



## **THE HONG KONG HOUSING AUTHORITY**

### **Memorandum for the Building Committee**

#### **Proposed Revised Client Brief for the Development at Sha Tin Areas 4C & 38A, and Proposed Scheme Design and Project Development Budget for Phase 3**

### **PURPOSE**

To seek Members' approval of the Proposed Revised Client Brief for the development at Sha Tin Areas 4C & 38A, and the Proposed Scheme Design and Project Development Budget for Phase 3.

### **BACKGROUND**

2. The site is situated at Heung Fan Liu Area at the western part of Sha Tin New Town.
3. Client Brief, Control Plan and Project Estimate of the development for Phases 1, 2 & 3 were approved by the Building Committee (BC) on 10 April 1997 (Paper No. BC 59/97 refers). The Revised Client Brief for the whole development and Scheme Design and Project Development Budget for Phases 1 & 2 were approved by the Building Committee on 19 July 2001 (Paper No. BC 93/2001 refers). The Revised Client Brief for the whole development and Scheme Design and Project Development Budget for Phase 3 were endorsed by the Project Design Review Committee on 1 August 2002.
4. For Phases 1 & 2, piling works are in progress and building works is programmed to start in March 2003. For Phase 3, Site formation works are being carried out by the Territory Development Department (TDD), with programmed completion in May 2003 and piling works will commence once the formed site is taken over from TDD.

5. Past events which are relevant to this project are as follows -

	<b>Date</b>	<b>Event</b>
(a)	10 August 1995	Planning Brief approved by government's Committee on Planning and Land Development (CPLD);
(b)	10 April 1997	Client Brief, Control Plan and Project Estimate for the whole development approved by the Building Committee (Paper No. BC 59/97);
(c)	19 July 2001	Revised Client Brief for the whole development, Scheme Design and Project Development Budget for Phases 1 and 2 approved by the Department's Building Committee (Paper No. BC 93/2001);
(d)	2 July 2002	Home Affairs Bureau requested the inclusion of a community hall in this public housing development project to meet the public's pressing demand for a community hall in Tai Wai area.
(e)	1 August 2002	Revised Client Brief for the whole development and Proposed Scheme Design and Project Development Budget for Phase 3 endorsed by Project Design Review Committee (Paper No. PDRC 27/2002).

## REVISED CLIENT BRIEF FOR THE WHOLE DEVELOPMENT

6. Original work scope under the Approved Client Brief is tabulated under paragraph 7. Amendment is required because -

- (a) Based on the New Parking Standards for Public Housing Development, the required car parking spaces at the car park building in Phase 3 would be much reduced;
- (b) Planning Department (PlanD) now specifies a maximum composite Plot Ratio (PR) of 5 for the whole development, instead of the previous adopted Development Ratio (DR) of 7. As a result, the permissible flat numbers and domestic GFA at Phase 3 would be less than that in the Approved Client Brief. District Planning Conference (DPC)'s formal approval on the proposed amendment to the Planning Brief is being sought;
- (c) The flat numbers and mix at Phases 1 and 2 have been adjusted, and combined with the proposed flat mix at Phase 3, allowing the whole estate to meet the Department's flat mix of 13%<sup>1P/2P</sup>:20%<sup>2P/3P</sup>:39%<sup>1B</sup>:28%<sup>2B</sup>:0%<sup>3B</sup>; and
- (d) The development of the Community Hall at Sha Tin Area 4D was deferred due to the lack of joint users. The Department, being supportive to the Government's pledge to provide the Community Hall in the vicinity, agrees to the Government's request to integrate a Community Hall into Phase 3.

7. The proposed Revised Client Brief for the whole development as compared with the Approved Client Brief is tabled as follows -

Original Client Brief approved by BC vide Paper No. BC 93/2001	Proposed Revised Client Brief	Reason for Change																																																																																				
a) <u>Site Area</u> Gross site area :65,101m <sup>2</sup> Net site area : 47,294m <sup>2</sup>	a) <u>Site Area</u> Gross site area :66,000m <sup>2</sup> Net site area : 50,448m <sup>2</sup>	-																																																																																				
b) <u>Development Ratio/Plot Ratio</u> DR = 7  PR - No specific requirement  Domestic Gross Floor Space = 331,058m <sup>2</sup>	b) <u>Development Ratio/Plot Ratio</u> DR - No longer used. PR - PlanD imposed a composite PR of 5. After taking into account the non-domestic GFA, this development achieves a composite PR of 5 (domestic PR of 4.91) Domestic GFA = 247,600m <sup>2</sup>	Planning Department requirement.																																																																																				
c) <u>Flat Number and Flat Mix</u> <table><tr><td></td><td>1/2P</td><td>2/3P</td><td>1B</td><td>2B</td><td>3B</td><td>Total</td></tr><tr><td>Phase 1</td><td>218</td><td>312</td><td>845</td><td>520</td><td>219</td><td>2114</td></tr><tr><td>Phase 2</td><td>-</td><td>-</td><td>157</td><td>316</td><td>159</td><td>632</td></tr><tr><td>Phase 3</td><td>-</td><td>-</td><td>913</td><td>1501</td><td>276</td><td>2690</td></tr></table> <table><tr><td></td><td>218</td><td>312</td><td>1915</td><td>2337</td><td>654</td><td>5436</td></tr><tr><td>(Flat Mix %)</td><td>(4.0)</td><td>(5.7)</td><td>(35.2)</td><td>(43.0)</td><td>(12.0)</td><td></td></tr></table>		1/2P	2/3P	1B	2B	3B	Total	Phase 1	218	312	845	520	219	2114	Phase 2	-	-	157	316	159	632	Phase 3	-	-	913	1501	276	2690		218	312	1915	2337	654	5436	(Flat Mix %)	(4.0)	(5.7)	(35.2)	(43.0)	(12.0)		c) <u>Flat Number and Flat Mix</u> <table><tr><td></td><td>1/2P</td><td>2/3P</td><td>1B</td><td>2B</td><td>3B</td><td>Total</td></tr><tr><td>Phase 1</td><td>437</td><td>312</td><td>1064</td><td>520</td><td>-</td><td>2333</td></tr><tr><td>Phase 2</td><td>159</td><td>-</td><td>316</td><td>316</td><td>-</td><td>791</td></tr><tr><td>Phase 3</td><td>119</td><td>714</td><td>714</td><td>714</td><td>-</td><td>2261</td></tr></table> <table><tr><td></td><td>715</td><td>1026</td><td>2094</td><td>1550</td><td>-</td><td>5385</td></tr><tr><td>(Flat Mix %)</td><td>(13.28)</td><td>(19.05)</td><td>(38.89)</td><td>(28.78)</td><td>(0)</td><td></td></tr></table>		1/2P	2/3P	1B	2B	3B	Total	Phase 1	437	312	1064	520	-	2333	Phase 2	159	-	316	316	-	791	Phase 3	119	714	714	714	-	2261		715	1026	2094	1550	-	5385	(Flat Mix %)	(13.28)	(19.05)	(38.89)	(28.78)	(0)		To meet HD's flat mix.
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d) <u>Population &amp; Density</u> Design population - 17,269 Density - 2,653 persons/hectare.	d) <u>Population &amp; Density</u> Design population - 17,232 Density - 2,611 persons/hectare.	-																																																																																				
e) <u>Parking Provisions</u> Private carpark spaces : 538 (1 per 13 flats for rental, 1 per 9 flats for HOS) Shopper's carpark spaces : 33 LGV spaces : 36 (1 per 80 flats for rental, 1 per 200 flats for HOS) Motorcycle parking : 54 (10% of private carpark) Bicycle spaces:272(1 per 20 flat)	e) <u>Parking Provisions</u> Private carpark spaces : 234 (1 per 20 flats excl. 1/2P flat) incl. 1 parking space for disabled Shopper's carpark spaces : 26 LGV spaces : 24 (1 per 200 flats excl. 1/2P flat)  Motorcycle parking : 24 (10% of private carpark) Bicycle spaces:359 (1 per 15 flat)	Adoption of new parking standard.																																																																																				
f) <u>Welfare &amp; Community Facilities</u> Day Nursery (100 places) Day Activity Centre for Mentally Handicapped Adults (50 places) Hostel for Severely Mentally Handicapped Person (50 places)	f) <u>Welfare &amp; Community Facilities</u> Day Nursery (100 places) Day Activity Centre for Mentally Handicapped Adults (50 places) Hostel for Severely Mentally Handicapped Person (50 places) <b>Community Hall</b>	Community Hall requested by Home Affairs Department																																																																																				

- 8. The Proposed Scheme Design is shown in **Part 4** of the **Annex**. It includes three domestic blocks of site specific design, one free standing car park building cum Community Hall and associated external works. The main features of the design are as follows -

**(a) Site Specific Building Design**

Site specific design for the domestic blocks has been adopted at Phase 3 for the following reasons -

- (i) A square shape tower block design allows every flat to benefit from the unobstructed views available around the site, without the overlooking from adjacent wings which is a feature of cruciform designs;
- (ii) The footprint of the block is tailored to the existing platform sizes. The standard cruciform block would overlap the platforms, and 30% of the flats would have obstructed views; and
- (iii) The non-standard design allows for the optimum flat mix, which is unachievable if standard blocks are adopted. A relatively high efficiency ratio of 76.24% is possible through the adoption of scissors staircases and internal circulation routes, which free almost the entire perimeter of the block, thereby affording complete privacy for every flat.

**(b) Segregation of Pedestrian and Vehicular Circulation**

An integrated pedestrian network of lifts, covered walkway and footbridges connects the various platforms, block entrances and car park to the Commercial Centre cum Public Transport Interchange at Phase 1. A convenient and traffic-free circulation path within the whole development is provided;

**(c) Compatibility with adjoining Phases 1 and 2 Development**

A common roofscape treatment and intermediate fins, plus the use of ceramic tiles on the precast facades for all three phases will provide a unified and distinct estate identity;

**(d) Response to Site Topography**

The site is formed into three platforms. To maximize the good views available the domestic blocks are situated on the upper and middle platforms, whilst the carpark occupies the lowest level in the centre of the estate. The orientation of the blocks are such that all flats avoid directly overlooking the nearby Po Fuk Hall funeral parlour;

**(e) Landscape Design**

The site is surrounded by beautiful greenery of the natural slope and valley at the South and West, and green hills at the North. Integration of the external spaces and landscape with the existing natural environment is achieved by -

- (i) Treating the slopes between platforms with soft landscaping (including planting of indigenous tree species and grassing) instead of hard paved berms;
- (ii) Creating a series of external spaces along the pedestrian spine for residents' leisure sitting and relaxation; and
- (iii) Extending the landscaping to the roof and terraced flat roof of the car park building.

**(f) Open Space Arrangement**

The open spaces are arranged as follows -

- (i) Active open spaces such as ball courts and play areas are located on middle and high platforms to serve the residents nearby; and
- (ii) Passive open spaces comprising planters and leisure seating are situated along the covered walkway and entrance to domestic blocks.

## PROJECT DEVELOPMENT BUDGET

9. Based on the Proposed Scheme Design, the Project Development Budget for Phase 3 is estimated to be **\$751.534M**, which is within the approved Project Estimate of \$1,279.815M for Phase 3 in Paper No. BC 59/97. The reduction is due to the reduced Construction Floor Area (CFA).

Breakdown is as follows -

Cost Heads		Works Elements	Proposed Development Cost Budget (\$M)
a)	Site Development Cost	Site Formation	-
		Sub-total	-
b)	Construction Cost	Foundation	128.389
		Building	484.828
		Soft Landscape and Others	2.921
		Sub-total	616.138
c)	Other Project Costs (2.5% on (a) and (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	15.403
d)	Total Site Development and Construction Cost ((a) + (b) + (c))		631.541
e)	Project Management Cost (19% of (d))	Professional services and overheads, consultant fees, etc.	119.993
f)	<b>Project Development Budget (d) + (e)</b>		<b>751.534</b>

10. The Proposed Project Development Cost in comparison with the June 2002 construction cost yardstick for Group 1 housing is indicated in the following table -

Block Type	Proposed Project Development Cost (\$ / m2 CFA)	Proposed Unit Construction Cost adjusted to tender-in date (Note 1) (\$ / m2 CFA)	June 2002 Construction Cost Yardstick for Group 1 PRH (\$ / m2 CFA)	June 2002 Construction Cost Yardstick for Group 1 PRH adjusted to tender-in date (\$ / m2 CFA)
PRH (non-standard block)	5,401	4,428	4,419(Note 2)	4,397
Private car parking	5,399	4,426	4,374	4,352
LGV parking	5,399	4,426	4,729	4,705
Welfare facilities	7,475	6,128	N.A.	N.A.

Note 1 : 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.

Note 2 : Construction Cost Yardstick is derived from June 2002 Development Cost Yardstick in Paper No. SPC 23/2002 for Group 1 Standard Design project (making reference to adjusted New Harmony 1, Opt.6 without an additional 5% allowance for non-standard design) with the foundation cost based on actual design.

11. As this development follows the old project approval process with no submission to the Strategic Planning Committee (SPC), there is no comparison of Unit Cost of Proposed Project Development Budget with SPC's Approved Project Development Unit Cost Ceiling.

12. The Proposed Unit Construction Cost for the non-standard PRH is above the Construction Cost Yardsticks for Group 1 standard block PRH by 0.7% due to additional allowance made for site factors such as access and platforms. The Proposed Unit Construction Cost for the LGV parking is below the Construction Cost Yardsticks by 6% and, the private car parking/motorcycle is above the Construction Cost Yardsticks by 1.7% because of increased headroom at G/F.



## AVAILABILITY OF FUNDS

13. Based on the Proposed Project Development Budget, the estimated yearly expenditure for Phase 3 is as follows and had been included in the current Capital budget updating by the Authority -

	2002/03	2003/04	Post 2003/04	Total
Capital Budget allowed in Paper FC 10/2002 (\$M)	0.000	61.252	1,185.061	1,246.313
<b>Estimated Yearly Expenditure (\$M)</b>	0.200	93.273	658.061	<b>751.534</b>

14. Project budget for the community hall (Public Works Programme (PWP) item) would be **\$36.219M** including on-cost. This amount is government reimbursable. It would be settled by Allocation Warrant and would not be included in the Project Development Budget.

## DEVELOPMENT PROGRAMME

15. Details of the Development Programme for all three phases are at **Part 5** of the **Annex**. The key dates for Phase 3 are as follows -

a) Scheme Design	PDRC	8/02
	BC	2/03
b) Detailed Design	DDRP	4/03
c) Piling	Commencement	6/03
	Completion	8/04 <sup>Note 3</sup>
d) Building	Commencement	8/04
	Completion	9/05 (car park) <sup>Note 4</sup> 2/07 (dom. block) <sup>Note 5</sup>

Note 3 : 13-month construction period allowed for piling works, plus 1 month allowance for inclement weather.

Note 4 : 12-month construction period allowed for car park building works, plus 1 month allowance for inclement weather.

Note 5 : 28-month construction period allowed for domestic block building works, plus 2 months allowance for inclement weather.

## RECOMMENDATION

16. It is recommended that the proposed Revised Client Brief for the whole development at Sha Tin Areas 4C & 38A, and the proposed Scheme Design and Project Development Budget of **\$751.534M** for Phase 3 as described above and at the **Annex** to this Paper be approved.

## DISCUSSION

17. At the meeting of the Building Committee to be held on 26 February 2003, members will be invited to approve the recommendation in paragraph 16 above.

