



THE HONG KONG HOUSING AUTHORITY

Memorandum for Building Committee

Proposed Revised Master Layout Plan, Scheme Design & Project Development Budget for Public Rental Housing Development at Fanling Area 36 Phases 1, 2 & 3

PURPOSE

To seek Members' approval to the proposed Master Layout Plan and Project Development Budget for the Development of Fanling Area 36 Phases 1, 2 & 3.

BACKGROUND

2. The site was included in the HOUSCOM Control List in December 1995 for completion of 6,114 flats in 2002/03 and 2003/04. The site was originally designated as a mixed PRH / HOS development in four phases.

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

| | Date | Event |
|-----|------------|---|
| (a) | 21.8.1998 | Proposed Development Parameters were endorsed by the Project Design Review Committee (PDRC(1)). (Paper No. PDRC 41/98 refers). |
| (b) | 19.11.1998 | Proposed amended Development Parameters, Conceptual Layout and Cost Estimates were endorsed by the PDRC(1). (Paper No. PDRC 41/98 Rev. 1 refers). |

- (c) 26.11.1998 Inclusion of the site into the Public Housing Development Programme (PHDP) and the Project Development Ceilings approved by the Strategic Planning Committee (SPC). (Paper No. SPC 50/98 Rev. 1 refers).
- (d) 30.4.1999 Proposed Master Layout Plan for Phases 1 and 2 were endorsed by PDRC(2). (Paper No. PDRC 19/99 refers).
- (e) 21.5.1999 Proposed amended Master Layout Plan and Project Development Budget for Phases 1 and 2 were endorsed by PDRC(2). (Paper No. PDRC 19/99 Rev. 1 refers).
- (f) 24.6.1999 Proposed Master Layout Plan and Project Development Budget for Phase 2 was approved by the Building Committee. (Paper No. BC 113/99 refers).
- (g) 26.10.1999 In a review of flat mix production, HBB endorsed Fanling Area 36 to be an all-PRH development (HBB Paper "Review of Production Mix for 2003/04 to 2006/07" refers).
- (h) 22.12.1999 Proposed amended Development Parameters, Conceptual Layout, Project Estimate and Financial Viability Assessment were endorsed by PDRC(1) (Paper No. PDRC 63/99 refers).
- (i) 2.3.2000 Proposed amended Development Parameters, Conceptual Layout, Project Development Cost Ceiling were approved by the Strategic Planning Committee (SPC) (Paper No. SPC 11/2000 refers).
- (j) 24.3.2000 Proposed revised Master Layout Plan and Development Cost Budget were endorsed by PDRC(2) (Paper No. PDRC 10/2000 refers).

4. Subsequent to the decision that the development will be all PRH (paragraph 3 (g) above refers) the Commercial Centre is reduced in size and for economy of scale combined with the former Phase 3. Total flat production is 7,003 for completion in 2002/03 (3,167 flats) and 2003/04 (3,836 flats). Re-phasing is as follows -

Phase 1: (the former Phases 1 & 3), Commercial, Car Park and PRH (formerly HOS);

Phase 2: (unchanged): PRH;

Phase 3: (the former Phase 4): changed from HOS to PRH.

5. In accordance with the programme in BC 113/99 (paragraph 3 (f) above refers), piling work for Phase 2 began in November 1999 and is scheduled for completion in September 2000.

MASTER LAYOUT PLAN

6. The proposed Master Layout Plans at **Part II** of the attached **Annex** follows the revised Development Parameters and Conceptual Layout approved by SPC.

7. The Development comprises -

Phase 1

- (a) A 3-storey mixed Commercial / Residential Care Home for the Elderly (RCHE) building with 4,673m² retail space on the ground and first floors, and a RCHE providing 100 residential spaces on the second floor;
- (b) A 6-storey Car Park providing 424 no. private car and 42 no. motor-cycle parking spaces, with a central collection station for the Automated Refuse Collection System (ARCS) on the ground floor;
- (c) 2 no. New Harmony 1 Blocks with a total of 1,598 flats;

- (d) An on-grade open Public Transport Interchange (PTI);
- (e) An on-grade open carpark / LGV park providing 50 No. car parking spaces for shoppers and 11 No. LGV spaces;
- (f) 2 no. kindergartens in the ground floors of the domestic blocks;
- (g) Associated external works.

Phase 2

- (a) 3 no. New Harmony 1 Blocks and 2 no. New Harmony Annex 5 Blocks with a total of 3,167 flats;
- (b) Estate Management Office, Day Nursery and Parents' Resources Centre, all in the ground floors of the domestic blocks;
- (c) An on-grade open LGV park providing 58 no. LGV spaces;
- (d) A free-standing Junk Collection Point and Plant Nursery.
- (e) Associated external works.

Phase 3

- (a) 3 no. New Harmony 1 Blocks with a total of 2,238 flats;
- (b) A free-standing Junk Collection Point; and
- (c) Associated external works.

8. The main features of the design are -

- (a) The Commercial Centre and Car Park, ARCS and PTI in Phase 1 will serve the entire development. They will be scheduled for completion together with the first domestic blocks in Phase 2.

- (b) The project will adopt a “green” development theme.
- (c) External works design will reflect the rural and hillside surroundings to the site. Rural landscape design themes will be adopted with extensive use of indigenous species in the soft landscape works.
- (d) A comprehensive system of covered walkways and building canopies will link all major elements of the development.
- (e) Phase 3 has been selected as a trial project under the Hong Kong Building Environmental Assessment Method (HK BEAM).

DEVELOPMENT COST BUDGET

9. Based on the proposed Master Layout Plan and Scheme Design, the total Project Development Budget is estimated to be **\$3,174.545M**. The breakdown of the budget calculations is given in **Part IV** of the **Annex** and the key elements are as follows –

| | | | Project Development Budget (\$M) | | |
|---|--|--------------------------------|----------------------------------|----------|---------|
| | | | Phase 1 | Phase 2 | Phase 3 |
| (a) | Site Development Cost | | 0.000 | 0.00 | 0.000 |
| (b) | Construction Cost | Foundation | 45.334 | 46.44 | 65.133 |
| | | Building | 642.806 | 766.11 | 603.583 |
| | | Soft Landscape & Others*note 2 | 106.317 | 119.56 | 97.192 |
| | | Sub-total (b) | 794.457 | 932.12 | 765.908 |
| (c) | Project Management Cost (a + b) x 14% | | 111.224 | 130.49 | 107.227 |
| (d) | Other Project Cost (a + b) x 2% | | 15.889 | 18.64 | 15.318 |
| (e) | Development Contingency (a + b+ c + d) x 10% (max.) | | 86.284 | 108.12 | 88.845 |
| Total Project Development Budget (a) + (b) + (c) + (d) + (e) | | | 1,007.854 | 1,189.39 | 977.298 |
| TOTAL FOR ALL PHASES | | | \$3,174.545M | | |

*note 1 Budget cost above includes works at all phases, i.e. **Phases 1, 2 & 3** with apportionment of cost for common elements across the whole Fanling Area 36 Site.

*note 2 “Soft landscape and others” includes external works, ARCS installation, other separate contracts (including soft landscape work) and provision for fluctuations.

10. The Unit Cost of the Proposed Project Development Budget as compared with SPC’s Approved Project Development Unit Cost Ceiling is as follows –

| Phase 1 | (a) | (b) | (c) | (d) |
|-------------------|--|--|---|--|
| | Unit Cost of Proposed Project Development Budget | SPC’s Approved Project Development Unit Cost Ceiling (Paper No. SPC 11/2000) | Overall Unit Cost of Construction Included in (a) (Excluding External Works and Others) | June 1999 Cost Yardsticks Adjusted to Tender-in-date |
| | (\$ / m ² CFA) | (\$ / m ² CFA) | (\$ / m ² CFA) | (\$ / m ² CFA) |
| Commercial Centre | 17,201 | 17,202 | 13,403 | 14,436 |
| PTI | 2,721 | 2,723 | 2,275 | - |
| RCHE | 10,013 | 12,913 | 7,342 | - |
| PRH | 8,046 | 8,451* | 5,699 | 5,560 |
| Private carpark | 5,566 | 7,542 | 3,860 | 4,440 |
| Welfare | 7,433 | 8,478 | 5,320 | 4,895 |

* Weighed average of the Approved Development Cost Ceiling for PRH based on the approved ceiling of \$8,834 for New Harmony 1 Opt. 2 block and \$8,090 for New Harmony 1 Opt. 5 block.

| Phase 2 | (a) | (b) | (c) | (d) |
|--------------------------|--|--|---|--|
| | Unit Cost of Proposed Project Development Budget | SPC’s Approved Project Development Unit Cost Ceiling (Paper No. SPC 11/2000) | Overall Unit Cost of Construction Included in (a) (Excluding External Works and Others) | June 1999 Cost Yardsticks Adjusted to Tender-in-date |
| | (\$ / m ² CFA) | (\$ / m ² CFA) | (\$ / m ² CFA) | (\$ / m ² CFA) |
| PRH | 8,135 | 8,177* | 5,793 | 6,143 |
| Welfare | 7,891 | 8,152 | 5,704 | 7,038 |
| LGV parking [#] | - | 3,190 | - | - |

* Weighed average of the Approved Development Cost Ceiling for PRH based on the approved ceiling of \$7,675 for New Harmony 1 Opt. 1 & 2 blocks, \$8,131 for New Harmony 1 Opt. 6 block; \$10,230 and \$9,288 respectively for New Harmony Annex 5 Opt. 1 and 2 blocks.

