



## **THE HONG KONG HOUSING AUTHORITY**

### **Memorandum for Building Committee**

#### **Proposed Master Layout Plan and Project Development Budget**

#### **For HOS Development at Shek Yam Phase 5**

### **PURPOSE**

To seek Members' approval to the proposed Master Layout Plan and Project Development Budget for the Home Ownership Scheme (HOS) development at Shek Yam Phase 5.

### **BACKGROUND**

2. On Yam Neighbourhood Community Centre (NCC) site was scheduled for completion in the HOUSCOM Control List in August 2001 with a production of 220 flats. During the public consultation, Kwai Tsing Provisional District Board (KTPDB) strongly objected to the proposal and requested Housing Department (HD) to consider Shek Yam Community Hall/Shek Lei Staff Quarters Site as a replacement for On Yam NCC site. The site is already zoned as Residential (A) in Kwai Chung Outline Zoning Plan.

3. As the proposed site is isolated from our housing estate, it is considered not suitable for small household block development originally proposed in On Yam NCC Site, because elderly supporting facilities such as welfare services and public transportation are not conveniently located. In order to fully exploit the development, HOS development and a Residential Care Home for the Elderly (RCHE) was endorsed by the Strategic Planning Committee (SPC) in January 2000.

4. The site is located in Kwai Chung and is surrounded by Tung Chi Street to the north, Tai Pak Tin Street to the east, On Chit Street to the south and two steep slopes to the west.

5. It is currently occupied by the Department's Shek Lei Staff Quarters and Home Affairs Department's Shek Yam Community Hall which clearance are scheduled to be by December 2000. Demolition of buildings will commence in January 2001.

6. Past events relevant to the projects are as follows –

Date	Event
(a) 12 January 2000	Approval to include the project into the PHDP and endorsement of the Development Parameters and Project Development Cost Ceiling by the SPC (Paper No. SPC 7/2000 refers)
(b) 15 September 2000	Approval on the Planning Parameters by Tsuen Wan and West Kowloon District Planning Conference (Paper No. DipCon 3/2000 refers)

### MASTER LAYOUT PLAN

7. The proposed Master Layout Plan generally follows the endorsed Development Parameters and the Conceptual Layout. Explanatory notes and drawings attached as **Part I** of the **Annex** illustrate the disposition of building block, location of accommodation and facilities, vehicular and pedestrian access.

8. The development is proposed to be Group One HOS under the newly adopted Flexible Housing Production Strategy. In view of the planned HOS supply in Kwai Chung area in the coming five years being small, it is anticipated that there will still be strong demand in HOS flats in the area despite this site is not particularly prominent.

9. The proposed development adopted a non-standard design comprises –

- (a) 1 composite building with 34-storey tower block for HOS providing 340 flats (136 nos. 2B and 204 nos. 3B);
- (b) 1 no. 4-storey RCHE located at the podium below the HOS portion of composite building with 180 bed spaces (to be funded by Subvention and Lottery Fund Advisory Committee (SLFAC)); and
- (c) 1-storey semi-basement providing 50 private car parking spaces and 7 motor-cycle parking spaces.

10. The main features of the design are –

- (a) To reduce the scale of stilted platform area, sub-structures and slope stabilizing works by stacking the HOS block and RCHE together as a composite building.
- (b) 3 bedroom units of market-trended layout are located to face the open area and a distant view. Overlooking between existing blocks will be avoided.
- (c) The site is affected by severe traffic noise from Tai Pak Tin Street and Tung Chi Street. Noise mitigation measures in the form of thick glass (6mm) and air conditioning (A/C) are proposed to all the domestic flats.
- (d) The site sloping from Tai Pak Tin Street along Tung Chi Street provides opportunity to segregate the pedestrian and various vehicular traffics at site. Making use of the advantage of this site character, the carpark is submerged into the semi-basement level to save both site formation and foundation cost.

## PROJECT DEVELOPMENT BUDGET

11. The proposed Project Development Budget of Shek Yam Phase 5 is estimated to be **\$194.480M**. The breakdown of the proposed Project Development Budget is given in **PART II of Annex** and the key elements are as follows –

	<b>Cost Heads</b>	<b>Work Elements</b>	<b>Budget Cost (\$M)</b>
(a)	<b>Site Development Cost</b>	Site Formation	-
		Demolition	2.391
		Sub-total :	2.391
(b)	<b>Construction Cost</b>	Foundation	11.002
		Building	156.617
		Soft Landscape and Others	0.229
		Sub-total :	167.848
(c)	<b>Other Project Costs [2% on (a) &amp; (b)]</b>	Civil engineering and geotechnical studies, site investigation, material testing and the like	3.404
(d)	<b>Total Site Development &amp; Construction Costs [(a) + (b) + (c)] :</b>		173.643
(e)	<b>Project Management Cost [12% on (d)]</b>	Professional Services and Overheads, Consultation Fees and Consultant Site Staff	20.837
(f)	<b>Project Development Budget [(d) + (e)] :</b>		<b>194.480</b>

Note : Development contingencies of \$6.211M for the non-standard block/building and elements are included in the Site Development and Construction Costs. These contingencies are allowed in accordance with Paper No. SPC 45/2000 to cover for unforeseen development risks and change in client's requirements.

## PROJECT DEVELOPMENT COSTS

12. The proposed Project Development Costs of Shek Yam Phase 5 comparing with the Project Development Cost Ceilings as approved in Paper No. SPC 7/2000 are shown as follows –

	(a)	(b)	(c)	(d)	(e)
	Proposed Project Development Cost	Project Development Cost Ceiling	Unit Construction Cost	June 2000 Construction Cost Yardsticks (Based on New Har 1 Option 4 & 5 + 5%)	June 2000 Construction Cost Yardsticks Adjusted to Tender-In-Date
	(\$/m <sup>2</sup> CFA)	(\$/m <sup>2</sup> CFA)	(\$/m <sup>2</sup> CFA)	(\$/m <sup>2</sup> CFA)	(\$/m <sup>2</sup> CFA)
Domestic (HOS)	7,742	8,082	6,186	5,098	5,403
Private Carpark	7,358	12,214	6,111	5,282	5,598

Note: For comparing with the Construction Cost Yardstick, external works, soft landscaping and other sundry costs such as drainage, utility connections, other project costs and project management costs, etc. have been excluded from the Unit Construction Cost. However, the costs of piling, substructure, superstructure, including fluctuation and transfer plate have been included in the Construction Cost. The Cost Yardstick has been adjusted to the price level at the time of tender. Project Development Cost Ceiling at Para. 12(b) approved by SPC has been updated based on June 2000 Yardsticks.

Note: Cost Yardstick for Group 1 Non-standard Design project to be New Harmony 1 + 5% according to SPC Paper No. 57/2000.

13. The proposed Project Development Costs are below the Project Development Cost Ceilings approved by the Strategic Planning Committee vide Paper No. SPC 7/2000.

14. The proposed Project Development Cost for domestic (HOS) building can be further broken down into the cost per flat as follows –

<b>Flat Type</b>	<b>Proposed Project Development Cost per Flat</b>	<b>Construction Cost per Flat</b>	<b>June 2000 Construction Cost Yardstick for New Har 1 Option 4 &amp; 5 + 5%</b>	<b>June 2000 Construction Cost Yardstick Adjusted to Tender-In-Date</b>
	(\$)	(\$)	(\$)	(\$)
<b>3B(1)</b>	575,271	459,682	378,832	401,497
<b>3B(2)</b>	587,193	469,208	386,683	409,818
<b>2B(1)</b>	449,549	359,221	296,041	313,752
<b>2B(2)</b>	400,855	320,311	263,794	279,767

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

15. The difference between the Unit Construction Cost (excluding external works and others) and the June 2000 Cost Yardsticks for New Har 1 Option 4 & 5 plus 5% adjusted to the time of tender by 14.5% for HOS and 9.2% for carpark is mainly attributable to the following -

**Domestic (HOS)**

- Extra cost for non-standard block factors and familization 5%
- Use of non-standard precast elements and formworks 4.4%  
1.5%
- Reduced height and single block 0.5%
- Congested site etc.
- Extra cost for window insulation and A/C provision 3.1%

**Private Carpark**

- Extra cost for non-standard layout 4.0%
- Semi-basement construction 2.0%
- Site formation works and congested site etc. 2.6%
- Extra cost for transfer structure 0.6%

## AVAILABILITY OF FUNDS

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

	<b>Estimated Yearly Expenditure (\$M)</b>			
	2000/01	2001/02	Post 2001/02	Total
Estimate	3.372	11.809	179.299	194.480

17. The construction cost of \$26.7M for the Residential Care Home for the Elderly will be funded by the Government. Social Welfare Department has agreed to make submission to SLFAC to transfer the funding from On Yam NCC Site to this site.

## PUBLIC CONSULTATION

18. Consultation with Kwai Tsing District Council (KTDC) has been carried out. Initially, District Council members raised concern over the proposed HOS development instead of rental. The issue is now resolved with the Department's further explanation that the site was not suitable for elderly housing due to its isolated location and the small HOS flat supply projected in the district. KTDC had eventually accepted that there is genuine need for using the subject site as HOS development.

## DEVELOPMENT PROGRAMME

19. Details of the development programme are in **Part III** of the **Annex**. The key dates are as follows –

(a)	Scheme Design	PDRC(2)	09/00
(b)	Master Layout Plan and Budget	BC	11/00
(c)	Detailed Design	DDRP	02/01
(d)	Demolition	Commencement	01/01
		Completion	06/01
(e)	Piling	Commencement	06/01
		Completion	05/02
(e)	Building	Commencement	05/02
		Completion	11/04

## RECOMMENDATION

20. It is recommended that the proposed Master Layout Plan and Project Development Budget of \$194.480M for the HOS Development at Shek Yam Phase 5 as described above and in the **Annex** to this Paper be approved.

## DISCUSSION

21. At the next meeting of the Building Committee to be held on 23 November 2000, Members will be invited to approve the recommendation in Paragraph 20 above.

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File Ref. : HD(PM1) TW19-5/DSN

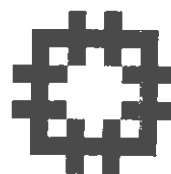
Date : 17 November 2000



**Proposed Master Layout Plan, and Development Cost Budget for  
HOS Development at Shek Yam Phase 5  
BC Submission**

Issue No.1

23 November 2000



DEVELOPMENT AND CONSTRUCTION BRANCH  
HOUSING DEPARTMENT

# CONTENTS

## PART I

### MASTER LAYOUT PLAN

- A. Introduction
  - A.1 Location Plan
  - A.2 Site Description
  - A.3 Background
  
- B. Evaluation of Master Layout Plan
  - B.1 Site Opportunities and Constraints
  - B.2 Built Form
  - B.3 Pedestrian and Vehicle Circulation
  - B.4 Open Space Structure
  - B.5 Programme and Implementation
  
- C. Master Layout Drawings

#### Appendices

Appendix I – Revised Schedule of Provision for RCHE

Appendix II – Schedule of Management Accommodation and Ancillary Facilities

Appendix III – Finishes Standard/Provisions for the Domestic Building

## PART II

### DEVELOPMENT COST BUDGET

- A. Summary and Calculation of Site Development and Construction Cost
- B. Summary of Project Development Costs
- C. Summary of Unit Cost per Flat for Domestic (HOS)

## PART III

### DEVELOPMENT PROGRAMME

### AMEMDMENT RECORD SHEET



## PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p><b>A. Introduction(cont'd)</b></p> <p><b>A.2 <u>Site Description</u></b></p> <p><b>(1) <u>Land Status of the Site</u></b></p> <p>The subject site comprises two Government land allocations, namely GLA-TW7 to the Housing Department for staff quarters and GLA-TW59 to Home Affairs Department for community hall.</p> <p><b>(2) <u>Site Area</u></b></p> <p>The site occupies a gross area of approximately 0.42 hectares.</p> <p><b>(3) <u>Surrounding Land Use</u></b></p> <p>Uses including three schools, district clinic, public market, bus terminus, district open space and commercial centre in Shek Yam Phase 2, and some residential buildings at the toe of existing slopes.</p>	<p>Maximize development potential of the site with regards to adoption of non standard domestic design, circulation, environmental protection and landscape requirements.</p>	<p>The design criteria have been incorporated in the proposed Master Layout Plan.</p> <p>The exact site area to be further confirmed by DLO.</p> <p>To take full advantage of the distant hill view, the disposition layout of the HOS block is designed to face directly to the open views.</p>

## PART I MASTER LAYOUT PLAN

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<p>(4) <u>Environmental Consideration</u></p> <p><u>Traffic Noise</u></p> <p>An Environmental Assessment Study (EAS) has been undertaken for the development.</p> <p>The site will suffer noise impact from the heavily traffic along Tung Chi Street and Tai Pak Tin Street. Setbacks for residential blocks together with noise mitigation measures are required in order to maintain the noise level below 70dB(A) in accordance with the HKSPG.</p> <p>The environmental consultant suggested that the residual noise impact from the roads would need to be further minimized by other measures such as erection of noise barrier/vertical acoustic fin and blanking of end facades.</p>	<p>By maximizing the possible setback of the residential block and by locating the non-sensitive rooms of RCHE to serve as noise screen, the potential noise impacts on the noise sensitive uses can be reduced.</p>	<p>The mitigation measure to comply with HKPSG noise requirements is the provision of good quality window insulation and A/C to noise sensitive rooms of RCHE and all domestic flats of HOS.</p> <p>In view of the size of the site and other physical constraints, architectural fins and building setback are not considered to be practically effective in reducing the noise impacts.</p> <p>The site area being less than 2 hectares, the noise abatement requirements under EPD's Practice Note for Professional Persons (Pro PECC PN 1/97) of October 1997, are less stringent and addition of vertical fins is not required.</p>

## PART I MASTER LAYOUT PLAN

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<p><u>Air Pollution</u></p> <p>The air quality assessment in the EAS indicates that the statutory air quality objectives can be met and no air mitigation measures are needed under the Air Pollution Control Ordinance or HKPSG.</p> <p><u>Construction Nuisance and Safety</u></p> <p>Three schools are located near the concerned site. Work procedures and operations to mitigate noise and dust nuisance, especially during piling, should be adopted.</p> <p>(5) <u>Air Height Restriction (AHR)</u></p> <p>The site is governed by the Airport Height Restriction (AHR) prescribed under the Hong Kong Airport (Control of Obstruction ) (No.2) Order 1997.</p>	<p>Setback distance of Block facing Tai Pak Tin Street and Tung Chi Street is recommended to be of 10 m and 5 m respectively so as to limit the intrusion of traffic air pollution.</p> <p>Environmental Protection Clauses to be supplied by EPD will be incorporated in piling and building contracts.</p> <p>The required measures should be carefully monitored to protect residents in the area.</p> <p>AHR limit is +300mPD.</p>	<p>By maximizing the possible setback of the residential block and a further set back of 5m is achieved.</p> <p>Due to the high rock profile, footing is considered as the most feasible foundation option for the HOS block.</p> <p>The maximum proposed building height of +185mPD is within the AHR limit.</p>

## PART I MASTER LAYOUT PLAN

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<p>(6) <u>Geotechnical</u></p> <p>There are four existing slopes along the northern and western boundaries of the site which have been categorized by Geotechnical Engineering Office. The two slopes at the western corner of the site are steep slopes with a gradient of 60° to 70°. The existing slope conditions cannot satisfy the current safety standard and impose severe constraints to the development.</p> <p><b>A.3 Background</b></p> <p>The site is currently occupied by the Department's Shek Lei Staff Quarters and Shek Yam Community Hall which clearance are scheduled to be in December 2000. Demolition of buildings will commence in January 2001.</p> <p>It is located in Kwai Chung and is surrounded by Tung Chi Street to the north, Tai Pak Tin Street to the east, On Chit Street to the south and two steep slopes to the west.</p> <p>It is proposed as a replacement for On Yam NCC site.</p>	<p>The block disposition is to avoid the encroachment on the slopes which can save the site formation/construction cost.</p> <p>Maximize the development potential for HOS.</p> <p>Social Welfare Department revised the Schedule of Provision to increase the no. of place to 180 approx. with the same NOFA for 150 places.</p>	<p>The encroachment on slope is avoided so as to minimize stilted structure and the adverse disturbance to the existing steep slope.</p> <p>The semi basement carpark is also further set back to reduce the extent of screen wall construction along Tai Pak Tin Street.</p> <p>Slope stabilization works comprising soil nail, removal of loose fill, etc are proposed.</p> <p>The proposed scheme has been developed to fully maximize site utilization to meet the clients' requirement.</p> <p>The design of RCHE has been developed in consultation with Social Welfare Department.</p>