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File Ref. : HD(AR) 1/55/676/3  
Date : 21 February 2003

**BC Submission Attachments**

Issue no.1 February 2003

**1 Site Location Plan & Site Description**

**2 Scheme Appraisal**

**3 Perspectives Drawings**

**4 Master Layout Drawings**

* Master Layout Plan	ST27/3/SITE/A/PR-01/A
* Site Layout Plan	ST27/3/SITE/A/PR-02/A
* Section A-A	ST27/3/SITE/A/PR-03/A
* Section B-B	ST27/3/SITE/A/PR-05/A
* Section C-C	ST27/3/SITE/A/PR-06/A

**Domestic Block**

* Ground Floor Plan (Block 5, 6 & 7)	ST27/3/BLK/A/PR-01/A
* Typical Floor Plan (Block 5, 6 & 7)	ST27/3/BLK/A/PR-02/A
* Main Roof Plan, Lift Machine Room Floor Plan & Upper Roof Plan (Block 5, 6 & 7)	ST27/3/BLK/A/PR-03/A
* Elevation A & B	ST27/3/BLK/A/PR-04/A
* Elevation C & D	ST27/3/BLK/A/PR-05/A
* Typical Furniture Layout Plan	ST27/3/BLK/A/PR-06

**Car Park Building Cum Community Hall**

* Ground Floor Plan of Carpark Building	ST27/3/CP/A/PR-01/A
* First Floor Plan of Carpark Building	ST27/3/CP/A/PR-02/A
* Second Floor Plan of Carpark Building	ST27/3/CP/A/PR-03/A
* Roof Plan of Carpark Building	ST27/3/CP/A/PR-04/A
* Upper Roof Plan of Carpark Building	ST27/3/CP/A/PR-05/A
* Elevations of Carpark Building	ST27/3/CP/A/PR-06/A
* Sections of Carpark Building	ST27/3/CP/A/PR-07/A

**5 Programme**

**6 Measures to reduce, re-use and recycle construction and demolition (C&D) waste**

**7 Development Cost Budget**

THIS DOCUMENT HAS BEEN REVIEWED  
AND APPROVED FOR ADEQUACY

  
SIGNED: I.A. Galloway CA/2

DATE: 14 February 2003

**PROPOSED REVISED CLIENT BRIEF FOR  
THE DEVELOPMENT AT SHA TIN AREAS 4C & 38A,  
AND PROPOSED SCHEME DESIGN AND  
PROJECT DEVELOPMENT BUDGET FOR PHASE 3**



ISSUE NO.1

**BC SUBMISSION**  
**February 2003**

CONSTRUCTION DIVISION  
HOUSING DEPARTMENT

**Status**

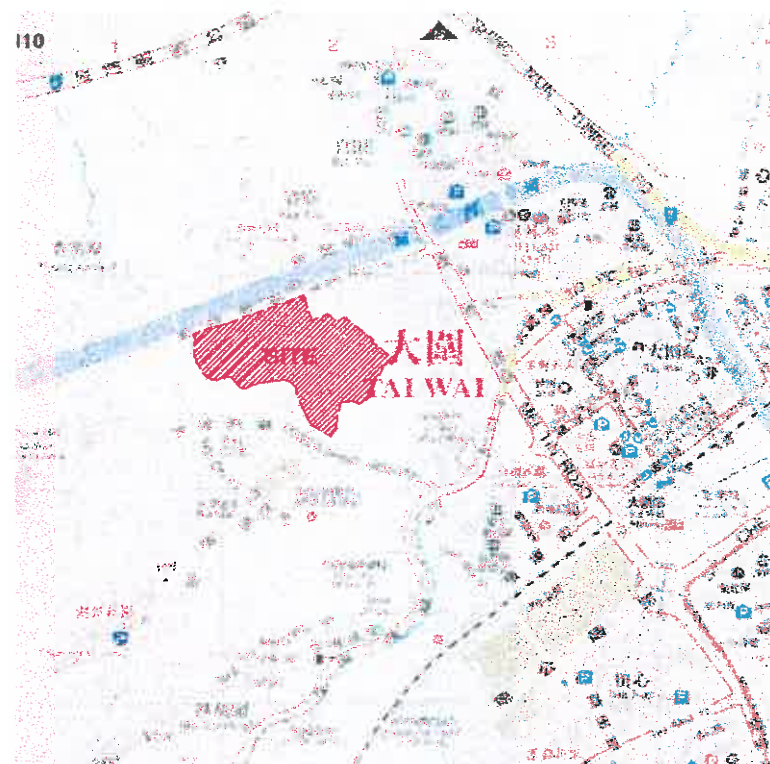
Paper No. BC 59/97 (approved on 10.4.1997)

- Approved the Client Brief, Control plan and Project Estimate for the whole development.

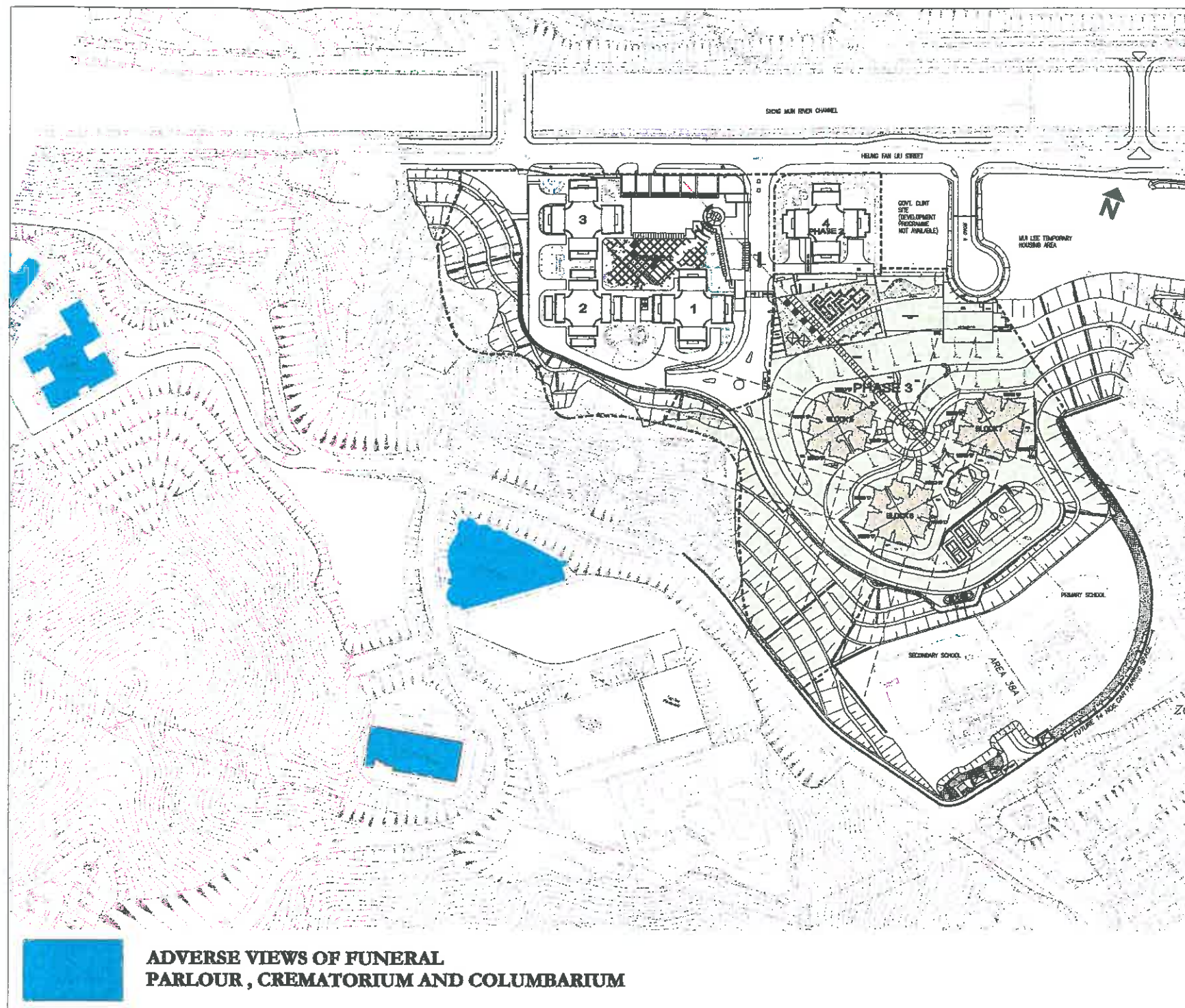
Paper No. BC 93/2001 (approved on 19.7.01)

- Approved the revised Client Brief for the whole development, Scheme Design and Project Development Budget for Phases 1 & 2.





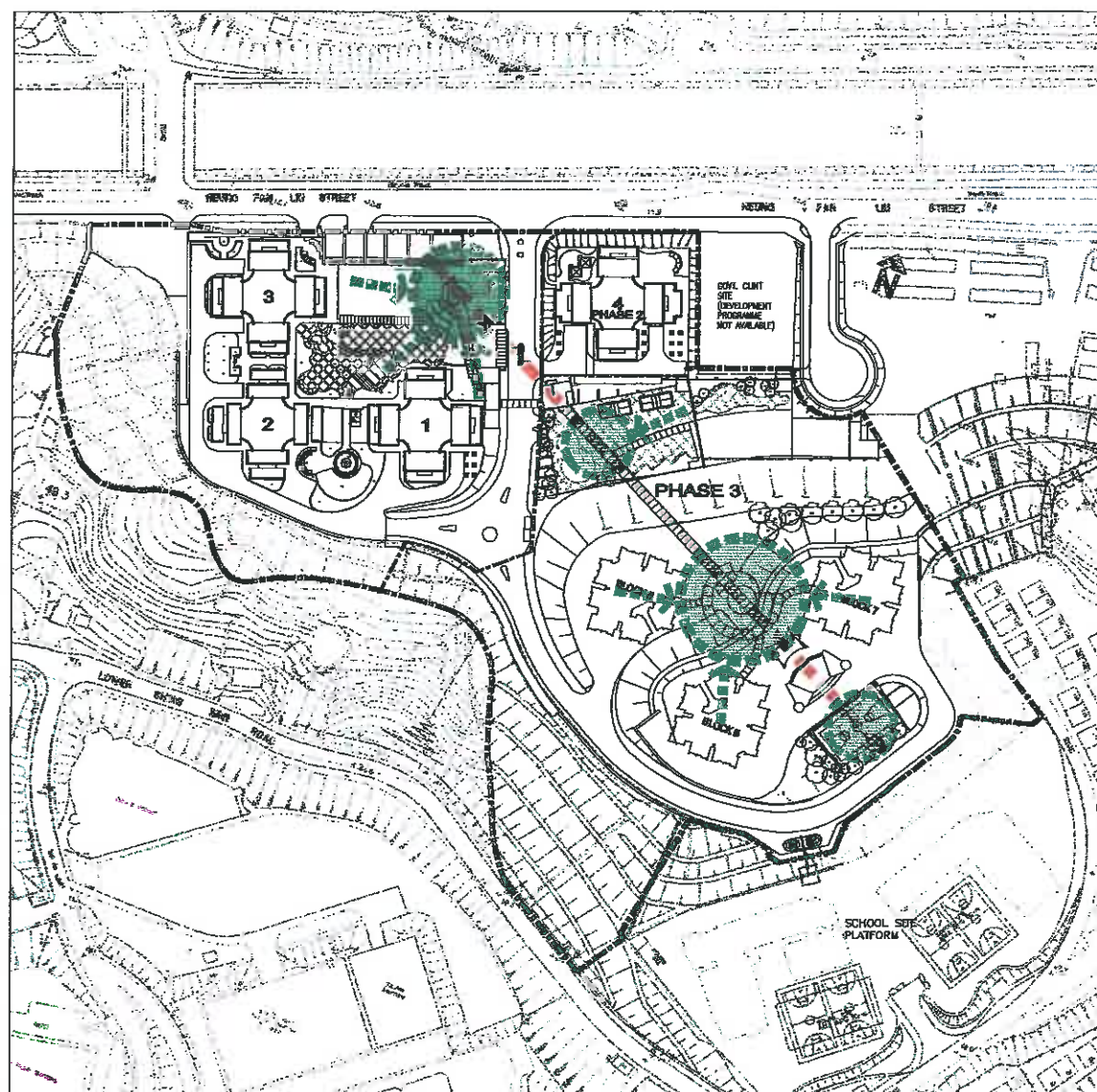
LOCATION PLAN



SITE PLAN

This site is located in the Heung Fan Liu area at the western part of Shatin New Town, near the shing Mun river channel. It is bounded by Lower Shing Mun road in the south and Heung Fan Liu street in the north. To its south are schools and Fu Shan crematorium, existing village housing in Tai Wai New Village is to its east. Existing developments of Mei Lam Estate, May Shing Court and Mei Chung Court are north-east of the site. Sites reserved for clinic, private housing and a fire station are also north east. Private housing and private housing site are north of the site. Woodlands, natural vegetation, service reservoir, funeral parlour, crematorium and columbarium are on its west.





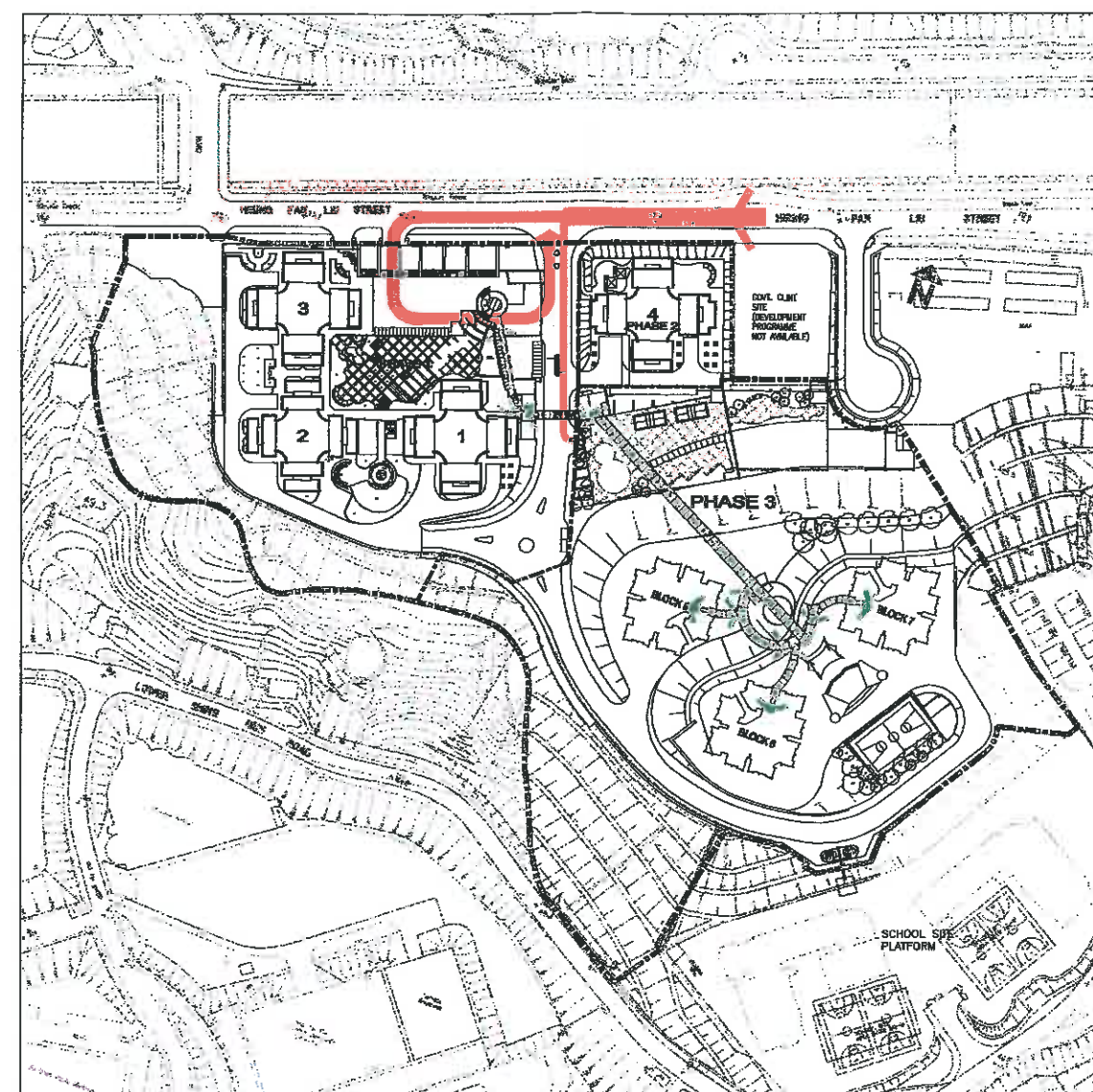
## Ⓢ AXIS & COMMUNAL FUSION



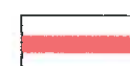
Atrium of commercial centre, covered walkway and footbridge system sit on different platforms to form a visual AXIS from west to east of the site



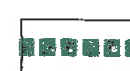
Major focal points along the axis, at the commercial centre, car park podium for CPA, seating area, and active recreation area.



