



THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Proposed Master Layout Plan and Project Development Budget for the Redevelopment of Lam Tin Estate Phase 10

PURPOSE

To seek Members' approval to the proposed Master Layout Plan and Project Development Budget for the Redevelopment of Lam Tin Estate Phase 10.

BACKGROUND

2. Lam Tin Phase 10 is a designated NCC site, which was released by the Home Affairs Department (HAD) in August 1997 for public housing development and facilities for elderly and the community. Located in the central part of Lam Tin, Phase 10 is bounded by Ping Tin Street to its south, St Paul's School (Lam Tin) to its east and Lam Tin Playground to its north and northwest. Location plan of Lam Tin Phase 10 is shown in **Part I** of the **Annex**.

3. The area of the site is about 0.25 hectare and is currently occupied by a community centre, an estate office and a post office. Upon the completion of fitting-out works of the new community hall in Lam Tin South Phase 8 by Architectural Services Department (ASD) in September 2002, these facilities will be demolished to make way for redevelopment.

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

Date	Events
(a) 12 December 1991	Planning Brief for all Phases of Redevelopment of Lam Tin Estate approved by Development Progress Committee (DPC).
(b) 25 August 1998	Revised Planning Brief for the Redevelopment of Lam Tin Estate approved by Kowloon District Planning Conference (KDPC) (Paper No. KDPC 11/1998).
(c) 19 August 2000	Project Design Review Committee (PDRC) endorsed the revised Development Parameters, Conceptual Layout and Project Estimates for submission to Strategic Planning Committee (SPC) (Paper No. PDRC 23/2000).
(d) 14 September 2000	Development Parameters and Project Development Cost Ceiling of Lam Tin Phase 9 & 10 approved by SPC (Paper No. SPC 58/2000).
(e) 9 May 2001	Town Planning Board approved the rezoning of Lam Tin Phase 10 from 'GIC' to 'R(A)'.
(f) 22 March 2002	Proposed Master Layout Plan and Project Development Budget for Lam Tin Phase 10 endorsed by PDRC for submission to Building Committee (BC) (Paper No. PDRC 13/2002).

MASTER LAYOUT PLAN

5. Lam Tin Phase 10 adopts site specific design to achieve a better integration with the immediate surroundings. The proposed Master Layout Plan is evolved from the Approved Development Parameters comprising of -

- (a) One 25-storey Small Household Development (SHD) block based on Standard New Harmony Annex flat modules.
- (b) One 5-storey Residential Care Home for the Elderly (RCHE) with 200 bed spaces.

- (c) Open space, a footbridge and associated modification work to the existing carpark building in Lam Tin Phase 4.

6. The project will provide 282 flats in 2005/2006. Private car parking spaces are already provided in the existing adjacent carpark building in Lam Tin Phase 4. Within the project, one loading/unloading bay, one ambulance parking space and one refuse collection vehicle parking space are provided for the shared use of SHD and RCHE. In addition, one 16-seat van parking space is provided for the exclusive use of RCHE.

7. The proposed Master Layout Plan is shown in **Part II** of the **Annex**. The main design intents and themes are highlighted as follows -

Planning for Pedestrians

- (a) An integrated pedestrian linkage in terms of at grade access and footbridge connection is provided to link up the adjacent developments. It improves accessibility for the whole Lam Tin District from the MTR Station to the uphill Tak Tin Estate.
- (b) Along the pedestrian route, external open and semi-open spaces are created, which are inter-penetrated and linked by means of stairs, ramps, platforms and viewing decks. The visual linkage is enhanced and open spaces at various levels are integrated for people to enjoy outdoor activities.
- (c) Footbridge connection with ramps to Lam Tin Phase 4 is proposed to provide a traffic-free and barrier-free access for the disabled and elderly. Part of the carpark building in Lam Tin Phase 4 will be modified to allow for a wider and direct access.
- (d) Vehicular ingress and egress point of the loading/unloading area is segregated from the pedestrian passage.

Enhancing Social Sustainability

- (e) Social interaction is enhanced if residents have more opportunities to meet and interact. Formation of the interpenetrating open spaces provides more opportunities for such social interaction.
- (f) A sustainable community should have quick and convenient access to employment, education, safe living and leisure environment. The integrated pedestrian linkage improves accessibility and enhances the community sustainability of the whole Lam Tin District.
- (g) To further enhance sense of place and identity of neighborhood, art objects like sculptures, installations and graphic design with local character or specific theme will be installed along the pedestrian route to form an 'Art Trail'. Public participation is encouraged in the implementation of the trail.

Site Specific Building Design

- (h) The building is set back to dedicate part of site area to provide a spacious and convenient passage for pedestrians.
- (i) Part of the building is elevated to facilitate footbridge connection and to create the second level platform for recreational facilities.
- (j) The building is of a linear configuration to respond to the linear shape of the site and to avoid overlooking. The linear building footprint is slightly twisted to avoid straight and monotonous corridor and to maximize views towards Lam Tin Playground.
- (k) Roof profile is terraced to break down the scale. The descending skyline also gives identity to the building.

- (l) The flat modules are adopted mainly from the New Harmony Annex flat modules. The standardization enhances buildability and minimizes construction cost.
- (m) The layout of RCHE is designed to group the dormitories and facilities around a central communal atrium, which is connected with an internal staircase to all floors. The design allows natural light to penetrate into the interior and to capture the open playground view outside. Natural cross ventilation is provided by strategically positioning of window openings.
- (n) Architectural features and fins are provided at the roof levels, facades and gable end walls to give identity to the building.

Enhancing Environmental Performance

- (o) The building is orientated with majority of flats facing south or north.
 - (p) The building is designed to allow natural lighting and cross ventilation in typical lift lobbies and corridors.
 - (q) Part of the building is elevated from ground level to facilitate better natural ventilation and comfort at pedestrian levels.
 - (r) Architectural fins are added to façade facing west as sun shading devices.
 - (s) Photovoltaic (PV) system is proposed at roof levels of the building for demonstration of the use of renewable energy. About 160 PV panels will be installed to provide sufficient electricity for the use of public lighting in corridors. The capital cost of the system is estimated to be \$1.4 million. Further negotiation with the power company is needed for arrangement of connecting PV system to the grid system and for discussion if there is any cost so incurred. Detailed technical viability study is in **Part III** of the **Annex**.
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It is noted that the system may not be most economical in payback period estimation, but innovative application is experimented at a project of this scale for long-term environmental consideration.

Landscape Design

- (t) The design theme is to create a series of external spaces amid a congested urban development to serve the mostly elderly and singleton community.
- (u) A major gathering space at the ground level is a circular platform, which radiates to various geometric forms in the surrounding area.
- (v) Planting will be primarily lawn areas and seasonal flowers to give a sense of relaxation for strolling and leisure sitting. Tai Chi and morning exercise platforms are located in areas to capture the morning sun. Other leisure activities, such as chess playing, newspaper reading and sitting out are located in more secluded sheltered areas.

PROJECT DEVELOPMENT BUDGET

8. Based on the proposed Master Layout Plan, the total Project Development Budget of the SHD development is estimated to be **\$161.964M**. A breakdown of the proposed Project Development Budget is given in **Part V** of the **Annex** and is summarized as follows -

Table 1: Proposed Project Development Budget

Cost Heads		Works Elements	Total \$/M
(a)	Site Development Cost	Demolition	3.581
(b)	Construction Cost (including contingency)	Foundation	7.429
		Building	123.017
		Modification Works LT Ph.4 Carpark	2.939
		Other Separate Contracts	0.513
		Sub-total	133.898
(c)	Other Project Cost [2% on (a) + (b)]	Miscellaneous Cost	2.750
(d)	Total Site Development and Construction Cost [(a) + (b) + (c)]		140.229
(e)	Project Management Cost [15.5% of (d)]	Professional services and overheads, consultation fees and consultant site staff etc.	21.735
(f)	Project Development Budget [(d) + (e)]		161.964

9. The total Project Development Budget of the RCHE development is estimated to be \$33.137M. Social Welfare Department (SWD) had confirmed that the RCHE development will be funded by Lotteries Fund.

10. The proposed Project Development Cost in comparison with the Approved Project Development Cost Ceiling for Lam Tin Phase 10 is as follows -

Table 2: Combined Cost Comparison

	(a)	(b)	(c)	(d)	(e)
Lam Tin Phase 10	Proposed Project Development Cost	Approved Project Development Cost Ceiling (Paper No. SPC 58/2000)	Proposed Unit Construction Cost adjusted to tender-in date	June 2001 Construction Cost Yardstick for SHD	June 2001 Construction Cost Yardstick for SHD adjusted to tender-in date
	(\$/m ² CFA)	(\$/m ² CFA)	(\$/m ² CFA)	(\$/m ² CFA)	(\$/m ² CFA)
SHD	10,091	11,597	6,829	6,429	6,411

11. The proposed Project Development Cost is within the Project Development Cost Ceilings approved by SPC.

12. The proposed unit construction cost (excluding demolition, external works, soft landscaping, other sundry costs and project management costs) of the SHD development is higher than the June 2001 Cost Yardsticks adjusted to tender-in-date by +6.52%, which is attributed to the following -

	% over Yardstick
(a) Transfer plate at podium level	+2.10
(b) Adjustment for composite building and congested site	+3.66
(c) Suspended ceiling for lift lobbies and corridors to conceal services pipes as per DCMBI nos. D30/99 & D17/00	+0.76
	Total +6.52

AVAILABILITY OF FUNDS

13. Based on the proposed Project Development Budget, the estimated yearly expenditure for the project is as follows -

	Estimated Expenditure (\$/M)						Total
	Pre-2001/02	2002/03	2003/04	2004/05	2005/06	Post 2006	
Estimate based on Proposed Project Development Budget	0.000	3.544	9.164	52.436	91.867	4.953	161.964

DEVELOPMENT PROGRAMME

14. The key dates for the development programme is as follows -

(a)	Master Layout Plan	PDRC (2)	03/2002
(b)	Master Layout Plan	BC	05/2002
(c)	Detailed Design	DDRP	11/2002
(d)	Demolition	Tender Out	06/2002
		Commencement	10/2002
		Completion	04/2003
(e)	Piling	Tender Out	12/2002
		Commencement	04/2003
		Completion	04/2004
(f)	Building	Tender Out	12/2003
		Commencement	04/2004
		Completion	02/2006

----- 15. The detailed programme is in **Part IV** of the **Annex**. The site availability date will be subject to completion of fitting-out works of the new community hall in Lam Tin South Phase 8 by ASD.

RECOMMENDATION

----- 16. It is recommended that the proposed Master Layout Plan and Project Development Budget of \$161.964M for the Redevelopment of Lam Tin Estate Phase 10 as described above and in the **Annex** to this Paper be approved.

DISCUSSION

17. At the next meeting of the Building Committee to be held on 16 May 2002, Members will be invited to approve the recommendation in Paragraph 16 above.

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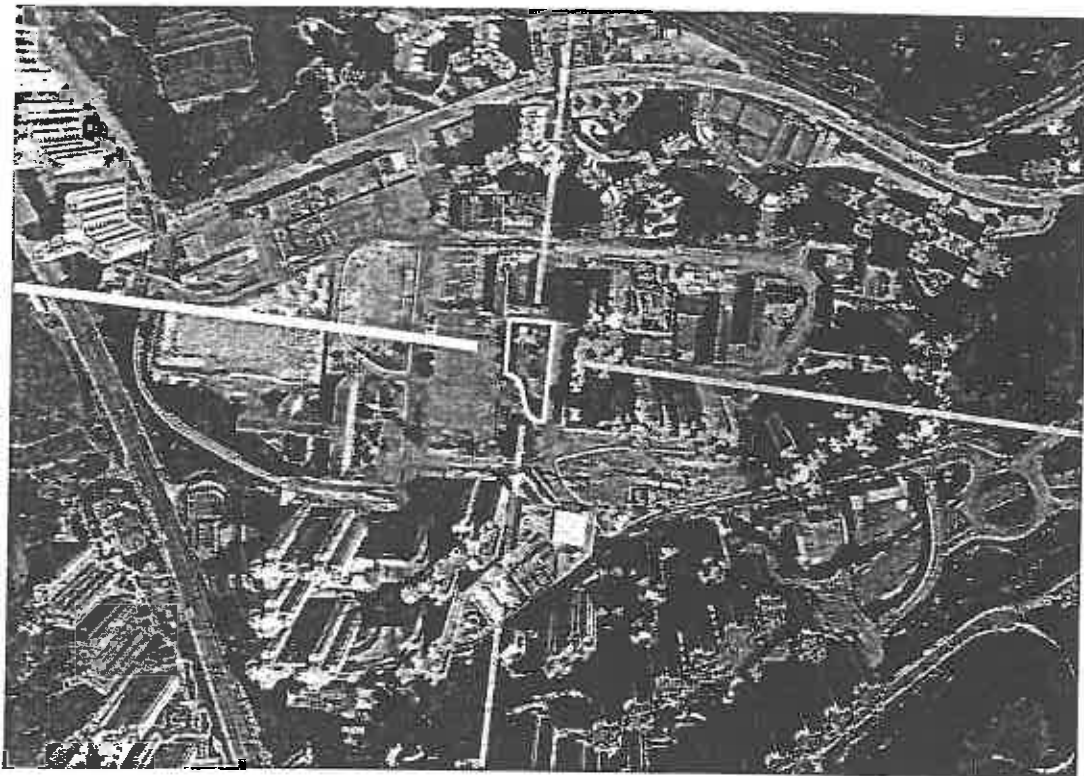
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Date : 10 May 2002

ANNEX

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10

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



ISSUE NO. 1

**BC SUBMISSION
MAY 2002**

DEVELOPMENT AND CONSTRUCTION BRANCH

BC SUBMISSION

Drawing No.

PART I: LOCATION PLAN AND SITE STUDIES

1. Location Plan
2. Evaluation of Master Layout Plan
3. Development Parameters

PART II: MASTER LAYOUT PLAN

Proposed Pedestrian Circulation (Ground Level)
Proposed Pedestrian Circulation (Podium Level)
Site Layout Plan

1. General Layout Plans

Block Plan	KL29/10/A/PR-01
RCHE G/F & SHD G/F Plan	KL29/10/A/PR-02
SHD Upper G/F Plan	KL29/10/A/PR-03
RCHE 1st & SHD 1st Floor Plan	KL29/10/A/PR-04
RCHE 2nd & SHD 2nd Floor Plan	KL29/10/A/PR-05
RCHE 3rd & SHD 3rd Floor Plan	KL29/10/A/PR-06
RCHE 4th & SHD 4th – 5th Floor Plan	KL29/10/A/PR-07
RCHE 5th & SHD 6th Floor Plan	KL29/10/A/PR-08
SHD 7th – 9th & RCHE 6th Floor Plan	KL29/10/A/PR-09
SHD 10th – 21st Floor Plan	KL29/10/A/PR-10
SHD 22nd Floor Plan	KL29/10/A/PR-11
SHD 23rd Floor Plan	KL29/10/A/PR-12
SHD 24th – 25th Floor Plan	KL29/10/A/PR-13
Roof and Upper Roof Plan	KL29/10/A/PR-14
Proposed Modification at Carpark – G/F (Lam Tin Phase 4)	KL29/4/CP/A/SK-01
Proposed Modification at Carpark – 1/F (Lam Tin Phase 4)	KL29/4/CP/A/SK-02

2. Section and Elevations

Section A-A	KL29/10/A/PR-15
East Elevation	KL29/10/A/PR-16
West Elevation	KL29/10/A/PR-17

BC SUBMISSION

3. Landscape Drawings

Ground Floor Landscape Plan

SHD 1/F & Podium Garden

SHD 7/F & Podium Garden

Drawing No.

KL29/10/SITE/L/L0-01

KL29/10/SITE/L/L0-02

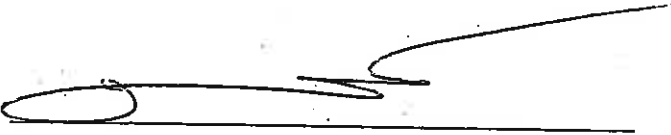
KL29/10/SITE/L/L0-03

PART III: VIABILITY STUDY FOR PHOTOVOLTAIC SYSTEM

PART IV: DEVELOPMENT PROGRAMME

PART V: PROJECT DEVELOPMENT BUDGET

THIS DOCUMENT HAS BEEN REVIEWED
AND APPROVED FOR ADEQUACY


SIGNED : Mr. John C.Y. NG (CA/3)

DATE : 25 April 2002

PART I LOCATION PLAN AND SITE STUDIES

REDEVELOPMENT OF LAM TIN ESTATE PHASE 1A

PART I: LOCATION PLAN AND SITE STUDIES

2. Evaluation of Master Layout Plan

Approved by SPC (Paper No. SPC 58/2000)	Master Layout Plan	Remarks
<p>2.1 <u>The Site</u></p> <p>2.1.1 Lam Tin Phase 10 is one of the 14 small sites previously reserved for Neighbourhood Community Centres (NCC) by HAD. In 8/1997, relevant policy bureau and departments agreed that these reserved sites could be considered for elderly housing as well as other related services.</p> <p>2.1.2 The area of the site is about 0.25 hectare and is currently occupied by a community centre, an estate office and a post office. Upon the completion of a new community hall in Lam Tin South Phase 8, these facilities will be demolished to make way for redevelopment.</p> <p>2.1.3 The development will include a Small Household Development (SHD) and a Residential Care Home for the Elderly (RCHE). The rental block will address the strong demand for small flats in the urban area. The RCHE will be managed and funded by SWD.</p>	<p>Completion of fitting-out works of the new community hall in Lam Tin South Phase 8 by ASD is scheduled in 9/2002. The site availability date will be subject to completion of the fitting-out works.</p>	

PART I: LOCATION PLAN AND SITE STUDIES

2. Evaluation of Master Layout Plan

Approved by SPC (Paper No. SPC 58/2000)	Master Layout Plan	Remarks
<p>2.2 <u>Re-zoning & Public Consultation</u></p> <p>2.2.1 The site is currently zoned "Government, Institution & Community" (GIC) in the OZP and the re-zoning exercise will be completed by 9/2001. Strong local opposition is expected as the Lam Tin Area Committee has suggested to use the site as an open space in view of the intensive housing developments in Lam Tin.</p>	<p>The rezoning of land use from GIC to "Residential Group A" (R(A)) was approved by the Town Planning Board (TPB) on 9/5/2001. TPB also advised to improve the open space and recreational facilities for the residents.</p> <p>Kwun Tong District Council was consulted on 19/7/2001. A scheme of integrated open space with a footbridge connecting Lam Tin Phase 4 to Phase 10, and finally to the Lam Tin Playground above the service reservoir was presented.</p>	
<p>2.3 <u>Traffic Noise Impact</u></p>	<p>A Traffic Noise Assessment by Maunsell Environmental Management Consultants Ltd. was completed in 3/2000. It estimated that Lam Tin Phase 10 would be exposed to road traffic noise ranging from 57 to 67dB(A) by 2019 without any noise mitigation measures.</p>	

PART I: LOCATION PLAN AND SITE STUDIES

2. Evaluation of Master Layout Plan

Approved by SPC (Paper No. SPC 58/2000)	Master Layout Plan	Remarks
2.3 <u>Traffic Noise Impact</u>	<p>No noise mitigation measure is therefore required at SHD façades which do not exceed the traffic noise limit 70dB(A). However, noise levels for the RCHE will exceed the recommended limit of 55dB(A). Air conditioning with well-gasketed windows (noise insulation) would be provided for the RCHE.</p>	
2.4 <u>Land Matters</u>	<p>The site is entirely within the existing Vesting Order boundary of Lam Tin Estate. Between Phase 10 and Lam Tin Playground, there is a strip of land allocated to the Water Supplies Department (WSD) but currently managed by HD. It was clarified and agreed with WSD that landscape design of the strip of land should be incorporated into Phase 10 overall design.</p>	