## PART I MASTER LAYOUT PLAN

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<p>Development Parameters including an HOS block and a Residential Care Home for the Elderly providing 150-places were endorsed by the SPC No. 7/2000.</p> <p><b>B. Evaluation of Master Layout and Scheme Design</b></p> <p><b>B.1 <u>Site Opportunities and Constraints</u></b></p> <p><b>(1) <u>PR and Flat Numbers</u></b></p> <p>Domestic plot ratio 5 is the maximum administrative plot ratio for new development site in Kwai Chung.</p> <p>The GFA of RCHE is considered as non-domestic and therefore would not be restricted to the above plot ratio.</p> <table data-bbox="324 981 817 1276"> <tr><td>Domestic PR</td><td>= 5.0</td></tr> <tr><td>Total domestic GFA</td><td>= 21,225sm</td></tr> <tr><td>No. of 3B</td><td>= 204 (60%)</td></tr> <tr><td>No. of 2B</td><td>= 136 (40%)</td></tr> <tr><td>No. of flat</td><td>= 340</td></tr> <tr><td>No of storey</td><td>= 34</td></tr> <tr><td>No. of flat / Fl</td><td>= 10</td></tr> <tr><td>Efficiency</td><td>= 74%</td></tr> </table>	Domestic PR	= 5.0	Total domestic GFA	= 21,225sm	No. of 3B	= 204 (60%)	No. of 2B	= 136 (40%)	No. of flat	= 340	No of storey	= 34	No. of flat / Fl	= 10	Efficiency	= 74%	<p>The development would comprise one residential block and a 180-place Residential Care Home for the Elderly (RCHE), with floor area of 1935sm in Net Operational Floor Area. The residential block would produce 340 flats with a design population of 1,100.</p>	<table data-bbox="1489 997 1982 1284"> <tr><td>Domestic PR</td><td>= 5.0</td></tr> <tr><td>Total domestic GFA</td><td>= 21,225sm</td></tr> <tr><td>No. of 3B</td><td>= 204</td></tr> <tr><td>No. of 2B</td><td>= 136</td></tr> <tr><td>No. of flat</td><td>= 340</td></tr> <tr><td>No. of storey</td><td>= 34</td></tr> <tr><td>No. of flat / Fl</td><td>= 10</td></tr> <tr><td>Efficiency</td><td>= 80% approx</td></tr> </table>	Domestic PR	= 5.0	Total domestic GFA	= 21,225sm	No. of 3B	= 204	No. of 2B	= 136	No. of flat	= 340	No. of storey	= 34	No. of flat / Fl	= 10	Efficiency	= 80% approx
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## PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p>Since the subject site is small in size, the planning requirements in terms of education and retail provision would be catered for by the existing facilities in the vicinity.</p> <p>(2) <u>Household Size and Population</u></p> <p>The design population is 1100.</p> <p>Average Household size is 3.2.</p> <p>(3) <u>Constraints</u></p> <p>A Drainage Reserve of 7-meter wide for an existing 900mm <math>\phi</math> stormwater pipe runs along the NW edge of the site. This will impose constraints on layout design as placement of structures on reserve should be avoided as far as possible.</p>	<p>The project is categorized as Group One HOS.</p> <p>Flat sizes (sm) are:-            3B = 49 to 54 IFA            2B = 32 to 40 IFA</p>	<p>The design population is 1100.</p> <p>Average Household size is 3.2.</p> <p>Flat sizes (sm) are:-            3B = 55.8 to 57.3 SA or 49.1 to 50.4 IFA            2B = 39.1 to 43.9 SA or 34.4 to 38.6 IFA</p> <p>No building structure is proposed on the Drainage Reserve.</p>





## PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p>(6) <u>Graphics and Signage</u></p> <p>(7) <u>Special Structural Design</u></p> <p>(8) <u>Carpark</u></p>	<p>The disposition of HOS block on top of the RCHE and a semi-basement carpark will require a specially design structure to cater for different spatial requirement.</p> <p>Efficiency of carpark should be considered.</p>	<p>consideration to design a colour scheme as a whole reflecting, maintaining and addressing all these characteristics.</p> <p>Together with the colour scheme, graphics and signage will be taken into consideration of the main theme of the design, the characteristics of the site to be a design as a whole. Special attention will be paid to the design to tie in with that of the outdoor landscape area.</p> <p>Some transfer structure is required to transit the cross wall of the typical floors into columns in the RCHE and the extent of transfer structure is kept to minimum.</p> <p>One storey of semi-basement carpark is proposed.</p> <p>The carpark design is based on PNAP 236 and “ Guidelines for Design of Carpark in Public Housing Development”.</p> <p>The carpark will be naturally ventilated and is subject to FSD’s approval.</p>

**PART I MASTER LAYOUT PLAN**

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p>(9) <u>Social Welfare Facilities</u></p> <p>RCHE</p>	<p>Provision of welfare facilities shall meet the Net Operational Floor Area (NOFA) requirement which comprises of a summation of all internal dimensions/ spaces.</p> <p>The requirements of the Residential Care Home for the Elderly are 150 nos. care and attention bedspaces together with the supporting facilities such as nurse duty rooms, sick bays, physiotherapy room, dining rooms, etc. with total NOFA of 1,935 sm. The number of bedspaces is increased to 180 upon request of SWD but the NOFA remains unchanged.</p>	<p>The requirements of the Residential Care Home for the Elderly are accommodated in the first four levels of the HOS block, with total NOFA of 1,935 sm and 180 nos. of bedspaces.</p>
<p>(10) <u>Management Accommodation</u></p>	<p>The following premises are required with areas and requirements as listed in <b>Appendix II:</b></p> <p>EMO (50-70sm) Owner's Corporation Office (18-40sm)</p>	<p>EMO and OC are located at G/F with close proximity to the main entrance of HOS.</p> <p>EMO (50sm) Owner's Corporation Office (20sm)</p>

## PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p><b>B.3 Pedestrian and Vehicle Circulation</b></p> <p>(1) <u>Public Transport</u></p> <p>The development will be served by different modes of public transport. Franchised bus and green mini-bus services will be available. The bus terminus is within walking distance from the development.</p> <p>(2) <u>Improvement of Tai Pak Tin Street</u></p> <p>Tai Pak Tin Street will be upgrade to a uniform width of 17.3m.</p> <p>(3) <u>Pedestrian Traffic</u></p> <p>Strong pedestrian links are recommended between the estate and the major adjoining facilities such as Commercial Center/ Bus Terminus, etc. There should be adequate crossing</p>	<p>The road width in front of the site is sufficient and it is not required to set back the development boundary.</p> <p>Consultant has conducted a study on the crosswalk facilities across Tung Chi Street. It was concluded the pedestrian traffic that will be generated from the redevelopment is minimal, and therefore the two crosswalks that will be</p>	<p>TDD has been reminded that their project planning should include measures to protect the redevelopment from adverse environmental impact arises from their upgrading works at their cost.</p> <p>The main pedestrian flow will be along the footpath of Tung Chi Street accessible from the terminus and market. There is a bus stop and Green Minibus stand (GMB) along Tai Pak Tin Street which will facilitate</p>

## PART I MASTER LAYOUT PLAN

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<p>facilities provided for safety and convenience.</p> <p>(4) <u>Vehicular Access</u></p> <p>The run-in/out of carpark to be of 8m wide max and 56m approx. away from the intersections of Tung Chi Street and Tai Pak Tin Street. The services and emergency access will be via On Chit Street.</p> <p>(5) <u>Parking and Servicing Requirement</u></p> <table data-bbox="300 879 770 1062"> <tr> <td>Private Cars</td> <td>44 spaces (1:8).</td> </tr> <tr> <td>Motors Cycles</td> <td>5 spaces</td> </tr> <tr> <td>LGV</td> <td>Nil</td> </tr> <tr> <td>16-seater van</td> <td>1 space (RCHE)</td> </tr> <tr> <td>Ambulance Lay-by</td> <td>1 space (RCHE)</td> </tr> </table> <p>Since the small size of the subject site will severely constrain its development potential and there would be spare parking spaces in the nearby Shek Yam Estate, the parking provisions for the proposed development would be at the</p>	Private Cars	44 spaces (1:8).	Motors Cycles	5 spaces	LGV	Nil	16-seater van	1 space (RCHE)	Ambulance Lay-by	1 space (RCHE)	<p>constructed at Tung Chi Street under Shek Yam Street Phase 2 need not be upgraded.</p> <p>Provision of ACPCS is to be made at the carpark entrance. A shroff office cum control room about 10sm to be provided near the run-in.</p> <p>Separate entrances are best to be provided for</p>	<p>pedestrian access into the site.</p> <p>Consideration has been given to minimize the interface between HOS and RCHE users.</p> <p>Vehicular access as Concept Proposal.</p> <table data-bbox="1464 879 1912 1062"> <tr> <td>Private Cars</td> <td>50 spaces (1:8).</td> </tr> <tr> <td>Motors Cycles</td> <td>7 spaces</td> </tr> <tr> <td>LGV</td> <td>Nil</td> </tr> <tr> <td>16-seater van cum</td> <td></td> </tr> <tr> <td>Ambulance</td> <td>1 space</td> </tr> </table> <p>To limit the vehicular traffic into the rear of development, an openable crash gate/ bollards will be provided at the entrance of the emergency and services access, only restricted access will be allowed for the</p>	Private Cars	50 spaces (1:8).	Motors Cycles	7 spaces	LGV	Nil	16-seater van cum		Ambulance	1 space
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Ambulance	1 space																					

**PART I MASTER LAYOUT PLAN**

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p>lower range of the parking standard which was agreed by TD.</p> <p><b>(6) <u>Loading /Unloading</u></b></p> <p>Loading bay                      1 space.</p> <p>According to HKPSG, 1 no. loading/unloading space within the sites should be provided around each domestic block for service vehicles where local conditions permit.</p> <p>For RCHE, 1 no. of loading/unloading space is also required.</p> <p><b>(7) <u>Refuse Collection</u></b></p>	<p>loading/unloading/refuse collection as far as practical to avoid conflict of traffic flow.</p> <p>Space provided around each block where local conditions permits.</p> <p>Separate loading/ unloading bay to be provided for HOS and RCHE</p> <p>Premises for refuse and junk collection must be physically separated and preferably with independent access for each.</p>	<p>following vehicles:-</p> <p>Refuse collection vehicle.</p> <p>Lorries for loading and unloading at flats intake.</p> <p>Fire engines and other emergency vehicles.</p> <p>16 seater van/ ambulance for RCHE</p> <p>CCTV cameras will be incorporated at this strategic location.</p> <p>1 space for residential 1 space for RCHE (submit to SWD's agreement)</p> <p>There is another rear access to the HOS Ground Lobby from the loading bay to segregate from daily access of residents.</p> <p>Separate refuse storage area and junk bay are provided for the HOS development with the access of refuse collection vehicle from</p>



## PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p>(8) <u>Welfare Facilities</u></p> <p>Entrance and circulation pattern to be defined.</p>	<p>Separate Refuse chamber and refuse chute to be provided for HOS and RCHE.</p> <p>Since there is only one block in this estate, the automated refuse collection system will not be provided.</p> <p>The entrance to RCHE at ground floor should be separate from those for access to the domestic units on upper floors for security reasons.</p> <p>A separate stretcher lift and ground floor lobby is to be provided for RCHE.</p>	<p>the On Chit Road via the emergency and services access.</p> <p>The refuse collection area is far away from the HOS block and will be screened off by plant so as to prevent nuisance to the residents. The size is large enough for the collection vehicles to park in for operation and collection of refuse.</p> <p>Separate entrances and lobbies for RCHE are provided at carpark level and ground floor of the composite block.</p> <p>Separate lift lobbies/ staircases for RCHE are incorporated in the design. In the event of emergency, the RCHE residents could make use of the lift in the HOS block.</p>
<p>(9) <u>Ancillary Facilities</u></p>	<p>Artisan Workshop for HOS of area 10 sm and Cleansing Contractor's office of area 6-10 sm should be provided.</p>	<p>The facilities are provided as follow:</p> <p>Cleansing Contractor Office = 8sm          Artisan Workshop = 10sm</p>

**PART I MASTER LAYOUT PLAN**

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p><b>(10) <u>Services</u></b></p> <p><u>Drainage</u></p> <p>There should be no problem in catering for the design population.</p> <p><u>Water Supply</u></p> <p>Existing water mains may encroach upon our site pending further investigation. WSD has advised that there should be no problem in catering the design population.</p> <p><u>Electricity, Telephone, Gas</u></p> <p>No difficulties are envisaged for electricity, telephone and Towngas.</p> <p><b>(11) <u>Diversion of Existing Services</u></b></p> <p>No diversion of existing underground services within the site is required.</p> <p><b>B.4 Open Space Structure</b></p> <p><b>(1) <u>Recreational facilities &amp; Open Space Provision</u></b></p>	<p>Separate meter for CP, RCHE and HOS should be provided.</p>	<p>Provision to comply Client's requirement.</p> <p>Hand dug trial pit will be carried out.</p>

## PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN
<p>The standard of 1sm of local open space per person will be adopted.</p>	<p>The landscape design seeks to unify the external open space and provide a strong identifiable character for the development.</p>	<p>Total open space provided 1100sm.</p> <p>To ensure a comprehensive development of the open space, special attention will be given to the variety of recreational facilities to be provided in the adjacent district open space sites.</p>
<p>(2) <u>Improvement of Pedestrian Accessibility</u></p>	<p>All areas should be linked by a footpath system allowing disabled access to all the entrances.</p>	<p>Paving and streetscape elements will be coordinated in materials, finish and colour to project a quality landscape fabric. A home-living, spacious entrance will be provided to the HOS and RCHE.</p>
<p>(3) <u>Use of Planting to screen major roads and Refuse Storage Area</u></p>	<p>Appropriate planting should be used to screen off the Tai Pak Tin Street.</p>	<p>Heavily planted trees along the slope will establish a strong backdrop while acting as green barrier.</p>
<p>(4) <u>Slope Treatment</u></p>	<p>Subject to geotechnical advice all existing chunam/stone pitching slopes should be replaced with hydroseeding to facilitate woodland planting</p>	<p>Tree survey is under preparation by sub-consultant.</p>
<p>(5) <u>Tree Preservation</u></p>	<p>Subject to detailed tree survey, general policy of tree retention should be applied where possible throughout the site.</p>	