## Ⓢ TRAFFIC & PEDESTRIAN FLOW



Vehicular Circulation



Pedestrian path along covered walkway and footbridge





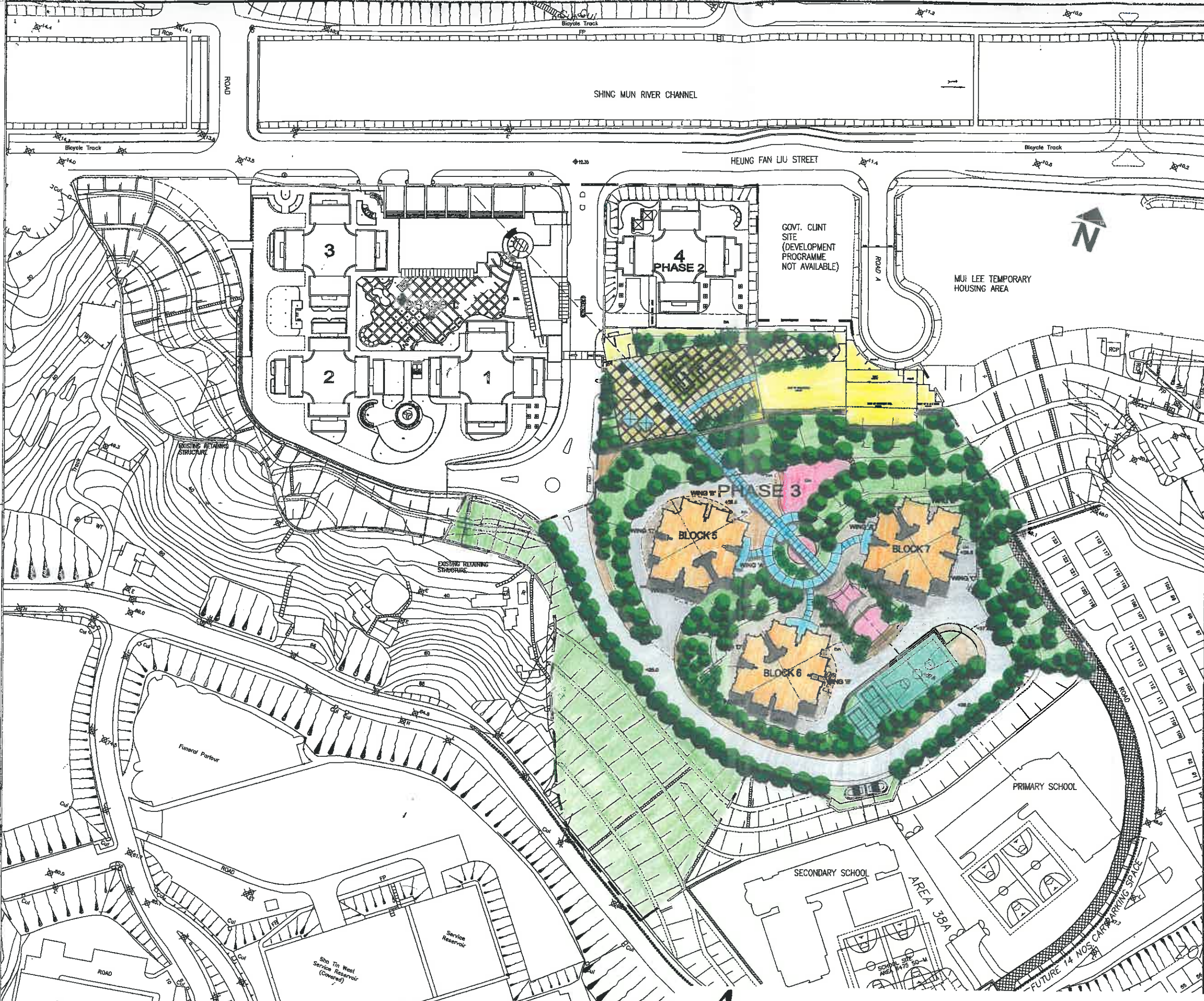












NOTES

REVISIONS

NO DESCRIPTION AND DATE		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISED Sept. 02	T.A.	STOA	A46
		12	1/44	

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A.GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y.CHIM SA/TKL	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W.LI STOA/44	ORIGINAL SIGNED	AUG 02
	RIGGI TA	ORIGINAL SIGNED	AUG 02
DRAWN			

PROJECT  
**SHA TIN AREAS 4C & 38A  
PHASE 3**

DRAWING TITLE  
**MASTER LAYOUT PLAN**

SCALE 1:1500

DRAWING NO  
**ST27/3/SITE/A/PR-01/A**

SOURCE



AUTOCAD 2000 A3 420 X 297





NOTES

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION
A	GENERAL REVISED (SEPT 02)	T.A. ST0444 M6

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI ST0444	ORIGINAL SIGNED	AUG 02
DRAWN	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

PROJECT  
SHA TIN AREAS 4C & 38A  
(PHASE 3)

DRAWING TITLE  
SITE LAYOUT PLAN

SCALE 1:750 @ A3

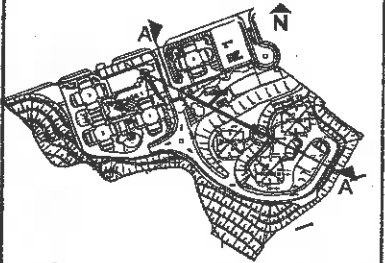
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ST27/3/SITE/APR-02/A

SOURCE

 HOUSING DEPARTMENT

# NOTES

## KEY PLAN



## REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	CKD	AUTH
A	GENERAL REVISED Sept 02	T.A.	STOA 144	A46

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI STOA/44	ORIGINAL SIGNED	AUG 02
	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

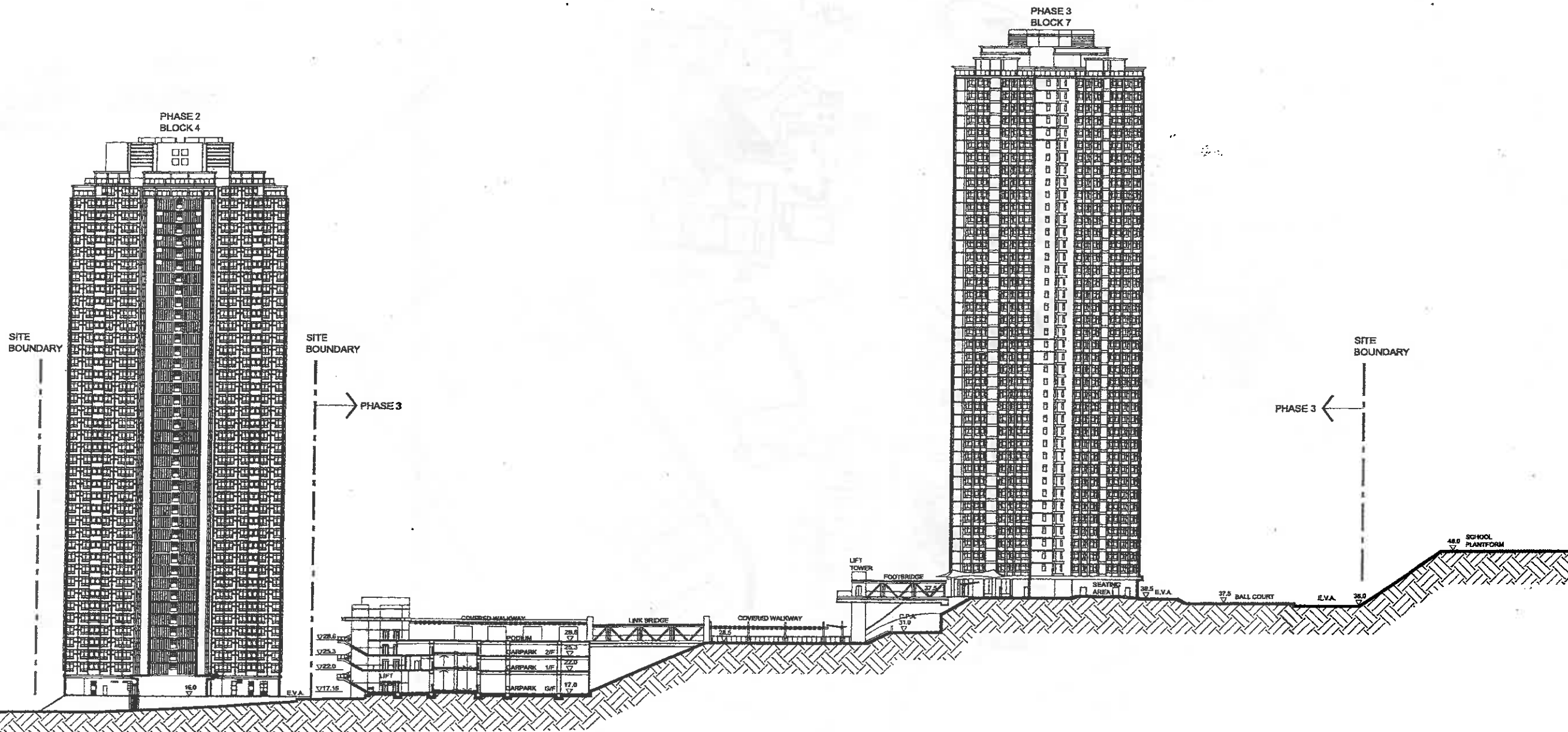
PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**SECTION A-A**

SCALE 1:500 @ A1, 1:1000 @ A3

DRAWING NO.  
**ST27/3/SITE/A/PR-03/A**

SOURCE



BLOCK 6  
(AT THE BACK)

BLOCK 7

BLOCK 5

ROOF OF  
LIFT MACHINE ROOM +162.30  
LIFT MACHINE ROOM +157.00

ROOF +153.15

+149.55 ROOF OF  
LIFT MACHINE ROOM  
+144.25 LIFT MACHINE ROOM  
+140.40 ROOF

SCHOOL  
PLATFORM  
+48.0

G/F +43.15

+38.5

+28.5

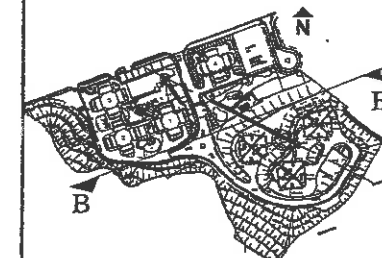
CARPARK  
+17.5

+42.15

ROAD

# NOTES

## KEY PLAN



REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD / AUTH
A	GENERAL REVISED Sept 02	T.A. STOA	A48
		144	144

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA/2	ORIGINAL SIGNED	14/02/02
CHECKED	S.Y. CHIM SA/2	ORIGINAL SIGNED	14/02/02
	LILIAN LI A/46	ORIGINAL SIGNED	14/02/02
	K.W. LI STOA/44	ORIGINAL SIGNED	14/02/02
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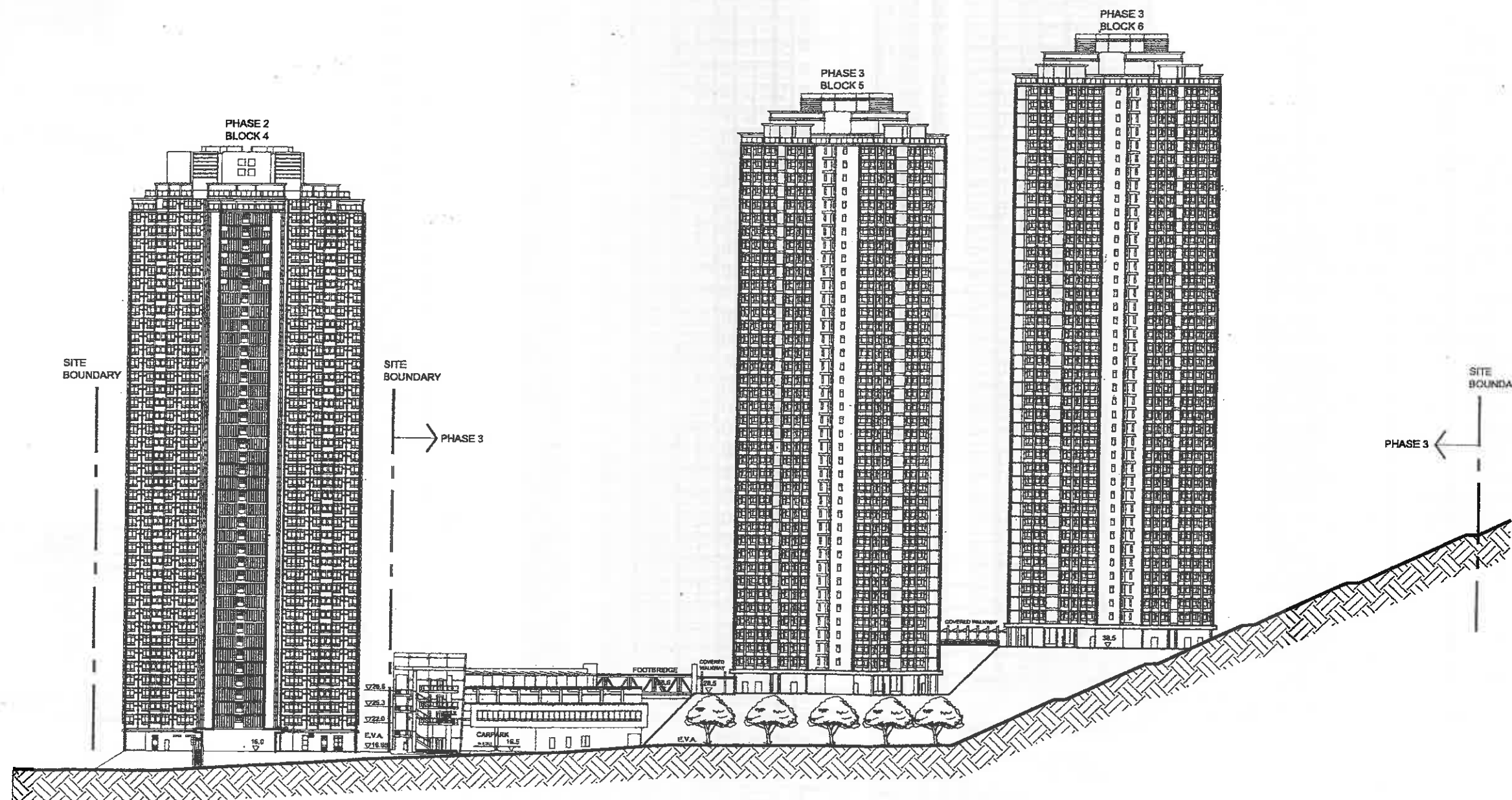
PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**SECTION B-B**

SCALE 1:300 @ A1, 1:500 @ A3

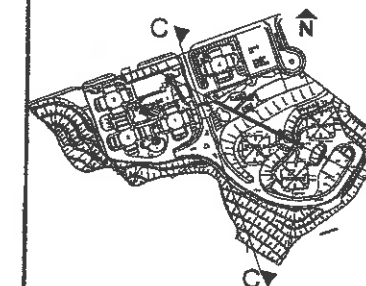
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**ST27/3/SITE/A/PR-05/A**

SOURCE



# NOTES

## KEY PLAN



## REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION
A	GENERAL REVISED Sept 02	T.A. STDA 144 A46

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI STDA44	ORIGINAL SIGNED	AUG 02
DRAWN	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**SECTION C-C**

SCALE 1:500 @ A1, 1:1000 @ A3

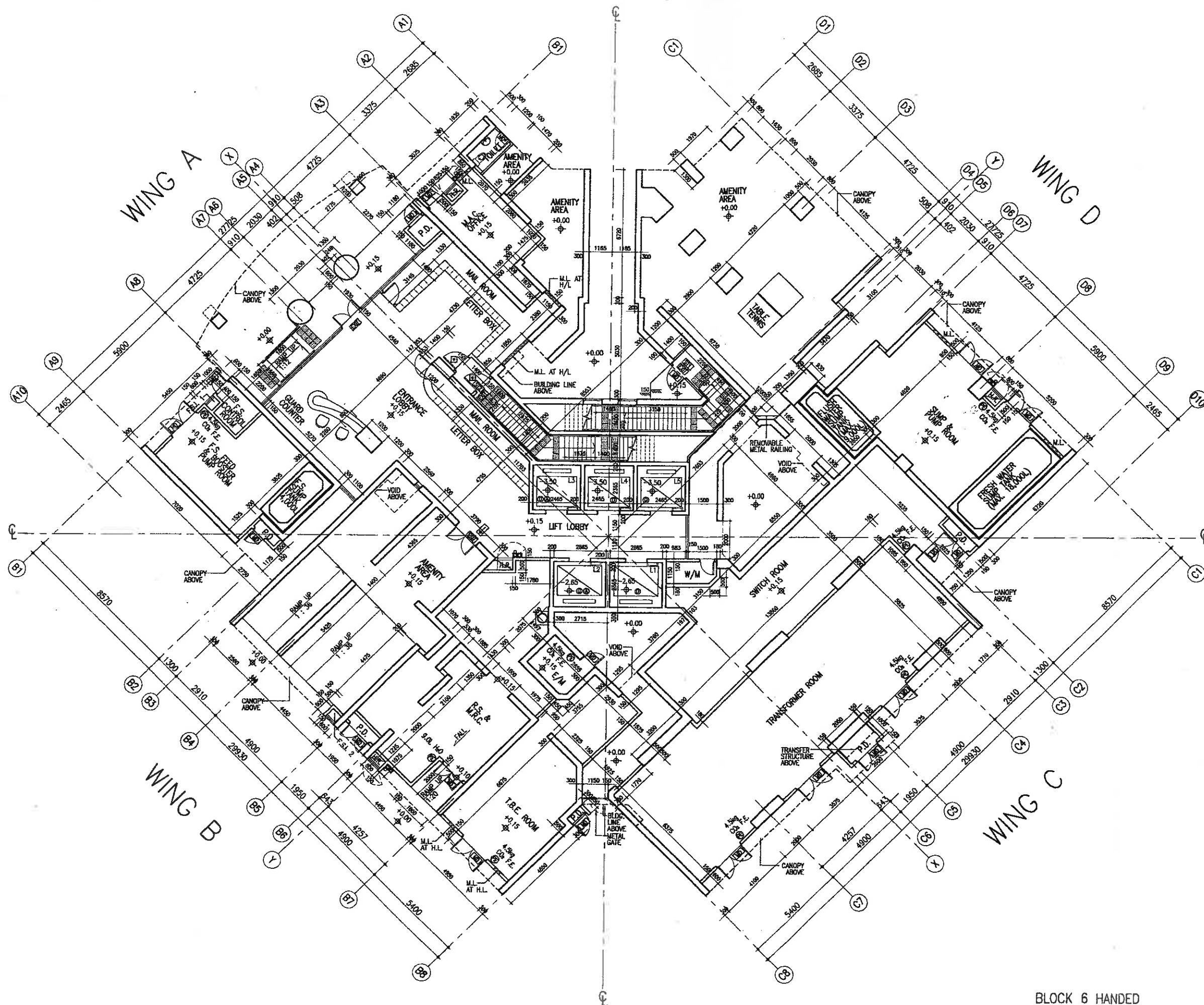
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**ST27/3/SITE/A/PR-06/A**

SOURCE



HOUSING DEPARTMENT





# NOTES

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
----	----------------------	-----	-----	------

A	GENERAL REVISED. (SEPT 02)	TOA/68	STOA/44	M6
---	----------------------------	--------	---------	----

INITIAL AND DESIGNATION

WKC TOA/68

STOA/44

M6

WKC TOA/68

STOA/44

M6

WKC TOA/68

STOA/44

M6

WKC TOA/68

STOA/44

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STOA/44

M6

WKC TOA/68

STOA/44

M6

WKC TOA/68

STOA/44

M6

WKC TOA/68

STOA/44

M6

NAME AND DESIGNATION

LA. GALLOWAY

CA/2

ORIGINAL SIGNED

AUG 02

S.Y. CHIM

SA/2

ORIGINAL SIGNED

AUG 02

LILIAN LI

A/46

ORIGINAL SIGNED

AUG 02

K.W. LI

STOA/44

ORIGINAL SIGNED

AUG 02

WKC

TOA/68

ORIGINAL SIGNED

AUG 02

PROJECT

SHA TIN AREAS 4C & 38A

(PHASE 3)

DRAWING TITLE

GROUND FLOOR PLAN

(BLOCK 5, 6 & 7)

SCALE

1:100 @ A1, 1:200 @ A3

DRAWING NO.