[#] Cost for open on grade LGV park included in external works.

| Phase 3 | (a) | (b) | (c) | (d) |
|---------|--|--|---|--|
| | Unit Cost of Proposed Project Development Budget | SPC's Approved Project Development Unit Cost Ceiling (Paper No. SPC 11/2000) | Overall Unit Cost of Construction Included in (a) (Excluding External Works and Others) | June 1999 Cost Yardsticks Adjusted to Tender-in-date |
| | (\$ / m ² CFA) | (\$ / m ² CFA) | (\$ / m ² CFA) | (\$ / m ² CFA) |
| PRH | 8,367 | 8,802* | 5,974 | 5,749 |
| Welfare | 8,836 | 8,926 | 6,453 | 7,256 |

* Weighed average of the Approved Development Cost Ceiling for PRH based on the approved ceiling of \$8,090 for New Harmony 1 Opt. 5 block and \$9,227 for New Harmony 1 Opt. 6 block.

11. The proposed Unit Development Cost Budget is within the SPC's Approved Project Development Cost Ceiling.

12. The difference between the Overall Unit Cost of Construction (excluding external works and others) and the June 1999 Cost Yardsticks Adjusted to Tender-in-date are attributable to -

Phase 1

- (a) Efficient design of the Car Park;
- (b) Confirmed foundation design;
- (c) Sprinklers required for Ground Floor kindergartens not included in the yardsticks.

Phase 2

- (a) Confirmed foundation design.

Phase 3

- (a) Inclusion of a Provisional Sum for additional environmental measures resulting from this phase's selection as a trial project under the Hong Kong Building Environmental Assessment Method (HK BEAM);

(b) Confirmed foundation design.

13. The Proposed Project Development Cost for the public rental housing can be broken down into the cost per flat as follows –

| Flat Type | | (a) Proposed Development Cost per Flat (\$) | (b) Overall Construction Cost per Flat included in (a) (excluding external works & others) (\$) | (c) June 1999 Cost Yardstick adjusted to tender-in-dates (per flat) (\$) |
|-----------|-------|--|--|--|
| Phase 1 | 1-2/P | 252,031 | 171,674 | 167,489 |
| | 1B | 414,170 | 282,116 | 275,240 |
| | 2B | 540,817 | 368,383 | 359,404 |
| Phase 2 | 1-2/P | 260,329 | 185,380 | 199,390 |
| | 2-3/P | 308,717 | 219,837 | 242,034 |
| | 1B | 403,633 | 287,426 | 281,939 |
| | 2B | 533,123 | 379,636 | 371,001 |
| Phase 3 | 1-2/P | 266,510 | 190,311 | 181,614 |
| | 2-3/P | 325,542 | 232,464 | 233,854 |
| | 1B | 427,892 | 305,551 | 310,459 |
| | 2B | 551,224 | 393,620 | 370,580 |
| | 3B | 661,623 | 472,452 | 414,444 |

AVAILABILITY OF FUNDS

14. In accordance with the agreement reached between the Government and HA, the construction cost for the Care and Attention (C&A) premises under HKPSG, i.e. the Residential Care Home for the Elderly (RCHE) in Phase 1, will be met by HA.

15. The estimated yearly expenditure of the Proposed Budget is shown below and will be included in the next capital budget updating of the Authority –

| | Estimated Expenditure (\$/M) | | | | | |
|---------|-------------------------------------|---------|---------|---------|-------------------|------------------|
| | 1999/2000 | 2000/01 | 2001/02 | 2002/03 | Post 30.3.2003 | TOTAL |
| Phase 1 | - | 23.574 | 92.745 | 290.739 | 442.108 | 849.166 |
| Phase 2 | 19.470 | 66.826 | 333.217 | 372.913 | 109.217 | 901.643 |
| Phase 3 | - | 33.001 | 83.343 | 320.428 | 304.910 | 741.682 |
| | | | | | | 2,492.491 |

16. This compares with provision in the Housing Authority's Capital Budget (Paper No. FC 2/2000 refers) as follows, and is adequate to meet the estimated expenditure –

| | Included in FC 2/2000 | | | | |
|---------------------|------------------------------|-----------|-----------|----------------|------------------|
| | 1999/2000 | 2000/2001 | 2001/2002 | Post 30.3.2002 | TOTAL |
| Phase 1 (Note 1) | 0.365 | 139.302 | 368.870 | 630.909 | 1,139.446 |
| Phase 2 | 23.068 | 83.877 | 365.165 | 451.618 | 923.728 |
| Phase 3 (Note 2) | 0.000 | 81.715 | 153.395 | 455.022 | 690.132 |
| | | | | | 2,753.310 |

Note 1: Phases 1 & 3 in Budget

Note 2: Phase 4 in Budget

DEVELOPMENT PROGRAMME

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

| | | | |
|--------------|---------|----------------------------------|-------|
| (a) Piling | Phase 1 | Commencement | 10/00 |
| | | Completion | 08/01 |
| | Phase 2 | Commencement | 11/99 |
| | | Completion | 09/00 |
| | Phase 3 | Commencement | 10/00 |
| | | Completion | 08/01 |
| (b) Building | Phase 1 | Commencement | 08/01 |
| | | Completion (C.Ctr. and Car Park) | 03/03 |
| | | (Domestic) | 01/04 |
| | Phase 2 | Commencement | 10/00 |
| | | Completion | 03/03 |
| | Phase 3 | Commencement | 08/01 |
| | | Completion | 01/04 |

RECOMMENDATION

18. The proposed Master Layout Plans and Development Cost Budget of **\$3,174.545M** for Fanling Area 36 Phases 1, 2 & 3 as described above and in the **Annex** to this Paper be approved.

DISCUSSION

19. At the next meeting of the Building Committee to be held on 25 May 2000, Members will be invited to endorse the recommendation in Paragraph 18 above.

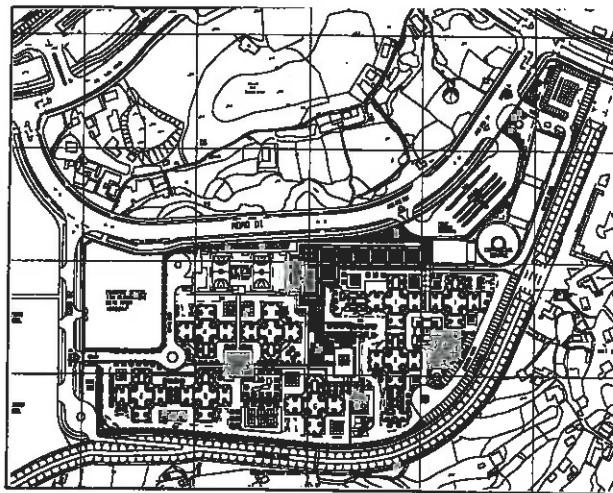
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Date : 19 May 2000

**PROPOSED PRH
DEVELOPMENT AT
FANLING AREA 36
PHASES 1, 2 & 3**

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



ISSUE NO.5

**BC SUBMISSION
MAY 2000**

**DEVELOPMENT AND CONSTRUCTION BRANCH
HOUSING DEPARTMENT**

Abbreviations**Amendment Record Sheet****Part I : Master Layout Plan**

- 1. Introduction**
 - 1.1 Background
 - 1.2 Location Plan
- 2. Evaluation of Master Layout Plan**
 - 2.1 The Site
 - 2.1.1 Site Location
 - 2.1.2 Adjacent Land Uses
 - 2.2 Environmental Mitigation
 - 2.2.1 Noise
 - 2.2.2 Air
 - 2.3 Land Clearance / Resumption
 - 2.4 Site Formation
 - 2.5 Zoning Consideration
 - 2.6 Infrastructure
 - 2.6.1 Drainage and Sewerage
 - 2.6.2 Water Supply
 - 2.6.3 Electricity, Telephone, Gas
 - 2.6.4 Traffic Improvement
- 3. Accommodation and Facilities**
 - 3.1 Site Area
 - 3.2 Development Ratio
 - 3.3 Design Population
 - 3.4 Flat Number and Flat Mix
 - 3.5 Management Accommodation
 - 3.5.1 Estate Management Office
 - 3.5.2 Office for Owners' Corporation
 - 3.5.3 MAC Office
 - 3.5.4 Artisan Workshop
 - 3.5.5 Office for Cleansing Contr.
 - 3.5.6 BW and BS Term Maintenance Contractor Service / Store Rooms
 - 3.5.7 Plant Nursery
 - 3.6 Commercial Centre
 - 3.6.1 Total Retail Space
 - 3.6.2 Trade Designation

