN	TS	EW	
CFA of Cost Portions (m2)	133,480	-	-	-	-	96			133,576	133,576
<b>A. Cost Budget At June 2001</b> <i>(Excluding Other Project Costs &amp; Tender Price Inflation)</i>	Estimated Cost in \$,000									
										\$,000
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract	-	-	-	-	-	-	-	-	-	-
1.2 Site Formation Contract	-	-	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract	152,181	-	-	-	-	-	-	-	-	-
2.2 Building Contract						109				152,290
2.21 Building (excl. building services)										
2.22 Building Services	471,667	-	-	-	-	510	-	-	-	472,177
2.23 Transfer Structures	108,126	-	-	-	-	78	-	-	-	108,204
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	-	-
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	25,753	25,753
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	-	-
Cost Budget At June 2001 Price Level	(A)	731,974	0	0	0	0	697	0	4,416	4,416
<b>B. Cost Budget Projected To Proposed Dates of Tenders</b> [ Cost in Item (A) plus Cost x (v), (w), (y) or (z) ]										
<b>1.0 Site Development Costs</b>										
1.1 Demolition Contract										
1.2 Site Formation Contract										
<b>2.0 Construction Costs</b>										
2.1 Foundation Contract										
2.2 Building Contract										
2.21 Building (excl. building services)						108				150,589
2.22 Building Services										
2.23 Transfer Structures						508				470,680
2.24 Public Transport Interchange						78				107,861
2.25 External Works for commonly shared elements										
2.26 External Works for Specific Businesses										
2.27 Automated Refuse Collection System									25,671	25,671
2.3 Other Separate Contracts (incl. Softlandscape)										
Cost Budget Projected To Proposed Dates Of Tenders	(B)	728,436	0	0	0	0	694	0	4,402	4,402
									30,073	759,203

**Types of Contract**  
 Demolition  
 Site Formation  
 Foundation  
 Building ( for inflation adjustment, 'Other Separate Contracts'  
 Tender-In Dates to be taken the same as "Building")

**Legend for Cost Portions :**  
 PRH - Public Rental Housing  
 LGV - LGV Carpark  
 CC - Commercial (Shopping) Centre  
 CP - Private Carpark  
 WEL - Welfare & Community Facilities  
 GN - Government Non-reimbursable  
 UN - Unallocable  
 TS - Transfer Structure  
 EW - External Works

Tender In Dates	Adjustment for months after June 2001
	Months x # % / 12 + Months x # % / 12 =
02/02	6 Months x -2.5 % / 12 + 2 Months x 0.8 % / 12 = -0.01117 (v)
02/03	6 Months x -2.5 % / 12 + 14 Months x 0.8 % / 12 = -0.00317 (z)

Construction Cost Budget No. 2 ( Domestic Blocks: Public Rental Housing Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B, Phase 3 (PHDP Code : KE09NR03 )

Cost at June 2001 Price Level	No. of Flats	Cost per Flat			TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)		
			Builder's Works	Building Services	
<b>1.0 Standard Blocks</b>					
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = _____ m2)					
					(\$ _____ /m2 CFA) (\$ _____ per flat)
<b>2.0 Adjustments to Item 1.0 Above</b>					
Sub-Total (B)					(\$ _____ /m2 CFA) (\$ _____ per flat)
					% over/under that calculated based on Standard Yardsticks
<b>3.0 Non-standard Blocks</b>					
(a) <u>4</u> Blocks (Block No. 1, 2, 3 & 4, total 2,560 Flats) <u>40</u> Storeys					
2P - 3P	37.97 m2 CFA per Flat	960	41,229	127,784	29,293
1B	48.52 m2 CFA per Flat	640	52,684	163,289	37,433
2B	63.94 m2 CFA per Flat	640	69,427	215,183	49,329
3B	78.29 m3 CFA per Flat	320	85,009	263,476	60,400
Cost per Flat x Flat No. = Sub-Total (C) (Total CFA = 133,480 m2)		144,934	449,207	102,977	697,118
					(\$ 5,223 /m2 CFA) (\$ 272,312 per flat)
<b>4.0 Development Contingency</b>					
(a) All standard blocks superstructure only					
(b) All non-standard blocks and all standard block elements other than superstructure		7,247	22,460	5,149	34,856
Sub-Total (D)		7,247	22,460	5,149	34,856
					(\$ 261 /m2 CFA) (\$ 13,616 per flat)
<b>Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) + (C) + (D) (including Provisions for Contract Fluctuations)</b>		152,181	471,667	108,126	731,974
					(\$ 5,484 /m2 CFA) (\$ 285,927 per flat)