PART I: LOCATION PLAN AND SITE STUDIES

3. Development Parameters

Approved by SPC (Paper No. SPC 58/2000)	Master Layout Plan	Remarks																																			
3.1 <u>Site Area</u> Gross Site Area: 2,500.00m ²	Gross Site Area: 2,564.50m ²																																				
3.2 <u>Proposed Housing Type</u> PRH	PRH – Small Household Development (SHD)																																				
3.3 <u>Plot Ratio</u> Domestic GFA: 15,265m ² Domestic P.R.: 5.95	Domestic GFA: 15,361.36m ² Domestic P.R.: 5.99																																				
3.4 <u>Design Population</u> Population: 506	Population: 592 (SHD) 200 (RCHE)																																				
3.5 <u>Flat Number & Flat Mix</u> Total No. of Flats: 252	Total No. of Flats: 282	The increase of 30 no. domestic units is mainly due to the gained area as a result of the exempted GFA under the recently issued Practice Notes: Joint Practice Note No. 1 – Exempted GFA for wider corridors and lift lobbies; Joint Practice Note No. 2 – Exempted GFA for non-structural pre-fabricated external walls; and PNAP No. 27 – Exempted GFA for provision of better lift service.																																			
<table border="1"> <thead> <tr> <th>Flat Type</th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1P/2P</td> <td>65</td> <td>26</td> </tr> <tr> <td>2P/3P</td> <td>143</td> <td>57</td> </tr> <tr> <td>1B</td> <td>33</td> <td>13</td> </tr> <tr> <td>2B</td> <td>11</td> <td>4</td> </tr> <tr> <td>Total</td> <td>252</td> <td>100</td> </tr> </tbody> </table>	Flat Type		No.	%	1P/2P	65	26	2P/3P	143	57	1B	33	13	2B	11	4	Total	252	100	<table border="1"> <thead> <tr> <th>Flat Type</th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1P/2P</td> <td>71</td> <td>25.2</td> </tr> <tr> <td>2P/3P</td> <td>147</td> <td>52.1</td> </tr> <tr> <td>1B</td> <td>46</td> <td>16.3</td> </tr> <tr> <td>2B</td> <td>18</td> <td>6.4</td> </tr> <tr> <td>Total</td> <td>282</td> <td>100</td> </tr> </tbody> </table>	Flat Type	No.	%	1P/2P	71	25.2	2P/3P	147	52.1	1B	46	16.3	2B	18	6.4	Total	282
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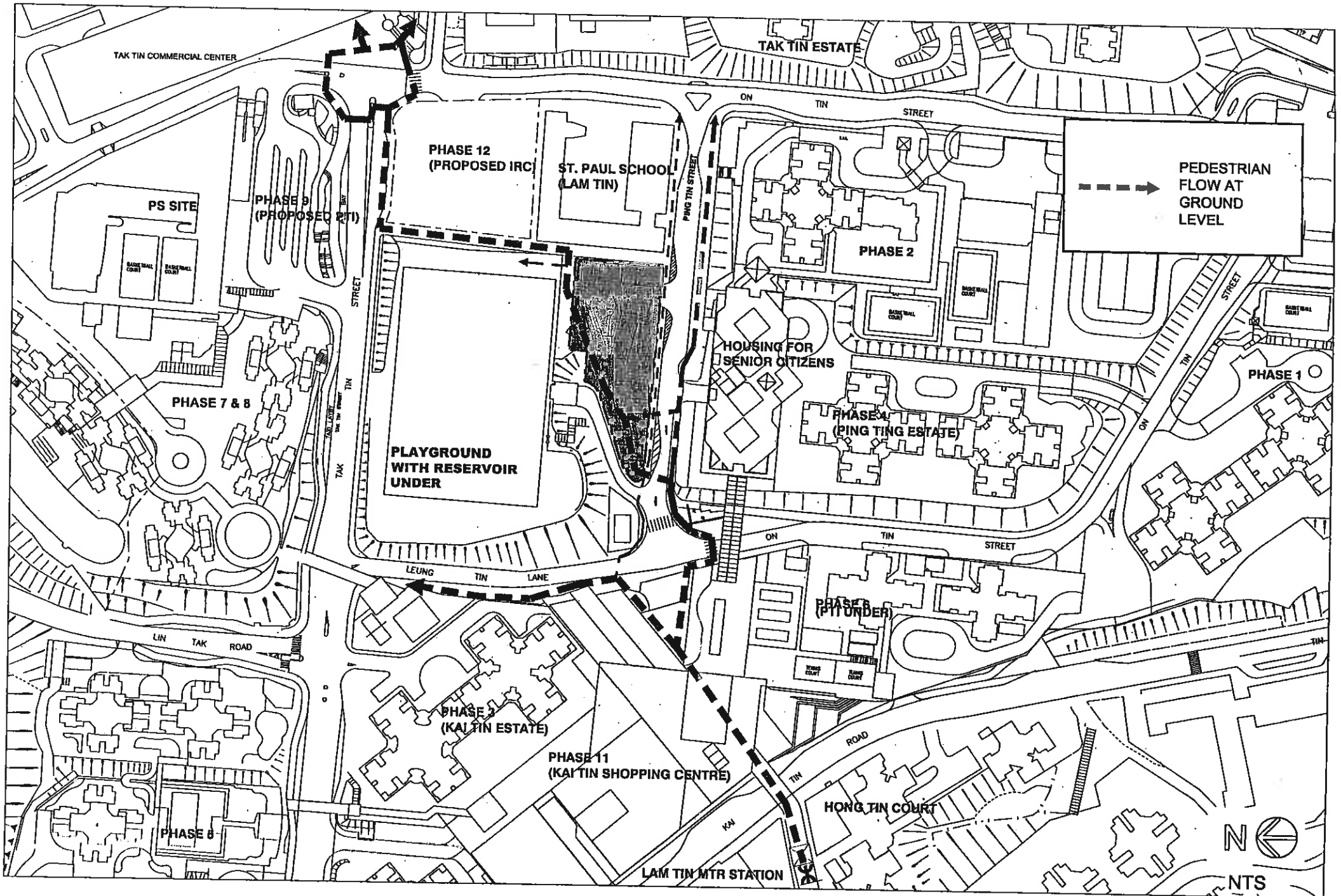
PART I: LOCATION PLAN AND SITE STUDIES

3. Development Parameters

Approved by SPC (Paper No. SPC 58/2000)	Master Layout Plan	Remarks
<p>3.6 <u>Parking Provision</u></p> <p>3.6.1 <u>Private Cars</u> 15 nos.</p> <p>3.6.2 <u>Loading/Unloading Bay</u> As required.</p> <p>3.6.3 <u>Ambulance Parking</u> As required.</p> <p>3.6.4 <u>16-seat Van</u> As required.</p>	<p><u>Private Cars</u> 15 nos. of private car parking spaces already provided in Lam Tin Phase 4.</p> <p><u>Loading/Unloading Bay</u> 1 no. (1 space per block)</p> <p><u>Ambulance Parking</u> 1 no.</p> <p><u>16-seat Van</u> 1 no. (1 space for RCHE)</p>	<p>The private car parking spaces are provided in the adjacent Lam Tin Phase 4. The overall parking ratio for the rental portion of whole of Lam Tin Estate (including Phase 10) is about 1:14, which is the higher end of the standards put forward in the 2nd Car Park Demand Study.</p>
<p>3.7 <u>Community/Welfare Facilities</u> 1 no. RCHE</p>	<p>1 no. RCHE with 200 bed-spaces</p>	
<p>3.8 <u>Retail Provision</u> Nil</p>	<p>Nil</p>	
<p>3.9 <u>Local Open Space</u> 1m² per person</p>	<p>Approx. 1,100 m² provided</p>	

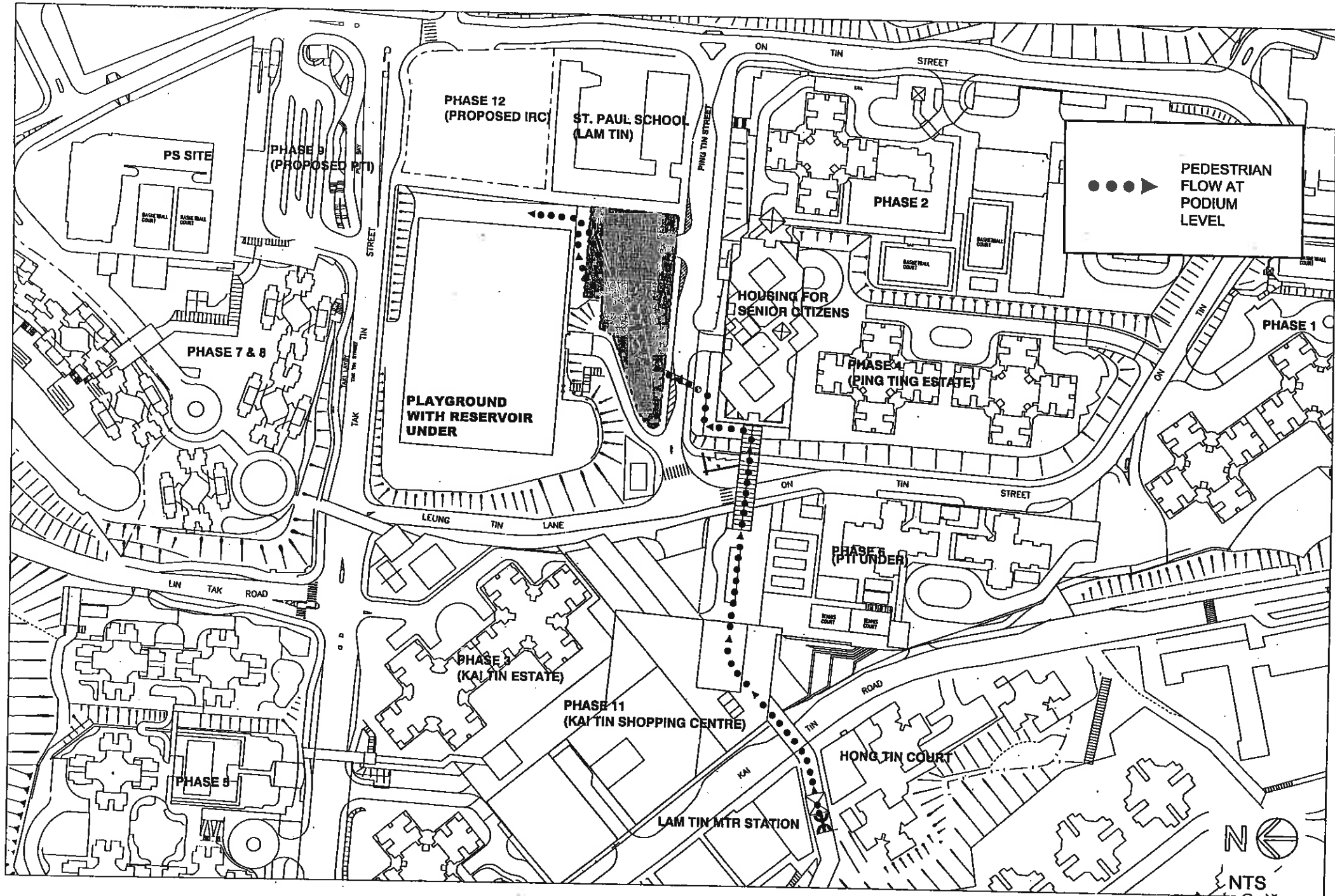
PART II MASTER LAYOUT PLAN

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10



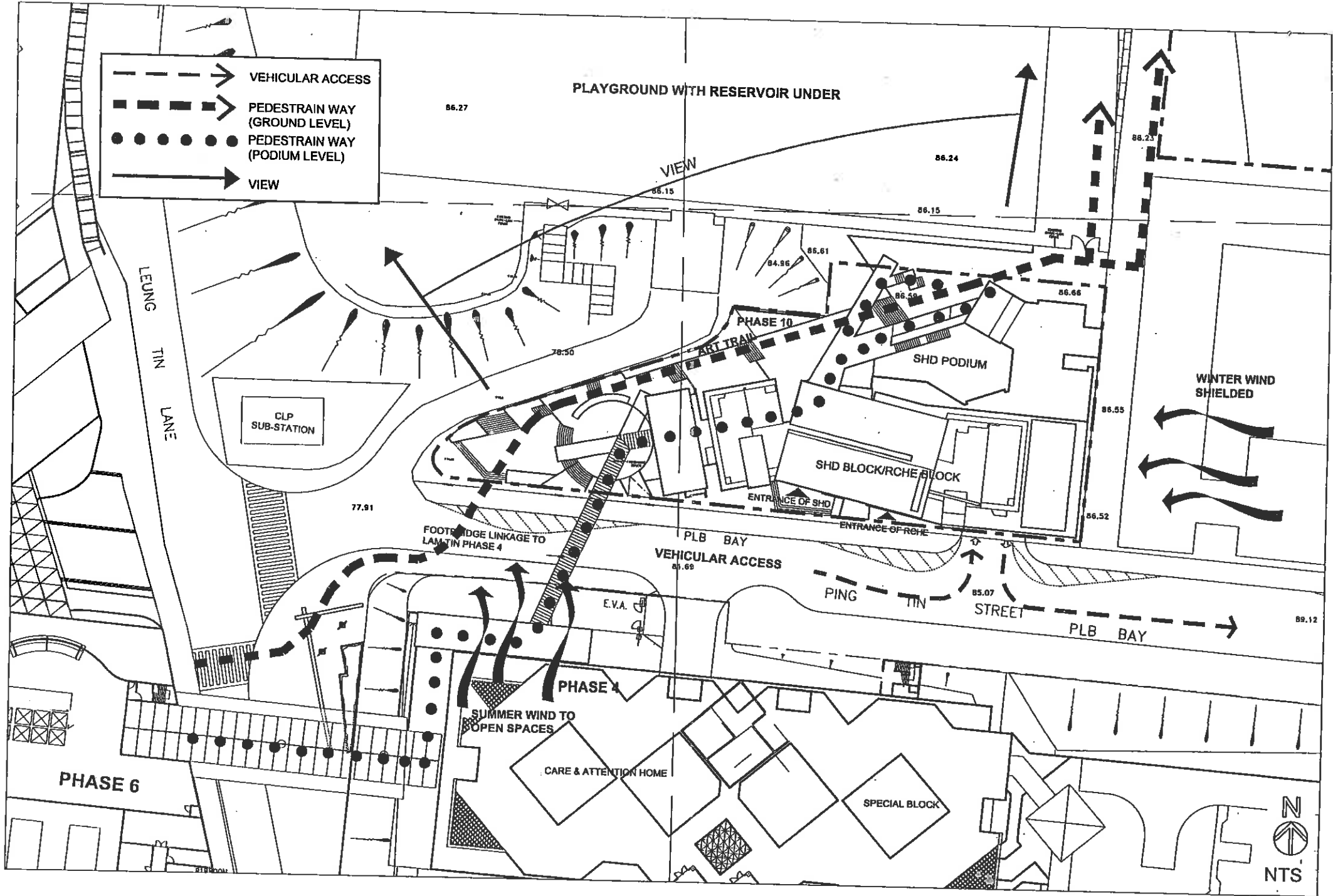
PROPOSED PEDESTRIAN CIRCULATION (GROUND LEVEL)

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10



PROPOSED PEDESTRIAN CIRCULATION (PODIUM LEVEL)

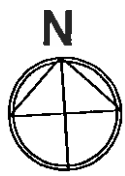
REDEVELOPMENT OF LAM TIN ESTATE PHASE 10



SITE LAYOUT PLAN

GENERAL LAYOUT PLANS

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10



PLAYGROUND WITH
RESERVOIR UNDER

PHASE 10

SHD PODIUM

SHD BLOCK/RICHE BLOCK

ST. PAUL'S SCHOOL
(LAM TIN)

CLP
SUB-STATION

FOOTBRIDGE LINKAGE TO
LAM TIN PHASE 4

PLB BAY

PING TIN STREET
PLB BAY

PHASE 4

CARE & ATTENTION HOME

SPECIAL BLOCK

PHASE 6

BLOCK PLAN

NTS

	NAME AND DESIGNATION		INITIAL	DATE
AUTH	CA/J	C.Y. HO		18/2/2002
	SA/P (etc)	K.Y. HAN		18/2/2002
CHECK	A/T18	KAL. WONG		18/2/2002
	BTCA/38 (etc)	REB. TANG		18/2/2002
DRAWN	TOA/140	L.K. LEE		18/2/2002

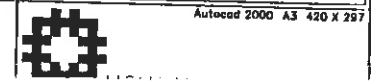
PROJECT
REDEVELOPMENT OF
LAM TIN ESTATE
PHASE 10

DRAWING TITLE

BLOCK PLAN

SCALE NTS

DRG NO
KL29/10/A/PR-01



LEUNG TIN LANE

86006

86.27

86.24

88.23

+91.3

78.50

84.95

86.51

86.65

86.59

86.55

86.52

77.91

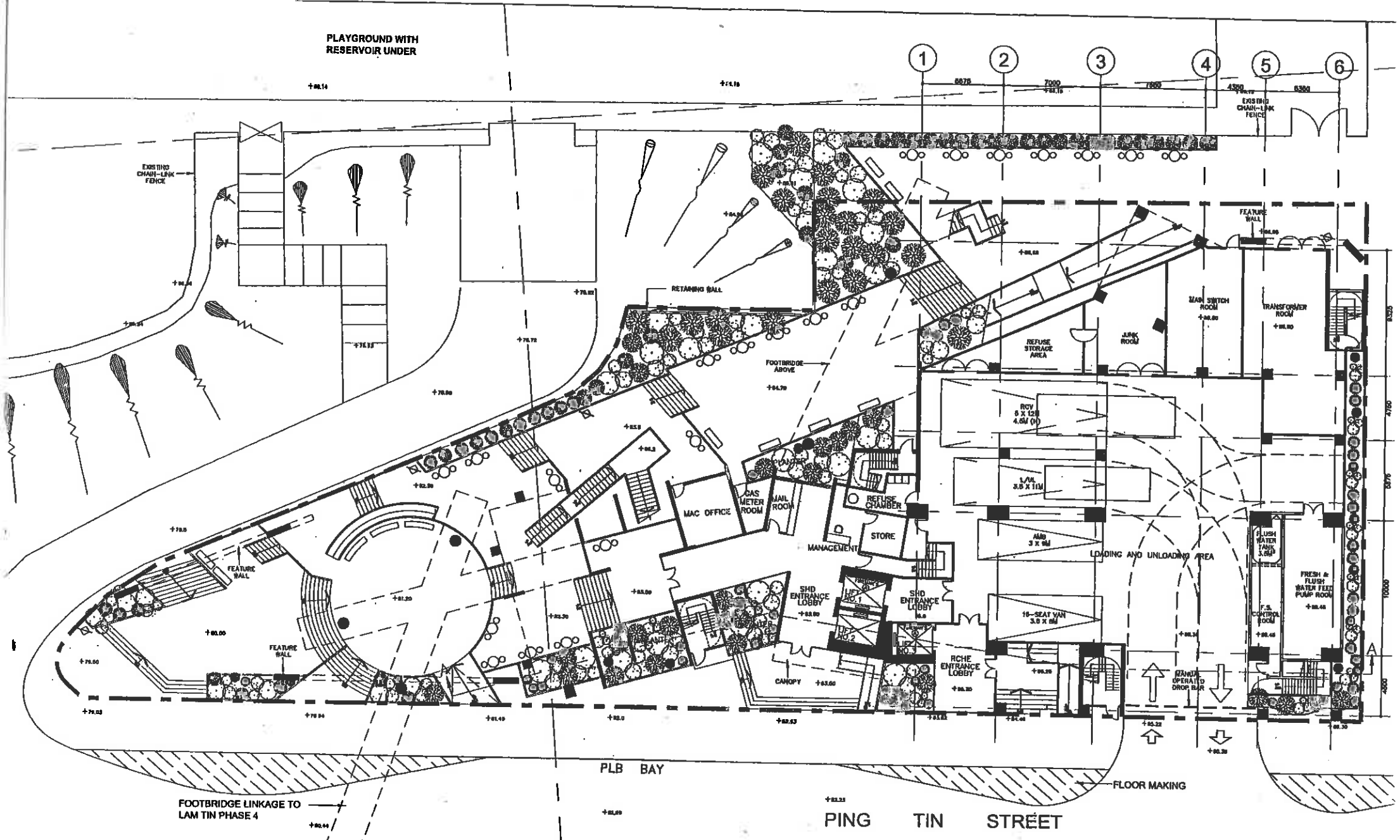
81.69

85.07

89.12

E.V.A.