Part I : Master Layout Plan (Cont'd)

- 3.7 Local Open Space
- 3.8 Recreation Facilities
- 3.9 Education Facilities
- 3.10 Social Welfare Facilities
 - 3.10.1 Day Nursery
 - 3.10.2 Children & Youth Centre cum Study Room
 - 3.10.3 Home Help Team
 - 3.10.4 Parents' Resources Centre
 - 3.10.5 Residential Care Home for the Elderly (RCHE)
- 3.11 Refuse Collection Facilities
- 4. Circulation and Transportation Matters**
 - 4.1 Vehicular Access
 - 4.2 Control of Ingress / Egress
 - 4.3 Emergency Vehicular Access
 - 4.4 Public Transport Facilities
 - 4.5 Pedestrian Network
 - 4.6 Parking Provision
 - 4.6.1 Carpark Spaces
 - 4.6.2 Motor-cycle Spaces
 - 4.6.3 Light Goods Vehicle Spaces
 - 4.6.4 Refuse Collection Vehicle
 - 4.6.5 Residential Loading/ Unloading
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- 5. Design Consideration**
 - 5.1 Block Types, Disposition & Orientation
 - 5.2 Design For Disabled
 - 5.3 Graphic and Signage
 - 5.4 Landscape

CONTENT

Part II : Master Layout Drawings

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| 2. | FL13/P2/A/PR-02/Q | Site Layout Plan |
| 3. | FL13/1/CC/A/PR-01/G | Commercial Centre - G/F Layout Plan |
| 4. | FL13/1/CC/A/PR-02/G | Commercial Centre - 1/F Layout Plan |
| 5. | FL13/1/CC/A/PR-03/G | Commercial Centre - 2/F Layout Plan |
| 6. | FL13/1/CC/A/PR-04/G | Commercial Centre - Roof Floor Layout Plan |
| 7. | FL13/2/BL1/A/LO-01/P-01 | Block 1 - Ground Floor Plan |
| 8. | FL13/2/BL2/A/LO-01/P00 | Block 2 - Ground Floor Plan |
| 9. | FL13/2/BL3/A/LO-01/P00 | Block 3 - Ground Floor Plan |
| 10. | FL13/3/BLA/A/LO-01/P-01 | Block A - Ground Floor Plan |
| 11. | FL13/3/BLB/A/LO-01/P-02 | Block B - Ground Floor Plan |
| 12. | FL13/4/BLC/A/LO-01/P00 | Block C - Ground Floor Plan |
| 13. | FL13/4/BLD/A/LO-01/P00 | Block D - Ground Floor Plan |
| 14. | FL13/4/BLE/A/LO-01/P00 | Block E - Ground Floor Plan |
| 15. | FL13/3/CP/A/LO-01/P-02 | Carpark - G/F & F1 Floor Plan |
| 16. | FL13/3/CP/A/LO-02/P-02 | Carpark - F2 & F3 Floor Plan |
| 17. | FL13/3/CP/A/LO-03/P-01 | Carpark - F4 & F5 Floor Plan |
| 18. | FL13/3/CP/A/LO-04/P-01 | Carpark - Roof & Upper Roof Plan |

Part III : Development Programme

1. Development Programme

Part IV : Development Cost Budget

1. Development Cost Budget

Part V : Appendix

1. PDRC(1) approved Conceptual Layout Plan for Fanling Area 36
(Extract from Annex to Paper No. PDRC 63/99)

ABBREVIATIONS

| | |
|---------------|---|
| AC FOR T | Assistant Commissioner for Transport |
| ARCS | Automated Refuse Collection System |
| CED | Civil Engineering Department |
| CPA | Children Play Area |
| CPLD | Committee on Planning Lands and Development |
| D of H | Director of Housing |
| D&A/CED | Development and Airport, Civil Engineering Department |
| DEP | Director of Environmental Protection |
| DLO | District Lands Office |
| DPC | Development Progress Committee |
| DPO/HK | District Planning Office / Hong Kong |
| DSD | Drainage Services Department |
| DWS | Director of Water Supplies |
| EAS | Environmental Assessment Study |
| EAS | Environmental Assessment Study |
| EPD | Environmental Protection Department |
| EVA | Emergency Vehicular Access |
| FSD | Fire Services Department |
| G/F, 1/F etc. | Ground Floor, First Floor etc. |
| GFA | Gross Floor Area |
| GFS | Gross Floor Space |
| GSA | Gross Site Area |
| Ha | Hectare |
| HD | Housing Department |
| HKPSG | Hong Kong Planning Standards and Guidelines |
| HMB | Housing Management Branch, Housing Department |
| HOS | Home Ownership Scheme |
| HyD | Highways Department |
| IFA | Internal Floor Area |
| JCP | Junk Collection Point |
| MAC | Mutual Aid Committee Office |
| PB | Planning Brief |
| PCE | Project Civil Engineer, Housing Department |
| PGE | Project Geotechnical Engineer, Housing Department |
| PM | Project Manager |
| PRH | Public Rental Housing |
| PSE | Project Structural Engineer, Housing Department |
| PTI | Public Transport Interchange |
| RCHE | Residential Care Home for the Elderly |
| RSD | Regional Services Department |
| SI | Site Investigation |
| SWD | Social Welfare Department |
| TD | Transport Department |
| TDD | Territory Development Department |
| TIA | Traffic Impact Assessment |
| WSD | Water Supplies Department |

AMENDMENT RECORD SHEET

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| 3.3 Design Population | | 3 | 4 | 5 |
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| 3.5 Management Accommodation | | 3 | 4 | 5 |
| 3.5.1 Estate Management Office | | 3 | 4 | 5 |
| 3.5.2 Office for Owners' Corporation | | 3 | 4 | 5 |
| 3.5.3 MAC Office | | 3 | 4 | 5 |
| 3.5.4 Artisan Workshop | | 3 | 4 | 5 |
| 3.5.5 Office for Cleansing Contr. | | 3 | 4 | 5 |
| 3.5.6 BW and BS Term Maintenance Contr. Ser./ Store Rms. | | 3 | 4 | 5 |
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| 3.6.1 Total Retail Space | | 3 | 4 | 5 |
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| 3.7 Local Open Space | | 3 | 4 | 5 |
| 3.8 Recreation Facilities | | 3 | 4 | 5 |
| 3.9 Education Facilities | | 3 | 4 | 5 |
| 3.10 Social Welfare Facilities | | 3 | 4 | 5 |
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| 3.10.2 Children & Youth Centre cum Study Room | | 3 | 4 | 5 |
| 3.10.3 Home Help Team | | 3 | 4 | 5 |
| 3.10.4 Parents' Resources Centre | | 3 | 4 | 5 |
| 3.10.5 Residential Care Home for the Elderly (RCHE) | | 3 | 4 | 5 |
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AMENDMENT RECORD SHEET