Construction Cost Budget No. 2 ( Unallocable Portion)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 3 (PHDP Code: KE09NR03 )

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Ancillary Facilities in Domestic Block (G/F)</b>				
(a) Ancillary facilities (no fitting out included)	96	104	397	501
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 96 m2 GFA)	-	-	163	163
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
Nil	-	-	-	-
<b>3.0 Development Contingency</b> (GN: Development Contingency allowance - 5% for non-standard works/elements)		5	28	33
<b>Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		109	588	697
				(\$ 7,260 /m2 CFA)

Remarks

1 Unallocable Portion includes the following :

MAC Office	96	m2 CFA
Total	96	m2 CFA



Construction Cost Budget No. 2 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : South East Kowloon Development Area (SEKDA) Site 1B Phase 3 (PHDP Code: KE09NR03)

Total GEA = 12,337 m<sup>2</sup>; Total CFA = 133,576 m<sup>2</sup>; Total LAA = 9,126 m<sup>2</sup>

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Foundation (Incl./Excl * Caps)	Building (Incl./ Excl * Caps)	
<b>1.0 External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Hard Landscape Works (Amenities)		14,187	14,187
(b) Underground Drainage		7,649	7,649
(c) Add for Contract Fluctuation		691	691
<b>Sub-Total (A)</b>		<b>22,527</b>	<b>22,527</b> (\$ 169 /m <sup>2</sup> CFA) (\$ 1,826 /m <sup>2</sup> GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>		\$,000.00	
(a) Allow for bulk filling to make up level		1,000	1,000
(b) Allow for monitoring works with TDD		1,000	1,000
(c) Elevated Deck			
(d) Slope stabilization			
(e) Retaining wall			
(f) Noise barrier			
(g) Works outside site boundary			
(h) BS - Escalator/Lift			
(i) Remaining Items			
(k) Add for Contract Fluctuation			
<b>Sub-Total (B)</b>		<b>2,000</b>	<b>2,000</b> (\$ 15 /m <sup>2</sup> CFA) (\$ 162 /m <sup>2</sup> GEA)
<b>3.0 Development Contingency</b>		\$,000.00 1,226	<b>1,226</b>
<b>Sub-Total (C)</b>		<b>1,226</b>	<b>1,226</b> (\$ 9 /m <sup>2</sup> CFA) (\$ 99 /m <sup>2</sup> GEA)
<b>Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)</b>		<b>25,753</b>	<b>25,753</b> (\$ 193 /m <sup>2</sup> CFA) (\$ 2,087 /m <sup>2</sup> GEA)

<b>4.0 Cost of Automated Refuse Collection System at June 2001 Price Level</b>		\$,000.00	
<b>5.0 Development Contingency</b>			
<b>Total Cost of Automated Refuse Collection System at June 2001 Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)</b>			<b>(\$ /m<sup>2</sup> CFA)</b> <b>(\$ /m<sup>2</sup> GEA)</b>

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Others	
<b>6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level</b>	617	3,589	4,206
<b>7.0 Development Contingency</b>	31	179	210
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)</b>	<b>648</b>	<b>3,768</b>	<b>4,416</b> (\$ 33 /m <sup>2</sup> CFA) (\$ 358 /m <sup>2</sup> GEA)

EXTERNAL WORKS - ESTIMATE

**Building Contract - Contract Particulars**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 3  
 PHDP Code : KE09NR03  
 Project QS : WIDNELL LTD  
 Cost Information Available : Estimate / Tender / Estimated Final Costs / Final Costs \*