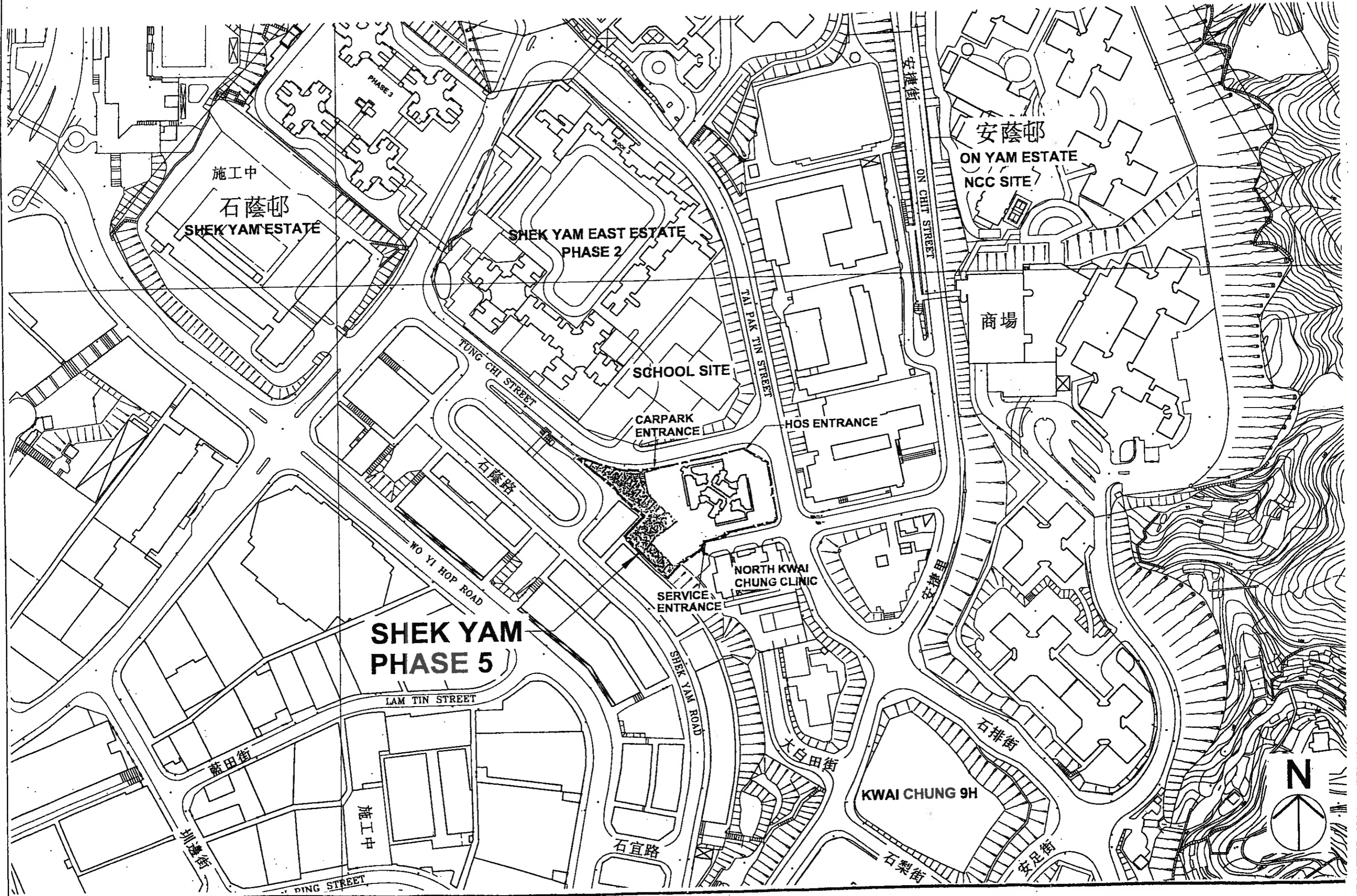
# PART I MASTER LAYOUT PLAN

CONCEPT PROPOSAL	CLIENT REQUIREMENTS	MASTER LAYOUT PLAN																																																																																										
<p><b>B.5 Programme and Implementation</b></p> <p><b>Programme and implementation</b> The key programme dates are highlighted as follows:</p> <table border="0"> <tr> <td colspan="3"><b>Submission</b></td> </tr> <tr> <td>PDRC(1)</td> <td>11/99</td> <td>(actual)</td> </tr> <tr> <td>SPC</td> <td>01/00</td> <td>(actual)</td> </tr> <tr> <td>PDRC(2)</td> <td>-</td> <td></td> </tr> <tr> <td>BC</td> <td>-</td> <td></td> </tr> <tr> <td>DDRP</td> <td>-</td> <td></td> </tr> <tr> <td colspan="3"><b>Demolition</b></td> </tr> <tr> <td>Commence</td> <td>08/00</td> <td></td> </tr> <tr> <td>Completion</td> <td>01/01</td> <td></td> </tr> <tr> <td colspan="3"><b>Piling</b></td> </tr> <tr> <td>Commence</td> <td>01/01</td> <td></td> </tr> <tr> <td>Completion</td> <td>10/01</td> <td></td> </tr> <tr> <td colspan="3"><b>Building</b></td> </tr> <tr> <td>Commence</td> <td>10/01</td> <td></td> </tr> <tr> <td>Completion</td> <td>02/04</td> <td></td> </tr> </table> <p>All sections have the same completion date on 02/04.</p>	<b>Submission</b>			PDRC(1)	11/99	(actual)	SPC	01/00	(actual)	PDRC(2)	-		BC	-		DDRP	-		<b>Demolition</b>			Commence	08/00		Completion	01/01		<b>Piling</b>			Commence	01/01		Completion	10/01		<b>Building</b>			Commence	10/01		Completion	02/04			<p>The key programme dates are highlighted as follows:</p> <table border="0"> <tr> <td colspan="3"><b>Submission</b></td> </tr> <tr> <td>PDRC(1)</td> <td>11/99</td> <td>(actual)</td> </tr> <tr> <td>SPC</td> <td>01/00</td> <td>(actual)</td> </tr> <tr> <td>PDRC(2)</td> <td>09/00</td> <td>(actual)</td> </tr> <tr> <td>BC</td> <td>11/00</td> <td></td> </tr> <tr> <td>DDRP</td> <td>02/01</td> <td></td> </tr> <tr> <td colspan="3"><b>Demolition</b></td> </tr> <tr> <td>Commence</td> <td>01/01</td> <td></td> </tr> <tr> <td>Completion</td> <td>06/01</td> <td></td> </tr> <tr> <td colspan="3"><b>Piling</b></td> </tr> <tr> <td>Commence</td> <td>06/01</td> <td></td> </tr> <tr> <td>Completion</td> <td>05/02</td> <td></td> </tr> <tr> <td colspan="3"><b>Building</b></td> </tr> <tr> <td>Commence</td> <td>05/02</td> <td></td> </tr> <tr> <td>Completion</td> <td>11/04</td> <td></td> </tr> </table> <p>All sections have the same completion date on 11/04.</p> <p>Detailed development programme refer to <b>Part III</b>.</p>	<b>Submission</b>			PDRC(1)	11/99	(actual)	SPC	01/00	(actual)	PDRC(2)	09/00	(actual)	BC	11/00		DDRP	02/01		<b>Demolition</b>			Commence	01/01		Completion	06/01		<b>Piling</b>			Commence	06/01		Completion	05/02		<b>Building</b>			Commence	05/02		Completion	11/04	
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## PART I MASTER LAYOUT PLAN

### C. MASTER LAYOUT DRAWINGS



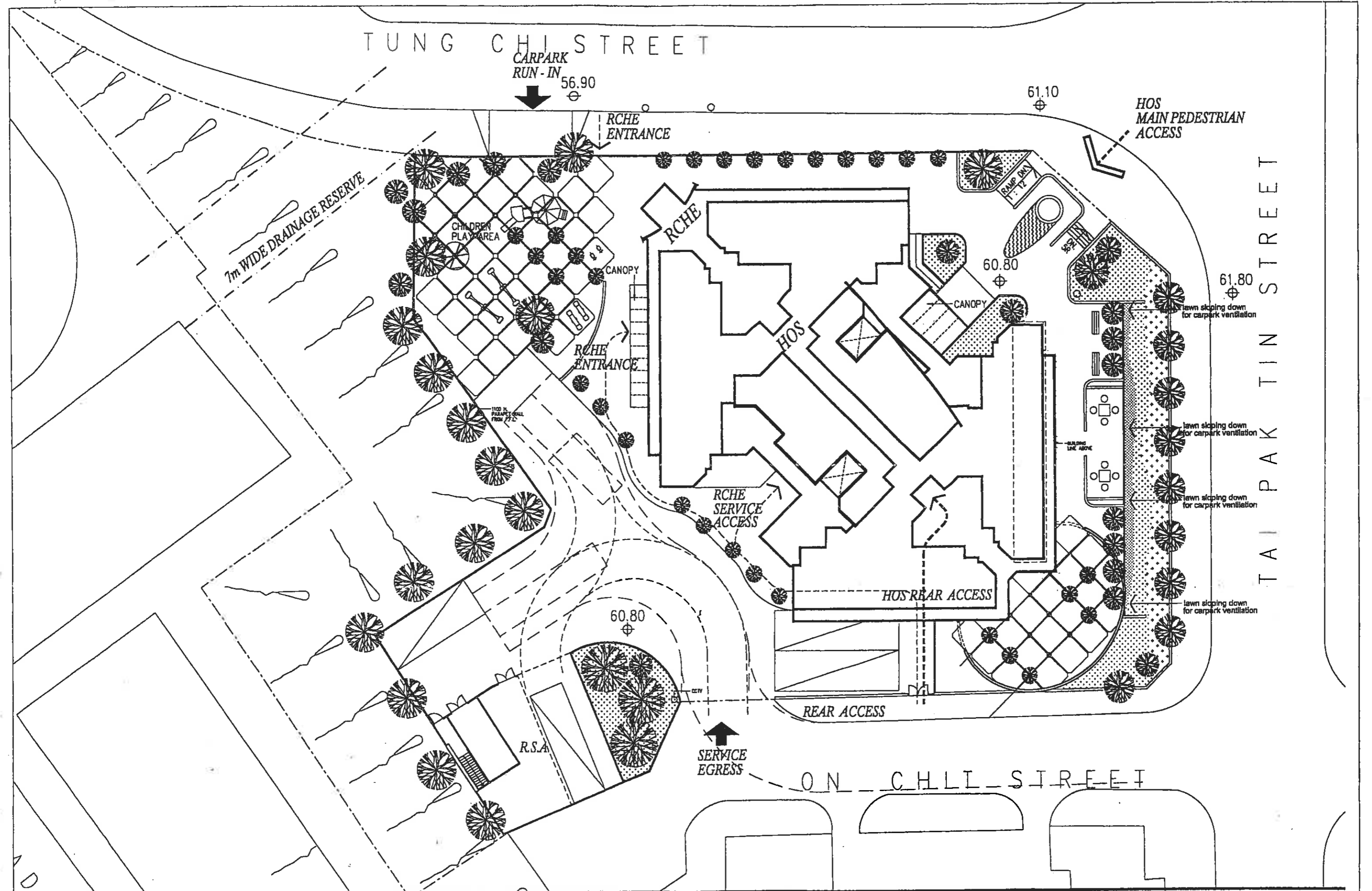


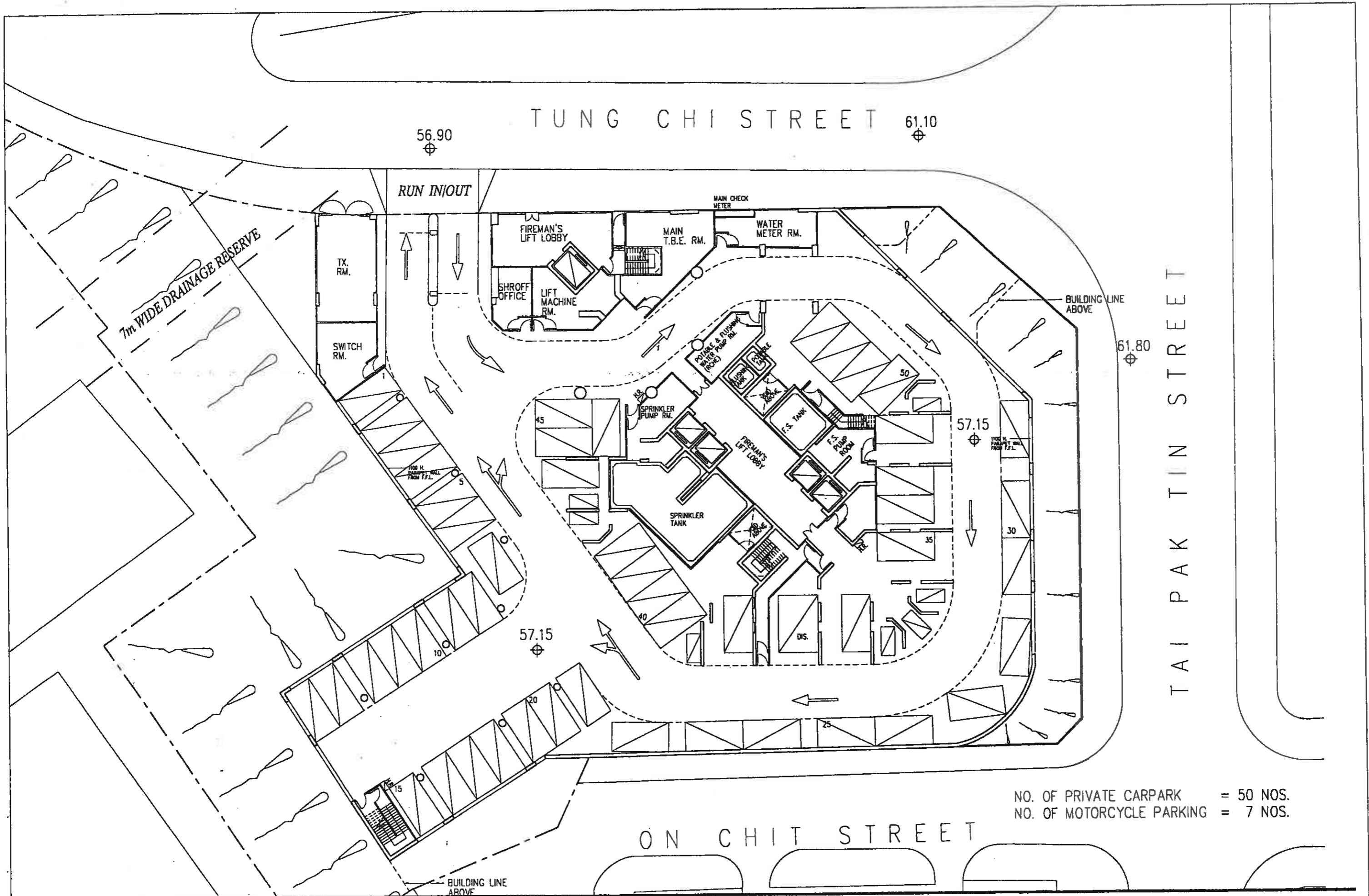
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 Dwg. No. : PR038A  
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PROPOSED HOS DEVELOPMENT AT SHEK YAM PHASE 5  
 LOCATION PLAN







TUNG CHI STREET 61.10

TAI PAK TIN STREET 61.80

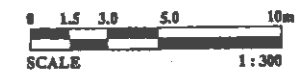
ON CHIT STREET

NO. OF PRIVATE CARPARK = 50 NOS.  
 NO. OF MOTORCYCLE PARKING = 7 NOS.