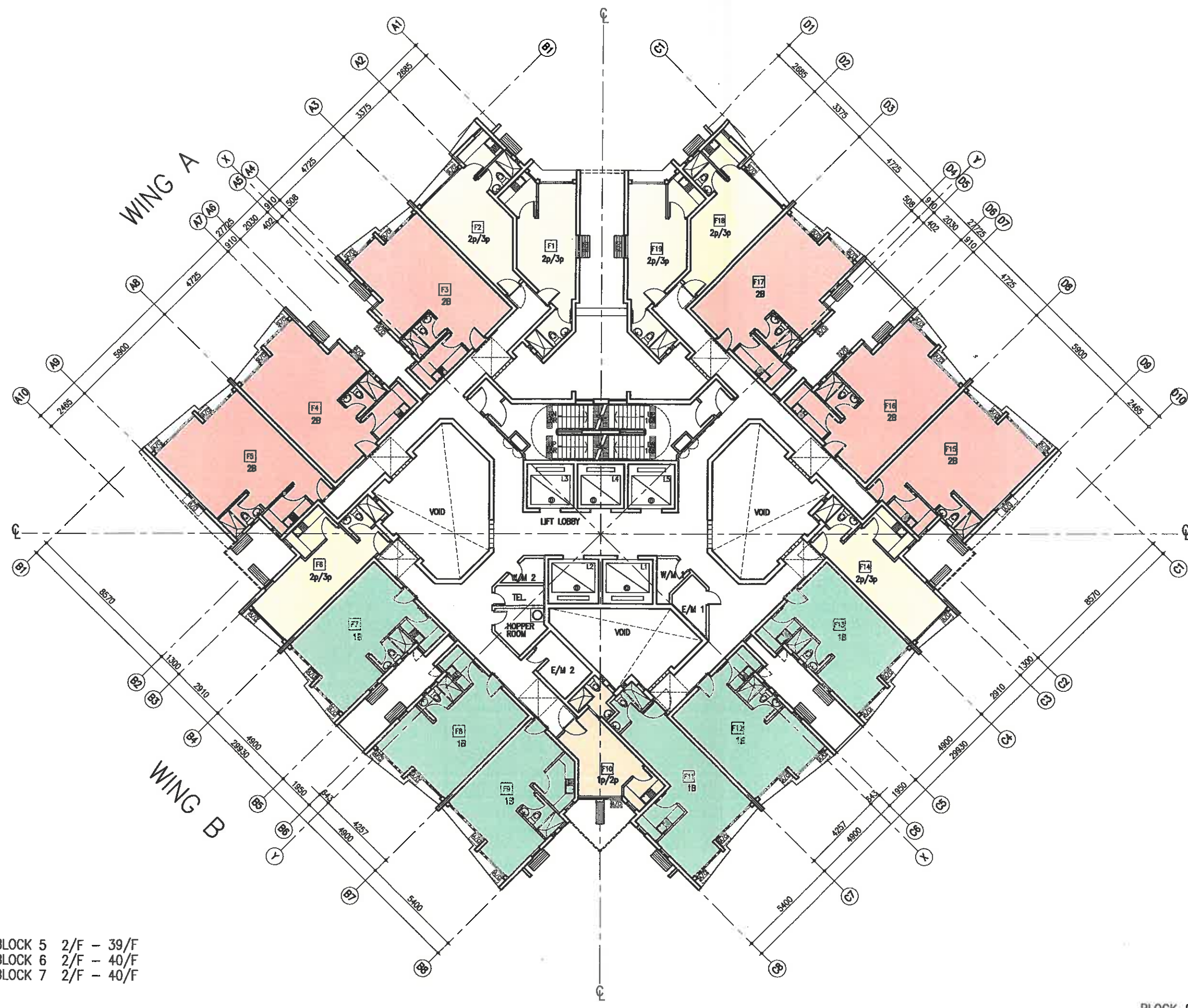
ST27/3/BLK/A/PR-01/A

SOURCE



HOUSING DEPARTMENT

BLOCK 6 HANDED  
BLOCK 7 SIMILAR BUT NOT BE SHOWN



BLOCK 5 2/F - 39/F  
 BLOCK 6 2/F - 40/F  
 BLOCK 7 2/F - 40/F

BLOCK 6 HANDED

# NOTES

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	1. MOBILE RACK RELOCATED. 2. FURNITURE RELOCATED. 3. WINDOWS & APERTURES REVISED. (SEPT 02)	TOA/88	STOA/44	M6

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI STOA/44	ORIGINAL SIGNED	AUG 02
DRAWN	WKC TOA/88	ORIGINAL SIGNED	AUG 02

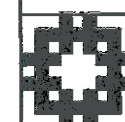
PROJECT  
**SHA TIN AREAS 4C & 38A  
 (PHASE 3)**

DRAWING TITLE  
**TYPICAL FLOOR PLAN  
 (BLOCK 5, 6 & 7)**

SCALE 1:100 @ A1, 1:200 @ A3

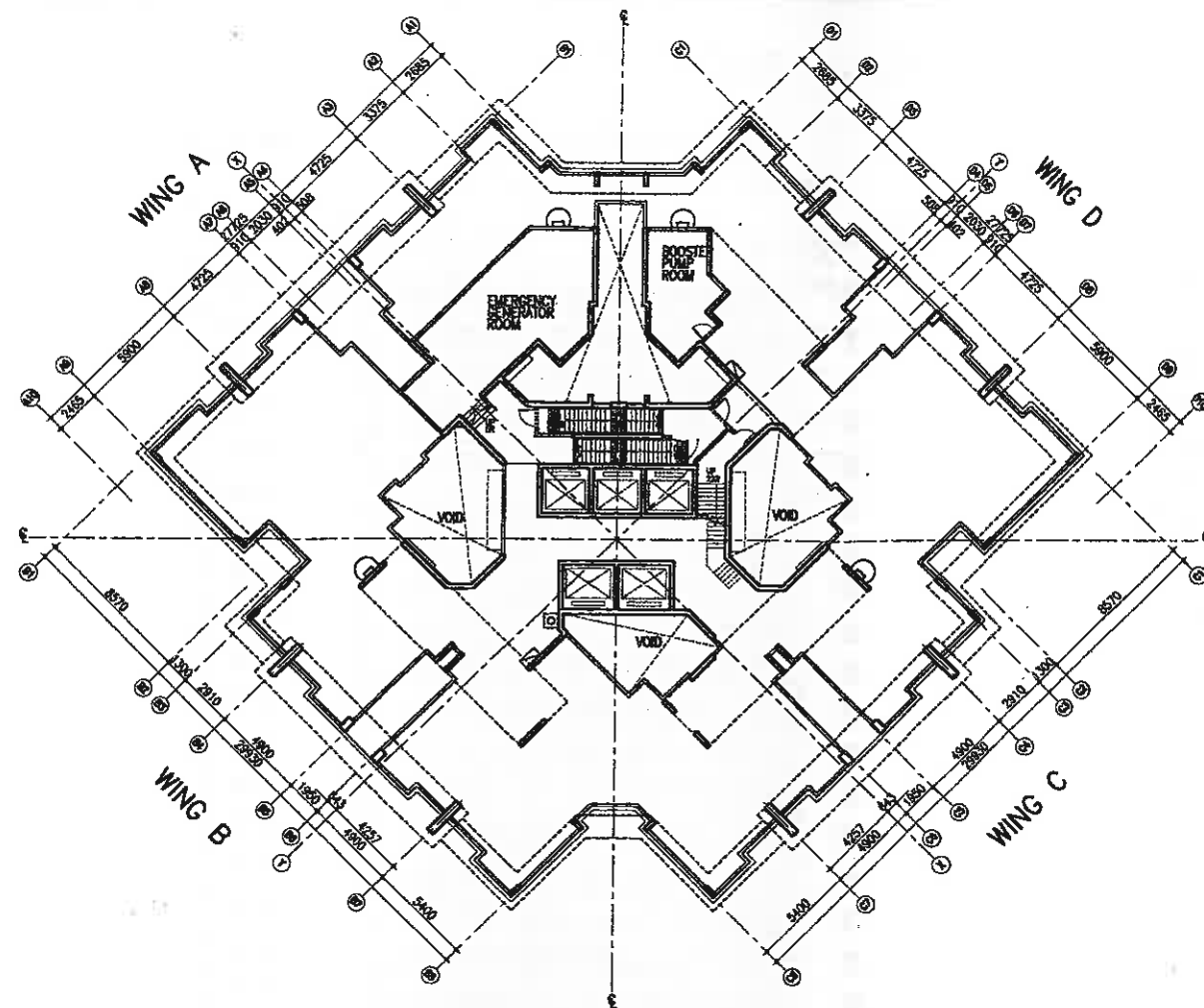
DRAWING NO.  
**ST27/3/BLK/A/PR-02/A**

SOURCE

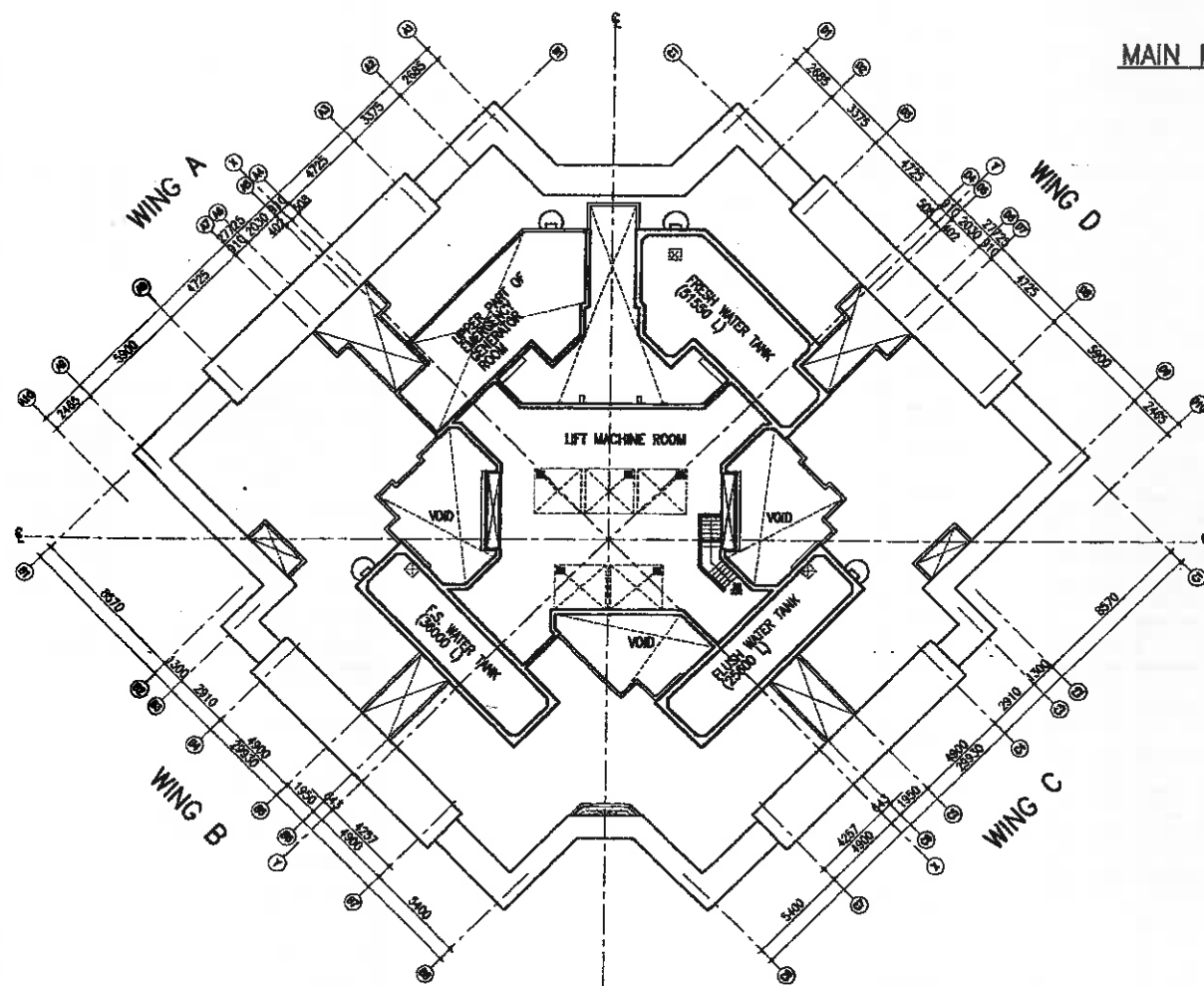


HOUSING DEPARTMENT

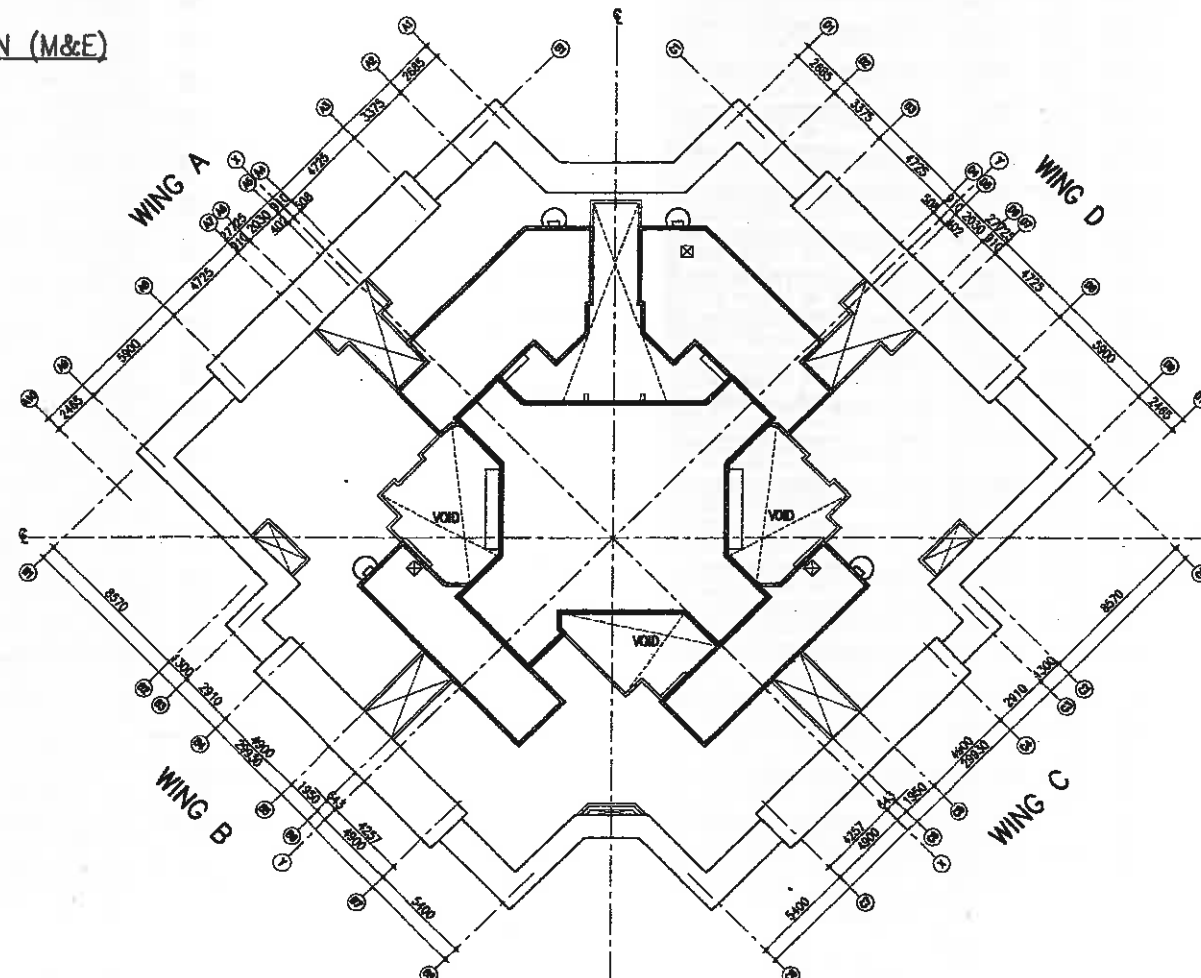




MAIN ROOF PLAN (M&E)