PLAYGROUND WITH
RESERVOIR UNDER

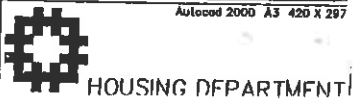


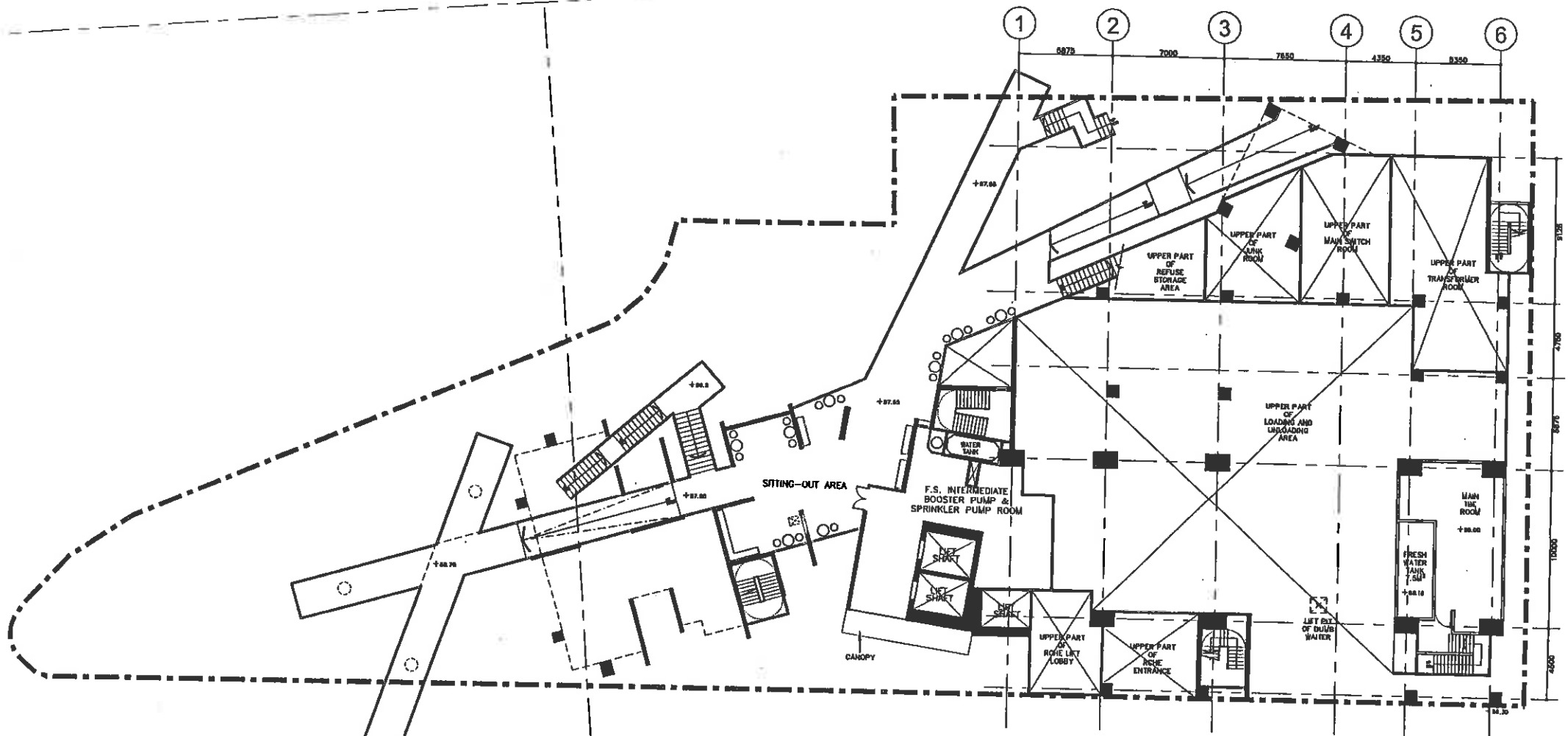
RCHE G/F & SHD G/F FLOOR PLAN
NTS

E.V.A.

NAME AND DESIGNATION	INITIAL	DATE	PROJECT
AUTH CA/3 C.Y. NO ORIGINAL SIGNED		18/2/2008	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10
CHECK SA/3 (slg.) K. Y. HUNG ORIGINAL SIGNED		18/2/2008	
CHD A/118 K. H. HOANG ORIGINAL SIGNED		18/2/2008	DRAWING TITLE
STDA/38 (slg.) K. S. TANG ORIGINAL SIGNED		18/2/2008	
DRAWN TOA/140 L. K. LEE ORIGINAL SIGNED		18/2/2008	RCHE G/F & SHD G/F PLAN

SCALE	NTS
DRG NO	KL29/10/A/PR-02





SHD UPPER G/F FLOOR PLAN

NTS

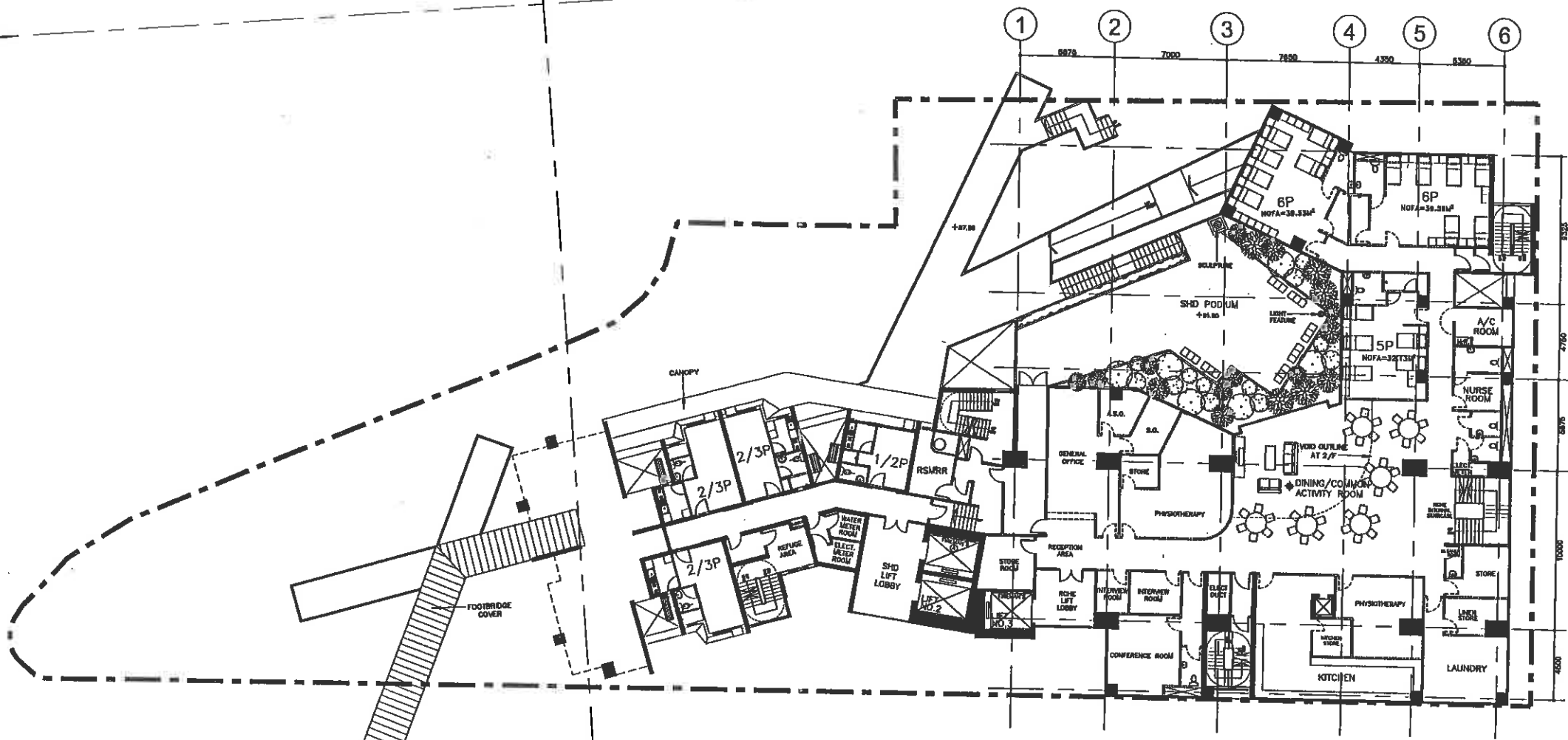
FOOTBRIDGE LINKAGE TO LAM TIN PHASE 4

NAME AND DESIGNATION		INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	NTS
AUTH	CA/S	C. Y. HO	19/9/2002		DRAWING TITLE SHD UPPER G/F PLAN	DRG NO
CHECK	SA/S (etc.)	K. Y. HAN	19/9/2002	Autocad 2000 A3 420 X 297		
	A/110	H. H. WONG	19/9/2002			
	STA/S (etc.)	S. S. TANG	19/9/2002			
DRAWN	TOA/140	L. K. LEE	19/9/2002			




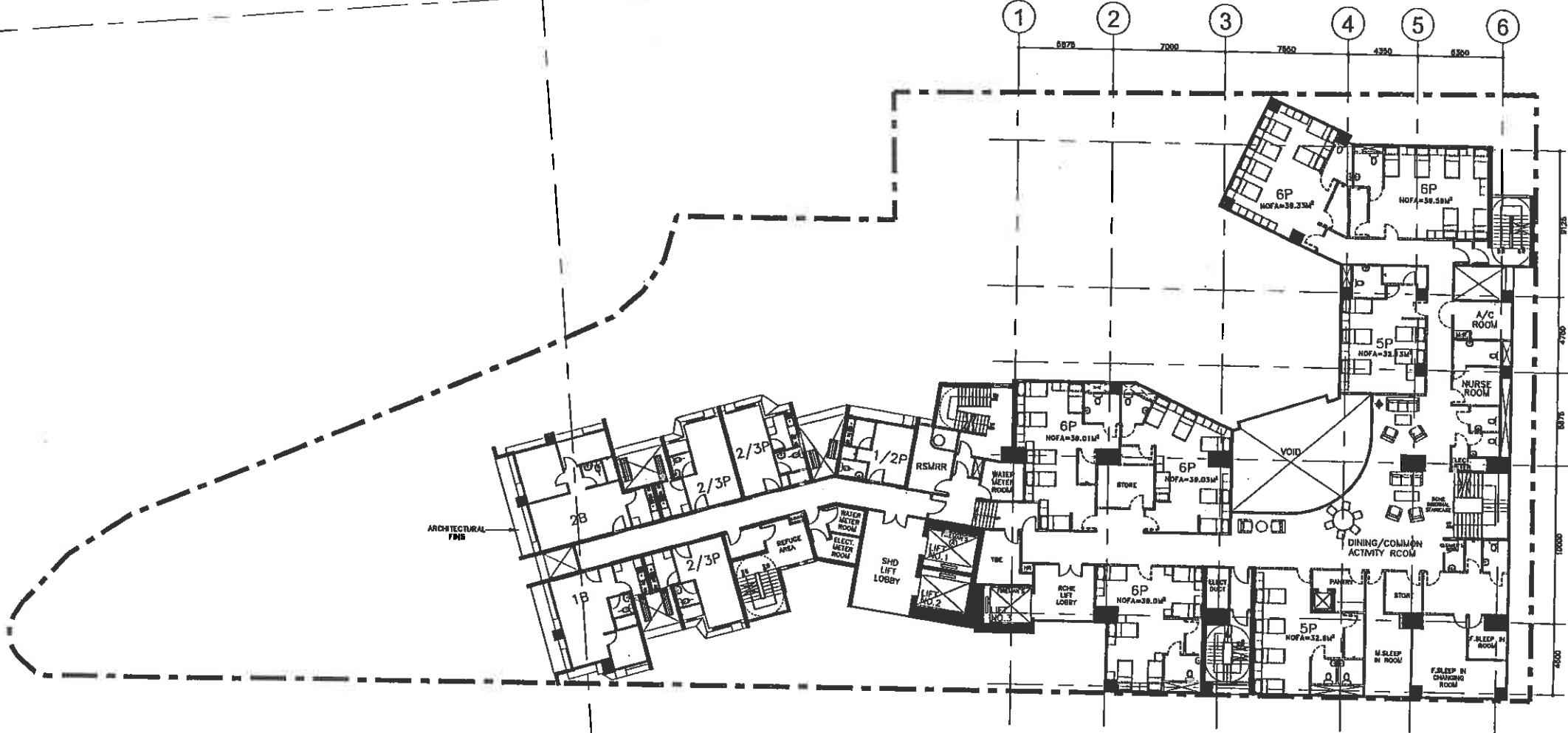
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3/2/2006



RCHE 1ST & SHD 1ST FLOOR PLAN
 NTS

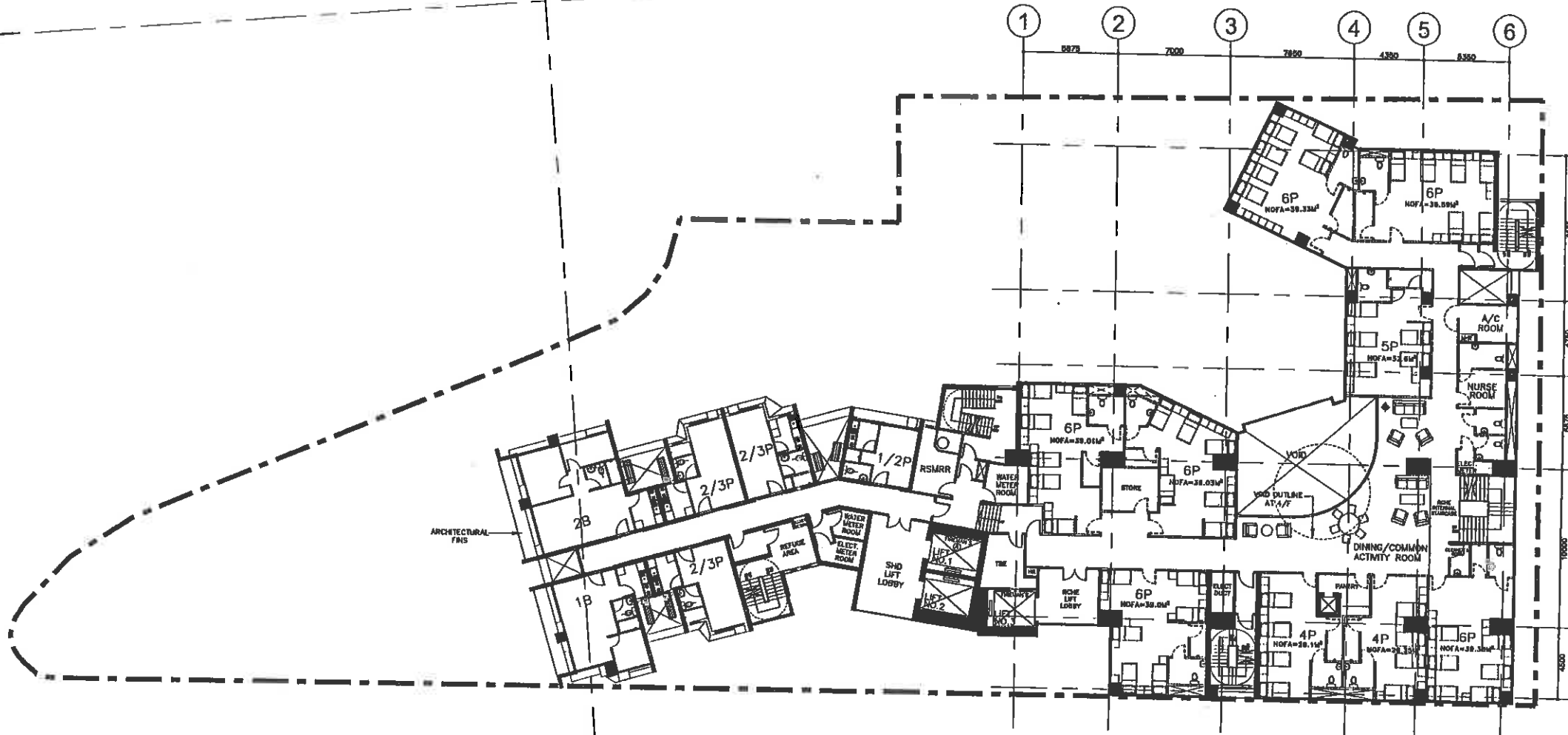
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AUTH	CA/S	C.Y. HO	15/3/2002		DRAWING TITLE RCHE 1ST & SHD 1ST FLOOR PLAN	DRG NO KL29/10/A/PR-04
CHECK	SA/B (elig.)	K.Y. HANG	15/3/2002	Autocad 2000 A3 420 X 297		
	A/TIS	K. H. HO	15/3/2002			
	SDA/28 (elig.)	M.S. TAM	15/3/2002			
DRAWN	T04/T40	L. K. LEE	15/3/2002			




RCHE 2ND FLOOR & SHD 2ND FLOOR PLAN
 NTS

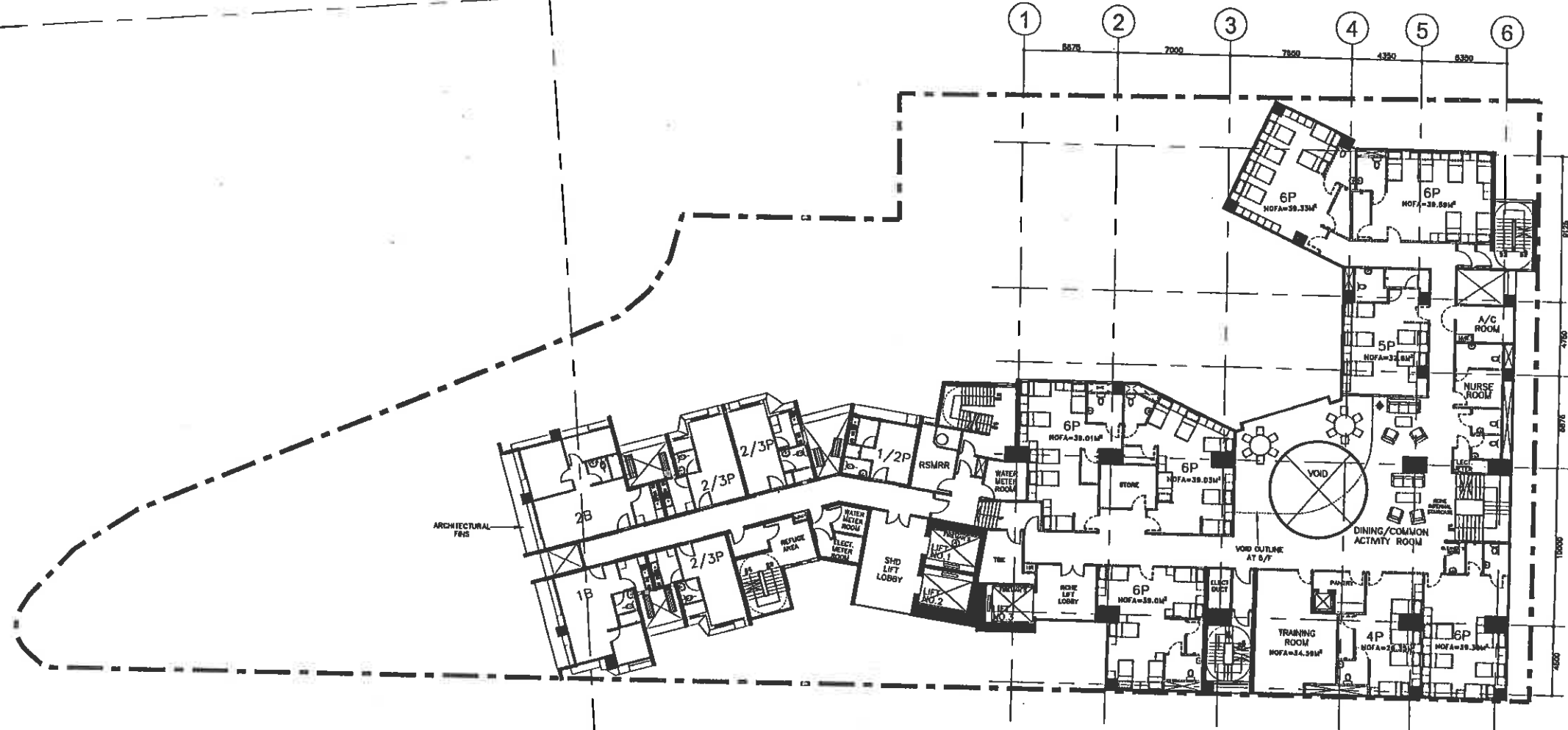
NAME AND DESIGNATION				PROJECT		SCALE		
AUTH	CA/S	C.V. HO	ORIGINAL SIGNED	18/02/2011	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	NTS		
CHECK	SA/P (slp.)	K.Y. HAN	ORIGINAL SIGNED	16/02/2010		ORG NO	KL29/10/A/PR-05	
	A/118	S. H. HO	ORIGINAL SIGNED	13/02/2012		DRAWING TITLE		
DRAWN	STO/A/36 (slp.)	S. TAN	ORIGINAL SIGNED	15/02/2012	RCHE 2ND FLOOR & SHD 2ND FLOOR PLAN			
	10A/140	L. H. LEE	ORIGINAL SIGNED	11/03/2011	Autocad 2000 A3 420 X 297			