LWK & Partners (HK) Ltd.  
 Dwg. No. : PR028A  
 File Name: 3589PR028A.DWG



PROPOSED HOS DEVELOPMENT AT SHEK YAM PHASE 5  
 LOWER GROUND FLOOR PLAN





TUNG CHI STREET

56.90

61.10

7m WIDE DRAINAGE RESERVE

CHILDREN PLAY AREA

LEGEND :

- 1 GENERAL OFFICE ( RCHE )
- 2 KITCHEN
- 3 RECEPTION / WAITING AREA ( RCHE )
- 4 TOILET FOR STAFF
- 5 DISABLE TOILET
- 6 KITCHEN STORE
- 7 LAUNDRY
- 8 LINEN STORE ( 10M<sup>2</sup> )
- 9 INTERVIEW ROOM
- 10 M&E ROOM
- 11 REFUSE CHAMBER
- 12 F.S. CONTROL ROOM
- 13 OWNER'S CORP.
- 14 RECEPTION ( HOS )
- 15 ARTISANS WORKSHOP
- 16 MANAGEMENT OFFICE
- 17 CLEANSING CONTRACTOR
- 18 R.S.A. CUM R.C.V.
- 19 JUNK BAY
- 20 16-SEATER VAN / AMBULANCE
- 21 CONFERENCE ROOM/PANTRY/STAFF REST ROOM
- 22 MAIL ROOM
- 23 LOADING / UNLOADING FOR RCHE
- 24 LOADING / UNLOADING FOR HOS
- 25 SUPERVISOR / ASST. SUPERVISOR ( 7.9x6.9=14.8m<sup>2</sup> )
- 26 GENERAL STORE
- 27 MALE SLEEPIN CUM CHANGING ROOM
- 28 FEMALE CHANGING ROOM FOR SHIFT STAFF
- 29 FEMALE SLEEPIN CUM CHANGING ROOM

CANOPY ABOVE

1100 N. PARAPET WALL FROM 27.15

RCHE HOS

60.80

60.80

61.80

lawn sloping down for carpark ventilation

lawn sloping down for carpark ventilation

lawn sloping down for carpark ventilation

lawn sloping down for carpark ventilation

BUILDING LINE ABOVE

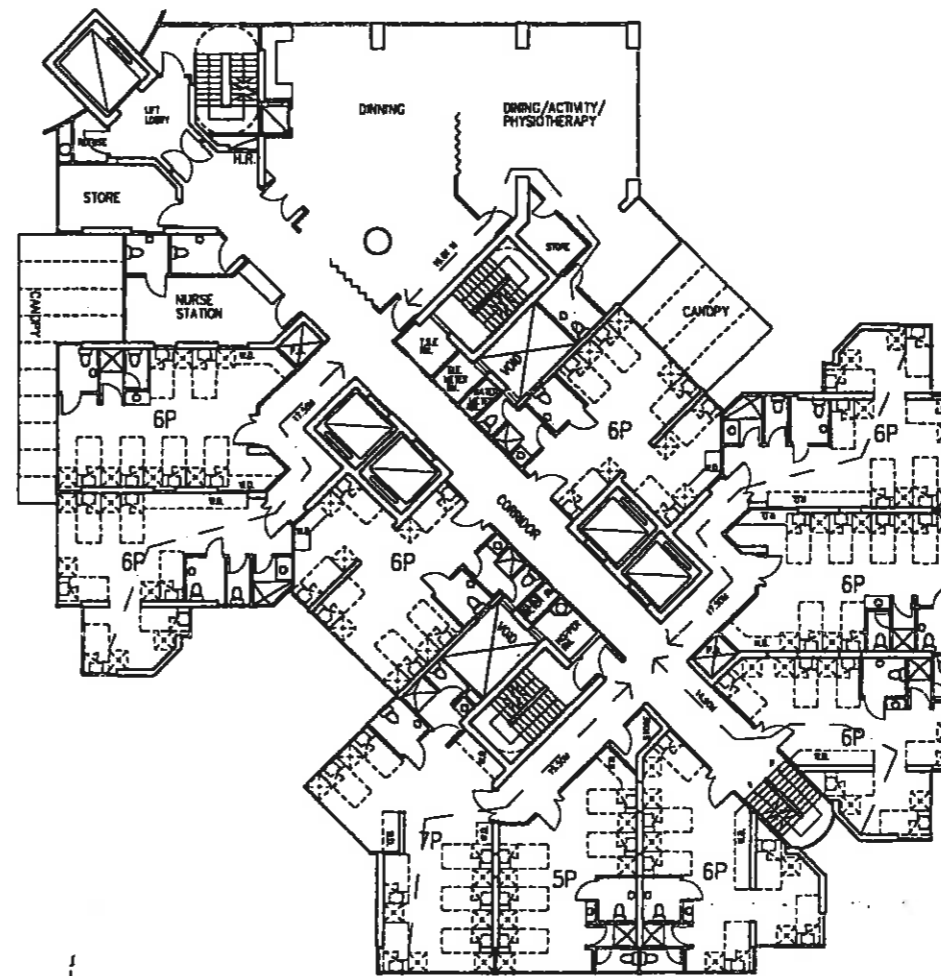
SERVICE EGRESS

ON CHLI STREET

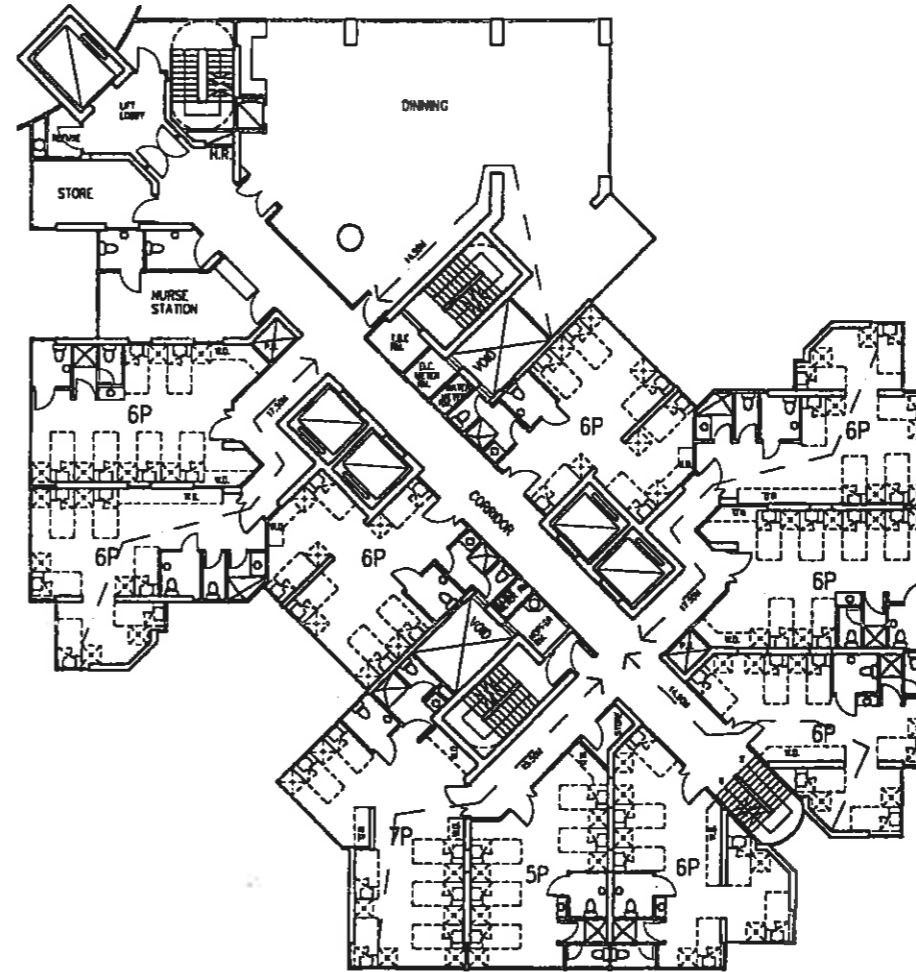
TAI PAK TIN STREET



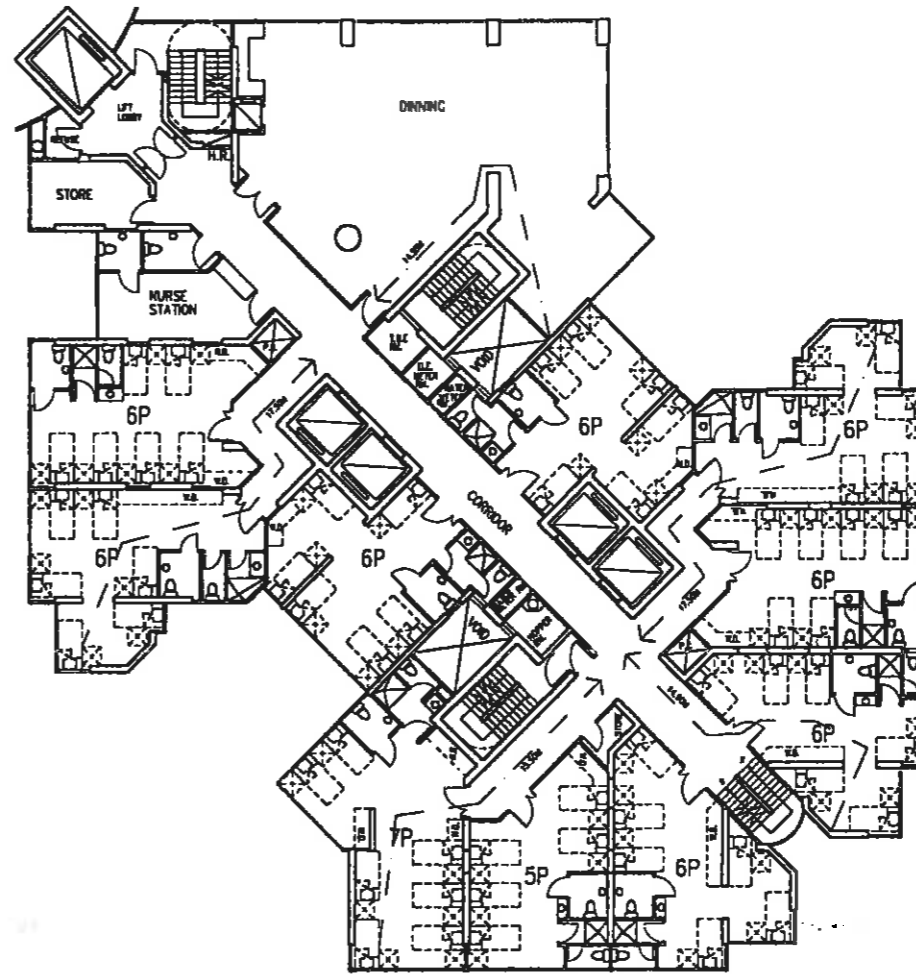
7m WIDE DRAINAGE RESERVE



7m WIDE DRAINAGE RESERVE

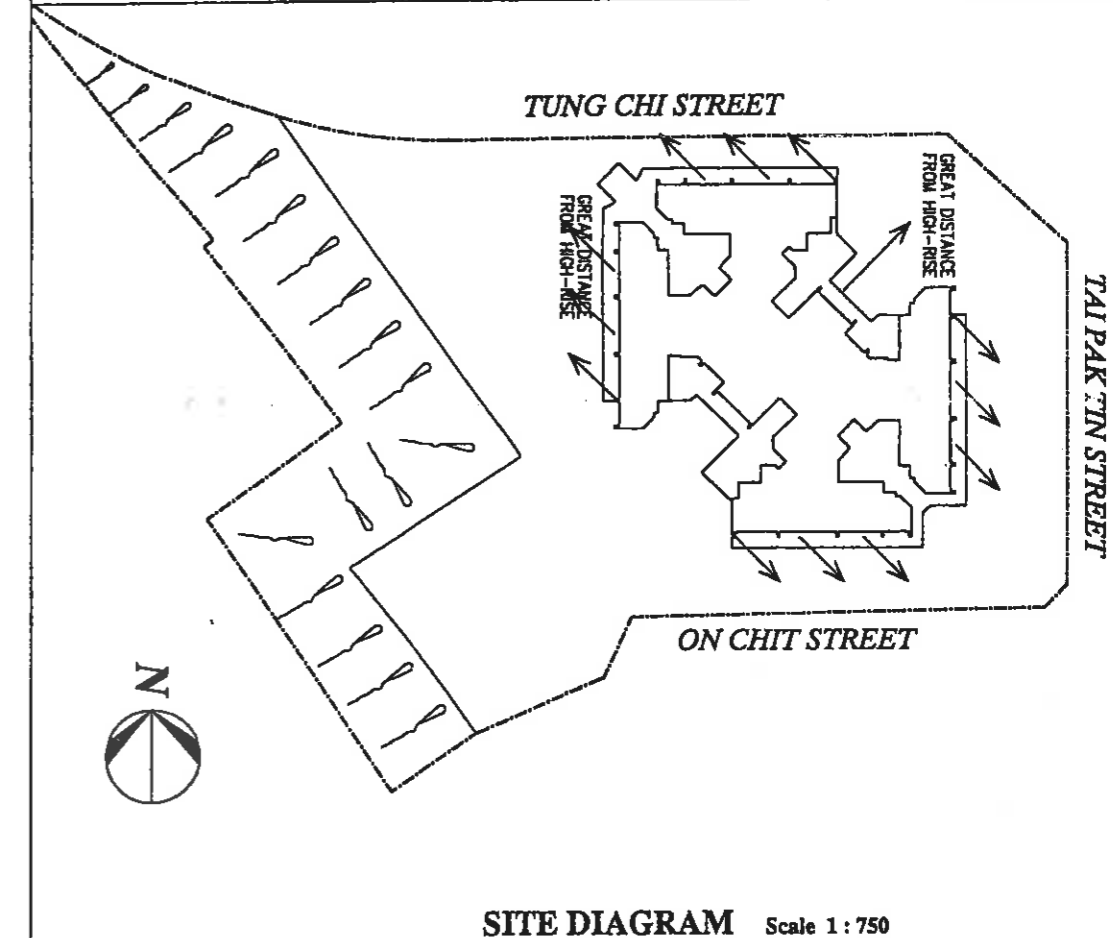
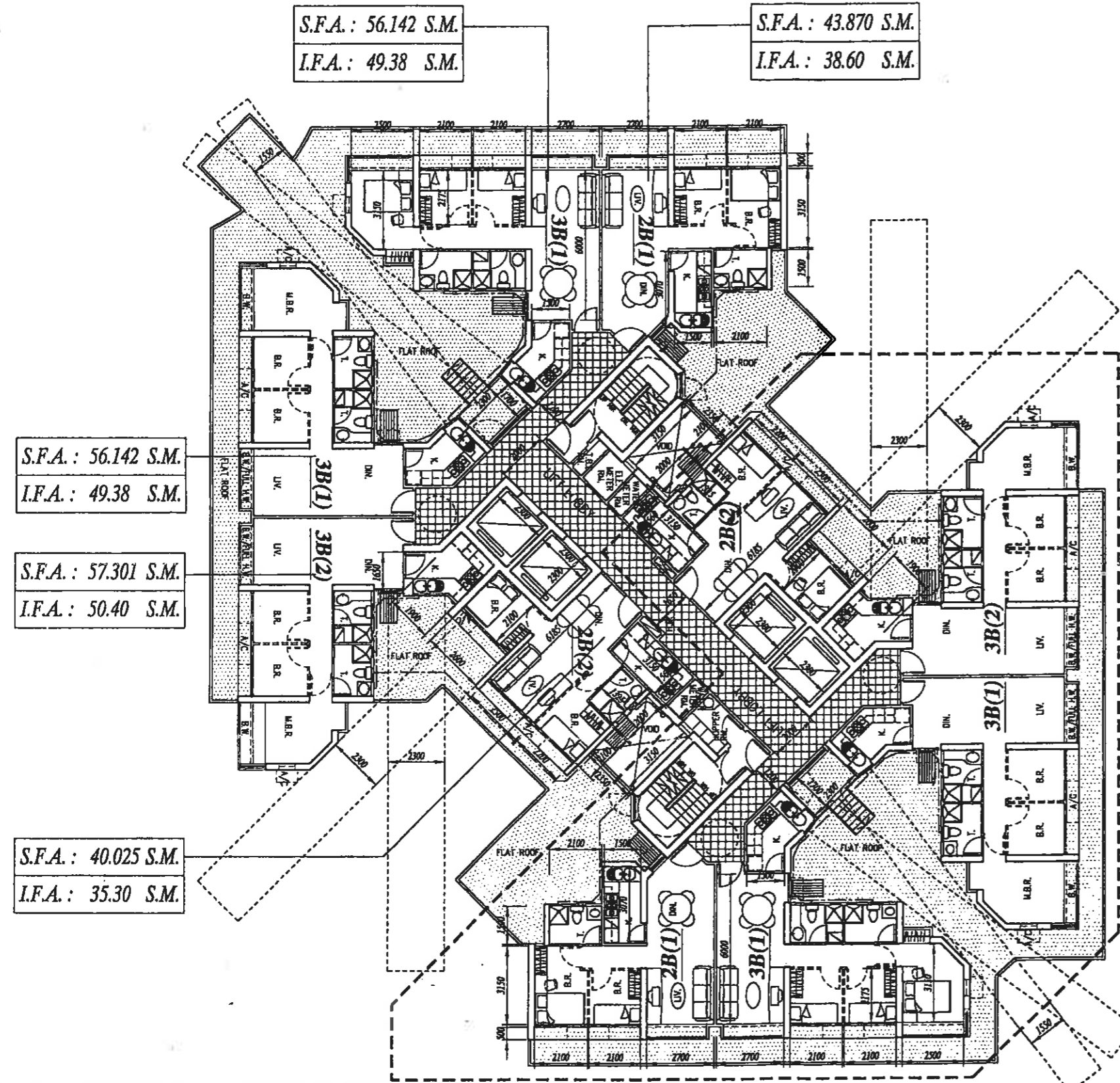


7m WIDE DRAINAGE RESERVE



### Plot Ratio & Site Coverage Calculation

Site Area	=	4245.000m <sup>2</sup>
Site Class	=	"C"
Permitted Plot Ratio	=	10
Maximum Administration Plot Ratio	=	5
Permitted Percentage of Site Coverage	=	40%
G.F.A. for Typical Floor 634.422 - 0.780 - 2.059 - 1.209 x 2 - 2.995	=	626.170 m <sup>2</sup>
G.F.A. for Ground Floor Lobby	=	140.020 m <sup>2</sup>
Total G.F.A. for Residential Block 626.170 x 34 (Typical) + 140.020 (G/F Lobby)	=	21429.800 m <sup>2</sup>
Lift Shaft Exemption 2.30 x 2.30 x 4 Shafts	=	21.160 m <sup>2</sup>
21.16 x 35 Storeys	=	740.600 m <sup>2</sup>
Exempted Area = 740.600 - ( 21429.800 x 2.5% )	=	204.855 m <sup>2</sup>
Calculation of Plot Ratio ( 21429.800 - 204.855 ) / 4245	=	5.000
Provided Site Coverage	=	648.380 m <sup>2</sup>
Provided Percentage of Site Coverage 648.380 / 4245 x 100%	=	15.270% < 40%



NOTE : ALL PARTITION WALL & DOORS TO BEDROOMS TO BE PROVIDED BY TENANTS.