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| 4.6.1 | Carpark Spaces | 3 | 4 | 5 | |
| 4.6.2 | Motor-cycle Spaces | 3 | 4 | 5 | |
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| 4.6.5 | Residential Loading / Unloading | 3 | 4 | 5 | |
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| 5. Design Consideration | | | | | |
| 5.1 | Block Types, Disposition & Orientation | 3 | 4 | 5 | |
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| Part II : Master Layout Drawings | | | | | |
| 1. | FL13/P2/A/PR-01/P | Conceptual Layout | 3 | 4 | 5 |
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| 4. | FL13/1/CC/A/PR-02/G | Commercial Centre - 1/F Layout Plan | 3 | 4 | 5 |
| 5. | FL13/1/CC/A/PR-03/G | Commercial Centre - 2/F Layout Plan | 3 | 4 | 5 |
| 6. | FL13/1/CC/A/PR-04/G | Commercial Centre - Roof Floor Layout Plan | 3 | 4 | 5 |
| 7. | FL13/2/BL1/A/LO-01/P-01 | Block 1 - Ground Floor Plan | 3 | 4 | 5 |
| 8. | FL13/2/BL2/A/LO-01/P00 | Block 2 - Ground Floor Plan | 3 | 4 | 5 |
| 9. | FL13/2/BL3/A/LO-01/P00 | Block 3 - Ground Floor Plan | 3 | 4 | 5 |
| 10. | FL13/3/BLA/A/LO-01/P-01 | Block A - Ground Floor Plan | 3 | 4 | 5 |
| 11. | FL13/3/BLB/A/LO-01/P-02 | Block B - Ground Floor Plan | 3 | 4 | 5 |
| 12. | FL13/4/BLC/A/LO-01/P00 | Block C - Ground Floor Plan | 3 | 4 | 5 |
| 13. | FL13/4/BLD/A/LO-01/P00 | Block D - Ground Floor Plan | - | 4 | 5 |
| 14. | FL13/4/BLE/A/LO-01/P00 | Block E - Ground Floor Plan | - | 4 | 5 |
| 15. | FL13/3/CP/A/LO-01/P-02 | Carpark - G/F & F1 Floor Plan | 3 | 4 | 5 |
| 16. | FL13/3/CP/A/LO-02/P-02 | Carpark - F2 & F3 Floor Plan | 3 | 4 | 5 |
| 17. | FL13/3/CP/A/LO-03/P-01 | Carpark - F4 & F5 Floor Plan | - | 4 | 5 |
| 18. | FL13/3/CP/A/LO-04/P-01 | Carpark - Roof & Upper Roof Plan | - | 4 | 5 |

AMENDMENT RECORD SHEET

| | MONTH YEAR | DATE OF ISSUE | | |
|---|---|---------------|------------|------------|
| | | 08 99 | 03 2000 | 05 2000 |
| | | ISSUE NUMBER | | |
| Part III : Development Programme | | | | |
| 1. | Development Programme | 3 | 4 | 5 |
| Part IV : Development Cost Budget | | | | |
| 1. | Development Cost Budget | 3 | 4 | 5 |
| Part V : Appendix | | | | |
| 1. | PDRC(1) approved Conceptual Layout Plan for Fanling Area 36 (Extract from Annex to Paper No. PDRC 63/99) | - | 4 | 5 |
| < | | | | |

PART I : MASTER LAYOUT PLAN

1. INTRODUCTION

1.1 BACKGROUND

1. Fanling Area 36 site was identified for public housing development by the Committee on Planning and Land Development (CPLD) in December 1995. The site has been included in HOUSCOM's Control List for completion in 2002/03 and 2003/04.

2. The subject site is zoned Residential (Group A) on the draft Fanling / Sheung Shui Outline Zoning Plan. It is bounded by Pak Wo Road to the northeast and Po Kin Road to the north / northwest.

3. At present, the site is rural in nature with clusters of squatter structures scattered around. The site has been handed over to Civil Engineering Department (CED) for site formation and servicing after completion of the land resumption and clearance by Lands Department in March 1999. The first portion of the formed site was available in November 1999. The remaining two portions will be available in May 2000 and October 2000.

4. The Fanling Area 36 Site was originally proposed for a for Public Rental Housing (PRH) and Home Ownership Scheme (HOS) development comprising of five phases (Commercial Complex with Kindergarten, Children & Youth Centre, Carpark and one open Public Transport Interchange (PTI) at Phase 1; PRH with three New Harmony Blocks and two New Harmony Annex Blocks at Phase 2; HOS with nine New Cruciform Blocks and a Carpark Block at Phases 3, 4 & 5). The approval status of this PRH/HOS scheme was as follows :-

- a) the Development Parameters, Conceptual Layout Plans and Cost Estimates had been endorsed by PDRC(1) on 21 August 1998 with revision on 19 November 1998 (PDRC Paper No. 41/98 Rev.1 refers).
- b) the Development Parameters, Conceptual Layout Plans and Cost Estimates were subsequently approved by Strategic Planning Committee (SPC) on 26 November 1998 (SPC Paper No. 50/98 refers) for inclusion into the Public Housing Development Programme (PHDP).
- c) the Planning Parameters have been submitted for DIPCON circulation and was endorsed on 15 April 1999.

1. INTRODUCTION

5. In March 1999, Education Department required that a portion of the housing site at Fanling Area 36 should be adopted for development of a 30-classroom primary school to meet the education need of the housing development. The housing development was re-phased as follows -

- * Phases 1 & 2 : Comprising commercial centre, carpark, Residential Care Home for the Elderly (RCHE) and the open PTI at Phase 1; PRH with three New Harmony Blocks and two New Harmony Annex Blocks at Phase 2.
- * Phases 3 & 4 : Comprising a HOS development with two New Harmony Blocks and a carpark block at Phase 3; three New Harmony Blocks at Phase 4.

The approval status of this revised PRH/HOS scheme was as follows :-

- a) The Proposed Master Layout Plan for Phase 1 and Phase 2 for commercial and PRH development was endorsed by PDRC(2) on 30 April 1999 with revision and Project Development Budget endorsed on 21 May 1999 (Paper No. PDRC 19/99 Rev. 1 refers).
- b) The proposed Master Layout Plan for PRH at Phase 2 was approved by the Building Committee on 24 June 1999 (Paper No. BC 113/99 refers) in advance of Phases 1, 3 & 4 to facilitate commencement of the Phase 2 piling works scheduled for November 1999 when the first portion of the formed site will be handed over to the Department by CED.
- c) The proposed Master Layout Plan for Commercial Complex at Phase 1 and HOS development at Phases 3 and 4; the Project Development Budget for all phases (i.e. Phases 1, 2, 3 and 4) were endorsed by the Project Design Review Committee on 20 August, 1999 (Paper No. PDRC 45/99 refers).

1. INTRODUCTION

6. On 26 October 1999, the HBB endorsed the paper on "Review of Production Mix for 2003/04 to 2006/07". This aims to achieve a more balanced production of rental and sale mix, and a balanced location with provision of more PRH in the New Territories. Fanling Area 36 is a candidate on the HOS to PRH transfer list.

7. On 22 December 1999, the proposed revised Development Parameters, Conceptual Layout, Project Estimate and Financial Viability Assessment for the PRH development at Fanling Area 36 phases 1 to 4 were endorsed by PDRC(1) (Paper No. PDRC 63/99 refers).

8. On 2 March 2000, the revised Development Parameters, Conceptual Layout, Project Development Cost Ceiling were approved by the Strategic Planning Committee (SPC) (Paper No. SPC 11/2000 refers).

9. On 24 March 2000, the proposed Master Layout Plan and Scheme Design for Phase 1 (commercial complex), Phase 3 & 4 (PRH development), and Project Development Budget for Phases 1, 2, 3 and 4 of the Fanling Area 36 Housing Site were endorsed by PDRC(2) (Paper No. PDRC 10/2000 refers).

10. In view that the scale of the commercial centre is small, the building works of Phase 1 are combined with Phase 3. Project therefore re-phase as follows :-

Phase 1 : (the former phases 1 & 3) - Commercial, Carpark and PRH;

Phase 2 : (unchanged) - PRH;

Phase 3 : (the former Phase 4) - PRH.

11. This submission is to seek BC Members' approval to the proposed Master Layout Plan, Scheme Design and Project Development Budget for Phases 1, 2 & 3 of the Fanling Area 36 Housing Site.

1.2 LOCATION PLAN



2. EVALUATION OF MASTER LAYOUT PLAN

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|--|---|--|
| <p>2.1 <u>The Site</u></p> <p>2.1.1 <u>Site Location</u> At Fanling / Sheung Shui Area, bounded by Pak Wo Road to the northeast and Po Kin Road to the north and northwest.</p> <p>2.1.2 <u>Adjacent Land Uses</u> Planned low density private residential development to the north. Ping Kong Area which is rural in character to the south. Existing Kai Leng village / low rise private residential development to the east. Planned primary and secondary schools to the west.</p> | <p>As in the Approved Development Parameters.</p> <p>As in the Approved Development Parameters.</p> | <p>The site is relatively flat with no slope in the adjoining areas.</p> |
| <p>2.2 <u>Environmental Mitigation</u></p> <p>2.2.1 <u>Noise</u> Follow the previous EIA Recommendations (CED's Agreement No.CE/92/96), 16m set back distance of domestic blocks from site boundary at Road D1-D2 junction for noise mitigation is required.</p> | <p>According to the Preliminary Noise Impact Assessment by HD's consultant, Messrs. Maunsell Consultant Asia Ltd. (MCAL), the min. set-back distance of residential blocks from edge of Road D1 is 40m.</p> | <p>With an adequate set back from main roads, all domestic units of the PRH comply with the Hong Kong Planning Standard & Guidelines (HKPSG) noise standard of 70dB(A) (MCAL's draft Traffic Noise Impact Assessment prepared in 4/2000 refers).</p> |
| <p>2.2.2 <u>Air</u> 10 m setback from Pak Wo Road and 5 m setback from Road D1.</p> | <p>As in the Approved Development Parameters.</p> | |
| <p>2.3 <u>Land Clearance/ Resumption</u> Some clearances shall be vacated before the site is handed over to CED for site formation.</p> | <p>As in the Approved Development Parameters.</p> | <p>The cleared site has been handed over to CED in 3/99 for site formation work.</p> |