RCHE 3RD FLOOR & SHD 3RD FLOOR PLAN
 NTS

NAME AND DESIGNATION				INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	NTS
AUTH	SA/3	C.Y. HO	ORIGINAL SIGNED		18/02/02		DRAWING TITLE RCHE 3RD FLOOR & SHD 3RD FLOOR PLAN	DRG NO
CHECK	SA/3 (1st)	K.Y. HAN	ORIGINAL SIGNED		18/02/02	Autocad 2000 A3 420 X 297		 HOUSING DEPARTMENT
	A/116	K.N. HO	ORIGINAL SIGNED		18/02/02			
	STDA/36 (1st)	S. TAN	ORIGINAL SIGNED		18/02/02			
DRAWN	TOA/140	L.K. LEE	ORIGINAL SIGNED		18/02/02			



RCHE 4TH FLOOR & SHD 4TH - 5TH FLOOR PLAN
 NTS

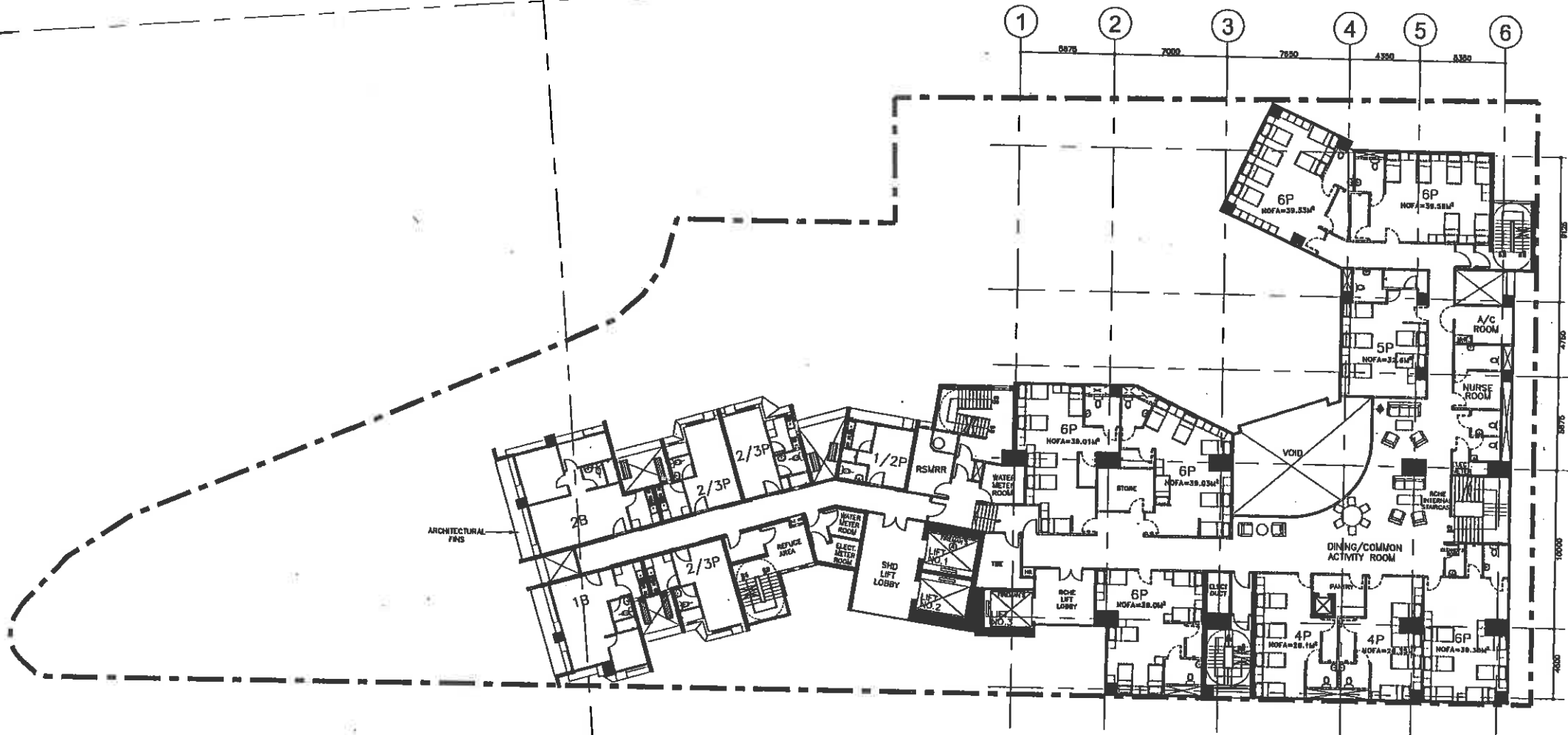
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AUTH	CA/S	C.Y. NG	15/2/2003		DRAWING TITLE RCHE 4TH FLOOR & SHD 4TH - 5TH FLOOR PLAN	DRG NO
CHECK	SA/B (etc.)	K.Y. HANG	15/2/2003	Autocad 2000 A3 420 X 297		
	A/HB	K.H. HOANG	16/2/2003			
DRAWN	TOA/TAO	L.K. LEE	15/2/2003			



18900N

342400E

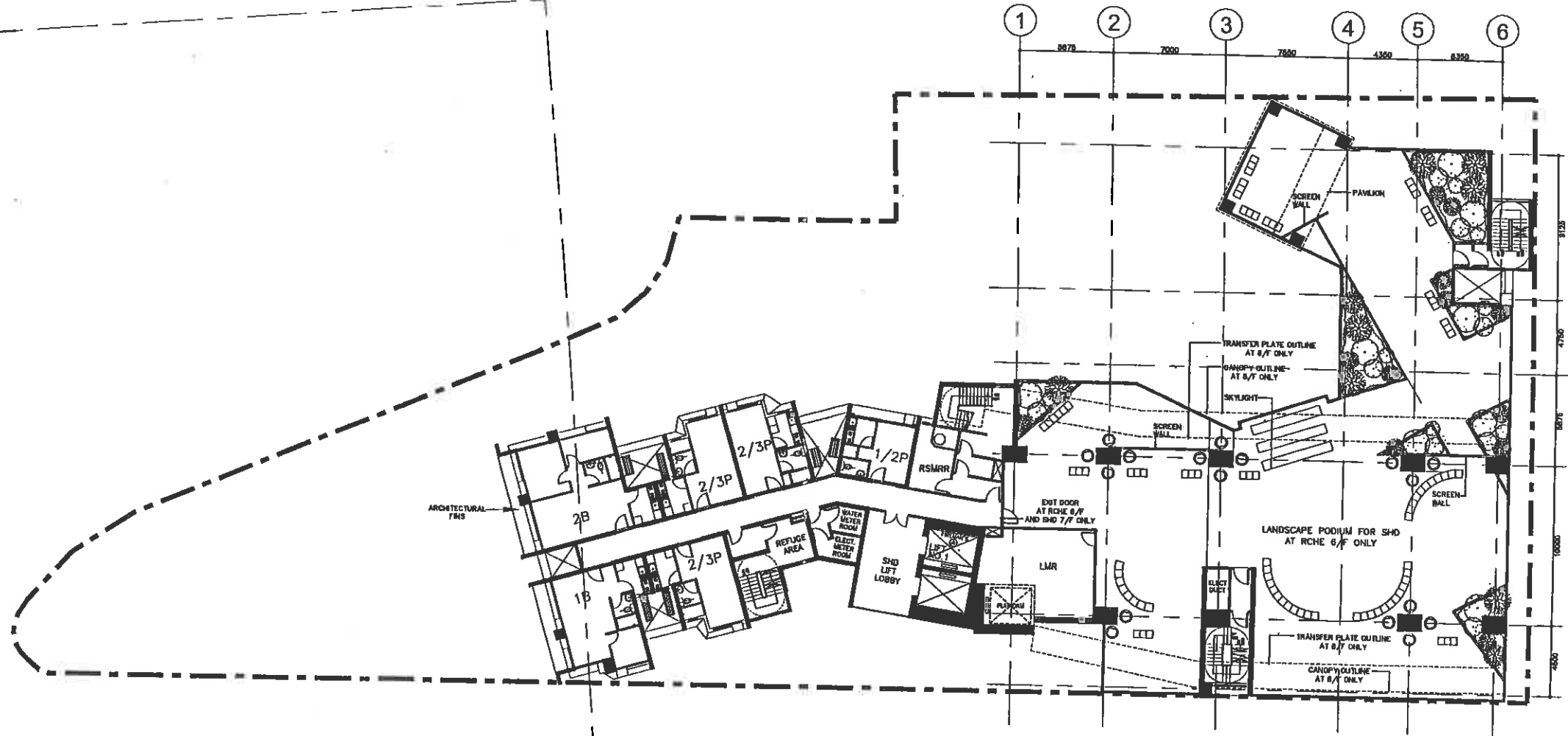
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RCHE 5TH FLOOR & SHD 6TH FLOOR PLAN
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NAME AND DESIGNATION	INITIAL	DATE	PROJECT	SCALE
AUTH CA/S C.V. HO	ORIGINAL SIGNED	18/02/2001	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	NTS
CHECK SA/W (etg) K.Y. HAN	ORIGINAL SIGNED	18/02/2002		
STD/A/38 (etg) S. TANG	ORIGINAL SIGNED	18/02/2002		
DRAWN ZDA/140 L.H. LEE	ORIGINAL SIGNED	18/02/2002	DRAWING TITLE	ORG NO KL29/10/A/PR-08 <small>Autocad 2000 A3 420 X 297</small>
			RCHE 5TH FLOOR & SHD 6TH FLOOR PLAN	HOUSING DEPARTMENT

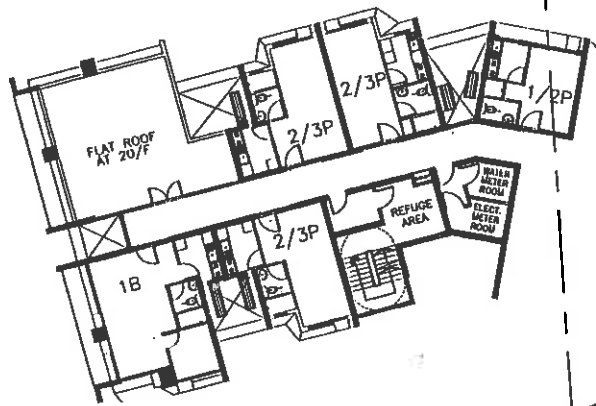
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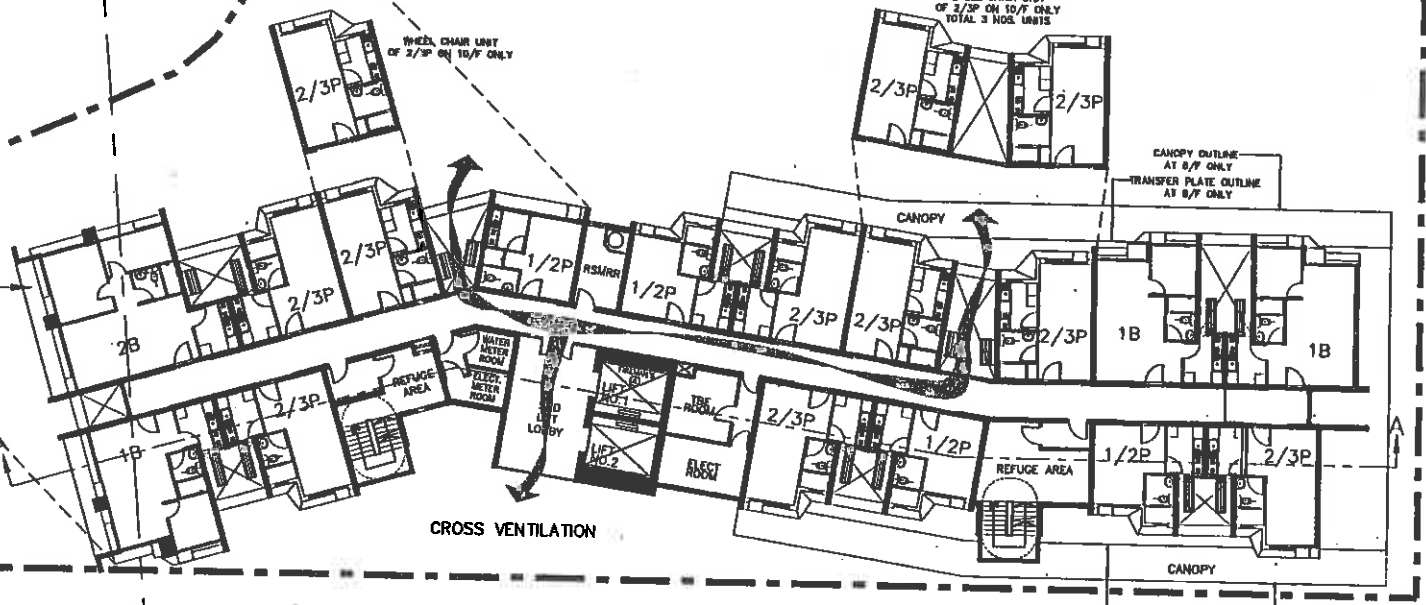
SHD 7TH - 9TH & RCHE 6TH FLOOR PLAN
 NTS

NAME AND DESIGNATION AUTH CA/S C.Y. NO ORIGINAL SIGNED 16/3/2002 SA/P (etc.) K.Y. HANH ORIGINAL SIGNED 18/3/2002 CHECK A/TH K.H. HOANG ORIGINAL SIGNED 15/3/2002 STOA/38 (etc.) S. TANG ORIGINAL SIGNED 18/3/2002 DRAWN TDA/140 L.K. LEE ORIGINAL SIGNED 14/3/2002				PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10 DRAWING TITLE SHD 7TH - 9TH & RCHE 6TH FLOOR PLAN		SCALE NTS DRG NO KL29/10/A/PR-09 Autocad 2000 A3 420 x 297	
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SHD 20TH - 21ST PART PLAN
NTS



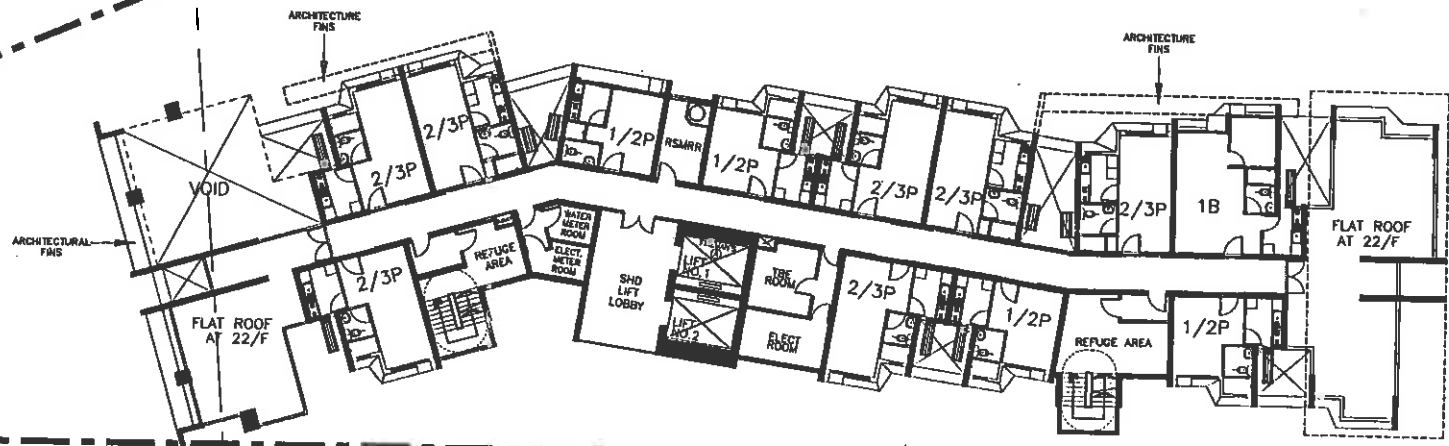
SHD 10TH - 19TH FLOOR PLAN
NTS

NAME AND DESIGNATION		INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	NTS
AUTH	CA/3	C. Y. HO	18/02/08		ORIGINAL SIGNED	DRG NO KL29/10/A/PR-10
CHECK	SA/9 (plg)	K. H. HAN	18/02/08	ORIGINAL SIGNED	Autocad 2000 AS 420 X 2	
	A/116	K. H. HAN	18/02/08	ORIGINAL SIGNED		
DRAWN	STDA/38 (plg)	S. TAM	18/02/08	ORIGINAL SIGNED	DRAWING TITLE SHD 10TH - 21ST FLOOR PLAN	
	TDA/140	L. K. LIU	18/02/08	ORIGINAL SIGNED		