### TYPICAL PLAN & CALCULATIONS

34 STOREYS (TOTAL : 340 FLATS)

EFFICIENCY :  $\frac{506.713 \text{ S.M.}}{626.170 \text{ S.M.}} \times 100\% = 80.922\%$

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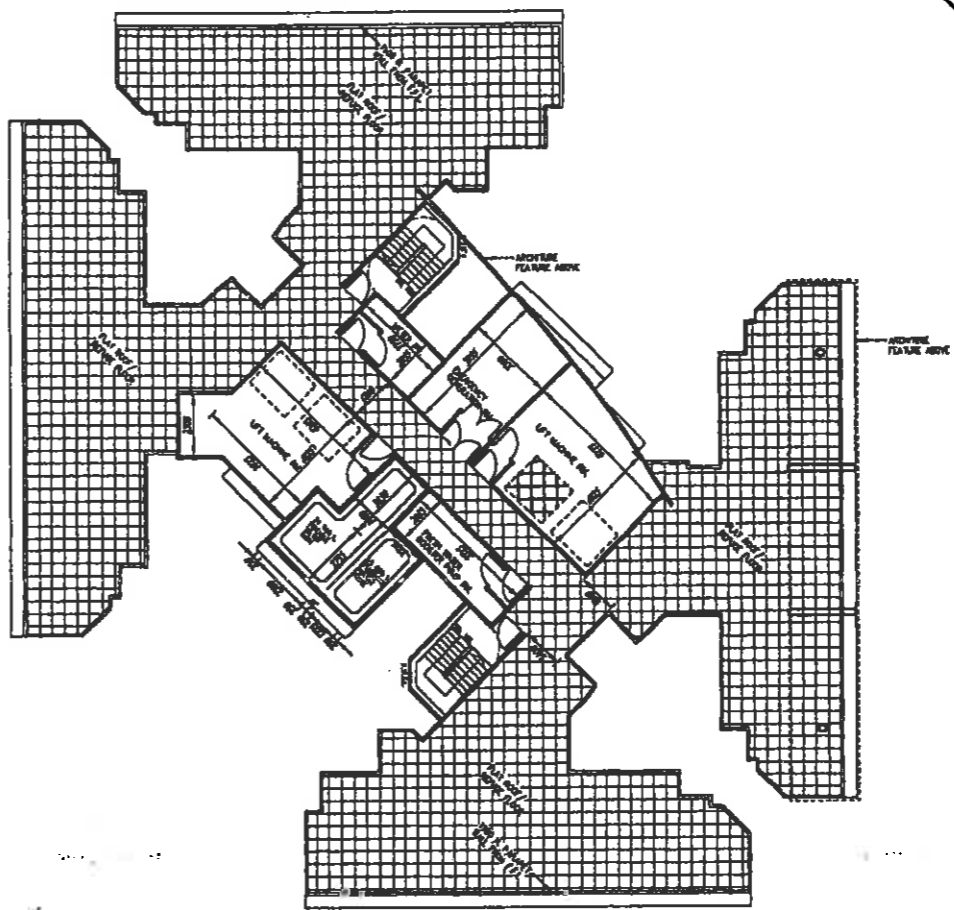
PROPOSED HOS DEVELOPMENT AT SHEK YAM PHASE 5  
4/F TO 37/F ( TYPICAL FLOOR PLAN )



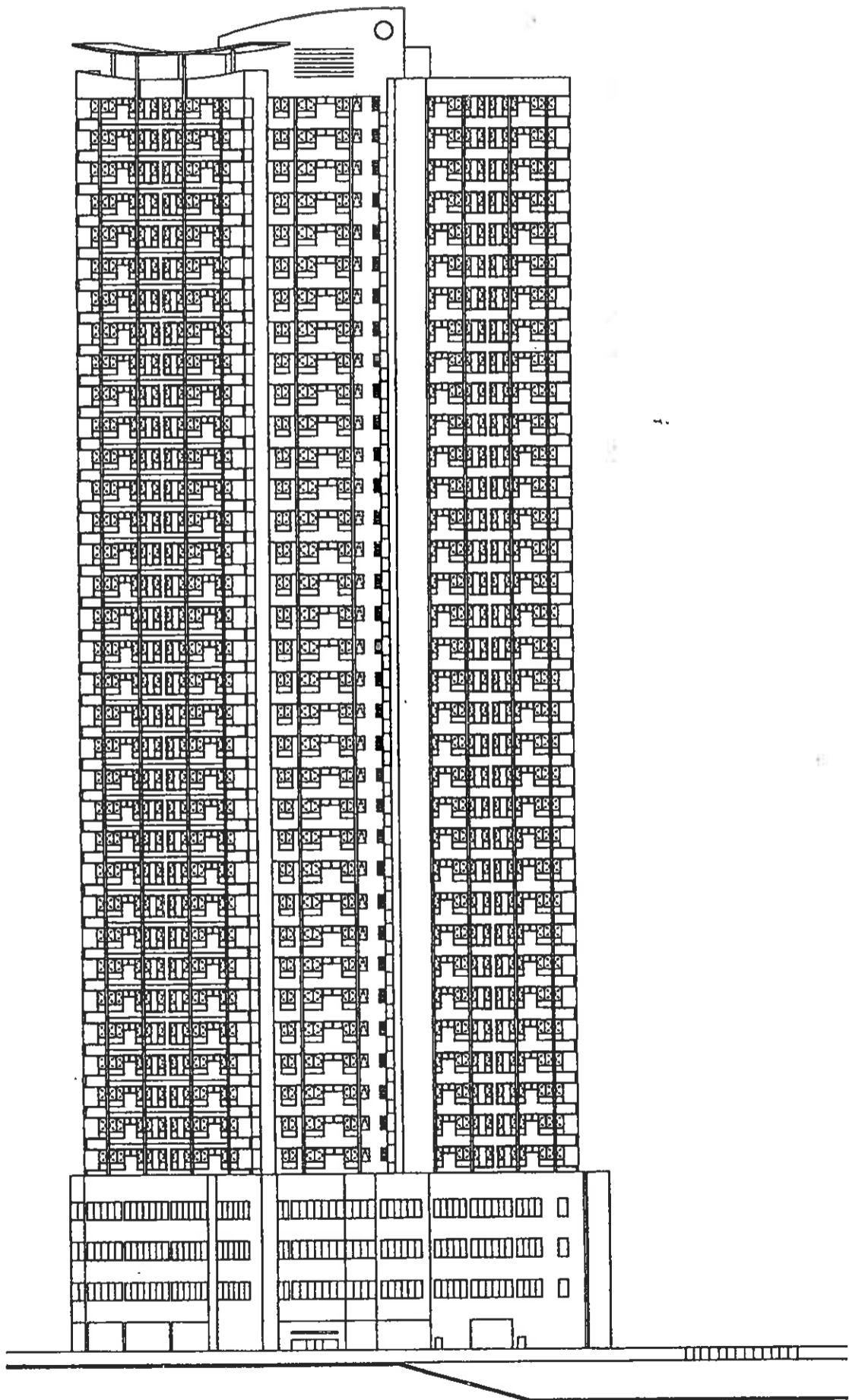
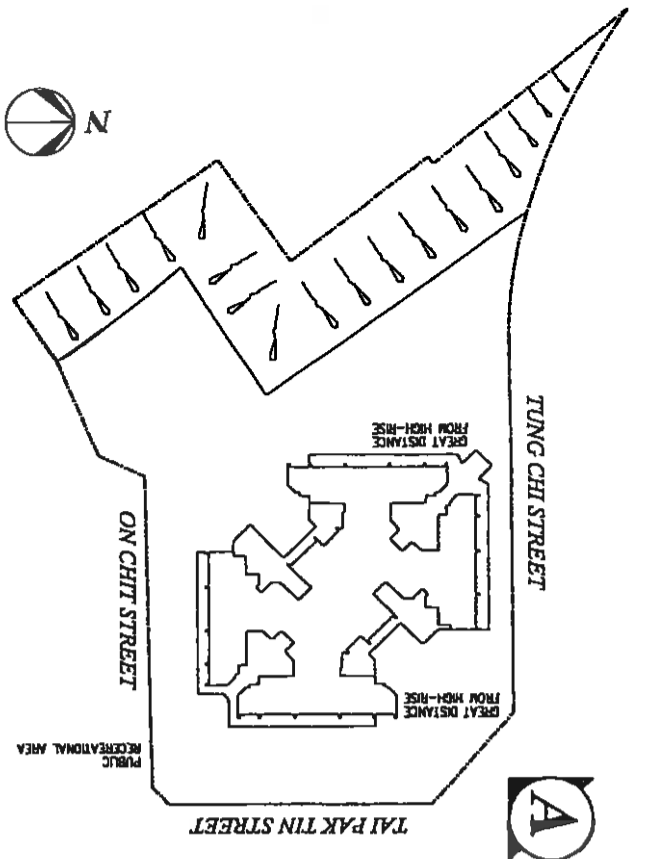
TUNG CHI STREET

TAI PAK TIN STREET

ON CHIT STREET







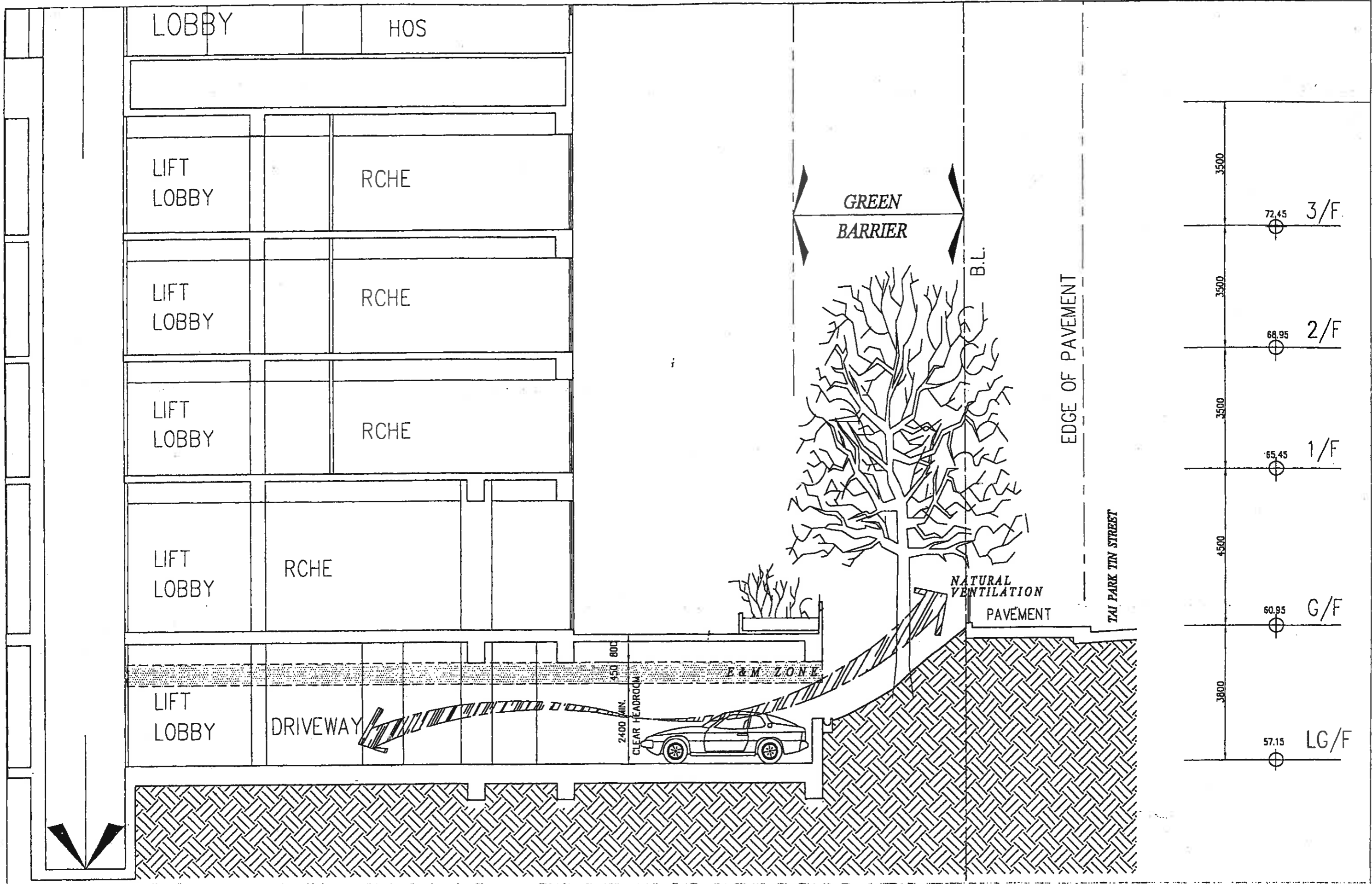
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 Dwg. No. : 3589PRO35A  
 File Name : 3589PRO35A.DWG



PROPOSED HOS DEVELOPMENT AT SHEK YAM PHASE 5  
 ELEVATION A







■ ■ ■ LWK & Partners (HK) Ltd.  
 ■ ■ ■ Dwg. No. : PR037  
 ■ ■ ■ File Name: 3589PR037 .DWG



PROPOSED HOS DEVELOPMENT AT SHEK YAM PHASE 5  
 DETAIL SECTION AT JUNCTION OF CARPARK AND ROAD



# APPENDIX I - REVISED SCHEDULE OF PROVISION FOR RCHE

## S of A (New Version) -for RCHE -Template

Provided NOFA  
 Provided GFA  
 No. of residents based on space standard:  
 Preferred No. of residents:

1935.0 If available derived No of resident based on NOFA (A)  
 If available derived No of resident based on GFA: (B)  
 (A) or (B) if (A) is not available.  
 185 (or predetermined capacity)

187 based on (1096, 1575, 2058, 2538) m<sup>2</sup> NOFA for (100, 150, 200, 250) places homes.  
 based on (1683, 2387, 3100, 3799) m<sup>2</sup> GFA for (100, 150, 200, 250) places homes.