**Schedule of Area**

(a) Gross Site Area (GSA) (Excludes any borrowed site areas which are to be handed over)	=		12,337 m <sup>2</sup>
(b) Plan Area of Peripheral Slopes	=		N.A. m <sup>2</sup>
(c) Plan Area within the boundary of Secondary & Special Schools (NOT Primary Schools)	=		N.A. m <sup>2</sup>
(d) Gross Estate Area (GEA) (Item (a) - (b) - (c))	=		12,337 m <sup>2</sup>
(e) Footprint of all Buildings within GEA			
(i) Public Rental Housing		m <sup>2</sup> 3,211	
(ii)		m <sup>2</sup>	
(iii)		m <sup>2</sup>	
(iv)		m <sup>2</sup> .....	3,211 m <sup>2</sup>
(f) Roof Area of buildings within GEA for open landscaping			
(i)		m <sup>2</sup>	
(ii)		m <sup>2</sup>	
(iii)		m <sup>2</sup> .....	N.A. m <sup>2</sup>
(g) Landscape Area (LAA) (Item (d) - (e) + (f))	=		9,126 m <sup>2</sup>
(h) Area of Estate Roads within GEA (measured up to back of road curbs and exclude open carparking spaces on Estate Roads)	=		N.A. m <sup>2</sup>
(i) Area of Open Carparking spaces on Estate Roads within GEA	=		N.A. m <sup>2</sup>
(j) Area of Paving (include safety surfacing) within GEA	=		1,450 m <sup>2</sup>
(k) Area of Plant Beds within GEA (PBA)	=		1,110 m <sup>2</sup>
(l) Total CFA of all buildings within GEA			
(i) Public Rental Building		m <sup>2</sup> 133,480	
(ii) Unallocable		m <sup>2</sup> 96	
(iii)		m <sup>2</sup>	
(iv)		m <sup>2</sup> =	133,576 m <sup>2</sup>

\* Delete (by striking through) where not applicable

EXTERNAL WORKS - ESTIMATE

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 3  
 Contract No : -  
 Tender In Date : 05/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate (HK\$)
	N/A		
	<b>Accountable Percentage (%)</b>		
1. Estate Roads (total area = m <sup>2</sup> )			
(a) Flexible	%		
(b) Rigid	%		
	<u>100</u>		
2. Paving (total area = m <sup>2</sup> )			
(a) Block / Tile / Paver			
-	%		
-	%		
-	%		
(b) In-situ	%		
(c) Safety surfacing	%		
(d) Others	%		
	<u>100</u>		
3. Covered Walkway (total covered area on plan = m <sup>2</sup> )			

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

Contract Title : South East Kowloon Development Area (SEKDA) Site 1B phase 3  
 Contract No : -  
 Tender In Date : 05/03

**Schedule of Composite Rates for Selected Elements**

Item	Brief Specification	Unit	Rate
			(HK\$)
<b>4. Fencing/Railings</b> (total length = m)  Accountable Percentage (%) - % - % - <u>100</u>	N/A		
<b>5. Planter Walls</b> (total length = m)  - % - % - <u>100</u>			

**Notes**

- (1) The quantity of each item shall be expressed as a percentage of the total quantity it accounted for.
- (2) The above unit rates include .....% preliminaries.

**EXTERNAL WORKS - ESTIMATE**

\* Elemental cost estimate at June 2001 tender prices.  
 \* Standard Construction Cost Yardsticks at June 2001 Price Levels are shown in brackets ( ) for comparison.