942426

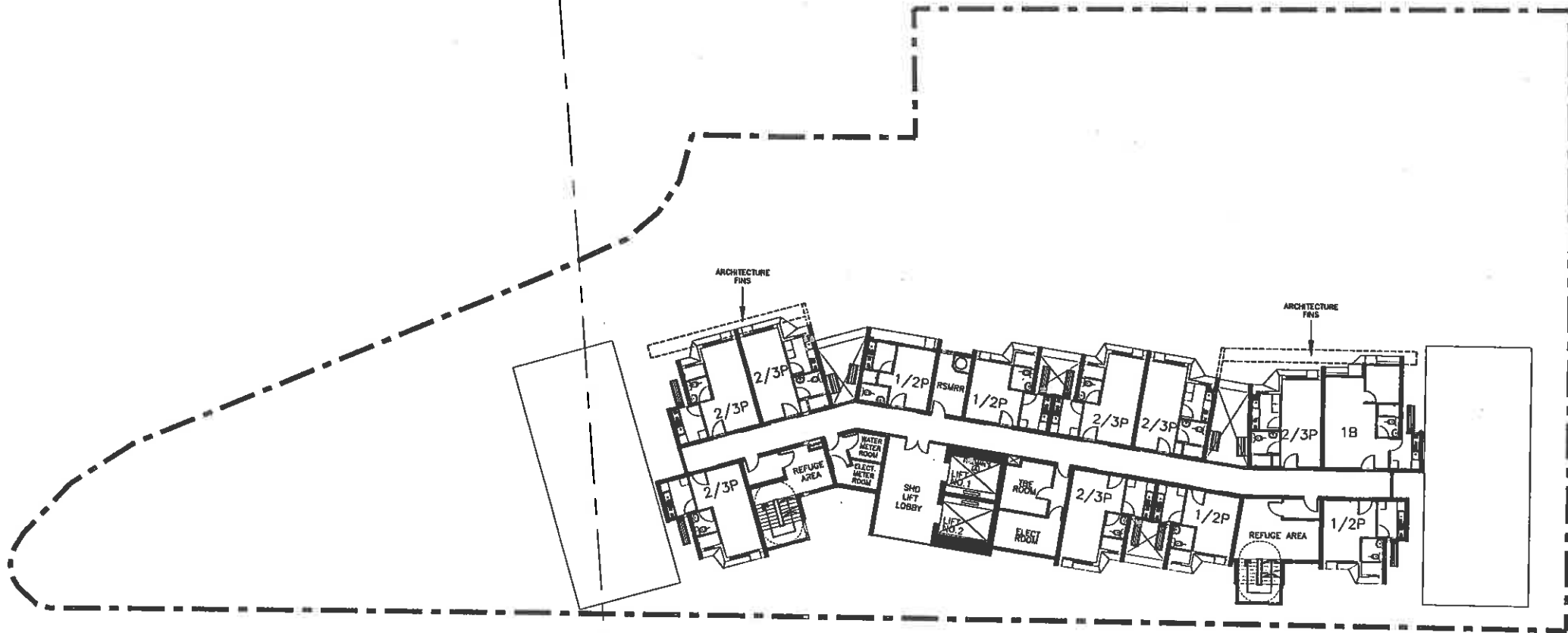
SHD 22TH FLOOR PLAN
NTS



				PROJECT		SCALE		
AUTH	CA/S	C.Y. HO	ORIGINAL SIGNED	15/2/2004	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	NTS		
CHECK	BA/D (sig.)	K.Y. HAHN	ORIGINAL SIGNED	15/2/2002		DRG NO	KL29/10/A/PR-11	
	A/HB	S.H. HO	ORIGINAL SIGNED	15/2/2002		DRAWING TITLE		
DRAWN	YH/A	L.F. LIP	ORIGINAL SIGNED	15/2/2002	SHD 22ND FLOOR PLAN	Autocad 2000 A3 420 X 297		




04/2/04

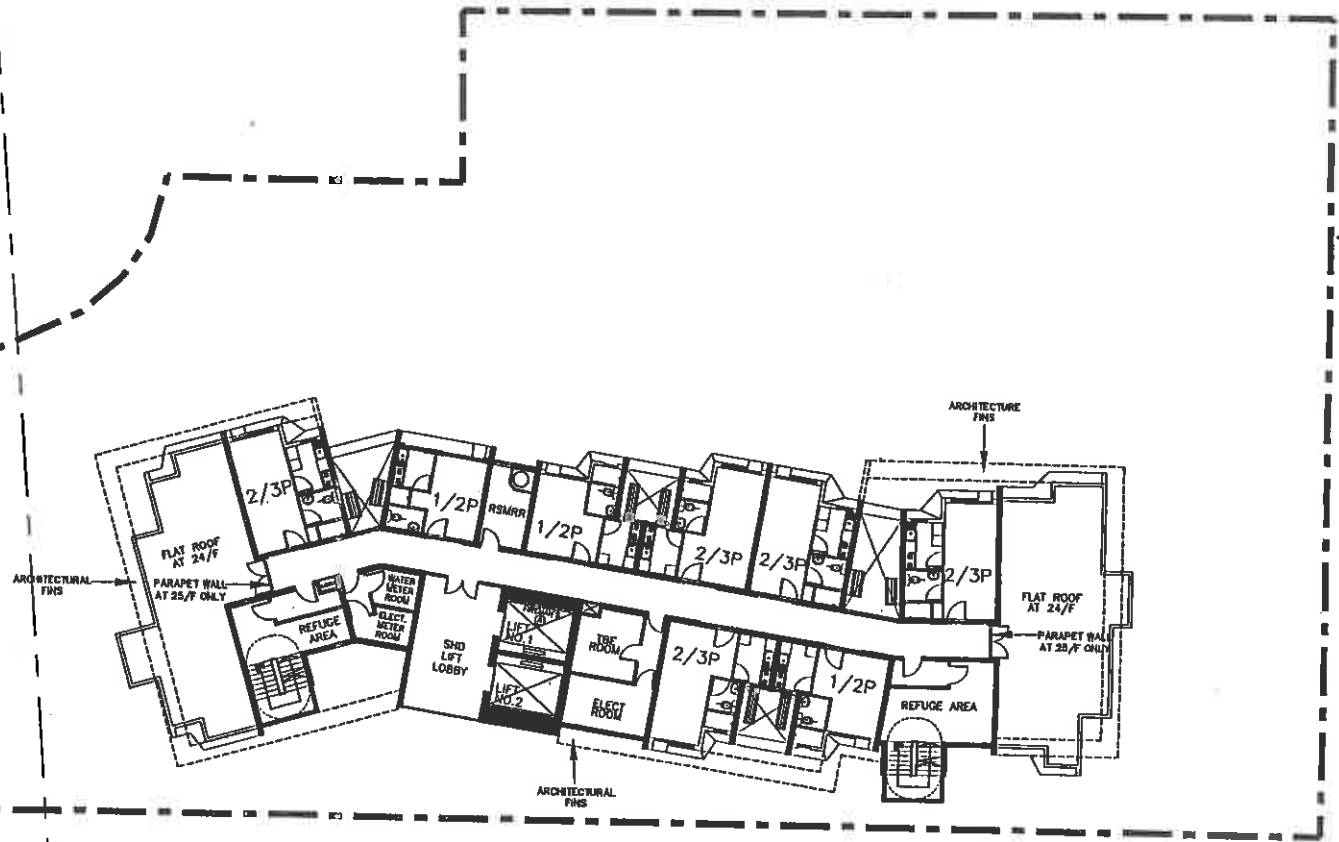



SHD 23RD FLOOR PLAN
 NTS

942400E

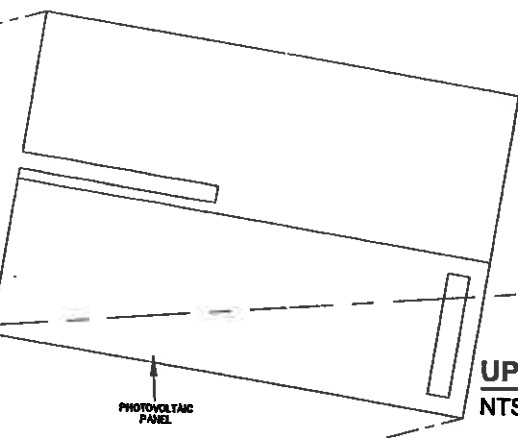
NAME AND DESIGNATION				INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	NTS
AUTH	CA/3	C.Y. NO	ORIGINAL SIGNED		19/02/02		DRAWING TITLE SHD 23RD FLOOR PLAN	DRG NO
CHECK	SA/9 (etp)	K.Y. HAYN	ORIGINAL SIGNED		10/02/02	Autocad 2000 A3 420 X 297		 HOUSING DEPARTMENT
	A/116	K.H. WONG	ORIGINAL SIGNED		13/02/03			
DRAWN	STDA/28 (etp)	B.S. TANG	ORIGINAL SIGNED		19/02/02			
	TBA/140	L.K. LEE	ORIGINAL SIGNED		16/02/04			

SHD 24TH -25TH FLOOR PLAN
 NTS

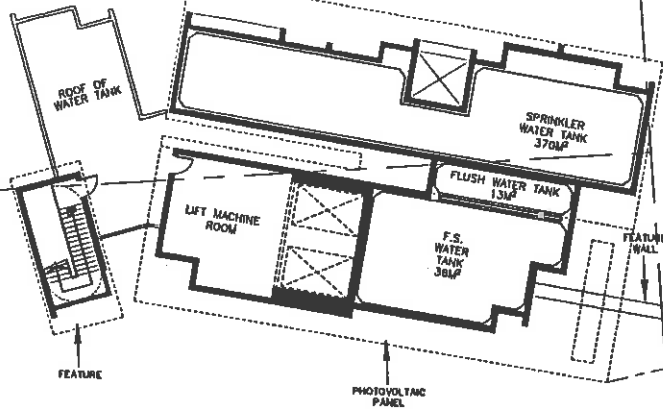


NAME AND DESIGNATION				INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	NTS	
AUTH	CA/S	C.Y. NG	ORIGINAL SIGNED		18/08/02		DRAWING TITLE SHD 24TH - 25TH FLOOR PLAN	DRG NO	KL29/10/A/PR-13
CHECK	BA/B (sig.)	K.Y. HAHN	ORIGINAL SIGNED		15/02/02	Autocad 2000 A3 420 X 297			
	A/T10	K.H. WONG	ORIGINAL SIGNED		15/02/02				
	STDA/26 (sig.)	S. TAN	ORIGINAL SIGNED		18/02/02				
DRAWN	IDA/140	L.K. YEE	ORIGINAL SIGNED		11/03/00				

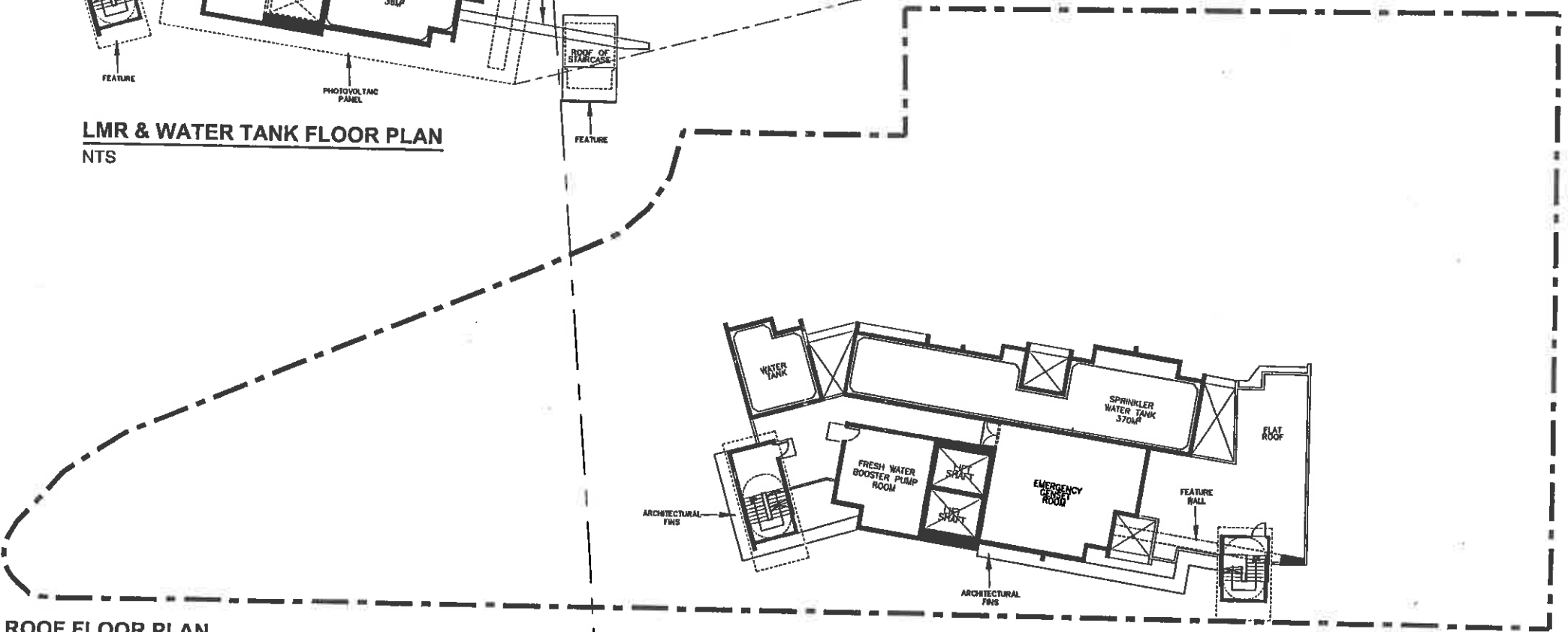
81240E



UPPER ROOF FLOOR PLAN
NTS



LMR & WATER TANK FLOOR PLAN
NTS

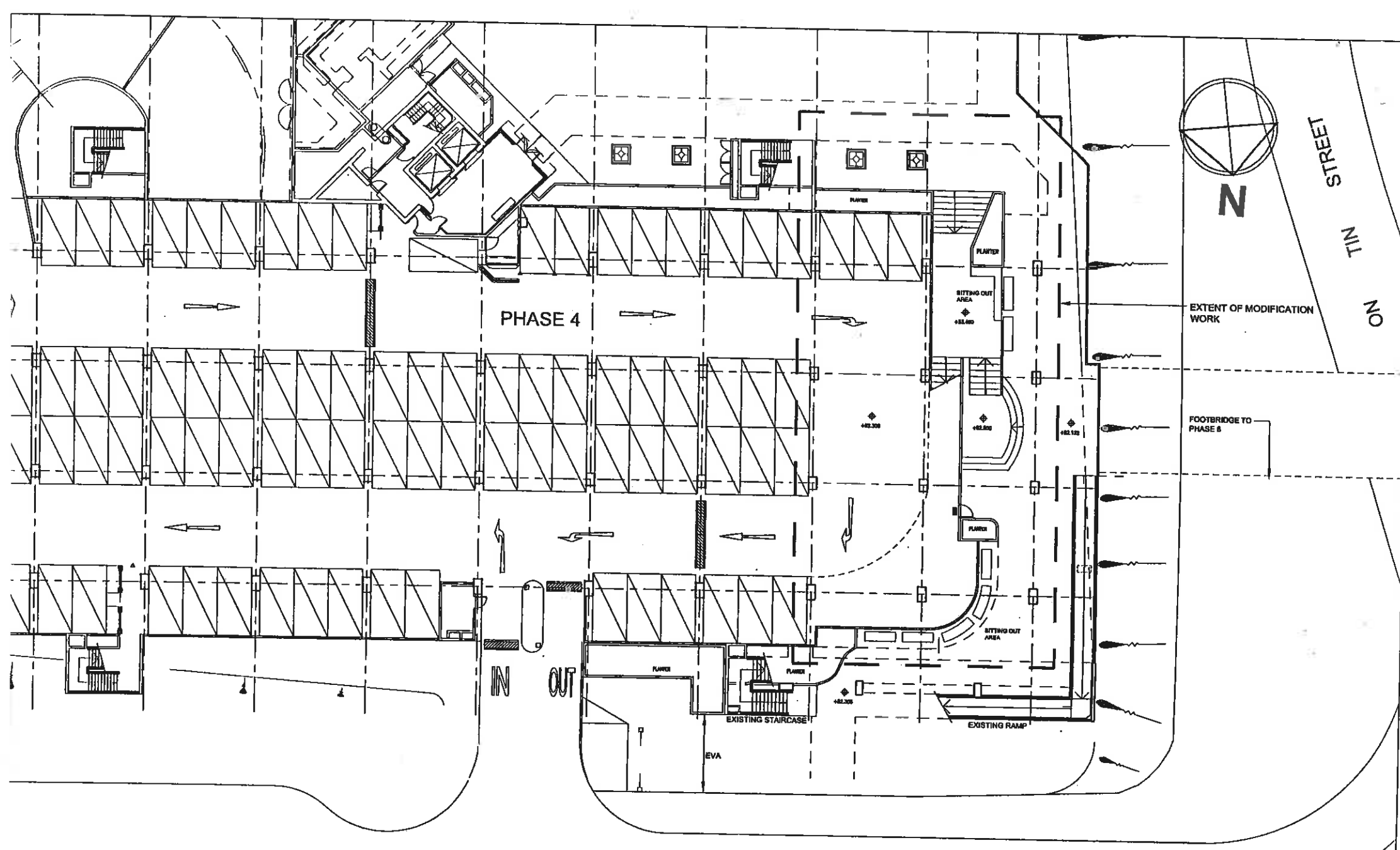


ROOF FLOOR PLAN
NTS

81240E

NAME AND DESIGNATION		INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	NTS
AUTH	CA/Z	C.Y. HO	18/2/2002		ORIGINAL SIGNED	DRG NO
CHECK	SA/9 (etc.)	K.Y. HAN	18/2/2002	ORIGINAL SIGNED	DRAWING TITLE ROOF AND UPPER ROOF PLAN	
	A/11a	K.J. HO	18/2/2002	ORIGINAL SIGNED		
DRAWN	STDA/38 (etc.)	B. TAM	18/2/2002	ORIGINAL SIGNED	Autocad 2000 A3 420 X 297	
	TOA/140	L.K. LEE	18/2/2002	ORIGINAL SIGNED		

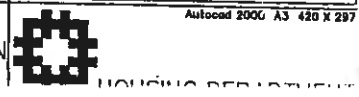


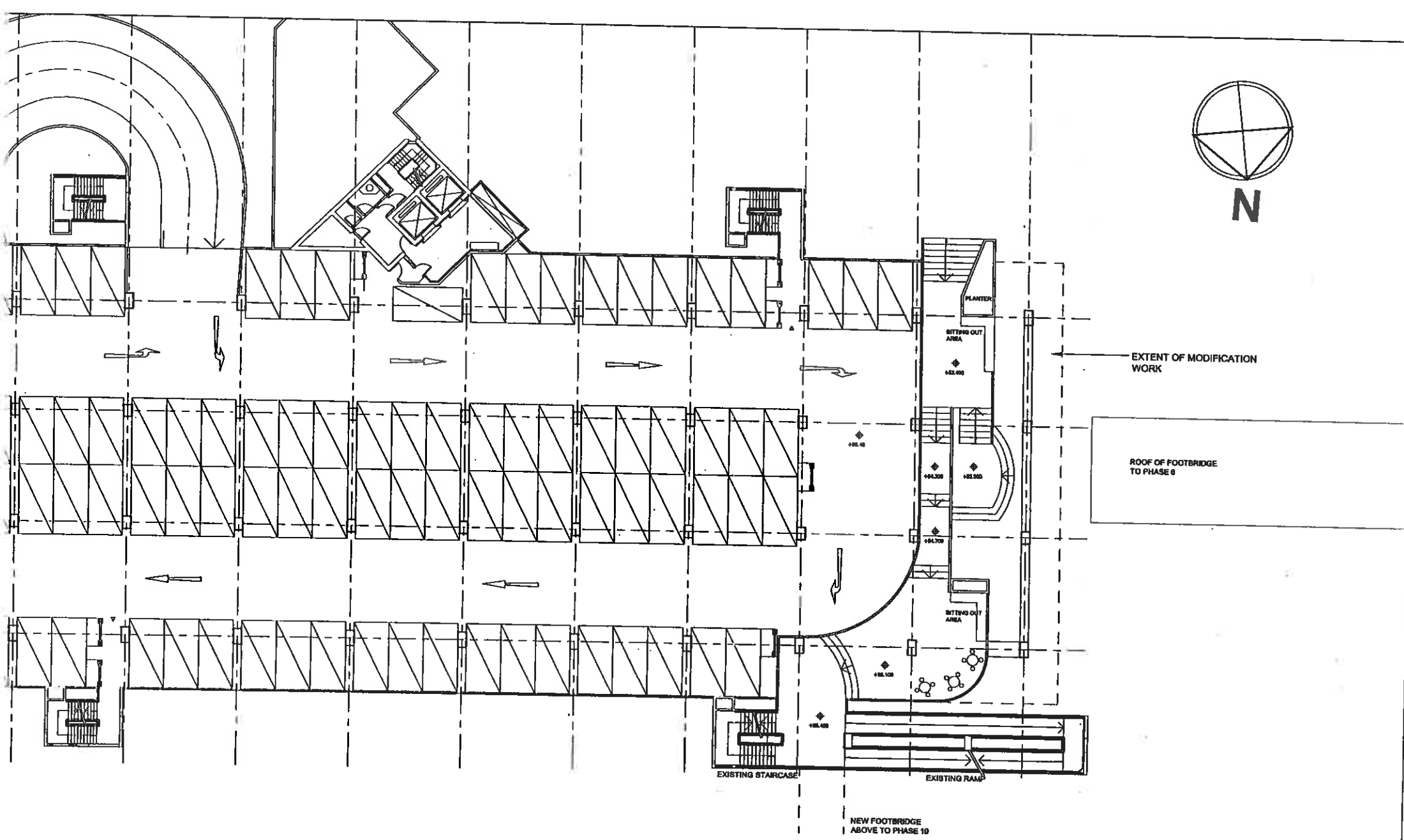
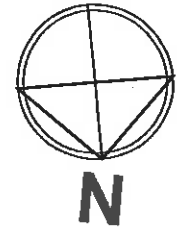