2. EVALUATION OF MASTER LAYOUT PLAN

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|--|--|---|
| <p>2.4 <u>Site Formation</u> The site formation work to be carried out by CED and handed over to HD in three sections with handover dates scheduled for 11/99, 5/00 and 10/00.</p> | As in the Approved Development Parameters. | |
| <p>2.5 <u>Zoning Consideration</u> The site is zoned Residential (Group A) on the draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/7.</p> | As in the Approved Development Parameters. | |
| <p>2.6 <u>Infrastructure</u> 2.6.1 <u>Drainage and Sewerage</u> Adequate drainage and sewerage provisions for the proposed development to be undertaken by CED.</p> | As in the Approved Development Parameters. | The PRH development will have no adverse sewage impact on the existing and proposed gravity sewers connecting Fanling Area 36 and Shek Wu Hui Sewage Treatment Works (MCAL's draft Sewage Impact Assessment prepared in 4/2000 refers). |
| <p>2.6.2 <u>Water Supply</u> Adequate water supply provisions for the proposed development to be undertaken by WSD.</p> | As in the Approved Development Parameters. | |
| <p>2.6.3 <u>Electricity, Telephone, Gas</u> Adequate utility supply provisions for the proposed development to be undertaken by utility companies.</p> | As in the Approved Development Parameters. | |
| <p>2.6.4 <u>Traffic Improvement</u> Traffic improvement has been covered by CED's Supplementary Traffic Impact Assessment.</p> | As in the Approved Development Parameters. | The junction improvement works recommended in CED's TIA are considered sufficient to accommodate the traffic demand of the PRH development (MCAL's draft TIA prepared in 4/2000 refers). |

3. ACCOMMODATION & FACILITIES

| Approved Development Parameters | Proposed Master Layout Plan | Remarks | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-----------------|--|-------|-----|---|--------|--------|---|--------|--------|---|--------|--------|-----|--------|---|-------------|--------|---|--------|--------|--------|---|
| 3.1 Site Area Gross site area : 7.4 hectare Net estate area : 6.34 hectare | <table> <tr> <th rowspan="2">Phase</th><th colspan="2">Site Area (ha.)</th></tr> <tr> <th>Gross</th><th>Net</th></tr> <tr> <td>1</td><td>3.0626</td><td>2.2443</td></tr> <tr> <td>2</td><td>1.8238</td><td>1.9156</td></tr> <tr> <td>3</td><td>1.4238</td><td>1.4112</td></tr> <tr> <td>PTI</td><td>0.4452</td><td>-</td></tr> <tr> <td>School Site</td><td>0.6200</td><td>-</td></tr> <tr> <td>Total:</td><td>7.3754</td><td>5.5711</td></tr> </table> Revised GSA = 6.3102 ha. Revised NSA = 5.5711 ha. | Phase | Site Area (ha.) | | Gross | Net | 1 | 3.0626 | 2.2443 | 2 | 1.8238 | 1.9156 | 3 | 1.4238 | 1.4112 | PTI | 0.4452 | - | School Site | 0.6200 | - | Total: | 7.3754 | 5.5711 | The revised gross site area (GSA) has excluded the open PTI and the School Site; the revised net site area (NSA) has excluded the PTI, the School Site and area of the proposed estate roads. |
| Phase | Site Area (ha.) | | | | | | | | | | | | | | | | | | | | | | | | |
| | Gross | Net | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 3.0626 | 2.2443 | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 1.8238 | 1.9156 | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 1.4238 | 1.4112 | | | | | | | | | | | | | | | | | | | | | | | |
| PTI | 0.4452 | - | | | | | | | | | | | | | | | | | | | | | | | |
| School Site | 0.6200 | - | | | | | | | | | | | | | | | | | | | | | | | |
| Total: | 7.3754 | 5.5711 | | | | | | | | | | | | | | | | | | | | | | | |
| 3.2 Development Ratio Developable GFS : Domestic 398,385m ² Commercial 17,000m ² Total: 415,385m² | Gross Floor Space is as follows - Phase 1 PRH 92,332m ² Non-domestic 13,000m ² Total : 105,332m² Phase 2 PRH 156,468m ² Total: 156,468m² Phase 3 PRH 126,485m ² Total: 126,485m² TOTAL GFS = 388,285 m² | Non-domestic GFS at Phase 1 consists of commercial area, Residential Care Home for the Elderly (RCHE) and plant rooms. DR revised to incorporate :- i) Excision of PTI and School sites; ii) Revision of block type and flat mix (item 3.4 refers); iii) Adjustment of estate road layout. | | | | | | | | | | | | | | | | | | | | | | | |
| Overall DR : 6.71 | Overall D.R. = 6.97 | 7 is the max. recommended D.R. for housing development under the HK Planning Std. & Guideline. | | | | | | | | | | | | | | | | | | | | | | | |
| 3.3 Design Population The design population is 20,493. | The design population is 20,704. | | | | | | | | | | | | | | | | | | | | | | | | |

3. ACCOMMODATION & FACILITIES

| Approved Development Parameters | Proposed Master Layout Plan | Remarks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------|-------|-------|------|------|-----|-----|-----|---|-------|-------|-------|------|------|------|----|----|------|-----|-----|-----|-----|---|-------|-------|-------|-------|------|------|------|----|----|----|------|-----|-----|-----|-----|-----|---|-------|-------|-------|-------|------|--|
| <p>3.4 <u>Flat Number and Flat Mix</u></p> <p>The proposed housing development is planned to provide a total of 6,657 flats, consisting of 3,057 rental and 3,600 HOS flats.</p> | <p>Provision of 7,003 rental flats.</p> <p>Phase 1 provides 1,598 rental flats with one standard New Harmony 1 Opt. 2 Block and one standard New Harmony 1 Opt. 5 Block (with 159 3B flats converted to 159 nos. 1/2P and 159 nos. 1B flats). The flat mix is as follows: -</p> <table border="1"> <tr> <td>Flat</td><td>1/2P</td><td>1B</td><td>2B</td></tr> <tr> <td>Nos.</td><td>318</td><td>480</td><td>800</td></tr> <tr> <td>%</td><td>19.90</td><td>30.04</td><td>50.06</td></tr> </table> <p>Phase 2 provides 3,167 rental flats in one standard New Harmony 1 Opt.1 Block (with 40 3B flats converted to 40 nos. 1/2P and 40 nos. 1B flats), one standard New Harmony 1 Opt.2 Block, one standard New Harmony 1 Opt.6 Block, one standard New Harmony Annex 5 Opt.1 Block, one standard New Harmony Annex 5 Opt.2 Block. The flat mix is as follows :-</p> <table border="1"> <tr> <td>Flat</td><td>1/2P</td><td>2/3P</td><td>1B</td><td>2B</td></tr> <tr> <td>Nos.</td><td>862</td><td>705</td><td>960</td><td>640</td></tr> <tr> <td>%</td><td>27.22</td><td>22.26</td><td>30.31</td><td>20.21</td></tr> </table> <p>Phase 3 provides 2,238 rental flats with one standard New Harmony 1 Opt. 5 Block and two standard New Harmony 1 Opt. 6 Blocks. The flat mix is as follows: -</p> <table border="1"> <tr> <td>Flat</td><td>1/2P</td><td>2/3P</td><td>1B</td><td>2B</td><td>3B</td></tr> <tr> <td>Nos.</td><td>318</td><td>640</td><td>321</td><td>800</td><td>159</td></tr> <tr> <td>%</td><td>14.21</td><td>28.60</td><td>14.34</td><td>35.75</td><td>7.10</td></tr> </table> | Flat | 1/2P | 1B | 2B | Nos. | 318 | 480 | 800 | % | 19.90 | 30.04 | 50.06 | Flat | 1/2P | 2/3P | 1B | 2B | Nos. | 862 | 705 | 960 | 640 | % | 27.22 | 22.26 | 30.31 | 20.21 | Flat | 1/2P | 2/3P | 1B | 2B | 3B | Nos. | 318 | 640 | 321 | 800 | 159 | % | 14.21 | 28.60 | 14.34 | 35.75 | 7.10 | <p>* Scheme Design for Phase 2 has been approved by BC in 6.99 (Paper No. BC 113/99 refers).</p> <p>* The flat mix for the PRH has been endorsed by the Working Group on Flat Mix on 29.12.99.</p> <p>Flat mix and flat no. for Phase 2 revised due to :-</p> <p>i) D&S has revised the New Harmony Annex Block design from 10 flats per floor to 11 flats per floor;</p> <p>ii) Adjustment of flat mixes of the New Harmony and Annex Blocks to meet the increasing demand for small flats for 1P and 2P households (Paper No. SPC 56/98 refers);</p> <p>iii) Conversion of 3B to small flats to boost up the supply of small flats completed before 2006/07 (BD/D's memo of 22.9.99 and Paper No. BC 168/99; BD/AM's memo of 20.12.99 to PD/E refer).</p> <p>Flat mix and flat no. for Phases 1 & 3 revised due to :-</p> <p>i) Adoption of New Harmony Blocks in lieu of NCB Blocks;</p> <p>ii) Transfer from HOS to PRH in accordance with HBB's endorsement on 26.10.99 the paper "Review of Production Mix for 2003/04 and 2006/07".</p> |
| Flat | 1/2P | 1B | 2B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nos. | 318 | 480 | 800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % | 19.90 | 30.04 | 50.06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat | 1/2P | 2/3P | 1B | 2B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nos. | 862 | 705 | 960 | 640 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % | 27.22 | 22.26 | 30.31 | 20.21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat | 1/2P | 2/3P | 1B | 2B | 3B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nos. | 318 | 640 | 321 | 800 | 159 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % | 14.21 | 28.60 | 14.34 | 35.75 | 7.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3. ACCOMMODATION & FACILITIES