Project Title : South East Kowloon Development Area (SEKDA) Site 1B phase 3		Phase Code (PHDP) : KE09NR03		
Gross Site Area (GSA) :	12,337 m <sup>2</sup>	Ratio GSA : GEA	= 1 : 1.00 (1:0.89)	
Gross Estate Area (GEA) :	12,337 m <sup>2</sup>	Ratio GEA : LAA	= 1 : 0.74 (1:0.73)	
Landscape Area (LAA) :	9,126 m <sup>2</sup>	Ratio GEA : CFA	= 1 : 10.83 (1:6.50)	
Plant Bed Area (PBA) :	1,110 m <sup>2</sup>	Ratio GSA : PBA	= 1 : 0.09 (1:0.09)	
CFA of All Buildings Within GEA :	133,576 m <sup>2</sup>	Ratio LAA : PBA	= 1 : 0.12 (1:0.14)	
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate Area	CFA of All Buildings	Landscape Area
<b>1. Hard Landscape Works (Amenities) #</b>	<b>\$,000.00</b>	<b>\$/m<sup>2</sup></b>	<b>\$/m<sup>2</sup></b>	<b>\$/m<sup>2</sup></b>
1.1 Site works (levelling/clearance)	-	(68)	(10)	(93)
1.2 Walls (screen/toe/planter)	1,665	(111)	135	(152)
1.3 Estate roads	-	(59)	(9)	(81)
1.4 Open carparking spaces on estate roads	-	(2)	(1)	(3)
1.5 Paving (inc. emergency access & safety mat)	3,701	(288)	300	(395)
1.6 Pavilions/pergolas/shelters	864	(47)	70	(64)
1.7 Water feature/pond	-	(8)	(1)	(11)
1.8 Covered walkways (paving inc. in item 1.5)	3,948	(241)	320	(330)
1.9 Play equipment	617	(32)	50	(44)
1.10 Fencing/railings/guard house/drop gate	925	(47)	75	(64)
1.11 Estate amenities (ball courts, seating etc.)	740	(79)	60	(108)
1.12 Amphitheatre/estate entertainment	-	(12)	(2)	(16)
1.13 Refuse collection area/junk points	493	(33)	40	(45)
1.14 BS installations				
(a) External lighting	1,234	(85)	100	(116)
(b) Water pumps (for water feature/pond)	-	(3)	(1)	(4)
(c) Others .....(specify)	-	(10)	(2)	(14)
1.15 Sundries				
(a) ..... (specify major items)	-	(39)	(6)	(53)
(b) Miscellaneous				
<b>Sub-total</b>	<b>14,187</b>	<b>(1164)</b>	<b>1,150</b>	<b>(179)</b>
<b>2. Soft Landscape #</b>	<b>617</b>	<b>(38)</b>	<b>50</b>	<b>(6)</b>
<b>3. Other External Works</b>				
3.1 Mains/sub-mains etc.	1,480	(96)	120	(15)
3.2 Irrigation	123	(7)	10	(1)
3.3 Builder's work in connection with BS installation/services	1,246	(91)	101	(14)
3.4 Connection works by Government Depts/Utility Co.	740	(50)	60	(8)
<b>Sub-total</b>	<b>3,589</b>	<b>(244)</b>	<b>291</b>	<b>(38)</b>
<b>Total 1, 2 &amp; 3</b>	<b>18,393</b>	<b>(1446)</b>	<b>1,491</b>	<b>(223)</b>

**EXTERNAL WORKS - ESTIMATE (Cont'd)**

Project Code : Phase Code :

ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate Area	CFA of All Buildings	Landscape Area
<b>4. Underground Drainage</b> (inc. all U/G soil and surface water drainage and channels and gullies)	<b>\$,000.00</b> 7,649	<b>\$/m<sup>2</sup></b> (618)	<b>\$/m<sup>2</sup></b> 620	<b>\$/m<sup>2</sup></b> (95)
<b>5. Special External Works #</b>				
5.1 Allow for bulk filling to make up levels	1,000	81	7	110
5.2 Allow for monitoring works with TDD	1,000	81	7	110
5.3 Elevated Deck				
5.4 Slope stabilization				
5.5 Retaining walls				
5.6 Noise barrier				
5.7 Works outside site boundary				
5.8 BS - Escalator/lift				
5.9 Others .....(specify)				
<b>Sub-total</b>	<b>2,000</b>	<b>162</b>	<b>14</b>	<b>220</b>
<b>Total 1, 2, 3, 4 &amp; 5</b>	<b>28,042</b>	<b>2,273</b>	<b>210</b>	<b>3,074</b>

- Inclusions** (a) All elemental costs are inclusive of contingencies 5% and preliminaries 20%
- Exclusions** (a) Demolition/site formation not in building contract.  
 (b) Fluctuations in labour and materials.  
 (c) Fees & on costs.  
 (d) Automatic refuse collection system (ARCS) including associated builder's work.

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