PING TIN STREET

NAME AND DESIGNATION		INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 4 DRAWING TITLE PROPOSED MODIFICATION AT CARPARK - G/F
AUTH	CA/2	C.Y. NG	18/02/02	
	SA/9 (etp.)	K.Y. HAN	19/02/02	
CHECK	A/116	K.H. WONG	18/02/02	
	STDA/26 (etp.)	W.S. TANG	18/02/02	
DRAWN	TOA/140	L.K. LEE	15/02/02	

SCALE	N.T.S.
ORG NO	KL29/4/CP/A/SK-01

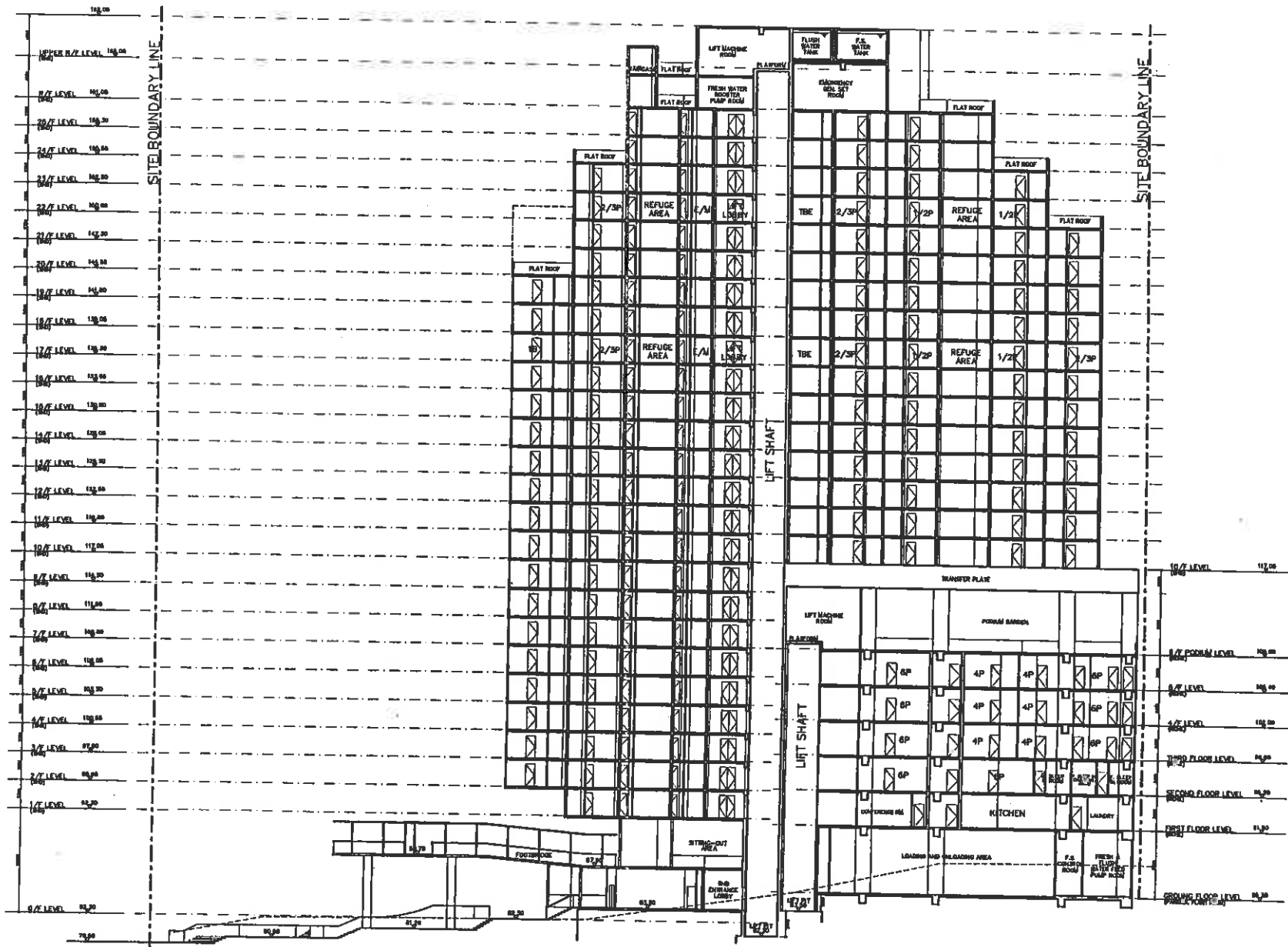




	NAME AND DESIGNATION	INITIAL	DATE	PROJECT	SCALE
AUTH	CA/3	C.Y. NG	16/02/02	REDEVELOPMENT OF LAM TIN ESTATE PHASE 4	N.T.S.
	SA/9 (etc.)	W.V. NG	16/02/02		DRG NO
CHECK	A/118	K.J. WONG	16/02/02	DRAWING TITLE	KL29/4/CP/A/SK-02
	STDA/28 (etc.)	W.S. TAM	16/02/02	PROPOSED MODIFICATION AT CARPARK - 1/F	Autocad 2000 A3 420 X 297
DRAWN	TDA/140	L.K. LEE	16/02/02		

SECTION AND ELEVATIONS

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10



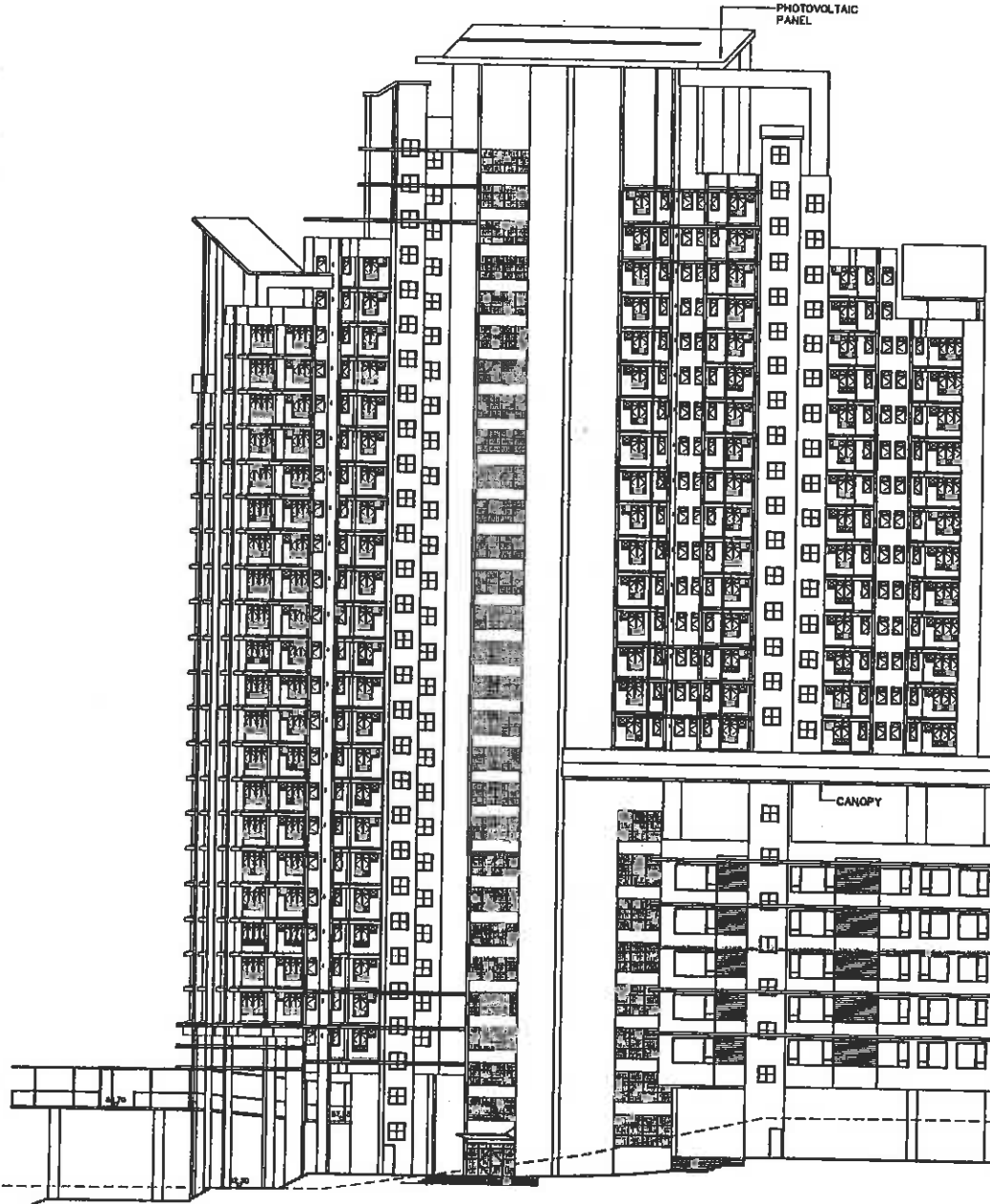
SECTION A-A
N.T.S.

NAME AND DESIGNATION		INITIAL	DATE	PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE	N.T.S.
AUTH	EA/3	C.Y. WU	ORIGINAL SIGNED 19/02/02		DRAWING TITLE SECTION A-A	DRG NO
CHECK	BA/9 (sig.)	K.Y. WONG	ORIGINAL SIGNED 16/02/02	Autocad 2000 A3 420 X 296		
	A/116	K.H. WONG	ORIGINAL SIGNED 16/02/02	HOUSING DEPARTMENT		
DRAWN	YBA/140	L.K. LEE	ORIGINAL SIGNED 19/02/02			

SITE BOUNDARY LINE

- UPPER R/F LEVEL
- 87 LEVEL
- 86 LEVEL
- 85 LEVEL
- 84 LEVEL
- 83 LEVEL
- 82 LEVEL
- 81 LEVEL
- 80 LEVEL
- 79 LEVEL
- 78 LEVEL
- 77 LEVEL
- 76 LEVEL
- 75 LEVEL
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- 9 LEVEL
- 8 LEVEL
- 7 LEVEL
- 6 LEVEL
- 5 LEVEL
- 4 LEVEL
- 3 LEVEL
- 2 LEVEL
- 1 LEVEL
- 0 LEVEL

FOOTBRIDGE CONNECTION TO LAM TIN PHASE 4



SITE BOUNDARY LINE

- TRANSFER PLATE
- 100 LEVEL
- 97 LEVEL
- 94 LEVEL
- 91 LEVEL
- 88 LEVEL
- 85 LEVEL
- 82 LEVEL
- 79 LEVEL
- 76 LEVEL
- 73 LEVEL
- 70 LEVEL
- 67 LEVEL
- 64 LEVEL
- 61 LEVEL
- 58 LEVEL
- 55 LEVEL
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- 34 LEVEL
- 31 LEVEL
- 28 LEVEL
- 25 LEVEL
- 22 LEVEL
- 19 LEVEL
- 16 LEVEL
- 13 LEVEL
- 10 LEVEL
- 7 LEVEL
- 4 LEVEL
- 1 LEVEL
- 0 LEVEL

SOUTH ELEVATION
N.T.S.

NAME AND DESIGNATION		INITIAL	DATE	PROJECT	SCALE
AUTH	CA/3	C.Y. NG	ORIGINAL SIGNED	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	N.T.S.
			18/2/2002		
			18/2/2002		
CHECK	A/118	K.H. WONG	ORIGINAL SIGNED	DRAWING TITLE	DRG NO
			18/2/2002	SOUTH ELEVATION	KL29/10/A/PR-16
			18/2/2002		Autocad 2000 A3 420 X 297
DRAWN	104/140	L.K. LEE	ORIGINAL SIGNED		
			18/2/2002		



HOUSING DEPARTMENT

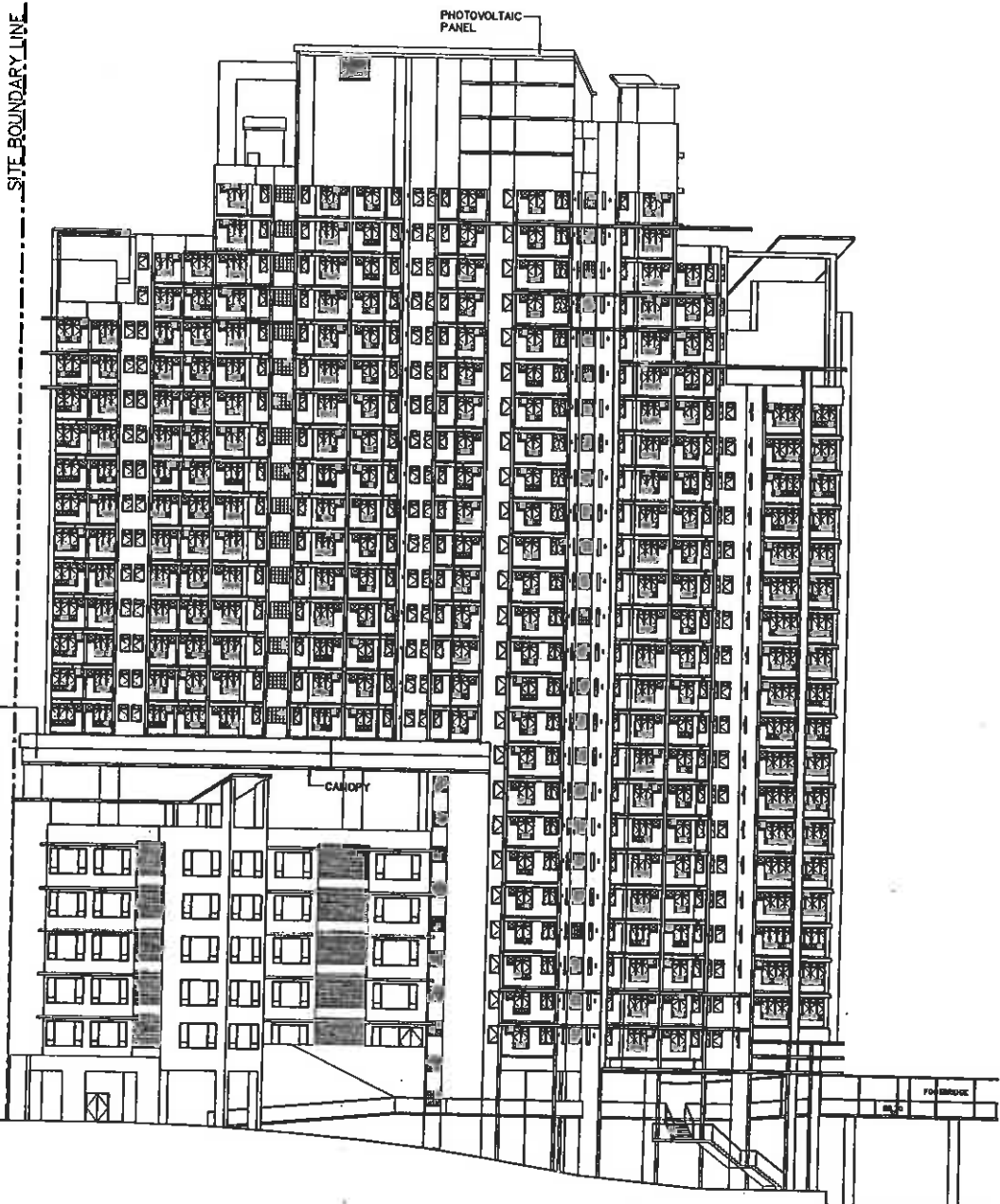
84.390

SITE BOUNDARY LINE

PHOTOVOLTAIC PANEL


SITE BOUNDARY LINE

- 10/F LEVEL 112.00
- TRANSFER PLATE
- 9/F EXTERNAL LEVEL 108.00
- 9/F LEVEL 108.00
- 8/F LEVEL 104.00
- 7/F LEVEL 100.00
- 7/F FLOOR LEVEL 100.00
- SECOND FLOOR LEVEL 96.00
- FIRST FLOOR LEVEL 92.00
- GROUND FLOOR LEVEL 88.00



- 108.00
- UPPER R.F. LEVEL 104.00
- R.F. LEVEL 100.00
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- 97/F LEVEL 109.00
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- 99/F LEVEL 109.00
- 100/F LEVEL 109.00







NORTH ELEVATION
N.T.S.

<table border="1"> <tr> <th>NAME AND DESIGNATION</th> <th>INITIAL</th> <th>DATE</th> </tr> <tr> <td>AUTH SA/3 C.Y. NG ORIGINAL SIGNED 18/2/2002</td> <td></td> <td></td> </tr> <tr> <td>CHECK A/116 K.H. NG ORIGINAL SIGNED 15/2/2002</td> <td></td> <td></td> </tr> <tr> <td>STDA/30 (slg) S. TANG ORIGINAL SIGNED 16/2/2002</td> <td></td> <td></td> </tr> <tr> <td>DRAWN T.H. NG I.P. LEE ORIGINAL</td> <td></td> <td></td> </tr> </table>				NAME AND DESIGNATION	INITIAL	DATE	AUTH SA/3 C.Y. NG ORIGINAL SIGNED 18/2/2002			CHECK A/116 K.H. NG ORIGINAL SIGNED 15/2/2002			STDA/30 (slg) S. TANG ORIGINAL SIGNED 16/2/2002			DRAWN T.H. NG I.P. LEE ORIGINAL			<p>PROJECT REDEVELOPMENT OF LAM TIN ESTATE PHASE 10</p> <p>DRAWING TITLE NORTH ELEVATION</p>		<p>SCALE N.T.S.</p> <p>DRG NO KL29/10/A/PR-17</p> <p>Autocad 2000 A3 420 X 297</p> 	
NAME AND DESIGNATION	INITIAL	DATE																				
AUTH SA/3 C.Y. NG ORIGINAL SIGNED 18/2/2002																						
CHECK A/116 K.H. NG ORIGINAL SIGNED 15/2/2002																						
STDA/30 (slg) S. TANG ORIGINAL SIGNED 16/2/2002																						
DRAWN T.H. NG I.P. LEE ORIGINAL																						

LANDSCAPE DRAWINGS

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10

LEGEND:

-  TURF
-  PLANTER
-  TREE PLANTING
-  SHRUB PLANTING
-  SEATS
-  SURFPLURE



PLAYGROUND WITH
RESERVOIR UNDER

ST. PAUL'S SCHOOL

PHASE 10

PHASE 4

CARE & ATTENTION HOME

LEUNG TIN LANE

PING TIN STREET

NAME AND DESIGNATION		INITIAL	DATE	PROJECT	SCALE
AUTHORISED	CA/3 JOHN HO		16.5	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	N.T.S.
CHECKED	LA/11 SIKH CHAN		16.3		DRAWING NO.
	STO(A)/11 FRANKIE IP		15.3	DRAWING TITLE	KL29/10/SITE/L/LO-01
DRAWN	TO(A)/08 C. AU-YEUNG		15.302	GROUND FLOOR LANDSCAPE PLAN	HOUSING DEPARTMENT

86.27

86.24

88.25

86.15

86.15

PROPOSED SLOPE
PLANTING TO UPGRADE
EXISTING SHOTCRETED SLOPE

SLOPE TREE
PLANTING

GROUND
COVER
EDGE

78.50

86.55

86.52

77.91

PLB BAY

81.89

85.07

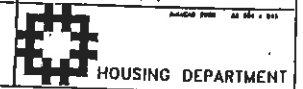
89.12

PLB BAY

E.V.A.