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|--|---|--|
| 3.5 Management Accommodation 3.5.1 Estate Management Office Number required : 2 1 for rental (approx. 470 m ² IFA) and 1 for HOS development (140-160 m ² IFA). | EMO (for rental estate and commercial centre) of 586.27 m ² IFA proposed to be located at G/F of Block 2, Phase 2. | As per SHM/D&V's "Client's Requirement for Rental Estate" for the project dated 6.12.99. |
| 3.5.2 Office for Owners' Corporation 1 for the whole HOS Court (18-40 m ² IFA). | N/A for the all-PRH scheme. | |
| 3.5.3 MAC Office 1 for each rental block (15-20 m ² IFA) | One for each main domestic block. 8 nos. provided. | Ditto. |
| 3.5.4 Artisan Workshop 1 for the whole Rental Estate, to be detached from the Main EMO (20-40 m ² IFA); 1 for the whole HOS Court (10-18 m ² IFA). | One for the Rental Estate proposed to be provided at G/F of Block 1, Phase 2 (21.84 m ² IFA). | Ditto. |
| 3.5.5 Office for Cleansing Contractor 1 for the whole Rental Estate (32.5-46.5 m ² IFA) and 1 for the whole HOS Court (10-20 m ² IFA) | One for the Rental Estate proposed to be provided at G/F of Block 1, Phase 2 (33.46 m ² IFA). | Ditto. |

3. ACCOMMODATION & FACILITIES

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|--|--|---|
| <p>3.5.6 <u>BW and BS Term Maintenance Contractor Service / Store Room</u> 1 for the whole Rental Estate (70-100 m² IFA)</p> <p>3.5.7 <u>Plant Nursery</u> 1 for the whole Rental Estate (100-200 m² IFA)</p> | <p>Proposed to be provided at G/F of Block 3A, Phase 2 (58.33 m² IFA for BW and 60.93 m² IFA for BS Term Maintenance Contractors).</p> <p>Proposed to be provided at external area of Phase 2 (105 m² IFA).</p> | <p>As per SHM/D&V's "Client's Requirement for Rental Estate" for the project dated 6.12.99.</p> <p>Ditto.</p> |
| <p>3.6 <u>Commercial (without market)</u></p> <p>3.6.1 Total Retail Space = 5,200 m² IFA (including 2 medical and 1 dental clinics)</p> <p>3.6.2 <u>Trade Designation</u> Tentative schedule# :-</p> <ul style="list-style-type: none"> * Wet Market : 0 m² * Chinese Restaurant : 1 x 1,000 m² * Small Restaurant : 1x250 m² * Fast Food : 2 x 250 m² * Café, Congee & Noodle : 1 x 160 m² * Superstore : 1 x 1,300 m² * Convenience Store : 1 x 90 m² * Bakery : 2 x 80 m² * Bank : 1 x 200 m² * Other shops : 920 m² * Clinics : 3 x 40 m² | <p>Retail IFA = 4,673 m²</p> <p>Design proposal :-</p> <ul style="list-style-type: none"> * Wet Market : 0 m² * Chinese Restaurant : 1 x 1,002 m² * Small Restaurant : 1x 242 m² * Fast Food : 1 x 249 m² 1 x 243 m² * Café, Congee & Noodle : 1 x 118 m² * Superstore : 1 x 1,255m² * Convenience Store : 1 x 90 m² * Bakery : 2 x 80 m² * Bank : 1 x 210 m² * Other shops : 984 m² * Clinics: 3 x 40 m² | <p>The retail provision was endorsed by RWG by circulation in 9/98. An updated version of the Retail Study with recommended commercial IFA of 4,860 m² (±10%) was endorsed by RWG by presumption in 3/2000 (CPO's memo ref. HD(P) 5/6/1 IX dated 21.3.2000 refers).</p> <p># "Tentative Schedule of Accommodation for Retail Provision" for the Fanling Area 36 Shopping Centre prepared by the Commercial Properties Division (HM/R&D(4)'s memo ref. HD(H)CP 6/30/260 VI dated 15.12.99 to APM/P12 refers).</p> |

3. ACCOMMODATION & FACILITIES

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|---|--|---|
| <p>3.7 <u>Local Open Space</u> A minimum of 20,493m² shall be provided to serve the proposed development.</p> | <p>A minimum of 20,704 m² shall be provided to serve the PRH development.</p> | <p>1m² per person</p> |
| <p>3.8 <u>Recreation Facilities</u> Children Play Area (CPA) of 1,639m² shall be provided;</p> <p>Badminton Court : 3</p> <p>Table Tennis Tables : 3</p> <p>Basketball Court : 2</p> | <p>CPA of 1,656 m² min. will be provided for the rental estate.</p> <p>As in the Approved Development Parameters.</p> <p>Ditto</p> <p>Ditto</p> | <p>Children Play Area :- 400m²/5,000 persons</p> <p>Badminton Court :- (1 / 8,000 persons)</p> <p>Table tennis Table :- (2 / 15,000 persons)</p> <p>Basketball Court :- (1 / 10,000 persons)</p> |
| <p>3.9 <u>Education Facilities</u> 12-classroom kindergarten is required.</p> | <p>Proposed to be provided at G/F of Block A and Block B, Phase 1 (each of 516.5m² IFA for 6 classrooms).</p> | <p>Area of kindergarten limited by G/F footprint of New Harmony Block.</p> |
| <p>3.10 <u>Social Welfare Facilities</u></p> | | |
| <p>3.10.1 Day Nursery : 1</p> | <p>Proposed to be provided at G/F of Block 3, Phase 2 (437.49 m² IFA).</p> | <p>Requirement : 455 m² IFA (100 places per 20,000 persons)</p> |
| <p>3.10.2 Children & Youth Centre cum Study Room : 1</p> | <p>Nil provided.</p> | <p>SWD has advised HD that after thorough assessment, neither the Home Help Team nor the Children & Youth Centre which had been previously proposed was required (SWD's memo of 9.4.99 to HD refers).</p> |
| <p>3.10.3 Home Help Team : 1</p> | <p>Nil provided.</p> | |

3. ACCOMMODATION & FACILITIES

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|---|---|---|
| 3.10.4 Parents' Resources Centre : Nil | Proposed to be provided at G/F of Block 1, Phase 2 (174.35 m ² IFA). | Provided as per request of SHM/CT and is supported by SWD. |
| 3.10.5 Residential Care Home for the Elderly (RCHE) : Nil | Provided at 2/F of the Commercial Centre. | <p>The RCHE is provided as per request of SWD (SWD's memo of 9.4.99 to HD refers) to meet the HHPG requirement of 17 beds per 1000 aged population.</p> <p>In accordance with the agreement reached between the Government and HA, the construction cost for the Care and Attention (C&A) premises required under HKPSG, i.e. the RCHE, will be met by HA.</p> <p>Requirement : one 16-seater van parking space and two loading / unloading bays (one for servicing vehicle and one for ambulance).</p> |
| <p>3.11 <u>Refuse Collection Facilities</u></p> <p>One automated Refuse Collection System (ARCS) to be provided for the entire development.</p> | <p>One ARCS proposed for serving the residential blocks of Phases 1, 2 & 3 with one Central Collection Plant located at G/F of the Carpark Block at Phase 1.</p> <p>ARCS does not serve the commercial centre and RCHE at Phase 1, separate Refuse Rooms provided at G/F of Commercial Centre instead.</p> <p>Separate Junk Collection Points with loading / unloading bay for refuse collection vehicle provided at Phases 1, 2 & 3.</p> | <p>Early completion of the Carpark Block at Phase 1 to tie-in with the first completed rental blocks at Phase 2.</p> |