LIFT MACHINE + TANKS FLOOR PLAN



UPPER ROOF

BLOCK 6 HANDED

## NOTES

### REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
A	GENERAL REVISED. (SEPT 02)	TOA88	STDA44

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 01
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/48	ORIGINAL SIGNED	AUG 02
	K.W. LI STOA44	ORIGINAL SIGNED	AUG 02
DRAWN	WKC TOA/88	ORIGINAL SIGNED	AUG 02

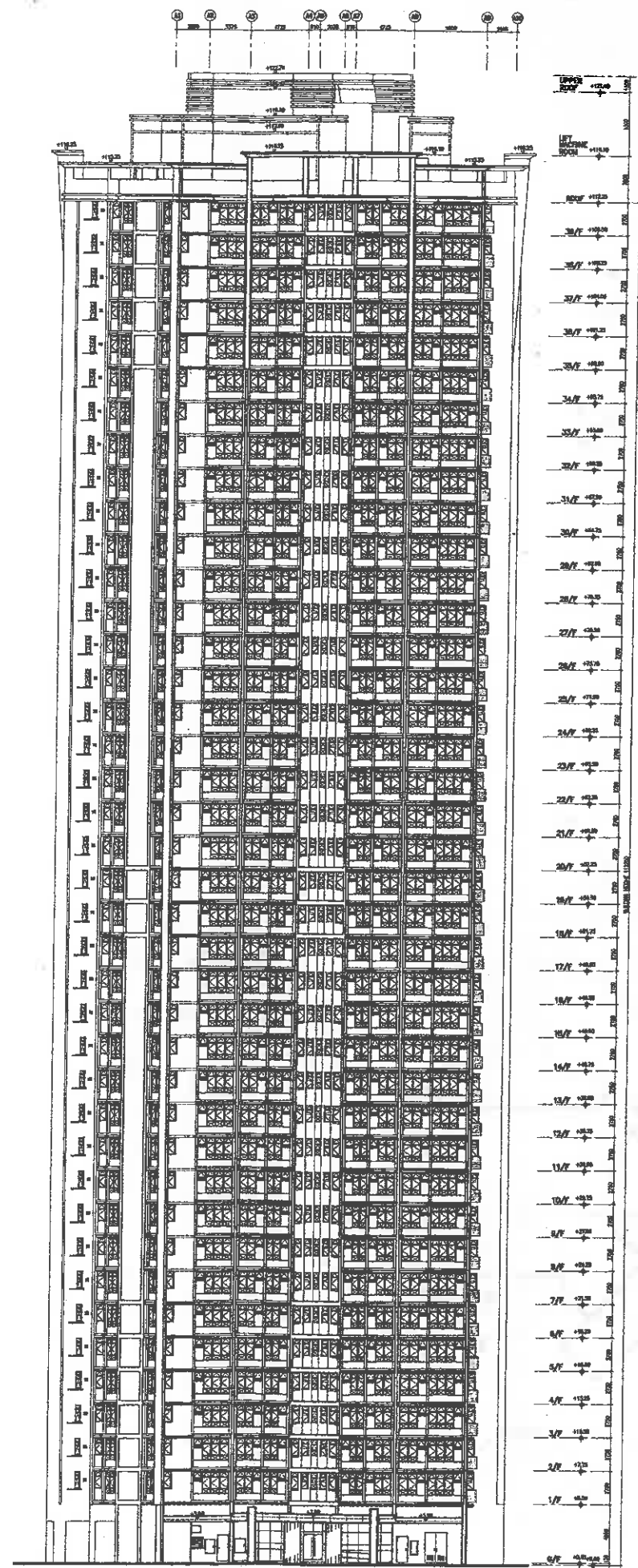
PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**MAIN ROOF PLAN (M&E), LIFT MACHINE  
ROOM + TANKS FLOOR PLAN & UPPER  
FLOOR PLAN (BLOCK 5, 6 & 7)**

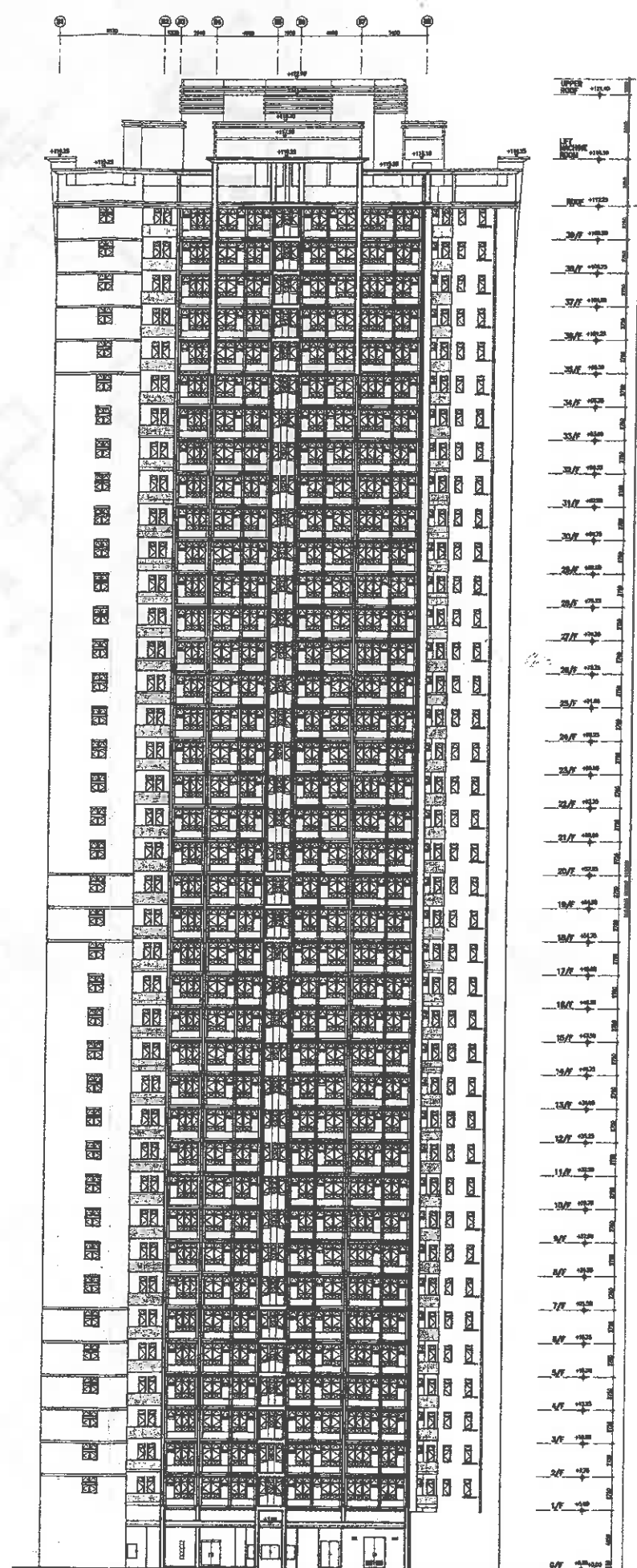
SCALE 1:200 @ A1, 1:400 @ A3

DRAWING NO.  
**ST27/3/BLK/A/PR-03/A**

SOURCE

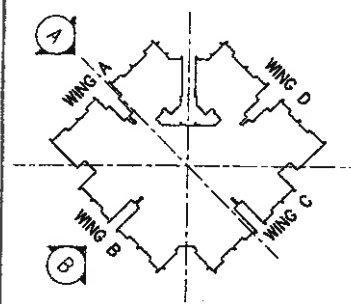


ELEVATION A



ELEVATION B

NOTES



KEY PLAN  
SCALE : N.T.S.

REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISED. (SEPT 02)	TOA/68	STOA/44	A/6

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI AA/6	ORIGINAL SIGNED	AUG 02
	K.W. LI STOA/44	ORIGINAL SIGNED	AUG 02
DRAWN	WKC TOA/68	ORIGINAL SIGNED	AUG 02

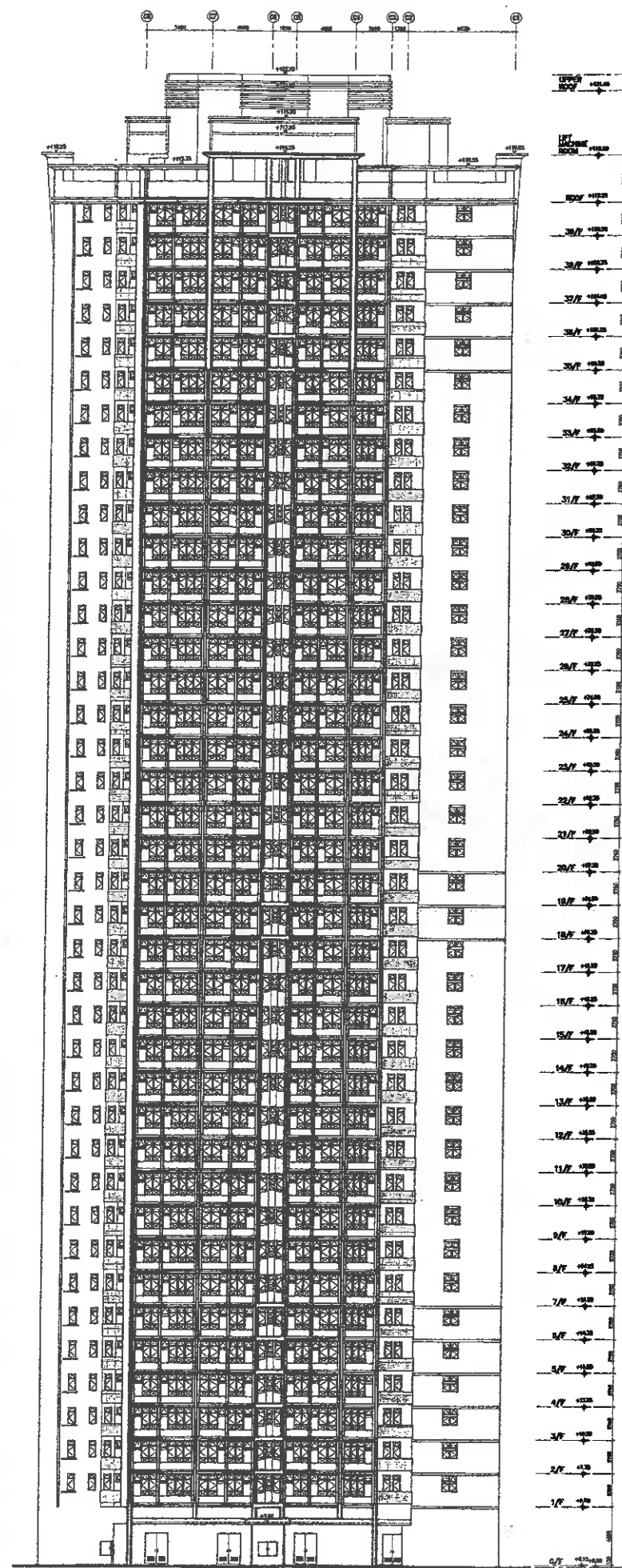
PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**ELEVATION A & B**

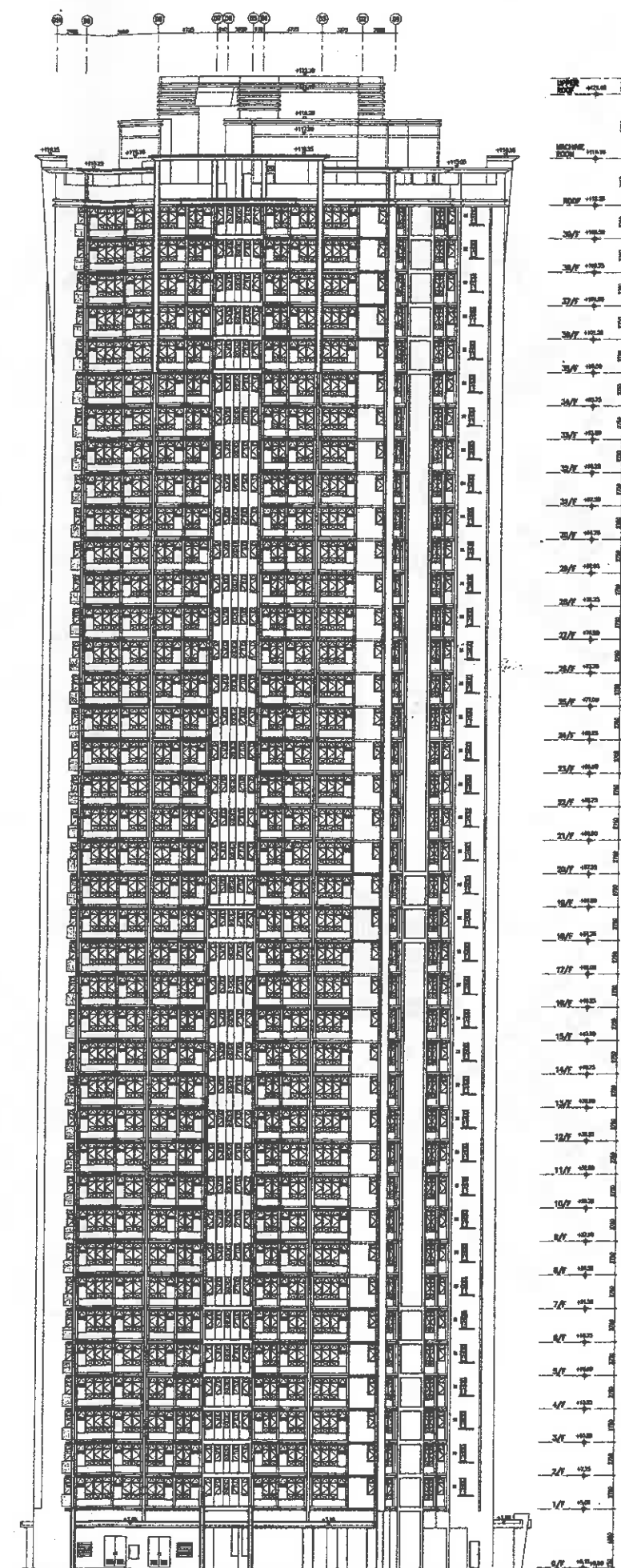
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DRAWING NO.  
**ST27/3/BLK/A/PR-04/A**

SOURCE

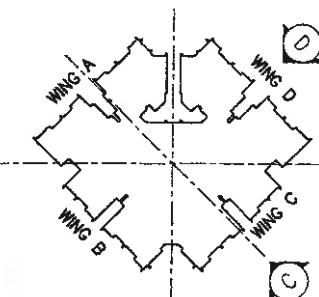


ELEVATION C



ELEVATION D

# NOTES



KEY PLAN  
SCALE : N.T.S.

## REVISIONS

NO.	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISED. (SEPT 02)	TOA/BB	STOM/44	A/46

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
CHECKED	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI STOM/44	ORIGINAL SIGNED	AUG 02
DRAWN	WKC TOA/BB	ORIGINAL SIGNED	AUG 02

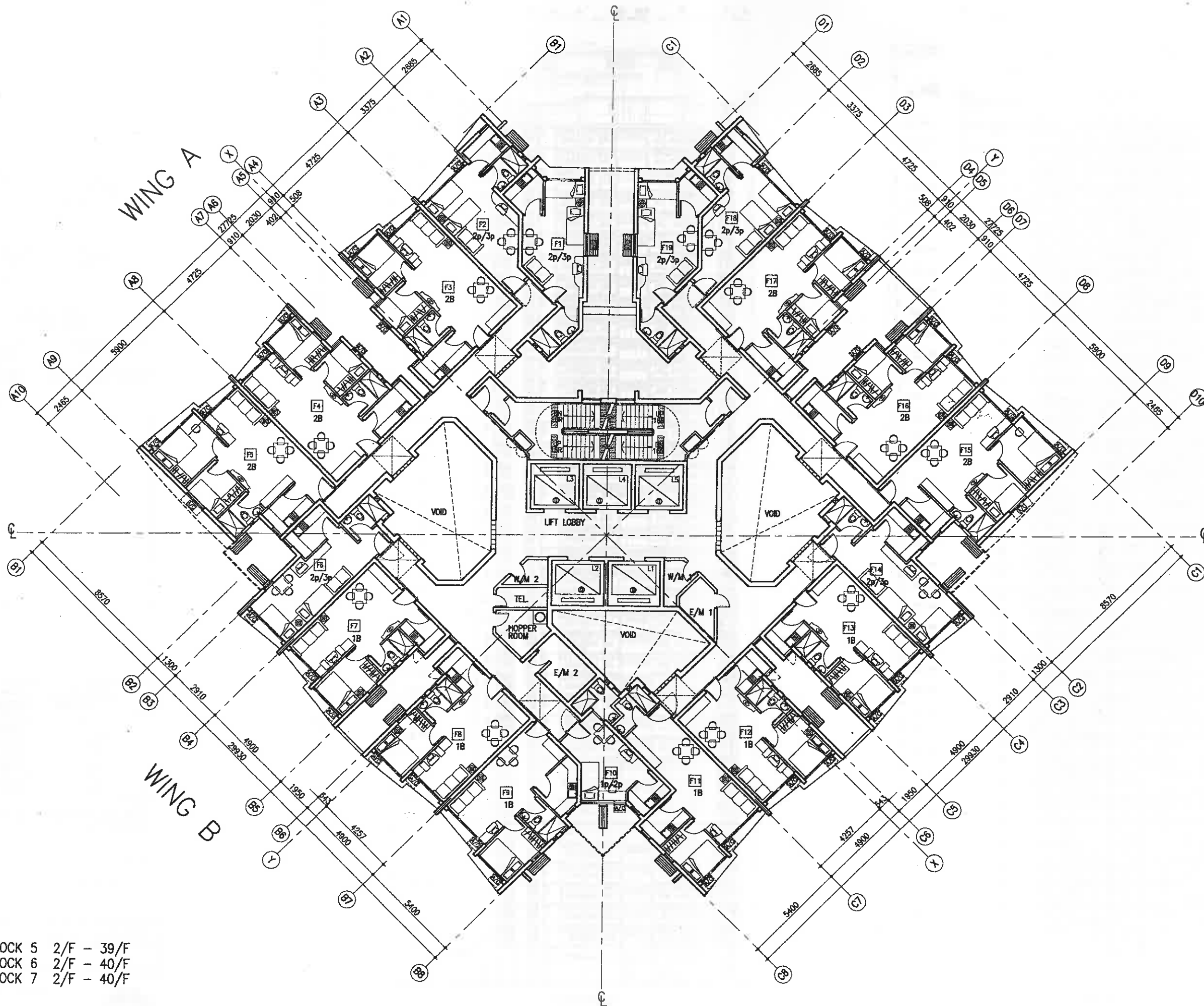
PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**ELEVATION C & D**