SCALE N.T.S.

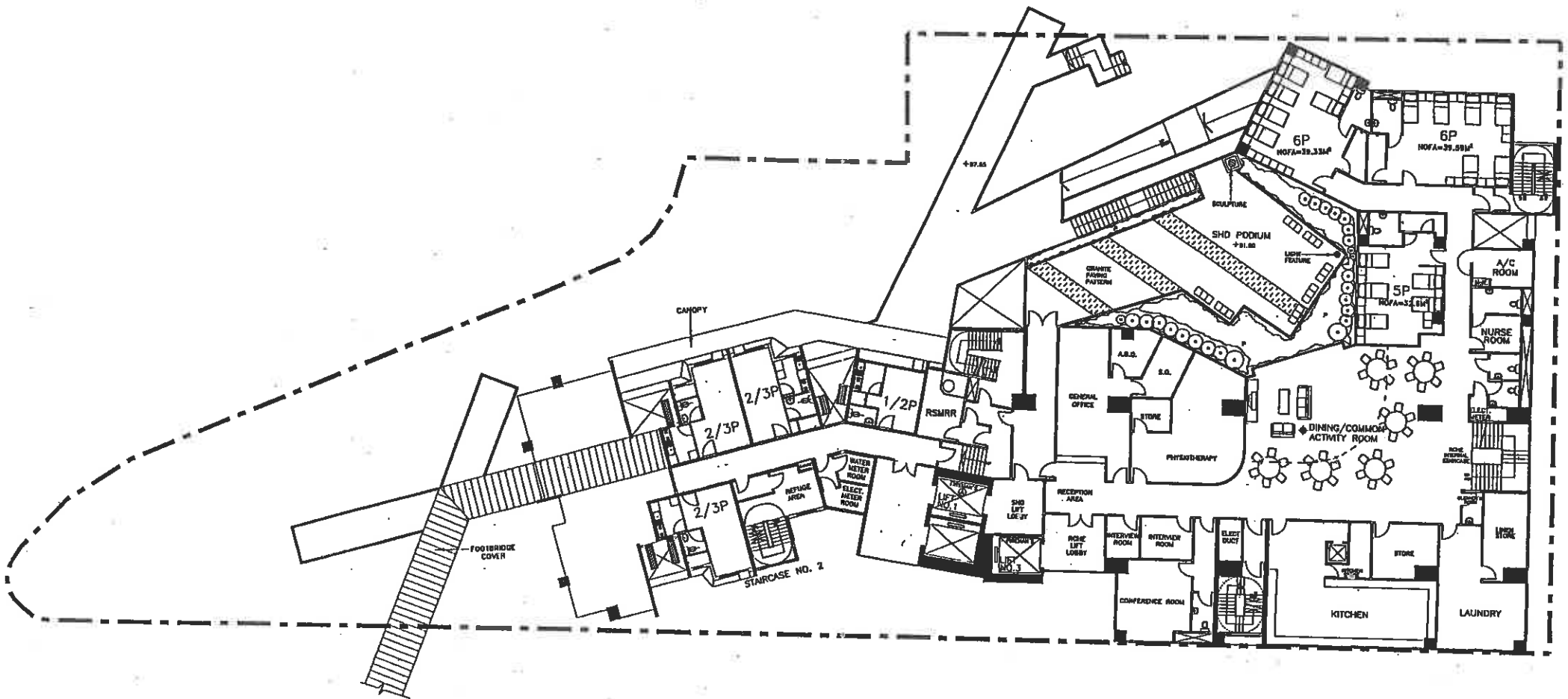
DRAWING NO.
KL29/10/SITE/L/LO-01





LEGEND:

	TRIP		SHED PLANTING
	PLANTER		SEATS
	TREE PLANTING		GRANITE PAVING PLANTER

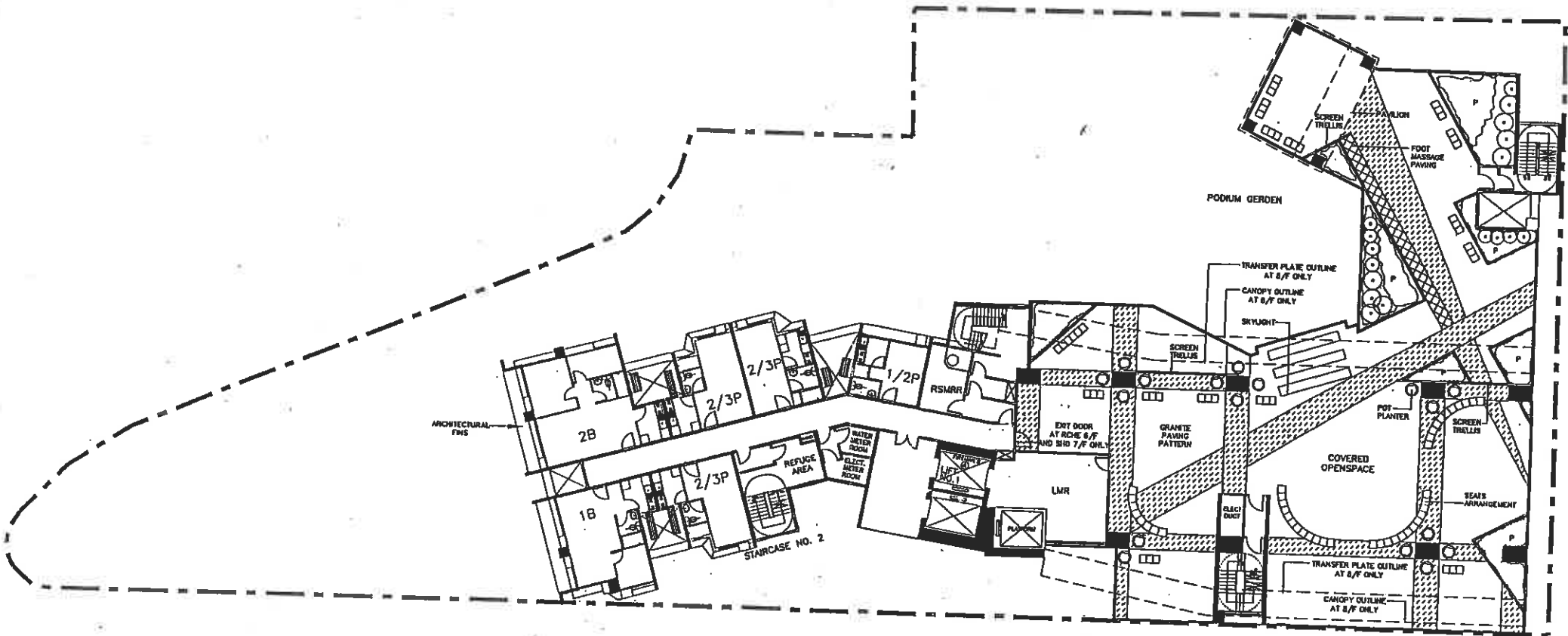


APPROVED	CA/1	JUNE 02	6.5	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	SCALE N.T.S.
CHECKED	SA/2	EVANS WJ	16.3	KL28/10/SITE/L/L0-02	
	SA/11	SEAHN CHAN	15.3	SHD 1/F & PODIUM GARDEN	
	STO/A/11	FRANKE W	5.3		
	TO/A/107	W.W.CHAN	1.10		



LEGEND:

	TURF		SHRUB PLANTING
	PLANTER		SEATS
	TREE PLANTING		POT PLANTER



NAME AND DESIGNATION	DESIGN NO.	DATE	PROJECT	SCALE
APPROVED: CA/3 JOHN HO	16.1	16.1	REDEVELOPMENT OF LAM TIN ESTATE PHASE 10	N.T.S.
DESIGNED: SA/2 EVANG HO	16.3	16.3		DRAWING NO. RL29/10/SITE/L/LO-03
CHECKED: LA/11 SIMON CHAN	16.3	16.3		
DRAWN: STR/A/11 FRANKIE W	16.3	16.3		
DATE: 16/04/10	16.3	16.3		

SHD 7/F & PODIUM GARDEN



HOUSING DEPARTMENT

PART III VIABILITY STUDY FOR PHOTOVOLTAIC SYSTEM

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10
VIABILITY STUDY OF PHOTOVOLTAIC SYSTEM

1) Photovoltaic (PV) system

PV system is a green power for daytime operation. There are two main types of PV system (a) remote system with back-up battery ; and (b) grid-connected system without battery and backed-up by Power Company's supply grid. Installation cost and maintenance cost of grid-connected system are less and is more beneficial to the environment. Such system is designed for this project. On sunny days, the PV system produces electricity for the load. On cloudy days and at night, electricity is drawn from the Power Company's grid system. No battery is required for storage of electricity. However, under the monopoly control of local power utility company, connection to grid requires the consent of the power companies. Discussion with the Power Company would be made in due course.

2) Electricity generation and building energy demand

Public lighting is one of the major electricity demand of the development. Its continuous electricity demand characteristic is suitable for PV connection. As sunlight can be borrowed at the staircase and lobby, the lightings there are designed to be controlled by photocells whilst the corridor lighting is selected for connection to PV system.

It is estimated that 160 no of PV panels would be installed. The electricity generated at peak is sufficient to provide power supply for the corridor lightings at all floors. In Hong Kong, the roof is the best location for installing PV panels inscfar as efficiency is concerned. Full ventilation at both sides of the PV panel is provided for better efficiency of the panel.

3) Payback period estimation

Installation cost : \$1,400,000.00

Annual electricity generation : 32 MWH (assume 4.5 hour of sunlight per day round the year)

Annual saving of electricity bill : \$32,000 (assume power company agrees grid connection and electricity bill at \$1 per kWh)

Payback period : 44 years (assume maintenance cost is negligible)

REDEVELOPMENT OF LAM TIN ESTATE PHASE 10
VIABILITY STUDY OF PHOTOVOLTAIC SYSTEM

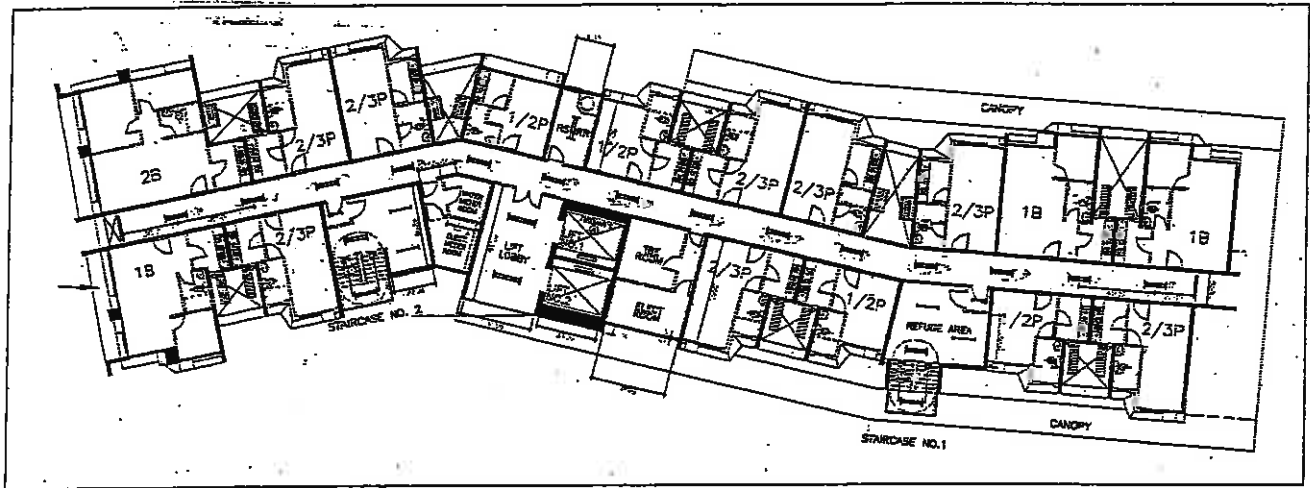
4) Technical details

The PV panels gather solar energy in the form of sunlight and convert it into DC current (direct current). The more sunlight they receive, the more electricity they produce. The power conversion system (PCS) converts the DC current to AC current (alternating current) which feeds the corridor lightings. The Power Company's grid connection is also of AC current so direct connection of the PV supply to the grid is feasible. At night or cloudy days when the PV panel cannot generate electrical power, the corridor lightings can draw electrical power directly from the Power Company's grid connection. No changeover is required.

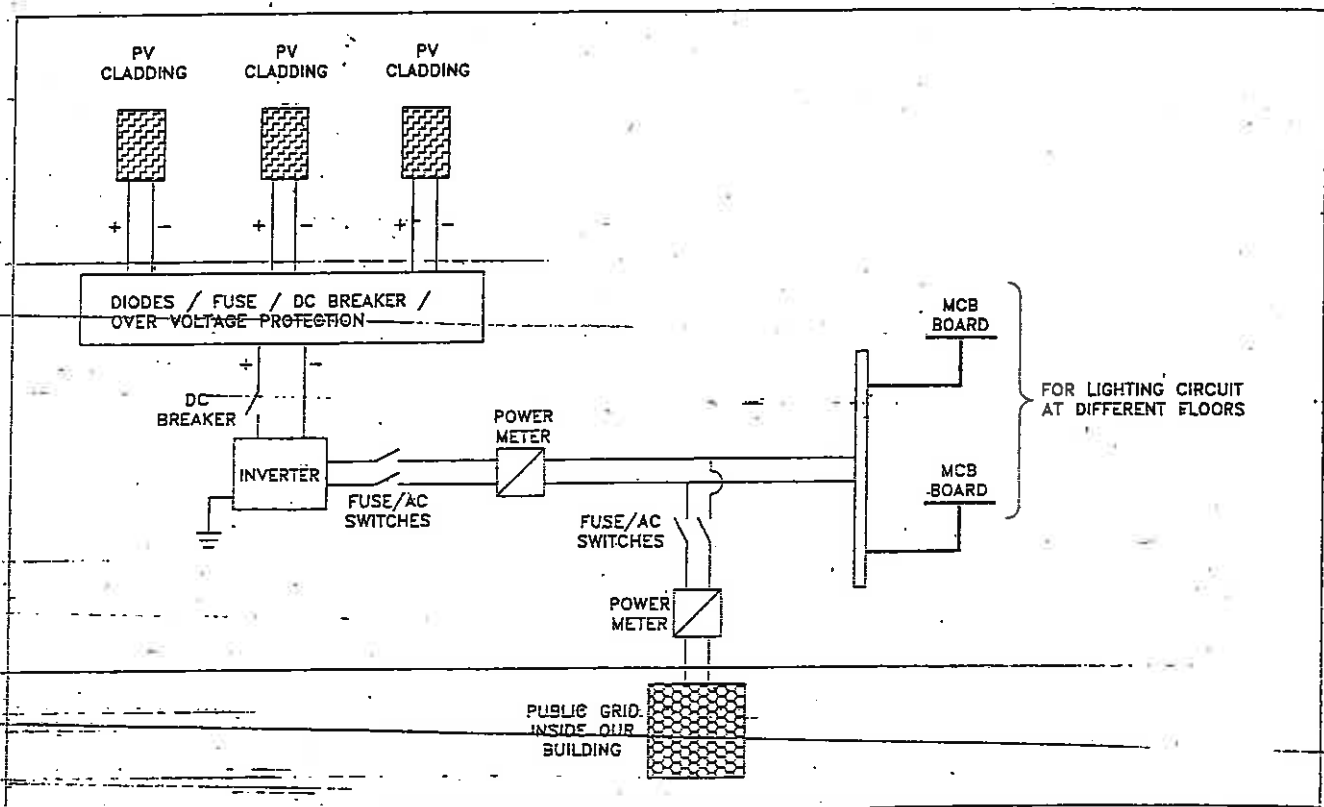
Maintenance of PV panels is minimal. In fact, most PV panel supplier can provide guarantee of about 25 years for PV panels.

Typical corridor lighting layout and a simplified schematic wiring diagram of the PV system are shown in the attached sheet.

Typical corridor lighting layout connects to PV panels (G/F to 25/F)



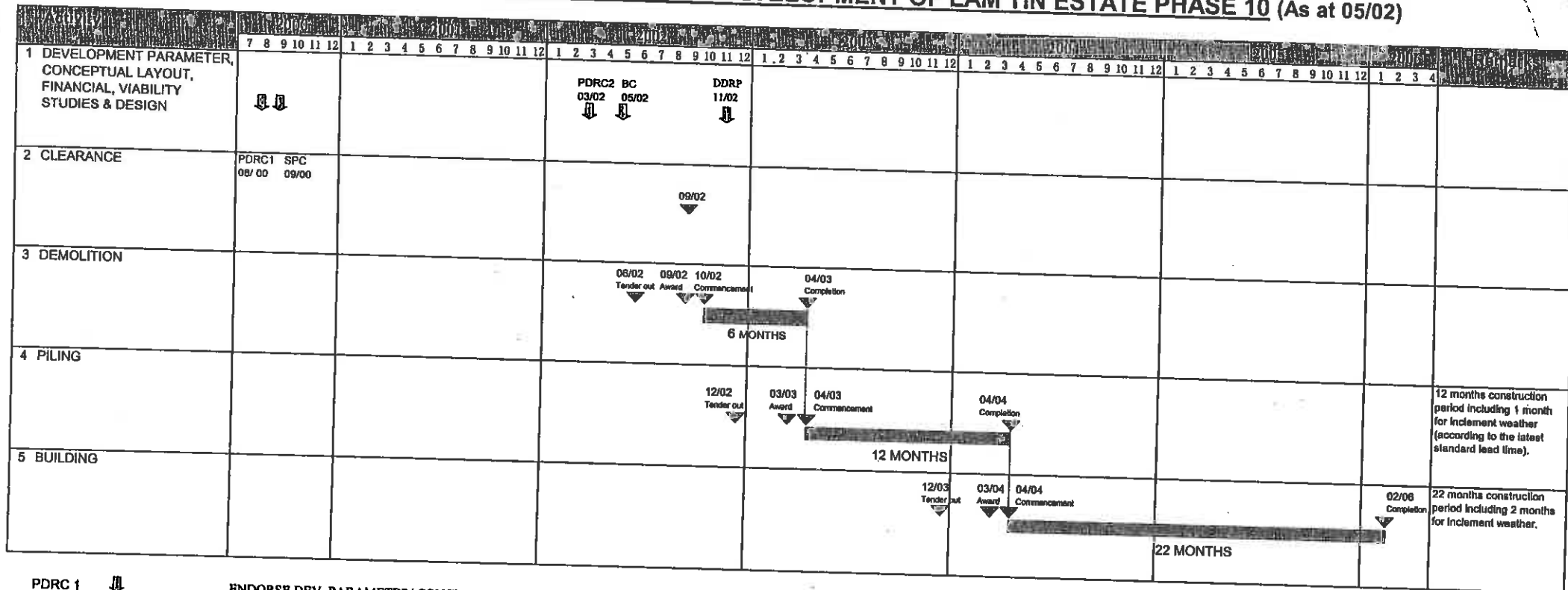
Schematic diagram of the grid-connection system



PART IV DEVELOPMENT PROGRAMME

REDEVELOPMENT OF LAM TINI ESTATE PHASE 410

PROPOSED PROJECT DEVELOPMENT PROGRAMME - REDEVELOPMENT OF LAM TIN ESTATE PHASE 10 (As at 05/02)



- PDC1 ↓ ENDORSE DEV. PARAMETER/ CONCEPTUAL LAYOUT/ COST CEILING
- SPC ↓ APPROVE DEV. PARAMETER/ CONCEPTUAL LAYOUT/ COST CEILING
- PDC2 ↓ ENDORSE MASTER LAYOUT/ PROJECT BUDGET
- BC ↓ APPROVE MASTER LAYOUT/ PROJECT BUDGET
- DDRP ↓ APPROVE DETAILED DESIGN

12 months construction period including 1 month for inclement weather (according to the latest standard lead time).