4. CIRCULATION AND TRANSPORTATION MATTERS

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|---|---|--|
| <p>4.1 <u>Vehicular Access</u> Ingress for Public Transport Interchange (PTI) and Egress for PTI cum access to rental portion (Access A) from Road D1 to the north of the site. Access to HOS portion (Access B) from Road D2 to the north of the site.</p> | <p><u>Access A</u> Independent ingress and egress for the PTI; independent run-in / run-out for the commercial complex and the Phase 2 PRH from Road D1 are accepted by TD in principle.</p> <p><u>Access B</u> Run-in / run-out for the Phase 1 and Phase 3 PRH from Road D2 as per Approved Development Parameters.</p> | |
| <p>4.2 <u>Control of Ingress/Egress</u> No special requirement.</p> | <p>Guard Kiosk, manual drop bars and supporting builder's works / building services for automatic carpark control system (ACPCS) shall be provided at the main entrance of the estate roads.</p> | <p>As per SHM/D&V's "Client's Requirement for Rental Estate" for the project dated 6.12.99.</p> <p>C&SB should be consulted on the control of estate road and carpark.</p> |
| <p>4.3 <u>Emergency Vehicular Access</u> No special requirement.</p> | <p>Each building block not accessible by Estate Road shall be provided with Emergency Vehicular Access (EVA).</p> | |
| <p>4.4 <u>Public Transport Facilities</u> <u>Open Public Transport Interchange (PTI)</u> with bus bays, taxi-stand and Green Mini-bus stand in Phase 1 next to commercial centre.</p> | <p>Open PTI provided with :-</p> <ul style="list-style-type: none"> * two bus lanes (one single and one double); * two PLB/GMB lanes (one single and one double); * A taxi-stand for both urban and NT taxis. | <p>PTI layout as per advice of MCAL after liaison with TD.</p> <p>PTI to be handed over to Government for maintenance and management after completion.</p> |

4. CIRCULATION AND TRANSPORTATION MATTERS

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|--|--|---|
| 4.5 Pedestrian Network No special requirement. | Covered walkways / building canopy are provided to link up the domestic block main entrance with the Commercial Centre and Carpark Block. | |
| 4.6 Parking Provision 4.6.1 Carpark Spaces Rental : 191 - 235 HOS : 450 - 720 Shopper : 70 Total : 711-1025 | Carpark Space Rental = 424 nos. (1 per 13 flats excluding 1/2P flats) *Shoppers = 50 nos. Total = 474 nos. Covered rental carpark provided at a Carpark Block at Phase 1; Open shoppers' carpark provided at grade at Phase 1. | Rate of provision for carpark :- Rental : 1 per 13-16 flats (excluding 1/2P flats) Shopper : 1 per 150 m ² comm. GFA * 50 nos. of shoppers' carpark derived from 4,860 m ² comm. IFA (i.e. 4860/0.65 = 7,477 m ² comm. GFA. Dimension : 2.5m(W) x 5m(L) x 2.4m (H) |
| 4.6.2 Motor-cycle Spaces 5 % of total parking space | Rental : 42 nos. (at Phase 1 carpark block) Shoppers': 5 nos. (at grade, Phase 1) | As per requirement of TD, the rate of provision of motor cycle space will be 10% of total parking space for PRH |
| 4.6.3 Light Goods Vehicle (LGV) Spaces Rental : 38 HOS : 18 Total : 56 | Rental : 69 nos. Total : 69 nos. (1 per 80 flats excluding 1/2P flats) 11 and 58 nos. open LGV parking spaces to be provided respectively at external areas of Phase 1 and Phase 2. | Rate of provision for LGV :- Rental : 1 per 80 flats (Excluding 1/2P flats) Dimension : 3.5m(W) x 7m(L) x 3.6m (H) |

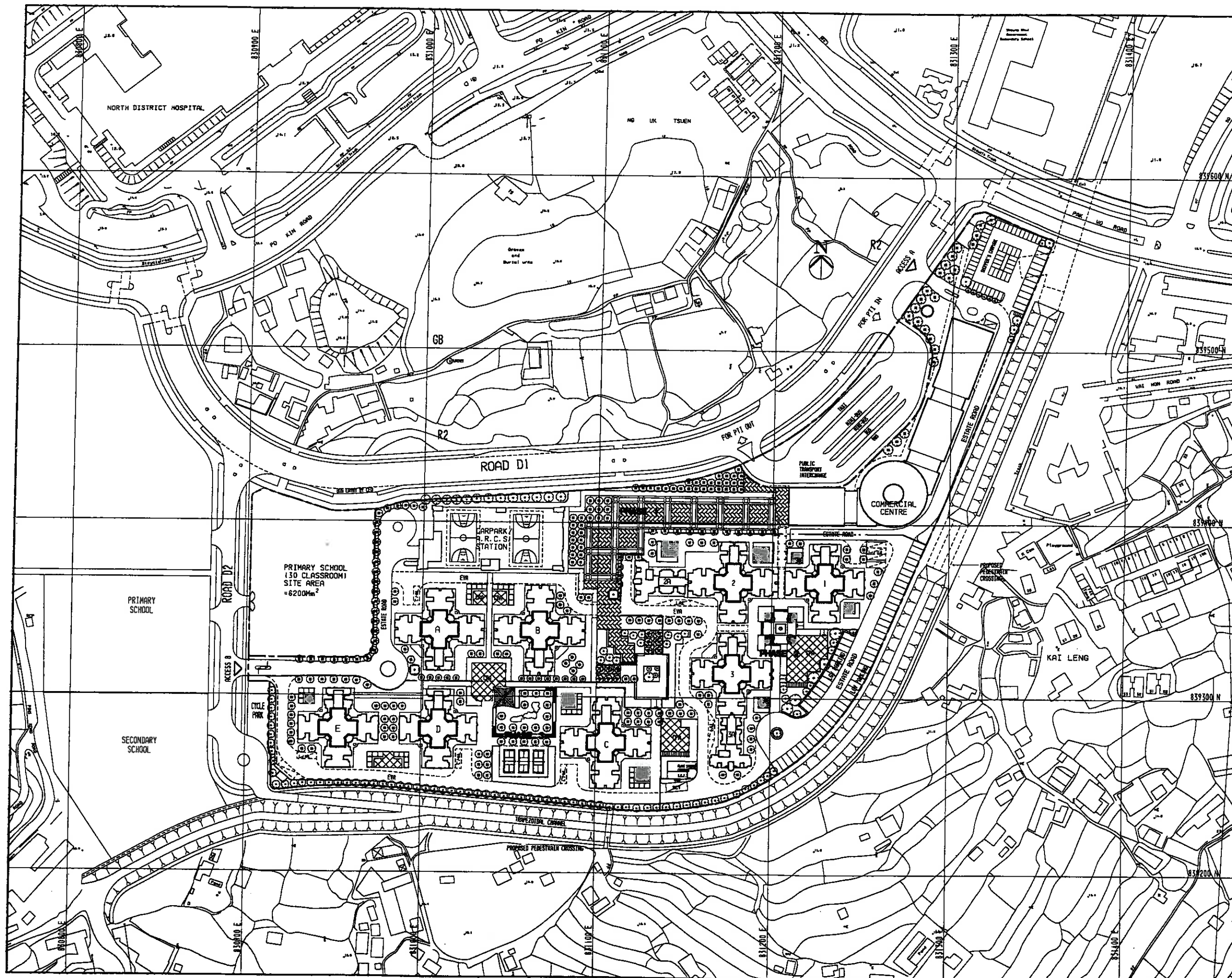
4. CIRCULATION AND TRANSPORTATION MATTERS

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|---|---|--|
| 4.6.4 Refuse Collection Vehicle No special requirement. | One no. loading / unloading space for RCV proposed at each free standing JCP, one for Refuse Room of Comm. Centre, and one for the ARCS Station. | |
| 4.6.5 Residential Loading/Unloading Provision of 1 per domestic block. 14 nos. required. | One for each main domestic block. 8 nos. provided. | |
| 4.6.6 Commercial Loading/Unloading 9 nos. required. | 7 nos. provided*. | Rate of provision :- 1 per 1,200 m ² comm. GFA * 7 nos. Comm. Loading / Unloading derived from 4,860 m ² comm. IFA (i.e. 4860/0.65 = 7,477 m ² comm. GFA. |
| 4.6.7 Bicycle Parking 1 per 8 flats as recommended by Transport Department. 382 nos. required. | 1 per 25 flats as per liaison with TD :- Rental : 280 nos. | Dimension : 3.5m(W) x 11m(L) Bicycle parking to be provided at external area adjacent to gable end wall of main blocks with extended canopy above; at G/F empty bays of annex blocks (BTG-EW-119 refers). |
| 4.7 Carpark Control No special requirement. | Control kiosk to be provided at entrance of carpark; Automated Carpark Control System (ACPCS) to be installed later by carpark operator at estate road entrance (refer item 4.2). | As per SHM/D&V's "Client's Requirement for Rental Estate" for the project dated 6.12.99. |