SCALE 1:250 @ A1, 1:500 @ A3

DRAWING NO.  
**ST27/3/BLK/A/PR-05/A**

SOURCE



BLOCK 5 2/F - 39/F  
 BLOCK 6 2/F - 40/F  
 BLOCK 7 2/F - 40/F

BLOCK 6 HANDED

## NOTES

### REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION
		DWN CKD AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/48	ORIGINAL SIGNED	AUG 02
	K.W. LI STO/M/4	ORIGINAL SIGNED	AUG 02
DRAWN	WKC TOA/68	ORIGINAL SIGNED	AUG 02

PROJECT  
**SHA TIN AREAS 4C & 38A  
 (PHASE 3)**

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**TYPICAL FURNITURE  
 LAYOUT PLAN**

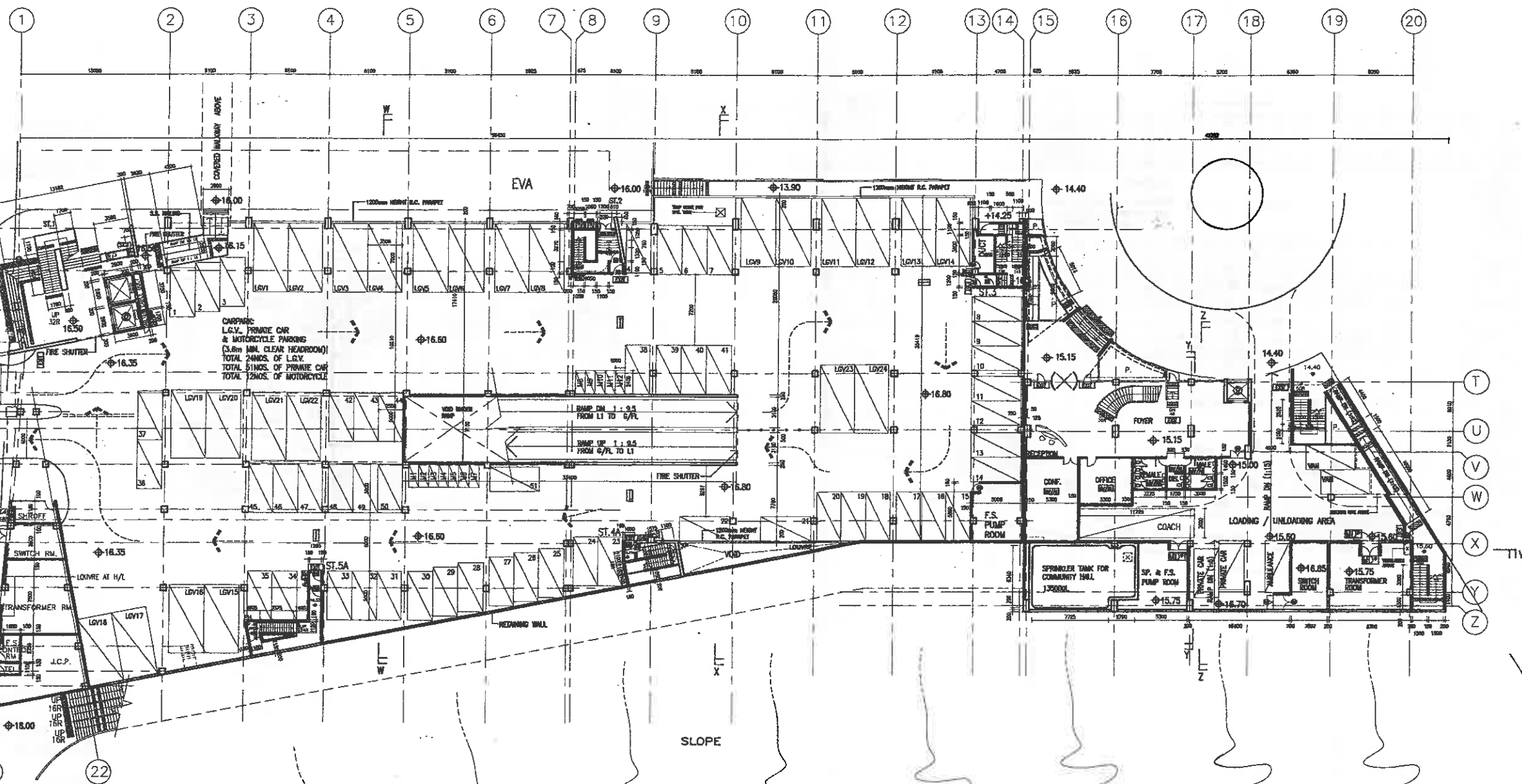
SCALE 1:100 @ A1, 1:200 @ A3

DRAWING NO.  
**ST27/3/BLK/A/PR-06**

SOURCE







HOUSING DEPARTMENT

# NOTES

## REVISIONS

NO.	DESCRIPTION AND DATE	OWN	CKD	ALTH
A	GENERAL REVISED. (SEPT 02)	T.A.	STOAH	AKG

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LIJIAN LI AJ/48	ORIGINAL SIGNED	AUG 02
	K.W. LI STOA/44	ORIGINAL SIGNED	AUG 02
DRAWN	RUGGI T.A.	ORIGINAL SIGNED	AUG 02

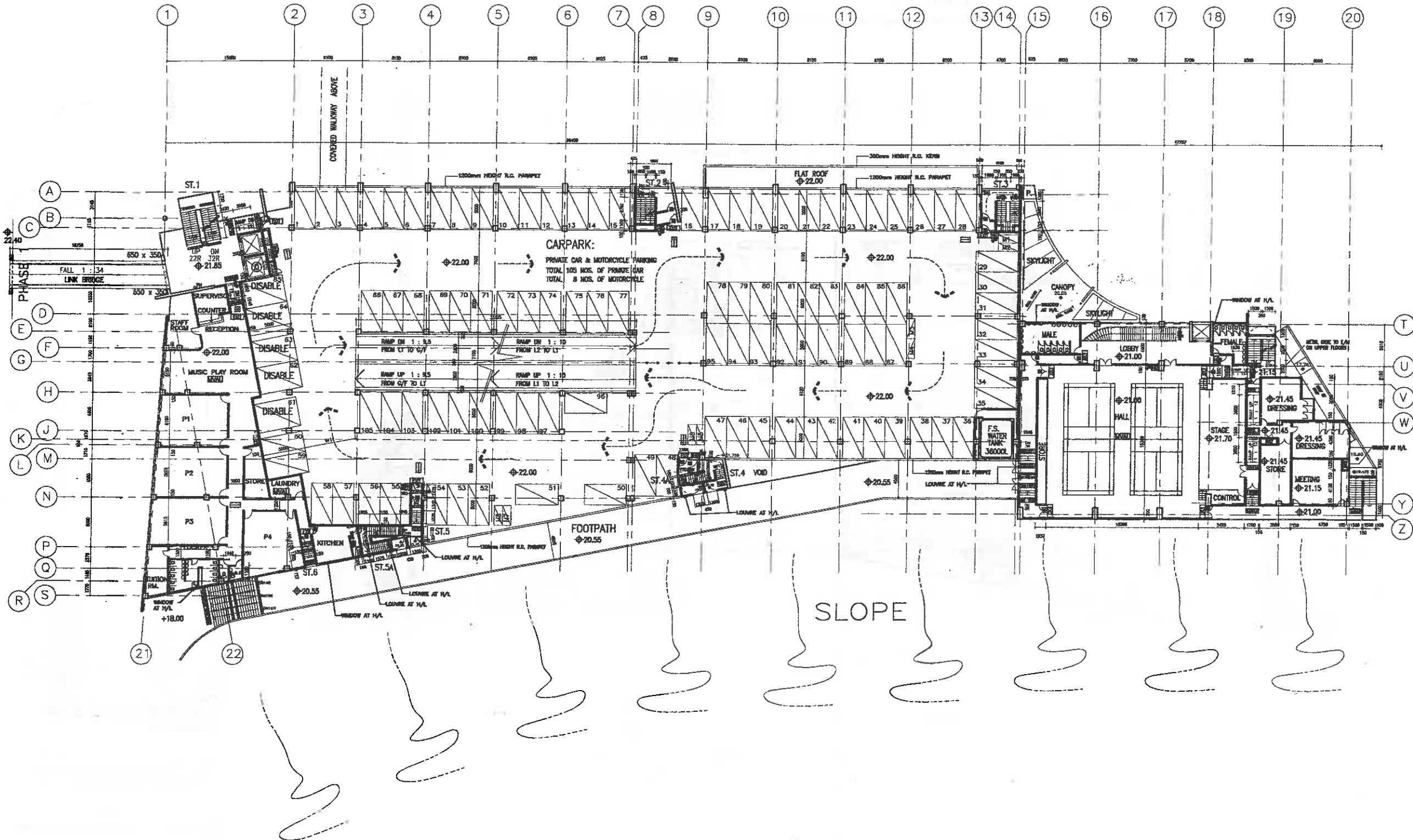
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**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

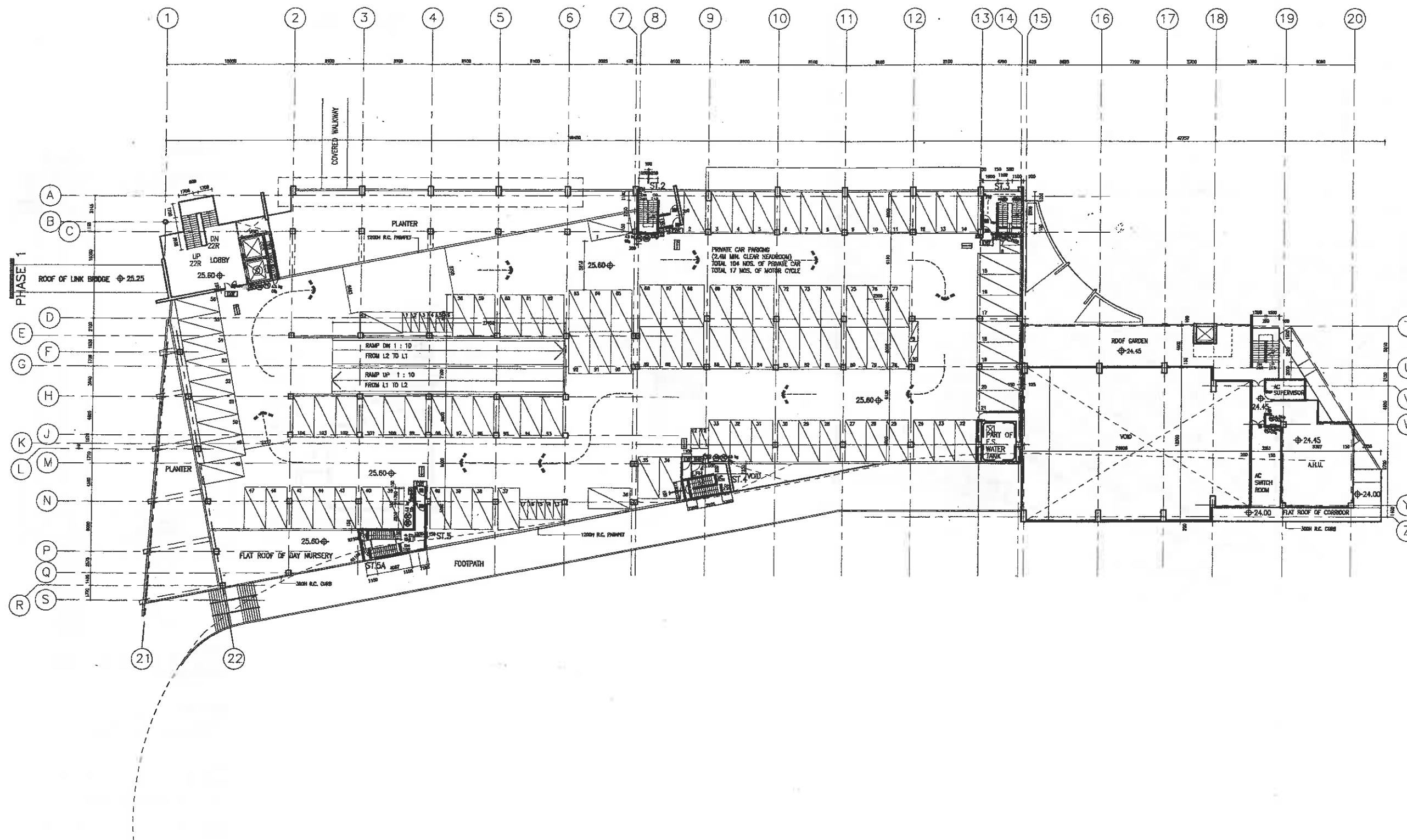
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**FIRST FLOOR PLAN OF  
CARPARK BUILDING**

SCALE 1:250 @ A1, 1:500 @ A3

DRAWING NO.  
**ST27/3/CP/A/PR-02/A**

SOURCE





# NOTES

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISED. (SEPT 02)	T.A.	STOAH	M6

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI STOA/44	ORIGINAL SIGNED	AUG 02
DRAWN	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

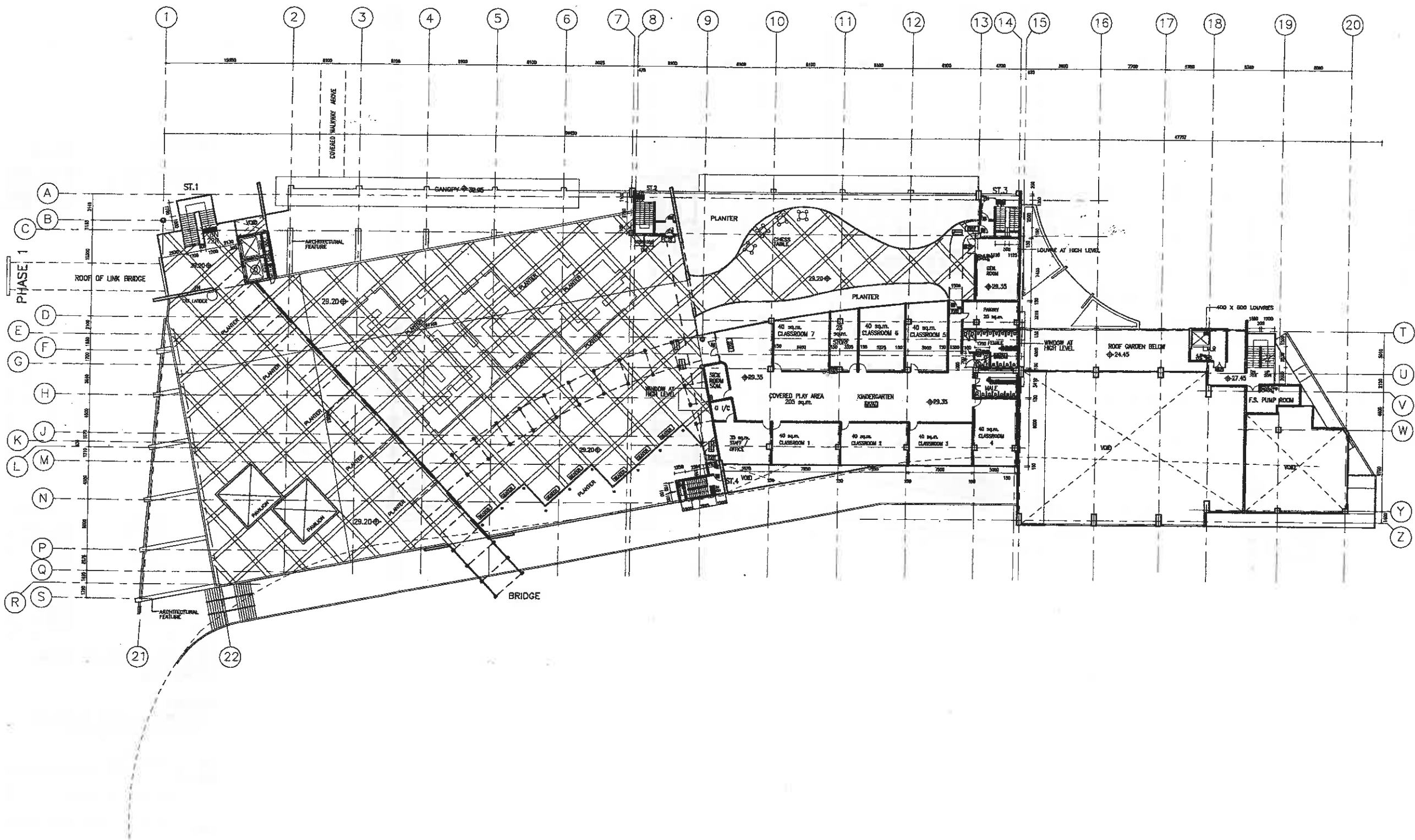
PROJECT  
**SHA TIN AREAS 4C & 38A  
(PHASE 3)**

DRAWING TITLE  
**SECOND FLOOR PLAN OF  
CARPARK BUILDING**

SCALE 1:250 @ A1, 1:500 @ A3

DRAWING NO.  
**ST27/3/CP/A/PR-03/A**

SOURCE



# NOTES

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISED. (SEPT 02)	T.A.	STOAH	A46