Residential Section:	#	Area	Priority/Notes for Adjustment	*Adjustment m <sup>2</sup>	# Adjusted m <sup>2</sup> (NOFA)
1 Dormitory	# 1202.5	6.5 m <sup>2</sup> /per person			1202.5
2 Toilets and Shower Facilities for Dormitory	#				
3 Dining/Common/Activity Room/Pantry	# 289.5	(15.5, 23.0, 31.5, 39.5)m <sup>2</sup> for (100, 150, 200, 250) places homes.			
4 Activity/Training Room	# 25.0	(1.5, 2.5, 3.5)m <sup>2</sup> for (100, 150, 200, 250) places homes.	1- Larger area is preferred.	25.00	314.5
5 Nurse Duty Room cum Sick Bay	# 42.0	14 m <sup>2</sup> /per 50 person	2	5.00	90.0
6 Toilet (attached to Nurse Duty Room cum Sick Bay)	#		One Nurse Duty/ Sick Bay per floor is normally adequate		42.0
7 Physiotherapy/Exercise Room/Occupational Therapy Area (A) Exercise Area (B) Store	# 57.0	(40, 50, 60, 70)m <sup>2</sup> for (100, 150, 200, 250) places homes.			0.0
8 Interview Room	# 5.0	5 m <sup>2</sup>	3	5.00	62.0
9 Toilet for Convivial Use	# 13.0	(8m <sup>2</sup> x1no., 8m <sup>2</sup> x1no., 5m <sup>2</sup> x1no., 8m <sup>2</sup> x1no., 5m <sup>2</sup> x1no., 6.5m <sup>2</sup> x3no.) for (100, 150, 200, 250) places.			5.0
10 General Store	#				19.0
11 Laundry	# 52.0	(3.5, 4.5, 5.5, 6.5) m <sup>2</sup> for (100, 150, 200, 250) places			
12 Linen Store	# 35.8	(30, 33, 37, 40) m <sup>2</sup> for (100, 150, 200, 250) places	3	5.00	57.0
13 Kitchen	# 10.0	10 m <sup>2</sup>			35.8
14 Kitchen Store	# 22.0	(3.5, 4.5, 5.5, 6.5) m <sup>2</sup> for (100, 150, 200, 250) places			10.0
15 Cleaner's Room	# 5.0	5m <sup>2</sup> may be located within the kitchen area.			52.0
16 Refuse Room	#				5.0
<b>Administration Section.</b>					
17 Reception/Waiting Area	# 7.4	(4, 6, 8, 10) m <sup>2</sup> for (100, 150, 200, 250) places			0.0
18 Superintendent's Office	# 7.9	7.9m <sup>2</sup>			7.4
19 Assistant Superintendent's Office	# 6.9	6.9m <sup>2</sup>			7.9
20 General Office	# 30.4	(17.3, 24, 33.2, 37.3) m <sup>2</sup> for (100, 150, 200, 250) places			6.9
21 Conference Room/Pantry/Staff Restroom	# 22.0	(22, 22, 27, 27) m <sup>2</sup> for (100, 150, 200, 250) places			30.4
22 Unisex Toilet for Staff/Guests	#				22.0
<b>Staff Dormitories</b>					
23 Female Care staff Sleep-in Room (on duty)	# 5.8	(5.8m <sup>2</sup> x1no., 5.8m <sup>2</sup> x1no., 5.8m <sup>2</sup> x2no., 5.8m <sup>2</sup> x2no) for (100, 150, 200, 250) places.			0.0
24 Female Staff Changing Room	# 20.6	(10.2, 18.4, 21.6, 26.6) m <sup>2</sup> for (100, 150, 200, 250) places			5.8
25 Male Staff Sleep-In/Changing Room	# 5.8	1 no. 5.8m <sup>2</sup>			20.6
26 Toilet/shower attached to staff sleep-in or Changing Room.	#				5.8
27 Corridor	#				
28 Staircases for Means of Escape (only)	#				
Total: #		1895.7 m <sup>2</sup> (NOFA)			
Provided: #		1935.0 m <sup>2</sup> (NOFA)	Adjusted Total: #		1935.7
Balance for adjustment: #		39.3			

Notes:  
 This worksheet is for deriving the total NOFA for RCHE of different size (other than the standard sizes i.e. 100p, 150p, 200p and 250p) based on the space standard of the (PVC) approved S of A (Approval Code: SOARCHB (S/00))  
 Step(1)- fill in the no of preferred residents. Step(2)-review assumptions for NOFA and refer to the priority notes for making adjustment and make appropriate adjustments to the default NOFA by inserting the additional or deducted areas in the adjustment column.  
 Step(3)- check balance of total NOFA vs provided NOFA and re-adjust area in the adjustment column.  
 The size of functional area for standard sized home (100p, 150p, 200p and 250p) are approved by PVC and should be strictly conformed.  
 Functional areas (in NOFA) marked with "\*" are derived automatically from embed functions or based on stipulated standard. No input is required.  
 Adjusted total NOFA should be equal to the provided total NOFA after adjustment.

Date: 7.6.2000 Revised in accordance with the approved S of A [Approval Code: SOARCHB (S/00)]

**Standard Provisions for HOS Estate  
Project : Shek Yam Community Hall  
(as at 13.9.99)**

(a) Management Office<sup>4</sup>

- For workload of 340 flats
- Office to be located within HOS Court
- Reference should be made to BTG-CF-106

<u>Office/Room</u>	<u>Area Entitled (m<sup>2</sup>)</u>	<u>No. of Staff</u>	<u>Area Required (m<sup>2</sup>)</u>
<u>Manager's Office</u>			
EM	6.6	1/2	
AEM	6.6	1/2	6.6
<u>Gen. Office</u>			
EO/Clerk	4.4	2	4.4
Filing/Office Equipment	-	-	10
* Security Control Room	2	2	2
<u>Other Rooms</u>			
Conference Rm.	-	-	
Shroff	-	-	6
Male W.C.	-	-	3
Female W.C.	-	-	3
Waiting Hall	-	-	10
Storeroom	-	-	6
Pantry	-	-	4
			55
Add 10% for circulation			5.5
			60.5
Proposed Range			50-70

- \* To be close to enquiry counter and a telephone point and a lift alarm indication panel to be located inside.

(b) Office for Owners' Corporation (18-40m<sup>2</sup>)

- One for each HOS Court.
- Reference should be made to BTG-CF-106.

(c) Office for Cleansing Contractor (6-10m<sup>2</sup>)

- One for each HOS Court.
- Reference should be made to BTG-CF-106.

(d) Artisan Workshop (10m<sup>2</sup>)

- One for each HOS Court.
- Reference should be made to BTG-CF-106.

### APPENDIX III-FINISHES STANDARD/PROVISIONS FOR THE DOMESTIC BLOCK

The finishes standard/provision for Shek Yam Phase 5 are generally same as New HAR 1. The comparisons are highlighted as follows :

	<u>New HAR 1</u>	<u>Shek Yam Phase 5</u>
i) Burglar grilles	Provided	Not provided (except low floors for security)
ii) Door curb finishes for kitchens and bathrooms	Granite strips	Tile finish
iii) Door for hose reel cabinet	Stainless steel	Timber
iv) Ceiling height	2.70m	2.75m
v) Shower cubicle w/ in-situ concrete curb	Provided	Provided
vi) Door gatesets	Not provided	Not provided
vii) Wall partitions and doors to bedrooms	Not provided	Not provided
viii) Additional bathroom to 3B flats	Not provided	Provided
ix) Entrance lobby	600 x 600 granite tiles	Same
x) Finishes at typical floor lift corridor	200 x 200 homogeneous tiles	Same
xi) Kitchen cabinet unit	Not provided (sink only)	Not provided (sink only)

# PART II DEVELOPMENT COST BUDGET

Item	Quantity	Unit	Price	Total
1. Labor				
2. Materials				
3. Equipment				
4. Travel				
5. Office Expenses				
6. Printing				
7. Postage				
8. Telephone				
9. Insurance				
10. Miscellaneous				
<b>Total</b>				

## A. SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST

### BUDGET NO. 3

Project : Shek Yam Estate      PHASE : 5      (PHDP Code : TW19NH )

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site formation	0.000
		Demolition	2.717
		Sub-total:	2.717
(b)	Construction Cost (including contingency)	Foundation	12.501
		Building	181.510
		Other separate contracts	0.237
		Sub-total:	194.248
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	3.939
(d)	Total Site Development and Construction Cost (a) + (b) + (c) :		200.904

#### Notes :

- (1) All prices are at June 2000 price level and adjusted for tender price inflation to tender in dates of contracts based on 0% per annum from June 2000 to December 2000 and 6% per annum from January 2001 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and Tender Procedures Manual (BCT) and instruction from DPM/P1 & APM/A90.
- (3) The RCHE shall bear the cost of all items direct provisions for RCHE (e.g. substructure, superstructure & E&M).
- (4) The costs for soil/landscaping works, utilities connections, diversion works by Government Department or Utility Companies, and minor works carried out specifically for the project, eg roadworks or slopeworks outside site boundaries under separate contracts to the project shall be grouped under Other Separate Contracts.
- (5) The fluctuation provisions shall be worked out based on the formula as shown the Guidance Notes for Standard Cost Yardsticks.
- (6) Development contingencies of \$1,022 M for standard block superstructure and \$6,211 M for 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 Costs.

#### Inclusions:

- (1) This estimate includes estimated costs of HOS, CP, WEL, UN, RCHE, OCP(HOS), OCP(RCHE), TS and EW.
- (2) Costs of \$27,258 M which (excluding Project Management Cost) are funded by lottery Funds.

#### Exclusions:

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, and consultant site staff.
- (2) As advised by APM/A90, the Sub-office for District Office is deleted from this Project.

#### Assumptions:

- (1) Assumptions to be referred to notes of relevant portions.

#### Basis of the Estimate :

- (1) As advised by APM/A90, the RCHE would be constructed with the building envelop and basic fitting-out works.
- (2) General layout plans provided by LWK on 23 October 2000 (Letter ref.: 1/3589/4521/00).
- (3) As advised by LWK, the footprint of the building shall not touch the slope, therefore no suspended deck is required.
- (4) Preliminary structural design was advised by P&T by fax in September & October 2000.

Prepared by: Ellen Law (Widnell Limited)

Date: 2000/11/1

**SUMMARY OF SITE DEVELOPMENT &  
CONSTRUCTION COST (EXCLUDING OTHER PROJECT COSTS)  
BUDGET NO. 3**

Project : Shek Yam Estate      PHASE : 5      (PHDP Code : TW19NH )

Estimated Costs (incl. common elements apportioned across all phases within the Whole Development Site)	COST PORTIONS							Total (incl. fluctuation)
	HOS (domestic)	OCP (HOS)	CP(PC)	WEL	UN	RCHE (Non-Domestic)	OCP (RCHE)	
	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> )	22,734	-	2,409	18	80	3,438	-	28,679
<b>1.0 Site Development Costs</b>	← Cost in (\$'000) →							
1.1 Demolition	2,154	-	228	2	8	326	-	2,717
1.2 Site Formation	-	-	-	-	-	-	-	-
<b>2.0 Construction Costs</b>								
2.1 Foundation (incl. caps)	9,910	-	1,050	7	35	1,499	-	12,501
2.2 Building (incl. building services)	126,251	44	13,205	104	477	23,338	86	163,504
2.3 Transfer Structures	4,398	-	466	3	15	665	-	5,549
2.4 External Works	11,067	-	563	4	19	804	-	12,457
2.5 Others (e.g. softlandscaping)	224	-	5	0	0	7	-	237
<b>Cost Estimate</b>								
Projected to Date of Tenders (A)	154,004	44	15,517	121	553	26,638	86	196,963
(Unit Cost in terms of \$/m <sup>2</sup> CFA) :-	6,774	-	6,441	6,722	6,913	7,748	-	6,868
(Fund Split % pro-rata on cost values) :-	78.19%	0.02%	7.88%	0.06%	0.28%	13.52%	0.04%	100.00%

**Legend for Cost Portions :**

HOS	- Home Ownership Scheme	CP(PC)	- Private Car Carpark
RCHE	- Residential Care Home for the Elderly	CP(LGV)	- Light Goods Vehicle parking
WEL	- Welfare & Community Facilities	OCP	- Open Space LGV Carpark
MAC	- MAC Office	UN	- Unallocable
		PTI	- Public Transport Interchange

**Notes :**

- All prices are at June 2000 price level and adjusted for tender price inflation to tender in dates of contracts based on 0% per annum from June 2000 to December 2000 and 6% per annum from January 2001 onwards.
- Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and Tender Procedures Manual (BCT) and instruction from DPM/PI & APM/A90.
- The RCHE shall bear the cost of all items direct provisions for RCHE (e.g. substructure, superstructure & E&M).
- The costs for softlandscaping works, utilities connections, diversion works by Government Department or Utility Companies, and minor works carried out specifically for the project, eg roadworks or slopeworks outside site boundaries under separate contracts to the project shall be grouped under Other Separate Contracts.
- The fluctuation provisions shall be worked out based on the formula as shown in the Guidance Notes for Standard Cost Yardsticks.
- Development contingencies : \$1,029 M for standard block superstructure and \$ 56,211 M for 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 Costs.

**Inclusions:**

- This estimate includes estimated costs of HOS, CP, WEL, UN, RCHE, OCP(HOS), OCP(RCHE), TS and EW.
- Costs \$27,258 M which (excluding Project Management Cost) are funded by lottery Funds.

**Exclusions:**

- Project Management Costs, e.g. professional services & overheads, consultant fees, and consultant site staff.
- As advised by APM/A90, the Sub-office for District Office is deleted from this Project.

**Assumptions:**

- Assumptions to be referred to notes of relevant portions.

**Basis of the Estimate :**

- As advised by APM/A90, the RCHE would be constructed with the building envelop and basic fitting-out works.
- General layout plans provided by LWK on 23 October 2000 (Letter ref.: 1/3589/4521/00).
- As advised by LWK, the footprint of the building shall not touch the slope, therefore no suspended deck is required.
- Preliminary structural design was advised by P&T by fax in September & October 2000.

Prepared by : Ellen Law (Widnell Limited)

Date : 2000/11/1

**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST (EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 3**

PROJECT : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH)

	COST PORTIONS							Common Items		Total (incl. fluctuation)	
	HOS	OCF (HOS)	CP	WEL	UN	RCHE	OCF (RCHE)	TS	EW		
CFA of Cost Portions (m2)	22,734		2,409	18	80	3,438				28,679m2 CFA	
<b>COST ITEMS</b>	<b>Estimated Cost in \$,000</b>									<b>\$,000</b>	
<b>A. Cost Budget At June 2000 (Excluding Other Project Costs &amp; Tender Price Inflation)</b>											
<b>1.0 Site Development Cost</b>											
1.1 Site Formation Contract											
1.2 Demolition Contract	2,154		228	2	8	326				2,717	
<b>2.0 Construction Costs</b>											
2.1 Foundation Contract	9,716		1,029	7	34	1,469				12,255	
2.2 Building Contract											
2.21 Building (excl. building services)	101,246	41	10,527	86	398	15,807	81			128,186	
2.22 Building Services	17,299		1,872	12	50	6,106				25,339	
2.23 Transfer Structures								5,210		5,210	
2.24 Public Transport Interchange											
2.25 External Works for Specific-Business HOS									5,403	5,403	
2.26 External Works for commonly shared elements									6,294	6,294	
2.27 Automated Refuse Collection System											
2.3 Other Separate Contracts (incl. Soft landscape)											
2.3.1 Works for HOS									166	166	
2.3.2 Works for commonly shared elements									56	56	
<b>Cost Budget At June 2000 Price Level (A)</b>	<b>130,415</b>	<b>41</b>	<b>13,657</b>	<b>107</b>	<b>489</b>	<b>23,708</b>	<b>81</b>	<b>5,210</b>	<b>11,919</b>	<b>185,626</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 Cost (Total \$'M)</b>											
1.1 Site Formation Contract	\$ -										
1.2 Demolition Contract	\$ 2,717	2,154	228	2	8	326				2,717	
<b>2.0 Construction Costs</b>											
2.1 Foundation Contract	\$ 12,501	9,910	1,050	7	35	1,499				12,501	
2.2 Building Contract	\$ 181,510										
2.21 Building (excl. building services)		107,827	44	11,211	92	424	16,835	86		136,519	
2.22 Building Services		18,423		1,994	12	53	6,503			26,986	
2.23 Transfer Structures								5,549		5,549	
2.24 Public Transport Interchange											
2.25 External Works for Specific-Business HOS									5,754	5,754	
2.26 External Works for commonly shared elements									6,703	6,703	
2.27 Automated Refuse Collection System											
2.3 Other Separate Contracts (incl. Soft landscape)	\$ 0,237										
2.3.1 Works for HOS									177	177	
2.3.2 Works for commonly shared elements									60	60	
<b>Cost Budget Projected To Proposed Dates Of Tenders (B)</b>	<b>\$ 196,964</b>	<b>138,314</b>	<b>44</b>	<b>14,483</b>	<b>113</b>	<b>519</b>	<b>25,162</b>	<b>86</b>	<b>5,549</b>	<b>12,693</b>	<b>196,964</b>

**Types of Contract**

	Tender In Dates	Adjustment for months after June 2000 (see Note No. 1)	
Site Formation	-	0 Months x 0% + _____ Months x 6% / 12 =	_____ (v)
Demolition	10/00	4 Months x 0% + _____ Months x 6% / 12 =	_____ (w)
Foundation	04/01	6 Months x 0% + 4 Months x 6% / 12 =	0.020000 (y)
Building ( for inflation adjustment, 'Other Separate Contracts' Tender-In Dates to be taken the same as "Building")	01/02	6 Months x 0% + 13 Months x 6% / 12 =	0.065000 (z)

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



**SUMMARY OF CONSTRUCTION COST BUDGET NO. 3 (cont'd)**

PROJECT : Shek Yam Estate      PHASE : 5      (PHDP Code : TW19NH )

**Legend for Cost Portions :**

HOS - Home Ownership Scheme	CP - Private Car Carpark	CP(LGV) - Light Goods Vehicles Parking	EW - External Works
RCHE - Residential Care Home for the Elderly	WEL - Welfare & Community Facilities	OCP(LGV) - Open Space Lorry Carpark	UN - Unallocable
UN - Unallocable	PTI - Public Transport Interchange	TS - Transfer Structure	Others - (please specify)

**Notes :**

- (1) All prices are at June 2000 price level and adjusted for tender price inflation to tender in dates of contracts based on 0% per annum from June 2000 to December 2000 and 6 % per annum from January 2001 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and Tender Procedures Manual (BCT) and instruction from DPM/P1 & APM/A90.
- (3) The RCHE shall bear the cost of all items direct provisions for RCHE (e.g. substructure, superstructure & E&M).
- (4) The costs for softlandscaping works, utilities connections, diversion works by Government Department or Utility Companies, and minor works carried out specifically for the project, eg roadworks or slopeworks outside site boundaries under separate contracts to the project shall be grouped under Other Separate Contracts.
- (5) The fluctuation provisions shall be worked out based on the formula as shown the Guidance Notes for Standard Cost Yardsticks.
- (6) Development of contingencies of \$1,122 M for standard block superstructure and \$6,211 M for 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 Costs.