22 months construction period including 2 months for inclement weather.

PART V PROJECT DEVELOPMENT BUDGET

REDEVELOPMENT OF LAM TIM ESTATE PHASE 4A

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST
PROJECT BUDGET NO.5

Project : Redevelopment of Lam Tin Estate Phase 10

(PHDP Code: KL29RR)

	COST HEADS	WORK ELEMENTS	BUDGET COST (\$M)
(a)	Site Development Cost	Site formation	-
		Demolition	3.581
		Sub-total:	3.581
(b)	Construction Cost (including contingency)	Foundation	7.429
		Building	123.017
		Modification Works to Lam Tin Phase 4 Carpark	2.939
		Other separate contracts	0.513
		Sub-total:	133.898
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	2.750
(d)	Total Site Development and Construction Cost (a) + (b) + (c) :		140.229

Notes :

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -3.3% per annum from June 2001 to December 2001 and 0.7 % per annum from January 2002 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).
- (3) 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.
- (4) The fluctuation provisions shall be worked out based on the formula as shown the Guidance Notes for Standard Cost Yardsticks.
- (5) Development contingencies of \$0,000 M for standard block superstructure and \$ 6,546 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 costs of SHB, TS, and EW.

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, and consultant site staff.
- (2) Costs of RCHE which are funded by SWD
- (3) Publicity cost, financing and legal costs/expenses, etc.

Assumptions :

- (1) Assumptions to be referred to notes of relevant portions.
- (2) Foundation design provided by HKHA on 26 February 2002 (Socketted H-pile and footing)

Basis of the Estimate :

- (1) General floor plans provided by HKHA on 12 March 2002

Prepared by : Sharifa Chan (Widnell Limited)

Date : 24 April 2002

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 5

Project : Redevelopment of Lam Tin Estate Phase 10 (PIIDP Code:KL29RR)

	COST PORTIONS				Total (incl. fluctuation)	LOTTERY FUND RCHE	Total (incl. fluctuation)
	PRH	UN	GN	Others			
CFA of Cost Portions (m2)	16,030	21			16,051	4,120	20,171
COST ITEMS					\$,000		\$,000
A. Cost Estimate At June 01 (Excluding Tender Price Inflation)							
1.0 Site Development Cost							
1.1 Site Formation Contract	-	-			-	-	-
1.2 Demolition Contract	3,576	5			3,581	919	4,500
2.0 Construction Costs							
2.1 Foundation Contract	7,487	9			7,496	1,924	9,420
2.2 Building Contract							
2.21 Building (excl. building services)	80,274	80			80,354	15,981	96,335
2.22 Building Services	19,853	26			19,879	3,486	23,365
2.23 Transfer Structures	2,159	3			2,162	555	2,717
2.24 External Works for Specific Businesses	-	-			-	-	-
2.25 External Works for commonly shared elements	20,841	27			20,868	4,497	25,365
2.26 Automated Refuse Collection System	-	-			-	-	-
2.27 Modification works to Lam Tin Phase 4 Carpark	2,941	4			2,945	756	3,701
2.3 Other Separate Contracts (incl. Soft landscape)	513	1			514	77	591
Cost Estimate At June 01 Price Level (A)	137,644	155			137,799	28,195	165,994
B. Cost Estimate At June 01 For Tender Price Inflation [Cost in Item (A) plus Cost x (v), (w), (y) or (z)]							
1.0 Site Development Cost (Total \$'M)							
1.1 Site Formation Contract	\$ N/A						
1.2 Demolition Contract	\$ 3,581	3,576	5		3,581	919	4,500
2.0 Construction Costs							
2.1 Foundation Contract	\$ 7,429	7,420	9		7,429	1,907	9,336
2.2 Building Contract	\$ 123,017						
2.21 Building (excl. building services)	-	80,114	80		80,194	15,949	96,143
2.22 Building Services	-	19,813	26		19,839	3,479	23,318
2.23 Transfer Structures	-	2,155	3		2,158	554	2,712
2.24 External Works for Specific Businesses	-	-	-		-	-	-
2.25 External Works for commonly shared elements	-	20,799	27		20,826	4,488	25,314
2.26 Automated Refuse Collection System	-	-	-		0	-	0
2.27 Modification works to Lam Tin Phase 4 Carpark	2,939	2,935	4		2,939	754	3,693
2.3 Other Separate Contracts (incl. Soft landscape)	\$ 0,513	512	1		513	77	590
Cost Estimate Projected To Proposed Dates Of Tenders (B)	\$ 137,479	137,324	155		137,479	28,127	165,606

Types of Contract

Site Formation

Demolition

Foundation (incl. cap)

Building (for inflation adjustment, 'Other Separate Contracts'

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

Tender In Dates

- Months x -3.3% +

07/02 Months x -3.3% +

01/03 6 Months x -3.3% +

01/04 6 Months x -3.3% +

Adjustment for months after Jan 01

0 Months x 0.7 % / 12 = 0.000 (v)

0 Months x 0.7 % / 12 = 0.000 (w)

13 Months x 0.7 % / 12 = (0.009) (y)

25 Months x 0.7 % / 12 = (0.002) (z)

Legend for Cost Portions :

PRH - Public Rental Housing

RCH - Residential Care Home for the Elderly

CH - Community Hall and HAD Offices

CP(SWD) - Social Welfare Department Carpark

CP(HAD) - Home Affairs Department Carpark

OCP(PRH) - Public Rental Housing Open Carpark

UN

GN

TS

Unallocable

Government Non-reimbursable

Transfer Structure

EW - External Works

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

Construction Cost Budget No.5 (Domestic Blocks : Public Rental Housing Portion)

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code: KL29RR)

Cost at June 2001 Price Level	No. of Flat	Estimate Cost			TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)		
			Builder's Works	Building Services	
1.0 Non-standard Blocks		\$,000.00			
(a) Small Household Block					
25 1P/2P Flat/Unit 41.22 m2 CFA per Flat/Unit	25	7,130	76,451	18,908	102,489
46 1P/2P Flat/Unit 43.78 m2 CFA per Flat/Unit	46				
57 2P/3P Flat/Unit 51.94 m2 CFA per Flat/Unit	57				
90 2P/3P Flat/Unit 54.58 m2 CFA per Flat/Unit	90				
46 1B Flat 73.38 m2 CFA per Flat/Unit	46				
18 2B Flat 96.53 m2 CFA per Flat/Unit	18				
<u>282</u>	282				
Cost per flat x flat no. = Sub-Total (A) (Total CFA = <u>16,030</u> m2)		7,130	76,451	18,908	102,489
					(\$6,394/m2 CFA) (\$363,437per flat)
2.0 Development Contingency		\$,000.00			
(a) All non-standard blocks and all standard elements other than superstructure (5%)		357	3,823	945	5,125
Sub-Total (B)		357	3,823	945	5,125
					(\$320/m2 CFA) (\$18,174per flat)
Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)		7,487	80,274	19,853	107,614
					(\$6,713/m2 CFA) (\$381,611per flat)

Notes:
1 Foundation cost is based on SE's letter of 26 February 2002 (Socketted H-pile and footing)

Construction Cost Budget No.5 (Unallocable Portion)

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code: KL29RR)

Cost at June 2001 Price Level	CFA (m2)	Estimated Cost				TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)		Building (Excl. Caps)	
			Builder's Works	Building Service		
1.0 Ancillary Facilities in Domestic Block (G/F)			← \$,000.00 →			
(a) Ancillary Facilities (no fitting out included) (see Remarks)	21	9	31	25	56	65
(b) Fitting Out for Ancillary Facilities (Total area to be fitted out = 21 m2 CFA)			45		45	45
2.0 Other Adjustments for Item 1.0 Above						
3.0 Development Contingency (5% for non-standard-works/elements)			4	1	5	5
Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)		9	← \$,000.00 →		106	115 ((\$5,460/m2 CFA)

Notes :-

- For fitting out for Ancillary Facilities, refer to Guidance Notes on Cost Split for items to be chargeable to unallocable portion.

Remarks :-

- Unallocable Portion includes the following :
- MAC Office

m2 CFA
21

Construction Cost Budget No. 5 (Domestic Blocks: RCHE Portion)

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code:KL29RR)

Building : 1No. Composite Building 19 storeys in which storeys (1/F to 5/F) are for Residential Care Home for the Elderly

Cost at June 2001 Price Level	CFA (m2)	Estimate Cost			TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)		
			Builder's Works	Building Services	
1.0 Estimated Cost for Residential Care Home for the Elderly		\$,000.00			
(a) Residential Care Home for the Elderly 1/F to 5/F No. of Places 200	4,120	1,832	15,220	3,320	20,371
Sub-Total (A) (Total CFA = <u>4,120</u> m2)		1,832	15,220	3,320	20,371 (\$4,944/m2 CFA) (\$101,856/place)
2.0 Adjustments		\$,000.00			
(a) Add allowance for increase in structure due to transfer structure above(refer summary page 2 of 11)			0		0
Sub-Total (B)			0		0 (\$0/m2 CFA) #DIV/0!
3.0 Development Contingency		\$,000.00			
(a) All non-standard blocks and all standard elements other than superstructure (5%)		92	761	166	1,019
Sub-Total (C)		92	761	166	1,019 (\$247/m2 CFA) #DIV/0!
Total Cost of Domestic Block - Residential Care Home for the Elderly at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)		\$,000.00			
		1,924	15,981	3,486	21,390 (\$5,192/m2 CFA) #DIV/0!

Notes:

1 Foundation cost is based on SE's letter of 26 February 2002 (Socketted H-pile and footing)

2. The total cost of transfer plate (\$ 2.588 M) is apportioned among SHD (\$ 2.056 M), and RCHE (\$ 0.529 M) excluding contingency and inflation

Construction Cost Budget No. 5 (Transfer Structures - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code: KL29RR)

Cost at June 2001 Price Level	Estimated Cost (in \$,000)		TOTAL
	Building	Others	
1.0 <u>Transfer Structures based on actual design</u>	←----- \$,000.00 ----->		
(a) Transfer structure	2,056	-	2,056
Sub-Total (A)	2,056	-	2,056
2.0 <u>Development Contingency</u> (5% for non-standard works/elements) Sub-Total (B)	←----- \$,000.00 ----->		
	103	-	103
Total Cost of Commonly Shared Transfer Structures at June 2001 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)	2,159	-	2,159

Notes:

- The total cost of transfer plate (\$ 2.588 M) is apportioned among SHD (\$ 2.056 M), and RCHE (\$ 0.529 M) excluding contingency and inflation

**Construction Cost Budget No. 5 (External Works - Commonly Shared Across Phases of the
Development and Amongst Various HA Businesses)**

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code: KL29RR)

Total GEA = 2,606 m2;

Total CFA = 16,051 m2

Total LAA = 2,399 m2

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Foundation (Incl. Caps)	Building (Excl Caps)	
1.0 External Works based on Actual Design (Include Contract Price Fluctuation)	\$,000.00		
(a) Hard Landscape Works (Amenities) & Others.	-	4,053	4,053
(b) Underground Drainage	-	1,282	1,282
(c) Allowance for Other External Works	-	406	406
(e) Allowance for Fluctuation	-	144	144
Sub-total (A)	-	5,884	5,884 (\$367/m2 CFA) (\$2,258/m2 GEA)
2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)	\$,000.00		
(a) Footbridge/staircases/ramp/decking	-	2,958	2,958
(b) Allowance for external signage	-	159	159
(c) Retaining walls	-	7,301	7,301
(d) Photovoltaic System	-	1,400	1,400
(e) External Sculpture	-	796	796
(f) Tree Transplant	-	80	80
(g) Slope treatment	-	796	796
(h) Landscape work between phase 10 plan and existing playground (about 200m2)	-	159	159
(i) Allowance for Fluctuation	-	341	341
Sub-total (B)	-	13,990	13,990 (\$872/m2 CFA) (\$3,368/m2 GEA)
3.0 Development Contingency	\$,000.00		
(a) (5% for non-standard works/elements)	-	994	994
Sub-total (C)	-	994	994 (\$62/m2 CFA) (\$381/m2 GEA)
Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations)	-	20,868	20,868 (\$1,300/m2 CFA) (\$8,008/m2 GEA)

Cost at June 2001 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Others	
4.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level	384	106	490
5.0 Development Contingency	19	5	24
(a) (5% for non-standard works/elements)	403	111	514
Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations)	403	111	514 (\$32/m2 CFA) (\$197/m2 GEA)

Remarks:

- The cost for loading/unloading area for ambulance, refuse collection van etc at LG/F is included here.

EXTERNAL WORKS - COST ANALYSIS / ESTIMATE

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

* Elemental cost estimate at June 2001 Tender prices.

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

* Project Unit Costs in Budget at June 2000 Price Levels shown in brackets () for comparison.

Project Title: Lam Tin Phase 10		Project Code (PHDP) : KL29RR		Phase Code (PHDP) : 10	
Gross Site Area (GSA)	: 2,606 m2	Ratio GSA : GEA = 1: 1.00			
Gross Estate Area (GEA)	: 2,606 m2	Ratio GEA : LAA = 1: 0.92			
Landscape Area (LAA)	: 2,399 m2	Ratio GEA : CFA = 1: 7.74			
Plant Bed Area (PBA)	: 0 m2	Ratio GSA : PBA = 1: 0.00			
CFA of all Buildings within GEA	: 20,171 m2	Ratio LAA : PBA = 1: 0.00			
ELEMENT	Total Cost	Unit Costs/m2			
		Gross Estate Area	CFA of All Building	Landscape Area	
	\$,000.00	\$/m2	\$/m2	\$/m2	
1. Hard Landscape Works (Amenities)					
1.1 Site works (levelling/clearance)	(177) 634	(68) 243	(10) 31	(93) 264	
1.2 Walls (screen/toe/planter)	(289) 289	(111) 111	(17) 14	(152) 120	
1.3 Estate Roads	(154) 154	(59) 59	(9) 8	(81) 64	
1.4 Open carparking spaces on estate roads	(5) 5	(2) 2	(1) 1	(3) 3	
1.5 Paving (incl. emergency access & safety mat)	(751) 1,491	(288) 572	(44) 74	(395) 622	
1.6 Pavilions/pergolas/shelters	(122) 122	(47) 47	(7) 6	(64) 51	
1.7 Water feature/pond	(21) 21	(8) 8	(1) 1	(11) 11	
1.8 Covered walkways (paving incl. in item 1.5)	(628) 628	(241) 241	(37) 31	(330) 262	
1.9 Play equipment	(83) 83	(32) 32	(5) 4	(44) 35	
1.10 Fencing/railings/guard house/drop gate	(122) 122	(47) 47	(7) 6	(64) 51	
1.11 Estate amenities (ball courts, seating etc.)	(206) 206	(79) 79	(12) 10	(108) 86	
1.12 Amphitheater/estate entertainment	(31) 31	(12) 12	(2) 2	(16) 13	
1.13 Refuse collection area/junk points	(86) 86	(33) 33	(5) 4	(45) 36	
1.14 BS installations					
(a) External lighting	(222) 711	(85) 273	(13) 35	(116) 296	
(b) Water pumps (for water feature/pond)	(8) 8	(3) 3	(1) 1	(4) 4	
(c) Others	(26) 26	(10) 10	(2) 2	(14) 14	
1.15 Sundries					
(a) Miscellaneous	(102) 102	(39) 39	(6) 5	(53) 43	
Sub-Total	(3,033) 4,659	(1,164) 1,788	(179) 230	(1,593) 1,943	
2. Soft Landscape	(99) 420	(38) 161	(6) 21	(52) 175	
3. Others External Works					
3.1 Main/sub-main etc.	(250) 250	(96) 96	(15) 12	(132) 104	
3.2 Irrigation	(18) 18	(7) 7	(1) 1	(10) 8	
3.3 Builder's work in connection with BS installation/services	(237) 237	(91) 91	(14) 12	(125) 99	
3.4 Connection works by Government Depts/Utility Co.	(130) 130	(50) 50	(8) 6	(68) 54	
Sub-Total	(635) 635	(244) 244	(38) 31	(335) 265	
Total 1, 2 & 3	(3,767) 5,714	(1,446) 2,193	(223) 282	(1,980) 2,383	

EXTERNAL WORKS - COST ESTIMATE

Project Code (PHDP) : KL29RR

Phase Code (PHDP) :

10

ELEMENT	Total Cost		Unit Costs/m2					
			Gross Estate GEA		CFA of All Building		Landscape Area	
	<u>\$,000.00</u>		<u>\$/m2</u>		<u>\$/m2</u>		<u>\$/m2</u>	
4. <u>Underground Drainage</u> (inc. all U/G soil and surface water drainage and channels and gullies)	(1,611)	1,611	(618)	618	(95)	80	(847)	672
Total 1, 2, 3 & 4	(5,378)	7,325	(2,064)	2,811	(318)	362	(2,827)	3,055
5 <u>Special External Works</u>								
5.1 Footbridges/staircases/ramps/decking	0	3,717	0	1,426	0	184	0	1,549
5.2 External Signages	0	200	0	77	0	10	0	83
5.3 Retaining walls	0	9,175	0	3,521	0	455	0	3,825
5.4 Photovoltaic system	0	1,400	0	537	0	69	0	584
5.5 External sculptures	0	1,000	0	384	0	50	0	417
5.6 Tree transplant	0	100	0	38	0	5	0	42
5.7 Landscape work between phase 10 plan and existing playground (about 200m2)	0	200	0	77	0	10	0	83
Sub-Total	0	15,792	0	6,060	0	783	0	6,583
GRAND TOTAL	(5,378)	23,117	(2,064)	8,871	(318)	1,145	(2,827)	9,638

Inclusion :

All elemental costs are inclusive of contingencies and preliminaries.
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

Site Development Cost Budget No.5

(Demolition)

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code: KL29RR)

Cost at June 2001 Price Level	Estimated Cost (in \$,000)		TOTAL
	Demolition	Others	
1.0 <u>Estimated Cost for Demolition</u>			
(a) Demolition of existing welfare building, estate office, post office and carpark (including removal of asbestos)	4,286	-	4,286
Total Cost of Demolition / Other Sub-Total (A)	4,286	-	4,286
2.0 <u>Development Contingency</u>			
(a) (5% for non-standard works/elements)	214	-	214
Sub-Total (B)	214	-	214
Total Cost of Demolition / Other at June 2001 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)	4,500	-	4,500

Notes:

1. Demolition Cost of HK\$4.5M is advised by Consultant QS (Northcroft) including Preliminaries, Contingency and TPI adjustment

Site Development Cost Budget No.5 (Modification to Existing Carpark at Lam Tin Phase 4)

Project : Redevelopment of Lam Tin Estate Phase 10 (PHDP Code:KL29RR)

Cost at June 2001 Price Level	Estimated Cost (in \$,000)		TOTAL
	Modification Works	Others	
1.0 <u>Estimated Cost for Modification Works</u>			
(a) Modification works to existing carpark at Lam Tin Phase 4 including footbridge connecting Lam Tin Phase 4 and 10	3,525	-	3,525
Total Cost of Modification Works Sub-Total (A)	3,525	-	3,525
2.0 <u>Development Contingency</u>			
(a) (5% for non-standard works/elements)	176	-	176
Sub-Total (B)	176	-	176
Total Cost of Modification Works at June 2001 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)	3,701	-	3,701