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	L.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 01
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 01
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 02
	K.W. LI STOAH	ORIGINAL SIGNED	AUG 02
DRAWN	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

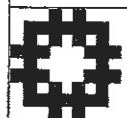
PROJECT  
SHA TIN AREAS 4C & 38A  
(PHASE 3)

DRAWING TITLE  
ROOF FLOOR PLAN OF  
CARPARK BUILDING

SCALE 1:250 @ A1, 1:500 @ A3

DRAWING NO.  
ST27/3/CP/A/PR-04/A

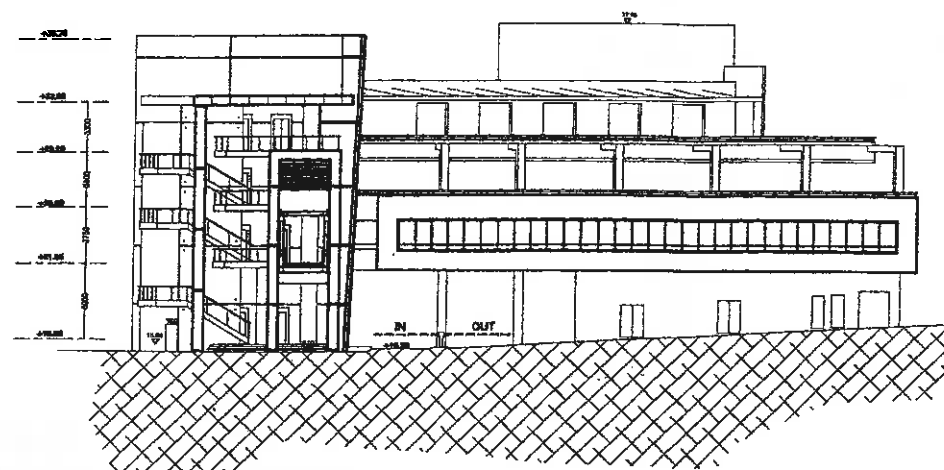
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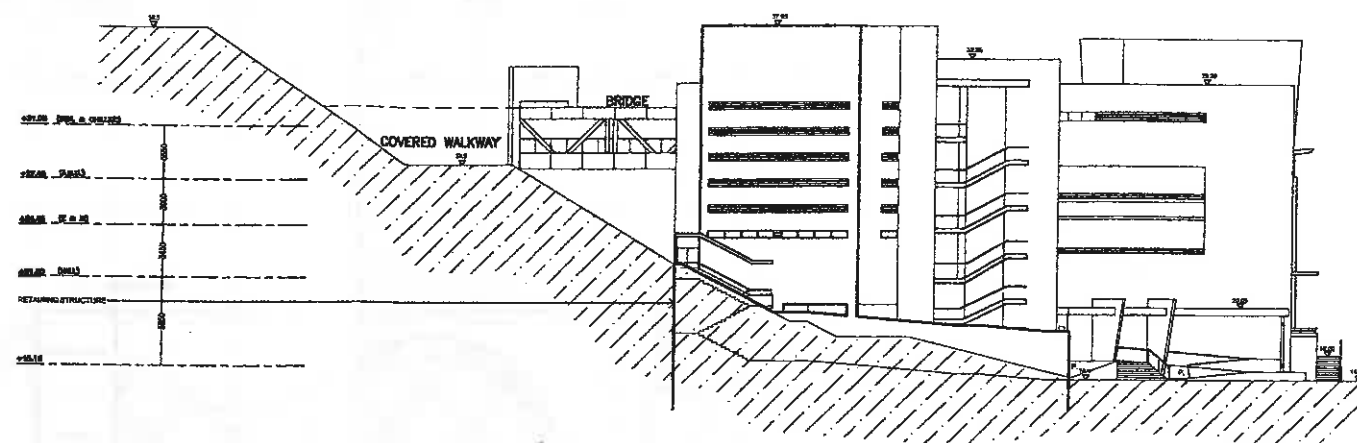
HOUSING DEPARTMENT



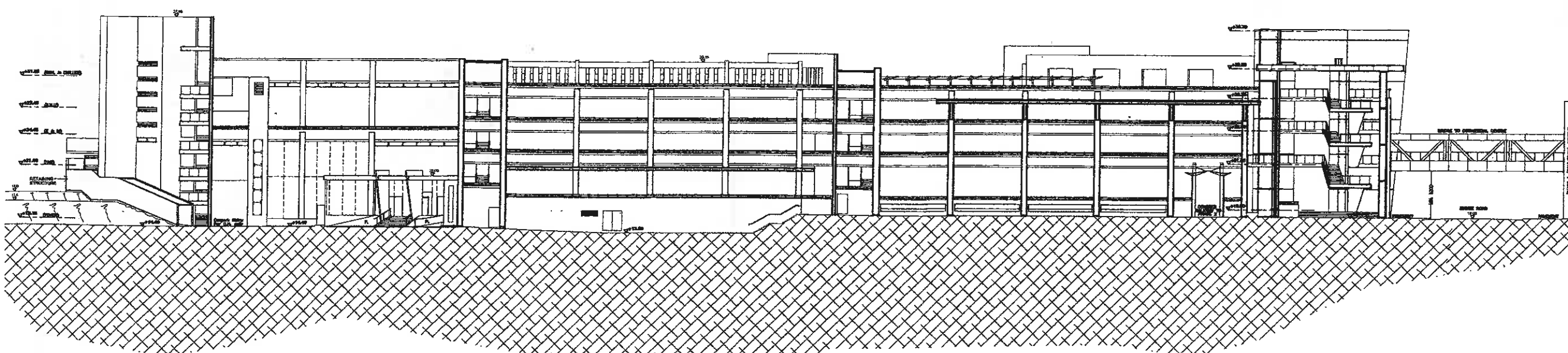




ELEVATION 1

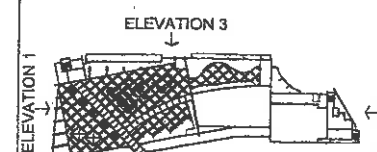


ELEVATION 2



ELEVATION 3

# NOTES



KEY PLAN

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CHK	ALTH
A	GENERAL REVISED. (SEPT 02)	T.A.	STOAH	AKS

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	I.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 07
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/46	ORIGINAL SIGNED	AUG 08
	K.W. LI STOA/44	ORIGINAL SIGNED	AUG 02
DRAWN	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

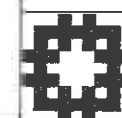
PROJECT  
SHA TIN AREAS 4C & 38A  
(PHASE 3)

DRAWING TITLE  
ELEVATIONS OF  
CARPARK BUILDING

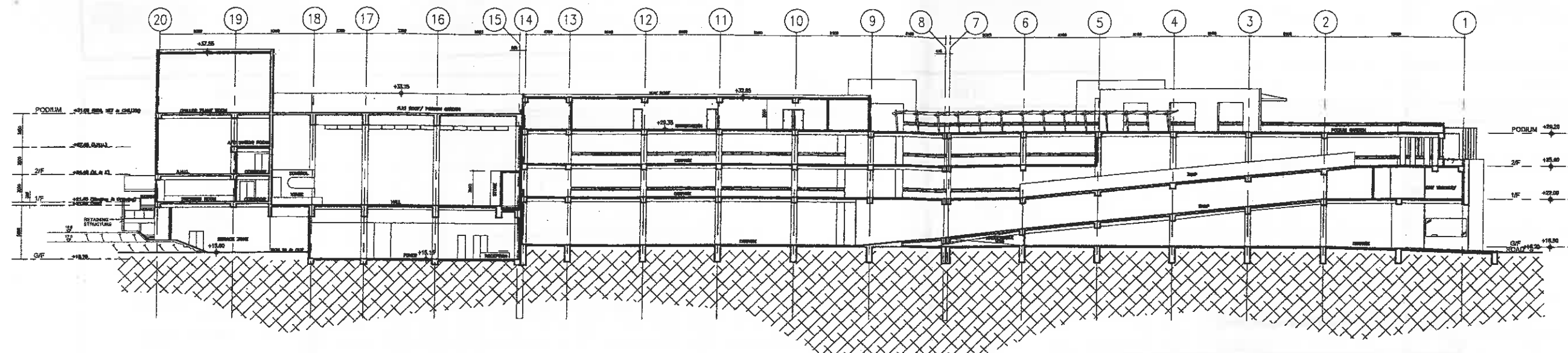
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ST27/3/CP/A/PR-06/A

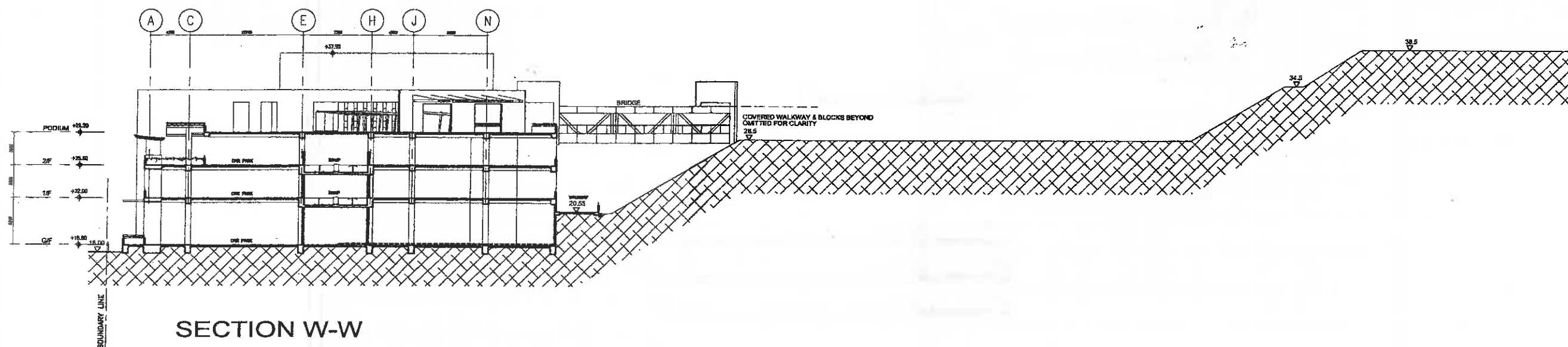
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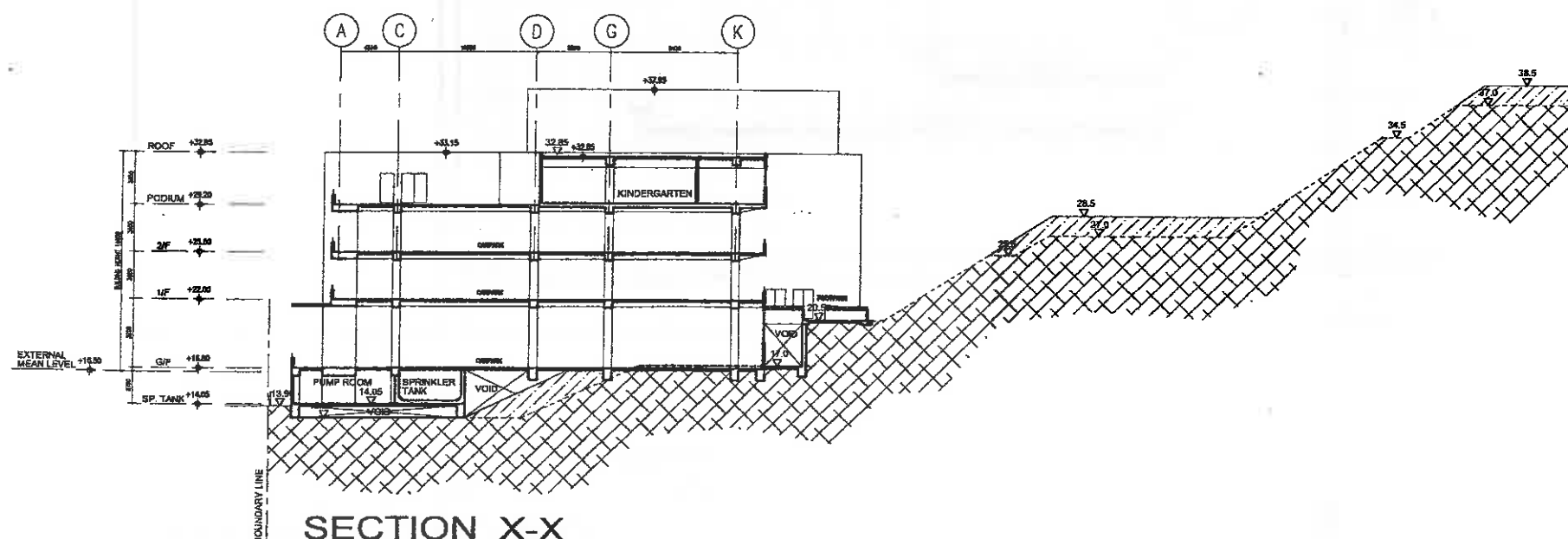
HOUSING DEPARTMENT



SECTION V - V

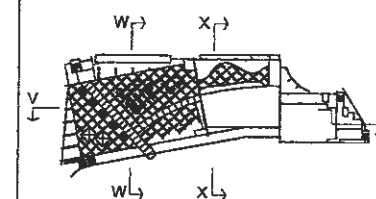


SECTION W-W



SECTION X-X

# NOTES



KEY PLAN

## REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GENERAL REVISED. (SEPT 02)	T.A.	STDA44	M6

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	T.A. GALLOWAY CA/2	ORIGINAL SIGNED	AUG 02
	S.Y. CHIM SA/2	ORIGINAL SIGNED	AUG 02
CHECKED	LILIAN LI A/48	ORIGINAL SIGNED	AUG 02
	K.W. LI STDA44	ORIGINAL SIGNED	AUG 02
DRAWN	RIGGI T.A.	ORIGINAL SIGNED	AUG 02

PROJECT  
SHA TIN AREAS 4C & 38A  
(PHASE 3)

DRAWING TITLE  
SECTIONS OF CARPARK BUILDING

SCALE 1:250 @ A1, 1:500 @ A3

DRAWING NO.  
ST27/3/CP/A/PR-07/A

SOURCE



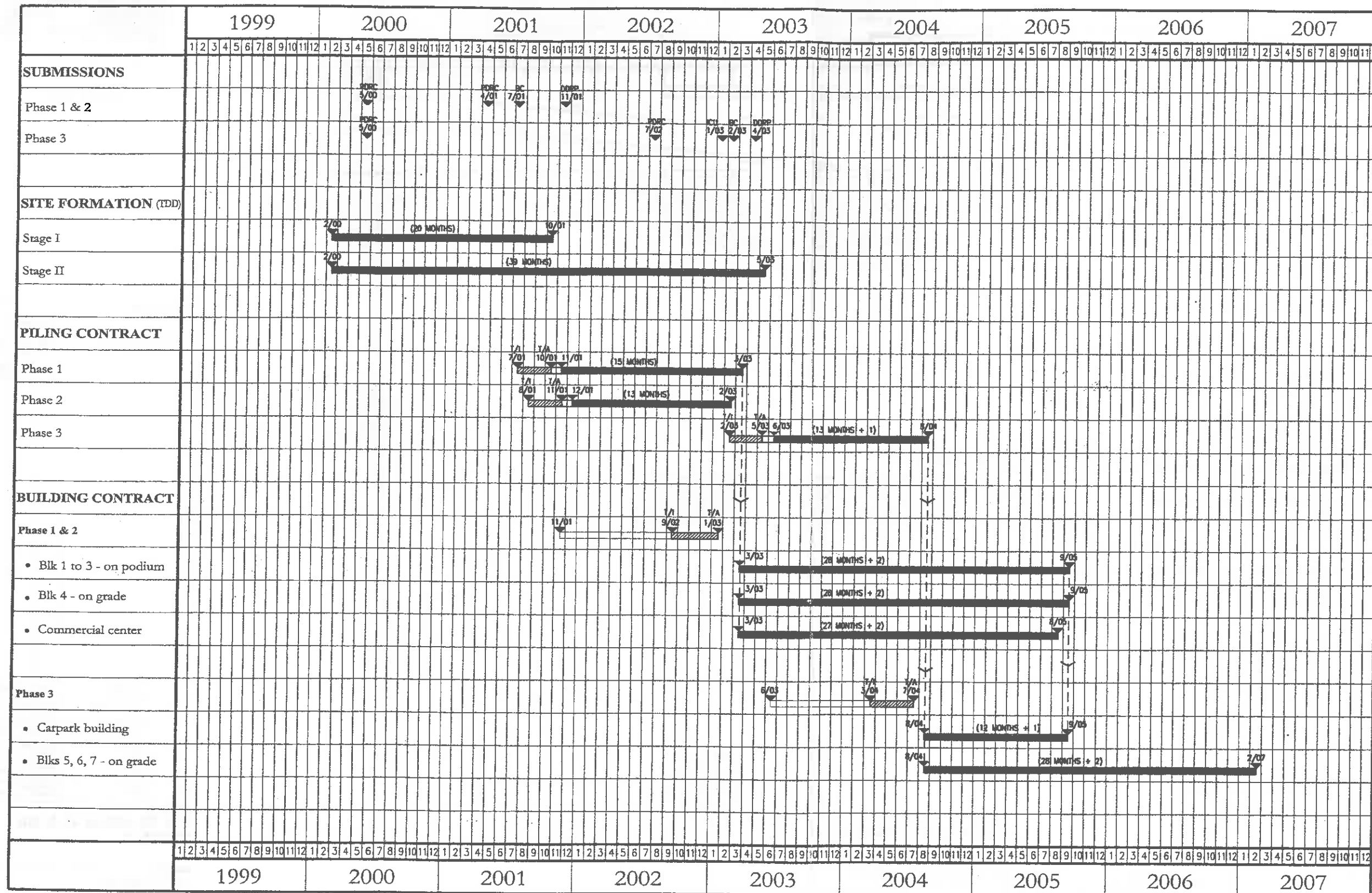
HOUSING DEPARTMENT

# ARCHITECTURAL SECTION 2

## PILING / BUILDING

SHATIN AREAS 4C & 38A  
DEVELOPMENT PROGRAMME

ST 27NR



### NOTES

#### LEGEND :

- BC - BUILDING COMMITTEE
- PDR - PROJECT DESIGN REVIEW COMMITTEE WITH CO-OPT BC MEMBERS
- BCT - TENDER AWARD
- T/I - TENDER INVITATION
- T/A - TENDER RETURN AND ANALYSIS
- ▼ - APPROVAL PROCESS