**Inclusions:**

- (1) This estimate includes estimated costs of HOS, CP, WEL, UN, RCHE, OCP(HOS), OCP(RCHE),TS and EW.
- (2) Cost \$21,258 M which (excluding Project Management Cost) are funded by lottery Funds.

**Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, and consultant site staff.
- (2) As advised by APM/A90, the Sub-office for District Office is deleted from this Project.

**Assumptions :**

- (1) Assumptions to be referred to notes of relevant portions.

**Basis of the Estimate :**

- (1) As advised by APM/A90, the RCHE would be constructed with the building envelop and basic fitting-out works.
- (2) General layout plans provided by LWK on 23 October 2000 (Letter ref: 1/3589/4521/00).
- (3) As advised by LWK, the footprint of the building shall not touch the slope, therefore no suspended deck is required.
- (4) Preliminary structural design was advised by P&T by fax in September & October 2000.

Prepared by : Ellen Law (Widnell Limited)

Date : 2000/1/1

Construction Cost Budget No. 3 (Domestic Blocks: HOS Portion)Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH)

Cost at June 2000 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Non-standard Blocks</b>				
(a) Non-standard Block (One 34-Storey Non-standard Block)				
Flat 3B(1) 136 Flat/Unit 74.31 m2 CFA per Flat/Unit	10,106	407	4,791	5,198
Flat 3B(2) 68 Flat/Unit 75.85 m2 CFA per Flat/Unit	5,158	407	4,791	5,198
Flat 2B(1) 68 Flat/Unit 58.07 m2 CFA per Flat/Unit	3,949	407	4,791	5,198
Flat 2B(2) 68 Flat/Unit 51.78 m2 CFA per Flat/Unit	3,521	407	4,791	5,198
340	22,734			
<b>Cost per Flat x Flat No. = Sub-Total (A)</b> (Total CFA = <u>22,734</u> m2)		9,253	108,917	118,170
		\$0,000.00		
<b>2.0 Adjustment to Item 1.0 Above</b>				
(a) Air-conditioner to domestic flats as noise mitigation measures			3,402	3,402
(b) Ddt. basic carcass of ancillary/welfare facilities in domestic block ( <u>NA</u> m2)				
(c) Fitting out to Owners' Corporation			183	183
(d) Allowance for Transformer room			277	277
(e) Allowance for attendance and profit for NSC (3%)			506	506
<b>Sub-Total (B)</b> (Total CFA = <u>22,734</u> m2)			4,368	4,368
		\$0,000.00		
<b>3.0 Development Contingency</b>				
(a) All standard blocks superstructure only (2%)			269	269
(b) All non-standard blocks and all standard elements other than superstructure (5%)	463		4,991	5,454
<b>Sub-Total (C)</b>		463	5,260	5,723
		\$0,000.00		
<b>Total Cost of Domestic Block - HOS Portion at June 2000 Price Level = (A) + (B) + (C)</b> (including Provisions for Contract Fluctuations)		9,716	118,545	128,261
		\$0,000.00		
				(\$5,642/m2 CFA) (\$377,237 per Flat)

**Notes:**

- B.S. cost yardstick refer to New Harmony 1 (option 4 & 5)
- Concrete elements are estimated by approximate quantity approach based on actual design.
- Other superstructure elements are estimated by approximate quantity approach based on finishes level of New Harmony 1 (Option (4 & 5)).

Construction Cost Budget No. 3 (Open Space LGV Carpark (HOS))

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH)

Cost at June 2000 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Estimated Cost for Open Carpark based on Actual Design</b>				
(a) Carpark Portion	No. of place			
- Lorry - Light	<u>1</u> 1		1,000	1,000
	39			
Cost per Space x No. of Space = Sub-total (A) (Total CFA based on Actual Design = <u>39</u> m2 & Average CFA per carparking space = <u>39</u> m2)		←----- \$,000.00 -----→		39
			39	39
				(\$1,000/m2 CFA) (\$39,000/ space)
<b>2.0 Adjustments to Item 1.0 above</b>				
(a) Add for adjustment to efficiency ratio of car space (b) Adjust for foundation based on preliminary design using raft foundation including tanking (c) Add allowance for strengthening of semi-basement structure (d) Allowance for Transformer room (e) Allowance for attendance and profit for NSC (3%) (f) Add for sprinkler and mechanical ventilation system (g) Allowance for single block project				
Sub-Total (B) (Total CFA based on Actual Design = <u>39</u> m2 & Average CFA per carparking space = <u>39</u> m2)		←----- \$,000.00 -----→		
				(\$0/m2 CFA) (\$0/ space)
<b>3.0 Development Contingency</b>				
(5% for non-standard works/elements)				
Sub-Total (C)			2	2
				(\$51/m2 CFA) (\$2,000/ space)
<b>Total Cost of Open Space LGV Carpark (HOS) Portion at June 2000 Price Level = (A) + (B) + (C)</b> (including Provisions for Contract Fluctuations)			41	41
				(\$1,051/m2 CFA) (\$41,000/ space)

Construction Cost Budget No. 3 (Carpark Portion - Private Car)

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Cost at June 2000 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Carpark (Under Podium of Domestic Building) based on Actual Design</b>				
(a) Carpark Portion	No. of space			
- Private (43m2 CFA per space)	50	407	4,308	4,715
- Motorcycle (7.17m2 CFA per space)	7			
	57	2,409		
(b) Building Services = \$1,710 (in \$,000 included in Building Cost)				
Cost per Space x No. of Space = Sub-total (A) (Total CFA based on Actual Design = $\frac{2,409}{42.26}$ m2 & Average CFA per carparking space = $\frac{2,409}{42.26}$ m2)		980	\$,000.00 10,378	11,358 (\$4,715/m2 CFA) (\$199,263/ space)
<b>2.0 Adjustments to Item 1.0 Above</b>				
(a) Allowance for Transformer room			29	29
(b) Allowance for attendance and profit for NSC (3%)			51	51
(c) Add for screen wall including tanking		-	1,525	1,525
(d) Add for sprinkler system		-	122	122
Sub-Total (B) (Total CFA based on Actual Design = $\frac{2,409}{42.26}$ m2 & Average CFA per carparking space = $\frac{2,409}{42.26}$ m2)			1,728	1,728 (\$717/m2 CFA) (\$30,312/ space)
<b>3.0 Development Contingency</b>				
(a) 5% for non-standard works/elements		49	86	135
(b) 2% for standard blocks superstructure only			208	208
<b>Total Cost of Carpark Portion at June 2000 Price Level = Item 1.0 to 3.0</b> (including Provisions for Contract Fluctuations)		1,029	\$,000.00 12,399	13,428 (\$5,574/m2 CFA) (\$235,585/ space)

**Remarks:**

- The estimated cost for sprinkler system is as per the advice of APM/C11.
- LWK confirmed on 19/10/2000 that the no. of private carpark is 50 space and the no. of motorcycle is 7 space.
- Actual design for Carpark is not available (except foundation). The estimate follows assumption made in previous estimate.
- Cost yardstick of builder's works and B.S. works refer to "Carparks under Podium of Domestic buildings"
- Foundation elements are estimated by approximate quantity approach based on actual design.

Construction Cost Budget No. 3 (Welfare Portion)Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Cost at June 2000 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
		<----- \$,000.00 ----->		
<b>1.0 Ancillary/Welfare Facilities in Domestic Block</b>				
(a) Owner's corporation office (no fitting out included) (see Remarks)	18	407	5,079	5,486
	18			
(b) Fitting Out for Owner's corporation office (Total area to be fitted out = <u>18</u> m2 CFA)			49	49
<b>Sub-Total (A)</b>		7	92	100
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
(a) Allowance for Transformer room			0	0
(b) Allowance for attendance and profit for NSC (3%)			0	0
<b>3.0 Development Contingency</b> (5% for non-standard works/elements)			5	5
		<----- \$,000.00 ----->		
<b>Total Cost of Welfare Portion at June 2000 Price Level = Total of Items in 1.0 to 3.0</b> (including Provisions for Contract Fluctuations)		7	98	105
				(\$5,843/m2 CFA)

## Notes:

- 1 Cost yardstick of Building Services works refers to New Har 1 (Option 4 & 5).
- 2 Cost per m2 CFA of Builder's Works of Welfare Portion refers to HOS.
- 3 In accordance with Clause 4.4 (f) of Cost Yardstick, unit cost per m2 CFA is HK\$2,740.
- 4 Foundation elements are estimated by approximate quantity approach based on actual design.

Construction Cost Budget No. 3 (Unallocable Portion)

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Cost at June 2000 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Unallocable in Domestic Block</b>				
(a) EMO, artisans workshop, cleaning contractor office and Guard kiosk (no fitting out included) (see Remarks) EMO, artisans workshop, cleaning contractor office and Guard kiosk	80	407	5079	5,486
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = <u>80</u> m2 CFA)	80		219	219
		←----- \$,000.00 ----->		
		33	424	456
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
(a) Allowance for Transformer room			1	1
(b) Allowance for attendance and profit for NSC (3%)			1	1
(c) Add for screen wall including tanking				
(e) Allowance for single block project				
<b>3.0 Development Contingency</b> (5% for non-standard works/elements)		2	21	23
Total CFA including common areas = <u>80</u>	m2			
		←----- \$,000.00 ----->		
<b>Total Cost of Unallocable Portion at June 2000 Price Level = Total of Items in 1.0 to 3.0</b> (including Provisions for Contract Fluctuations)		34	448	482
				(S6,022/m2 CFA)

**Remarks**

- |  |               |
|--|---------------|
|  | <u>m2 CFA</u> |
| 1. Unallocable Portion includes the following :  |               |
| Office for Cleansing Contractor and artisans W/S   | 26            |
| EMO  | 54            |
| Guard kiosk  | 80            |
|  | 80            |
| 2 Cost yardstick of Building Services works refers to New Har 1 (Option 4 & 5).              |               |
| 3 Cost per m2 CFA of Builder's Works of Unallocable Portion refers to HOS.                   |               |
| 4 Foundation elements are estimated by approximate quantity approach based on actual design. |               |

Construction Cost Budget No. 3 ( Non-Domestic Blocks: RCHE Portion)

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Cost at June 2000 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Non-standard Blocks</b>				
(a) RCHE	3,438	407	5,971	6,378
60 Nos. per floor x 3 Floors	<u>No. of Places</u> 180 180			
<b>Cost per Flat x Flat No. = Sub-Total (A)</b> (Total CFA = <u>3,438</u> m2)		1,399	20,529	21,929
			\$,000.00	
				(\$6,378/m2 CFA) (\$121,825/ space)
<b>2.0 Adjustment to Item 1.0 Above</b>				
(a) Allowance for Transformer room			42	42
(b) Allowance for attendance and profit for NSC (3%)			157	157
(c) Add for sprinkler system			728	728
<b>Sub-Total (B)</b> (Total CFA = <u>3,438</u> m2)			927	927
				(\$270/m2 CFA) (\$5,151/ space)
<b>3.0 Development Contingency</b>				
(a) All standard blocks superstructure only (2%)			411	411
(b) All non-standard blocks and all standard block elements other than structure (5%)		70	46	116
<b>Sub-Total (C)</b>		70	457	527
				(\$153/m2 CFA) (\$2,927/ space)
<b>Total Cost of Non-Domestic Block - RCHE Portion at June 2000 Price Level = (A) + (B) + (C)</b> (including Provisions for Contract Fluctuations)		1,469	21,913	23,383
			\$,000.00	
				(\$6,801/m2 CFA) (\$129,903/ space)

**Remarks:**

- As advised by APM/A90, the RCHE would be constructed with the building envelop and basic fitting-out works. The estimated cost given in 1.0 above was assumed to be 80% of the yardstick cost for Housing for Senior Citizen, HS3 (excluding piling) with 10% addition for low rise structure
- Foundation elements are estimated by approximate quantity approach based on actual design.

Construction Cost Budget No. 3 (Open Space LGV Carpark (RCHE))

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Cost at June 2000 Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Estimated Cost for Open Carpark based on Actual Design</b>				
(a) Carpark Portion				
- Lorry - Light	No. of place <u>2</u>			
	77		1,000	1,000
Cost per Space x No. of Space = Sub-total (A)		←----- \$,000.00 -----→		
			77	77
				(\$1,000/m2 CFA) (\$38,500/ space)
<b>2.0 Adjustments to Item 1.0 above</b>				
Sub-Total (B)		←----- \$,000.00 -----→		
				(\$0/m2 CFA) (\$0/ space)
<b>3.0 Development Contingency (5% for non-standard works/elements)</b>				
Sub-Total (C)		←----- \$,000.00 -----→		
			4	4
				(\$52/m2 CFA) (\$2,000/ space)
Total Cost of Open Space LGV Carpark - RCHE Portion at June 2000 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)			81	81
				(\$1,052/m2 CFA) (\$40,500/ space)



Construction Cost Estimate No. 3 ( Transfer Structures - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Cost at June 2000 Price Level	Estimated Cost (in \$,000)		TOTAL
	Building	Others	
<b>1.0 Transfer Plate based on Actual Design</b>	←----- \$,000.00 ----->		
(a) Transfer structures	4,962	-	4,962
<b>Sub-Total (A)</b>	4,962	-	4,962
<b>2.0 Adjustments</b>	-	-	-
<b>Sub-Total (B)</b>	-	-	-
<b>3.0 Development Contingency</b> (5% for non-standard works/elements)	←----- \$,000.00 ----->		
	248	-	248
<b>Total Cost of RCHE Transfer Structures at June 2000 Price Level = (A) + (B)</b>	5,210	-	5,210

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Total GEA = 2,432 m2;  
Total LAA = 1,724 m2;

Total CFA= 28,679 m2

Cost at June 2000 Price Level	GEA (m2)	Cost per m2 GEA		TOTAL
		Foundation (Incl. Caps)	Building ( Excl. Caps)	
<b>1.0 External Works based on Actual Design (Include Contract Price Fluctuation)</b>				
(a) Hard Landscape Works (Amenities) & Others.	2,432	-	1,237	1,237
(b) Underground Drainage	2,432	-	674	674
(c) Allowance for Other External Works	2,432	-	267	267
Cost per m2 GEA x m2 GEA = Sub-total (A)		-	5,297	5,297 (\$185/m2 CFA) (\$2,178/m2 GEA)
<b>2.0 Special External Works based on Actual Design (Incl. Contract Price Fluctuation)</b>				
(a) Earthwork for reduced level cutting		-	-	-
(b) Earthwork to form slope including surface water drainage		-	-	-
(c) Slope stablization		-	-	-
(d) Allowance for tree transplanting		-	-	-
Sub-total (B)		-	-	- (\$0/m2 CFA) (\$0/m2 GEA)
<b>3.0 Development Contingency</b>				
(a) (2% for standard blocks superstructure only)		-	106	106
(b) (5% for non-standard works/elements)		-	-	-
Sub-total (C)		-	106	106 (\$4/m2 CFA) (\$44/m2 GEA)
<b>Total Cost of HOS External Works at June 2000 Price Level = (A) + (B) + (C)</b> (including Provisions for Contract Fluctuations)		-	5,403	5,403 (\$188/m2 CFA) (\$2,222/m2 GEA)