#### NOTES :

1. PLANNING BRIEF APPROVED BY CPLD ON 10/8/95.
2. SITE FORMATION UNDERTAKEN BY PM/NTE.

TI INVITE TENDER  
TA AWARD TENDER

DOCUMENTATION

DESIGN/PRE-CONTRACT  
CONTRACT

PM /DTL /CM : I.A. GALLOWAY CA/2  
APM/ADTL/ACM : S.Y. CHIM SA/2  
DTC/CC : LILIAN LI A/46  
PROGRAMME NO. : PQP-ST27-01/P-18 (Rev.C)  
DATE : 4-2-2003

Measures to Reduce C&D Waste		
Planning & Design	Precasting & Prefabrication	Modular Design
		Precast Facades
		Precast Staircases
		Semi- precast Slabs (Contractor's Proposal)
		Prefabricated External Elements (planters, pergolas and street furniture)
		Prefabricated steel structure footbridge and covered walkway
		Proprietary Doorsets and Panel Walls
		Sprayed Plaster (Contractor's Proposal)
		PFA Option for Sub-structure
		PFA Option for Super-structure
		PFA Option for Road Works
Construction & Site Management in Piling and Building Contract		Master Layout require only minimal excavation to the formed site and existing slope.
		Waste Management Plan
		Non-timber Hoarding
		Metal Formwork & Metal Falsework
		On-site Sorting of C&D Material
		Trip-ticket for Waste Disposal
		On-site Water Conservation (Contractor's Proposal)

**MEASURES TO REDUCE, RE-USE AND  
RECYCLE CONSTRUCTION AND  
DEMOLITION (C&D) WASTE**



Project Shatin Area 4C &amp; 38A Ph. 3

(PHDP Code : ST27NR)

	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 :	128.389 484.828 2.921 616.138
(c)	Other Project Cost (2.5% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	15.403
(d)	Total Site Development and Construction Cost (a)+(b)+(c) :		631.541

**Notes :**

- (1) All prices are at June 2002 price level and adjusted for tender price inflation to tender in dates of contracts based on -1% p.a. for year 2002 and 0% p.a. for year 2003 onwards
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBI.
- (3) The costs for softlandscaping works, utilities connections are grouped under Other Separate Contracts.
- (4) The fluctuation provisions of 2% p.a. are worked out based on the formula as shown on the Guidance Notes for Standard Cost Yardsticks.
- (5) Development contingencies of \$29.488M for non-standard blocks/buildings etc. are included in the Site Development and Construction Cost
- (6) Separate piling and building contracts are adopted.
- (7) Engineer's design foundations and details adopted. (LDBP for Domestic Blocks and Minpiles for Carpark and Community Hall)

**Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
- (2) Other Project Cost, e.g. traffic and environmental studies, land surveying studies, site potential and other engineering studies, site investigation, geotechnical advisory services, construction material test, piling test carried out by direct testing contractor, etc.
- (3) The estate road, retaining structure to slope, site formation work including surface water drainage system and slope stabilization work. etc.

Prepared by :

QS/C12 (K.K. Yuen)

Date :

23-Aug-02

**PROJECT : SHATIN AREA 4C & 38A**

**PHASE : 3**

**PHDP Code : ST27NR**

	COST PORTIONS							Common Items		Total (Incl. Fluctuation)
	PRH	HOS	CP	CC	WEL	UN	GN	TS	EW	
CFA of Cost Portions (m2)	113,416		11,447		1,340					126,203
<b>COST ITEMS</b>	<b>Estimated Cost in \$,000</b>									<b>\$,000</b>
<b>A. Cost Budget At June 2002</b> (Excluding Other Project Costs & Tender Price Inflation)										
<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	114,530	-	11,559	-	1,353	-	-	-	1,593	129,035
2.2 Building Contract										
2.21 Building (excl. building services)	326,312	-	29,532	-	5,750	-	-	-	-	361,594
2.22 Building Services	63,818	-	9,821	-	1,150	-	-	-	5,169	79,958
2.23 Transfer Structures	-	-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange	-	-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements	-	-	-	-	-	-	-	-	-	-
2.26 External Works for Specific Businesses	-	-	-	-	-	-	-	-	36,981	36,981
2.27 Automated Refuse Collection System	-	-	-	-	-	-	-	-	8,733	8,733
2.3 Other Separate Contracts (incl. Softlandscape)	-	-	-	-	-	-	-	-	2,936	2,936
<b>Cost Budget At June 2002 Price Level (A)</b>	<b>504,660</b>	<b>-</b>	<b>50,912</b>	<b>-</b>	<b>8,253</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,412</b>	<b>619,237</b>
<b>B. Cost Estimate 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>\$128,389</b>	113,957	11,501	-	1,346	-	-	-	1,585	128,389
2.2 Building Contract	<b>\$484,828</b>									
2.21 Building (excl. building services)		324,680	29,384	-	5,721	-	-	-	-	359,785
2.22 Building Services		63,499	9,772	-	1,144	-	-	-	5,143	79,558
2.23 Transfer Structures		-	-	-	-	-	-	-	-	-
2.24 Public Transport Interchange		-	-	-	-	-	-	-	-	-
2.25 External Works for commonly shared elements		-	-	-	-	-	-	-	36,796	36,796
2.26 External Works for Specific Businesses		-	-	-	-	-	-	-	-	-
2.27 Automated Refuse Collection System		-	-	-	-	-	-	-	8,689	8,689
2.3 Other Separate Contracts (incl. Softlandscape)	<b>\$2,921</b>	-	-	-	-	-	-	-	2,921	2,921
<b>Cost Budget Projected To Proposed Dates Of Tenders (B)</b>	<b>\$616,138</b>	<b>502,136</b>	<b>50,657</b>	<b>-</b>	<b>8,211</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,134</b>	<b>616,138</b>

**Types of Contract**

Foundation

**Tender In Dates**  
02/2003

**Adjustment for months after June 2002**

6	Months x -1 % / 12 =	-0.0050	
2	Months x 0 % / 12 =	0.0000	-0.0050

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

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

04/2004

6	Months x -1 % / 12 =	-0.0050	
16	Months x 0 % / 12 =	0.0000	-0.0050

**Legend for Cost Portions :**

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

CP - Carpark  
WBL - Welfare & Community Facilities  
GN - Government non-reimbursable

UN - Unallocable  
TS - Transfer Structure  
EW - External Works



Construction Cost Budget No. 12 ( Domestic Blocks: Rental Portion)

Project : Shatin Area 4C & 38A Ph. 3

(PHDP Code : ST27NR)

Cost at June 2002 Price Level	No. of Flats	Estimated Cost		TOTAL
		Foundation (Incl/ Excl * Caps)	Building (Incl/ Excl * Caps)	
<b>1.0 Standard Blocks (Not Used)</b>				
(a) Non-standard Domestic blocks				
Total Non-standard block CFA : _____ m2				
(b) Building Services				
Cost m2 CFA x CFA = Sub-Total (A) (Total CFA = _____ m2)		\$'000		
<b>2.0 Adjustments to Item 1.0 Above</b>				
		\$'000		
Sub-Total (B)				
		\$'000		
<b>3.0 Non-Standard Blocks</b>				
(a) Non-standard Domestic blocks (Block No. <u>5</u> , <u>40</u> Storeys Block No. <u>6&amp;7</u> , <u>41</u> Storeys)		109,076	310,773	419,849
Total Non-standard block CFA : <u>113,416</u> m2				
- <u>1P/2P</u> Flat/Unit (IFA 18.91 m2)	119			
- <u>2P/3P</u> Flat/Unit (IFAs 23.71 m2, 23.83 m2 & 24.29 m2)	714			
- <u>1B</u> Flat/Unit (IFAs 30.68 m2, 30.85 m2 & 32.66 m2)	714			
- <u>2B</u> Flat/Unit (IFA 39.06 m2)	714			
	2261			
(b) Building Services			60,779	60,779
Sub-Total (C)		109,076	371,552	480,628
				(\$4,238/m2 CFA)
		\$'000		
<b>4.0 Development Contingency</b>				
(a) All standard blocks superstructure				
(b) All non-standard blocks and all standard block elements other than superstructure		5,454	18,578	24,032
Sub-Total (D)		5,454	18,578	24,032
Total Cost of Domestic Block - HOS Portion at June 2002 Price Level = (A) + (B) + (C) + (D) (including Provisions for Contract Fluctuations)		114,530	390,130	504,660
				(\$4,450/m2 CFA)

# Construction Cost Budget No. 12 ( Welfare)

Project : Shatin Area 4C & 38A Ph. 3

(PHDP Code : ST27NR)

Cost at June 2002 Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl/ Excl * Caps)	Building (Incl/ Excl * Caps)	
<div>←-----\$'000-----&gt;</div>				
<b>1.0 <u>Ancillary/Welfare Facilities in Domestic Block / Other Buildings*) (G/F or Upper Floors)</u></b>				
(a) Welfare facilities - Kindergarten & Day Nursery (no fitting out included)	1,340	1,289	3,292	4,581
(b) Add for basic fitting out for Welfare Facilities - Day Nursery (Total area to be fitted out = 520 m2 GFA)		-	137	137
(c) Add for fitting out for Welfare Facilities - Kindergarten (Total area to be fitted out = 820 m2 GFA)		-	2,047	2,047
(d) Building Services		-	1,095	1,095
<b>2.0 <u>Other Adjustments for Item 1.0 Above</u></b>				
<b>3.0 <u>Development Contingency</u></b>		64	329	393
<b>Total Cost of Welfare Portion at June 2002 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		1,353	6,900	8,253  (\$6,159/m2 CFA)

## Remarks

Welfare Portion includes the following :

Kindergarten	820	m2 CFA
Day Nursery	520	m2 CFA
	<u>1340</u>	m2 CFA

# Construction Cost Budget No. 12 (Carpark Portion)

Project : Shatin Area 4C & 38A Ph. 3

(PHDP Code : ST27NR)

Cost at June 2002 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl/ Excl * Caps)	Building (Incl/ Excl * Caps)	
<b>1.0 <u>Carpark (Integrated Comm./Carpark* OR-Freestanding Carpark Building*) based on Actual Design</u></b>		<div>←-----\$'000-----→</div>		
(a) Carpark Portion				
Private (Note 1)	( 35 m2 CFA per space)	264	11,009	28,126
LGV	( 60 m2 CFA per space)	24		
	288			39,135
(b) Building Services			9,353	9,353
Sub-total (A) :		11,009	37,479	48,488
(Total CFA based on Actual Design = 11,447 m2 & Average CFA per carparking space = 39.75 m2				(\$4,236/m2 CFA) (\$168,361 per space)
				(Note 2) 0.59% over that calculated based on Standard Yardsticks of building
<b>2.0 <u>Development Contingency</u></b>		<div>←-----\$'000-----→</div>		
		550	1,874	2,424
Total Cost of Carpark Portion at June 2002 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations)		11,559	39,353	50,912
				(\$4,448/m2 CFA) (\$176,778 per space)

<b>3.0 <u>Difference between Actual Design (item 1.0 above) and Cost Yardsticks/Cost Ceiling/Budget due to the following :-</u></b>	Foundation (Incl/ Excl * Caps)	Building (Incl/ Excl * Caps)	TOTAL
<-----\$'000----->			
<b>(a) Add for adjustment to efficiency ratio of car parking space</b>		2,784	2,784

- Note :
1. 6 motor cycle parking spaces equal to 1 private car parking space.
  2. Actual foundation cost adopted in the standard cost yardstick.  
Average for Private Carpark/Motorcycle and LGV Carpark is 0.59% over that calculated based on Standard Yardsticks.

**Construction Cost Budget No. 12 ( External Works - Commonly Shared Across Phases of the  
Development and Amongst Various HA Businesses)**

Project : Shatin Area 4C & 38A Ph. 3

(PRDP Code : ST27NR)

Total GEA = 28485 m2; Total CFA = 127999 m2; Total LAA = 12522 m2

Cost at June 2002 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> (a) Hard Landscape Works (Amenities) (b) Underground Drainage (c) Building Services	<	\$,000.00	>
		19,824	19,824
		7,382	7,382
		2,872	2,872
<b>Sub-total (A)</b>	-	30,078	30,078
<b>2.0 Special External Works based on Actual Design (Incl. Contract Price Fluctuation)</b> (a) 2 No. lift tower (b) BS works for 2 No. lift towers (c) Link Bridge to Phase 1 (d) Link Bridge to platform +28.5 (e) Link Bridge to platform +38.5 (f) Link Bridge to School site (g) Retaining Wall (h) Fill slope (i) Works to engineering slope	<		>
	580	554	1,134
		2,051	2,051
		857	857
	369	1,213	1,582
		1,316	1,316
	568	2,124	2,692
		499	499
		1,291	1,291
		160	160
<b>Sub-total (B)</b>	1,517	10,065	11,582
<b>3.0 Development Contingency</b>	<	\$,000.00	>
	76	2,007	2,083
<b>Sub-total (C)</b>	76	2,007	2,083
<b>Total Cost of Commonly Shared External Works at June 2002 Price Level = (A) + (B) + (C)</b> <b>(including Provisions for Contract Fluctuations)</b>	1,593	42,150	43,743
			(\$342/m2 CFA) (\$1,536/m2 GEA)
<b>4.0 Cost of Automated Refuse Collection System at June 2002 Price Level</b>	<	\$,000.00	>
		8,317	8,317
<b>5.0 Development Contingency</b>		416	416
<b>Total Cost of Automated Refuse Collection System at June 2002 Price Level = Total of Items 4.0 to 5.0</b> <b>(including Provisions for Contract Fluctuations)</b>	-	8,733	8,733
<b>Cost at June 2002 Price Level</b>	<b>Estimated Cost</b>		<b>TOTAL</b>
	<b>Soft Landscape</b>	<b>Fees &amp; Others</b>	
<b>6.0 Cost of Other Separate Contracts (Incl. Softlandscaping Work) at June 2002 Price Level</b>	2,366	430	2,796
<b>7.0 Development Contingency</b>	118	22	140
<b>Total Cost of Other Separate Contracts (including Softlandscaping Works) at June 2002 Price Level</b> <b>Price Level = Total of Items 6.0 to 7.0</b> <b>(including Provisions for Contract Fluctuations)</b>	<	\$,000.00	>
	2,484	452	2,936

Budget No. 12  
Construction of Shatin Area 4C & 38A Phase 3  
Budget for Government Reimbursable Work  
Community Hall (With Fitting out)

		<u>Amount</u>	<u>Adjusted to Proposed</u>
		<u>(\$,000)</u>	<u>Dates of Tender</u>
			<u>(\$,000)</u>
Demolition		-	-
Site Formation		-	-
Piling/Substructure		6,986	6,951
Building/Superstructure		17,014	16,929
Building Services		6,407	6,375
Drainage/Externals		814	810
Fluctuation		431	429
Contingencies	10.00%	3,165	3,149
		34,817	34,643
Other Project cost	2.50%	870	866
		35,687	35,509
HA's On-cost	2.00%	714	710
Total Estimated Cost :		36,401	36,219

Notes:

(1) CFA = 2,325 m<sup>2</sup>

(2) \$15,578 /m<sup>2</sup> CFA

(3) Cost of furniture (\$0.82M) as advised by HAD has not been included in the total cost above.