Cost at June 2000 Price Level	GEA (m2)	Cost per m2 GEA		TOTAL
		Soft Landscape	Others	
<b>4.0 Cost of Other Separate Contract (incl. Softlandscaping Work) at June 2000 Price Level</b>				
(a) Softlandscaping Works	2,432	65		65
Sub-total (D)		158		158
<b>5.0 Development Contingency</b>				
(a) (5% for non-standard works/elements)		8		8
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2000 Price Level</b> Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)		166		166 (\$6/m2 CFA) (\$68/m2 GEA)

Construction Cost Budget No. 3 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : Shek Yam Estate PHASE : 5 (PHDP Code : TW19NH )

Total GEA = 824 m2; Total CFA = 28,679 m2;  
Total LAA = 584 m2;

Cost at June 2000 Price Level	GEA (m2)	Cost per m2 GEA		TOTAL
		Foundation (Incl. Caps)	Building ( Excl Caps)	
<b>1.0 External Works based on Actual Design (Include Contract Price Fluctuation)</b>				
(a) Hard Landscape Works (Amenities) & Others.	824	-	1,237	1,237
(b) Underground Drainage	824	-	674	674
(c) Allowance for Other External Works	824	-	267	267
<b>Cost per m2 GEA x m2 GEA = Sub-total (A)</b>		\$,000.00		1,795 (563/m2 CFA) (52,178/m2 GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>				
(a) Earthwork for reduced level cutting			-	-
(b) Earthwork to form slope including surface water drainage			-	-
(c) Slope Stabilization			2,600	2,600
(d) Allowance for tree transplanting			1,500	1,500
(e) Allowance for single block project			-	-
(f) Allowance for retaining structure for tree preservation			150	150
<b>Sub-total (B)</b>			4,250	4,250 (5148/m2 CFA) (55,158/m2 GEA)
<b>3.0 Development Contingency</b>				
(a) (2% for standard blocks superstructure only)			36	36
(b) (5% for non-standard works/elements)			213	213
<b>Sub-total (C)</b>			249	249 (59/m2 CFA) (302/m2 GEA)
<b>Total Cost of Commonly Shared External Works at June 2000 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)</b>			6,294	6,294 (5219/m2 CFA) (57,638/m2 GEA)

Cost at June 2000 Price Level	GEA (m2)	Cost per m2 GEA		TOTAL
		Soft Landscape	Others	
<b>4.0 Cost of Other Separate Contract (incl. Softlandscaping Work) at June 2000 Price Level</b>				
(a) Softlandscaping Works	824	65		65
<b>Sub-total (D)</b>		\$,000.00		54
<b>5.0 Development Contingency</b>				
(a) (5% for non-standard works/elements)		3		3
<b>Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2000 Price Level Price Level = Total of Items 4.0 to 5.0) (including Provisions for Contract Fluctuations)</b>		56		57 (52/m2 CFA) (569/m2 GEA)

Cost at June 2000 Price Level	Estimated Cost ( in \$,000)		TOTAL
	Demolition	Others	
<b>1.0 <u>Estimated Cost for Demolition</u></b>			
(a) Demolition of 1 No. single storey Community Centre and 1 No. 5-storeys HA Staff Quarter (approx. <u>2,000</u> m2 CFA x <u>1,358.5</u> /m2 CFA)	2,717	-	2,717
<b>Total Cost of Demolition Sub-Total (A)</b>	2,717	-	2,717
<b>2.0 <u>Adjustments</u></b>			
(a)			
<b>Sub-Total (B)</b>			
<b>2.0 <u>Development Contingency</u></b> (5% for non-standard of works/elements)	-	-	-
<b>Total Cost of Demolition at June 2000 Price Level = (A) + (B)</b>	2,717	-	2,717

\* Delete as appropriate

**Remarks:**

1. Refer to the lowest return tender sum.

## EXTERNAL WORKS - COST ANALYSIS / ESTIMATE

\* Elemental cost analysis based on tender received on ...../Estimated Final Final Costs/Final Costs \*

\* Elemental cost estimate at June 19..... Tender prices.

\* Standard Construction Cost Yardstick at June 2000 Price Levels are shown in brackets ( ) for comparison.

\* Project Unit Costs in Budget at June 19..... Price Levels are shown in brackets ( ) for comparison.

Project Title: Shek Yam Estate		Project Code (PHDP) : TW19NH		Phase Code (PHDP) : 5			
Gross Site Area (GSA) :		4,452 m <sup>2</sup>		Ratio GSA : GEA = 1: 0.73			
Gross Estate Area (GEA) :		3,256 m <sup>2</sup>		Ratio GEA : LAA = 1: 0.71			
Landscape Area (LAA) :		2,308 m <sup>2</sup>		Ratio GEA : CFA = 1: 8.81			
Plant Bed Area (PBA) :		351 m <sup>2</sup>		Ratio GSA : PBA = 1: 0.08			
CFA of all Buildings within GEA :		28,679 m <sup>2</sup>		Ratio LAA : PBA = 1: 0.15			
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>					
		Gross Estate Area		CFA of All Building		Landscape Area	
	\$,000.00	\$/m <sup>2</sup>		\$/m <sup>2</sup>		\$/m <sup>2</sup>	
1. <b>Hard Landscape Works (Amentities)</b>							
1.1 Site works (levelling/clearance)	-218 218	-67	67	-11	8	-89	95
1.2 Walls (screen/toe/planter)	-407 407	-125	125	-21	14	-167	176
1.3 Estate Roads	-221 221	-68	68	-11	8	-91	96
1.4 Open carparking spaces on estate roads	-13 0	-4	0	-1	0	-5	0
1.5 Paving (incl. emergency access & safety mat)	-1,003 1,003	-308	308	-51	35	-411	435
1.6 Pavilions/pergolas/shelters	-163 163	-50	50	-8	6	-67	71
1.7 Water feature/pond	-20 20	-6	6	-1	1	-8	8
1.8 Covered walkways (paving incl. in item 1.5)	-798 798	-245	245	-41	28	-327	346
1.9 Play equipment	-120 120	-37	37	-6	4	-49	52
1.10 Fencing/railings/guard house/drop gate	-156 156	-48	48	-8	5	-64	68
1.11 Estate amenities (ball courts, seating etc.)	-264 264	-81	81	-14	9	-108	114
1.12 Amphitheatre/estate entertainment	-52 52	-16	16	-3	2	-21	23
1.13 Refuse collection area/junk points	-143 143	-44	44	-7	5	-59	62
1.14 BS installations							
(a) External lighting	-264 264	-81	81	-14	9	-108	114
(b) Water pumps (for water feature/pond)	-10 10	-3	3	-1	0	-4	4
(c) Others	-26 26	-8	8	-1	1	-11	11
1.15 Sundries							
(a) Miscellaneous	-163 163	-50	50	-8	6	-67	71
<b>Sub-Total</b>	<b>-4,041 4,028</b>	<b>-1,241</b>	<b>1,237</b>	<b>-207</b>	<b>140</b>	<b>-1,656</b>	<b>1,745</b>
2. <b>Soft Landscape</b>	-212 212	-65	65	-11	7	-87	92
3. <b>Others External Works</b>							
3.1 Main/sub-main etc.	-368 368	-113	113	-19	13	-151	159
3.2 Irrigation	-29 29	-9	9	-2	1	-12	13
3.3 Builder's work in connection with BS installation/services	-303 303	-93	93	-16	11	-124	131
3.4 Connection works by Government Depts/Utility Co.	-169 169	-52	52	-9	6	-69	73
<b>Sub-Total</b>	<b>-869 869</b>	<b>-267</b>	<b>267</b>	<b>-46</b>	<b>30</b>	<b>-356</b>	<b>377</b>
<b>Total 1, 2 &amp; 3</b>	<b>-5,122 5,109</b>	<b>-1,573</b>	<b>1,569</b>	<b>-264</b>	<b>178</b>	<b>-2,099</b>	<b>2,213</b>

## EXTERNAL WORKS - COST ANALYSIS

Project Code (PHDP) : TW19NH

Phase Code (PHDP) : 5

ELEMENT	Total Cost		Unit Costs/m <sup>2</sup>					
			Gross Estate GEA		CFA of All Building		Landscape Area	
	<u>\$.000.00</u>		<u>\$/m<sup>2</sup></u>		<u>\$/m<sup>2</sup></u>		<u>\$/m<sup>2</sup></u>	
4. <b>Underground Drainage</b> (inc. all U/G soil and surface water drainage and channels and gullies)	-2,195	2,195	-674	674	-112	77	-951	951
<b>Total 1, 2, 3 &amp; 4</b>	-7,316	7,316	-2,247	2,247	-376	255	-3,050	3,164
5. <b>Special External Works</b>								
5.1 Footbridges/staircases/ramps	-	-	-	-	-	-	-	-
5.2 Lift tower	-	-	-	-	-	-	-	-
5.3 Elevated Deck	-	-	-	-	-	-	-	-
5.4 Slope stabilization	(2,600)	2,600	(799)	799	(91)	91	(1,127)	1,127
5.5 Retaining walls	-	-	-	-	-	-	-	-
5.6 Noise barrier	-	-	-	-	-	-	-	-
5.7 Works outside site boundary	-	-	-	-	-	-	-	-
5.8 BS-Escalator/lif	-	-	-	-	-	-	-	-
5.9 Other : Tree transplanting	(200)	1,500	(61)	461	(7)	52	(87)	650
5.10 Other: Retaining structure for tree preservation	-	150	-	46	-	5	-	65
<b>Sub-Total</b>	-2,800	4,250	-860	1,306	-98	148	-1,214	1,842
<b>GRAND TOTAL</b>	-10,116	11,566	-3,107	3,553	-474	403	-4,264	5,006

## Inclusion :

- (1) All elemental costs are inclusive of preliminaries.
- (2) Roof landscape areas and costs.

## Exclusion:

- (1) Demolition / site formation not in building contract.
- (2) Fluctuations in labour and materials.
- (3) Fees and on costs.
- (4) Automatic refuse collection system (ARCS) including associated builder's work.
- (5) Development contingency

Prepared by : Ellen Law (Widnell Ltd.)

Date: 01/11/2000

for BC Meeting on 23 November 2000

## EXTERNAL WORKS - COST ANALYSIS

<b>Building Contract - Contract Particulars</b>			
Contract Title	:	Shek Yam Community Hall Site	
Description of Works (no. of blocks and storeys shall be stated)	:	One 34 storey Non-standard domestic block with 4 storey Residential Care Home for the Elderly (RCHE) and one level of semi-basement carpark	
Project QS	:	Widnell Ltd	
Cost Information Available	:	Estimate	
<b>Schedule of Area</b>			
(a) Gross Site Area (GSA) (Excludes any borrowed site areas which are to be handed over)		=	4,452 m <sup>2</sup>
(b) Plan Area of Peripheral Slopes		=	1,196 m <sup>2</sup>
(c) Plan Area within the boundary of Secondary & Special Schools (NOT Primary School)		=	0 m <sup>2</sup>
(d) Gross Estate Area (GEA) (Item (a) - (b) - (c))		=	3,256 m <sup>2</sup>
(e) Footprint of all Buildings within GEA			
(i) RCHE + HOS	948 m <sup>2</sup>		
(ii) -	0 m <sup>2</sup>	=	948 m <sup>2</sup>
(f) Roof Area of Building within GEA for open landscaping			
(i) -	0 m <sup>2</sup>		
(ii) -	0 m <sup>2</sup>	=	0 m <sup>2</sup>
(g) Landscape Area (LAA) (Item (d) - (e) + (f))		=	2,308 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)		=	507 m <sup>2</sup>
(i) Area of Open Carparking spaces on Estate Roads within GEA		=	116 m <sup>2</sup>
(j) Area of Paving (include safety surfacing) within GEA		=	1,334 m <sup>2</sup>
(k) Area of Plant Beds within GEA (PBA)		=	351 m <sup>2</sup>
(l) Total CFA of all building within GEA			
(i) HOS domestic	22,734 m <sup>2</sup>		
(ii) HOS welfare	18 m <sup>2</sup>		
(iii) HOS unallocable	80 m <sup>2</sup>		
(iv) RCHE	3,438 m <sup>2</sup>		
(v) Carpark	2,409 m <sup>2</sup>		
		=	28,679 m <sup>2</sup>

## EXTERNAL WORKS - COST ANALYSIS

Contract Title : Shek Yam Community Hall Site  
 Contract No. : To Be Advised  
 Tender In Date : Follow Building Contract

## Schedule of Composite Rates for Selected Elements

Item	Brief Specification	Unit	Rate
<p style="text-align: center;">Accountable Percentage (%)</p>	(NOT AVAILABLE)		(HKS)

Notes



**B. Summary of Project Development Costs:**

	(a)	(b)	(c)	(d)	(e)
	Project Development Cost (\$/m <sup>2</sup> CFA)	Project Development Cost Ceiling (\$/m <sup>2</sup> CFA)	Unit Construction Cost (\$/m <sup>2</sup> CFA)	June 2000 Construction Cost Yardsticks (Based on New Har 1 Option 4 & 5 + 5%) (\$/m <sup>2</sup> CFA)	June 2000 Construction Cost Yardsticks Adjusted to Tender-In-Date (\$/m <sup>2</sup> CFA)
Domestic (HOS)	7,742	8,082	6,186	5,098	5,403
Private Carpark	7,358	12,214	6,111	5,282	5,598

Note: For comparing with the Construction Cost Yardstick, external works, soft landscaping and other sundry costs such as drainage, utility connections, other project costs and project management costs, etc. have been excluded from the Unit Construction Cost. However, the costs of piling, substructure, superstructure, including fluctuation and transfer plate have been included in the Construction Cost. The Cost Yardstick has been adjusted to the price level at the time of tender. Project Development cost ceiling Para. 11(b) approved by SPC in 6/2000 has been updated based on June 2000 Yardsticks.

**C. Summary of Unit Cost per Flat for Domestic (HOS):**

Flat Type	Project Development Cost per Flat (\$)	Construction Cost per Flat (\$)	June 2000 Construction Cost Yardstick for New Har 1 Option 4 & 5 + 5% (\$)	June 2000 Construction Cost Yardstick Adjusted to Tender-In-Date (\$)
3B(1)	575,271	459,682	378,832	401,497
3B(2)	587,193	469,208	386,683	409,818
2B(1)	449,549	359,221	296,041	313,752
2B(2)	400,855	320,311	263,794	279,767

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

**PART III DEVELOPMENT PROGRAMME**



# AMENDMENT RECORD SHEET

Contents	Month Year	DATE OF ISSUE	
		ISSUE NUMBER	
<b>Part I : MASTER LAYOUT Plan</b>		11	
		00	
<b>A. Introduction</b>			
A.1 Location Plan		1	
A.2 Site description		1	
A.3 Background		1	
<b>B. Evaluation of Master Layout Plan</b>			
B.1 Site Opportunities and Constraints		1	
B.2 Built Form		1	
B.3 Pedestrian and Vehicular Circulation		1	
B.4 Open Space Structure		1	
B.5 Programme and Implementation		1	
<b>C. Master Layout Drawings</b>			
3589PR028A		1	
3589PR029A		1	
3589PR030A		1	
3589PR031A		1	
3589PR032A		1	
3589PR033A		1	
3589PR034B		1	
3589PR035A		1	
3589PR036A		1	
3589PR037		1	
3589PR038A		1	
3589PR039		1	
Appendix I - Revised Schedule of Provision for RCHE		1	
Appendix II - Schedule of Management Accommodation and Ancillary Facilities		1	
Appendix III – Finishes Standard / Provisions for the Domestic Building.		1	

**AMENDMENT RECORD SHEET (Cont'd)**

	Month Year	DATE OF ISSUE	
<b>Contents</b>		11	
<b>Part II: DEVELOPMENT COST BUDGET</b>		00	
A. Summary and Calculation of Project Budget			
B. Summary of Project Development Costs		1	
C. Summary of Unit Cost per Flat for Domestic (HOS)		1	
<b>Part III: DEVELOPMENT PROGRAMME</b>		1	
<b>AMENDMENT RECORD SHEET</b>		1	

This Document has been reviewed and approved for design adequacy



Mr. RONALD LIANG [LWK & Partners (HK) Ltd.]  
 Design Team Leader  
 DATE : 10<sup>th</sup> November 2000

HOS - SHEK YAM PHASE 5  
 BC - ISSUE 1