5. DESIGN CONSIDERATION

| Approved Development Parameters | Proposed Master Layout Plan | Remarks |
|--|--|--|
| <p>5.1 <u>Block Types, Disposition and Orientation</u> As per Control Plan no. FL13/SPC/A/PR-01/A.</p> | <p>As per revised Control Plan No. FL13/P2/A/PR-01/J except :-</p> <p>i) Re-phasing of the Site from four to three phases and corresponding adjustment of phase boundary;</p> <p>ii) Revision of external works layout.</p> | <p>Revised Control Plan No. FL13/P2/A/PR-01/J was endorsed by PDRC(1) in 22.12.99 (Paper No. PDRC 63/99 refers); approved by SPC in 2.3.2000 (Paper No. SPC 11/2000 refers).</p> |
| <p>5.2 <u>Design for Disabled</u> No special requirement.</p> | <p>All buildings, open spaces, pedestrian circulation and public transport facilities shall be designed to cater for the needs of the disabled wherever possible.</p> | |
| <p>5.3 <u>Graphics and Signage</u> No specific requirement.</p> | <p>Graphic and signage system to be designed in accordance with the D&S's signage manuals. Estate layout panel to guide visitors will be provided.</p> | |
| <p>5.4 <u>Landscape</u> No specific requirement.</p> | <p>Landscaping is to be designed in safe and secure manner to avoid creating nuisance to the nearby residents;</p> <p>All pedestrian areas will be planted with extensive soft landscape to improve the built environment and visual quality of the estate;</p> <p>Rural landscape design theme will be adopted with extensive use of indigenous species in the soft landscape work.</p> | <p>As per SHM/D&V's "Client's Requirement for Rental Estate" for the project dated 6.12.99.</p> |

PART II : MASTER LAYOUT DRAWINGS



NOTES

LEGEND

- BOUNDARY OF SITE FOR HOUSING DEVELOPMENT
- PHASE BOUNDARY WITHIN HOUSING SITE
- BOUNDARY OF WORKING AREA REQUESTED BY CED FOR ROAD CONSTRUCTION AND RIVER DIVERSION
- [Hatched Box] CHILDREN PLAY AREA
- [P] PLANTER
- [S] SCULPTURE
- [Chess Table Symbol] CHESS TABLE
- [Periola Symbol] PERIOLA

REVISIONS

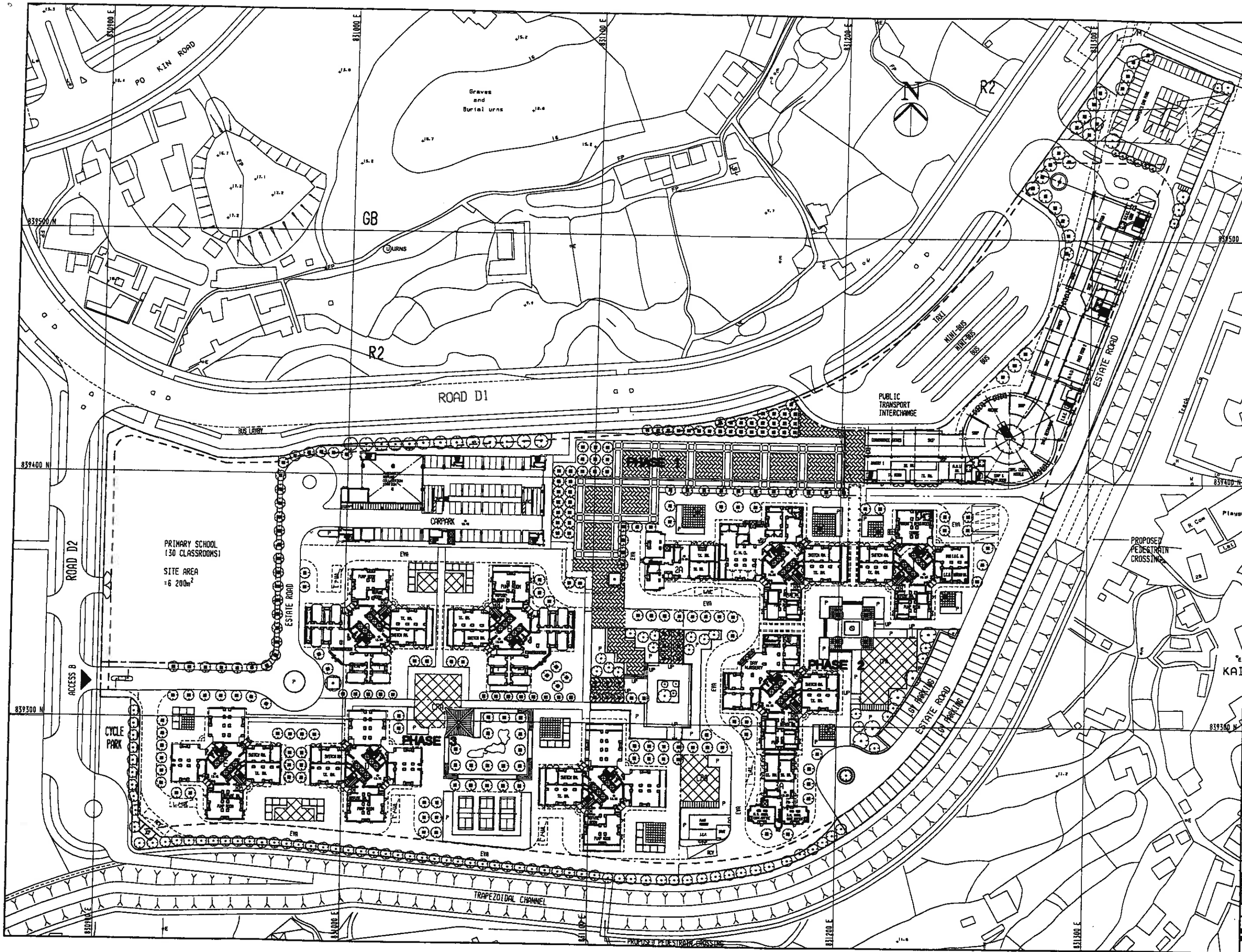
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| M | 1. NO. OF SHOPPERS CARPARK REVISED. 2. EXTERNAL WORKS LAYOUT REVISED. 3. SITE BOUNDARY REVISED. (16.5.00) | STOM/13 | STOM/13 | A/25 |
| N | 1. EXTERNAL WORKS LAYOUT REVISED. (25.3.00) | STOM/13 | STOM/13 | A/25 |
| P | 1. EXTERNAL WORKS LAYOUT REVISED. (16.5.00) | STOM/13 | STOM/13 | A/25 |

| NAME AND DESIGNATION | INITIAL | DATE |
|---------------------------------|-----------------|---------|
| AUTHORISED C.T. WONG CIVIL ENG. | ORIGINAL SIGNED | 22.3.99 |
| C.C.T. WONG SV/14(MTS) | ORIGINAL SIGNED | 22.3.99 |
| CHECKED B.H.O. TANG A/S7 | ORIGINAL SIGNED | 22.3.99 |
| Y.W. CHAN STOR/13 | ORIGINAL SIGNED | 22.3.99 |
| DRAWN Y.W. CHAN STOR/13 | ORIGINAL SIGNED | 22.3.99 |

| | |
|---------------|----------------------------|
| PROJECT | FANLING AREA 36 |
| DRAWING TITLE | CONCEPTUAL LAYOUT |
| SCALE | 1:2000 (A3) 1:1000 (B1) |
| DRAWING NO | FL13/P2/A/PR-01/P |
| SOURCE | FL13/P1/A/DSK-03/A |

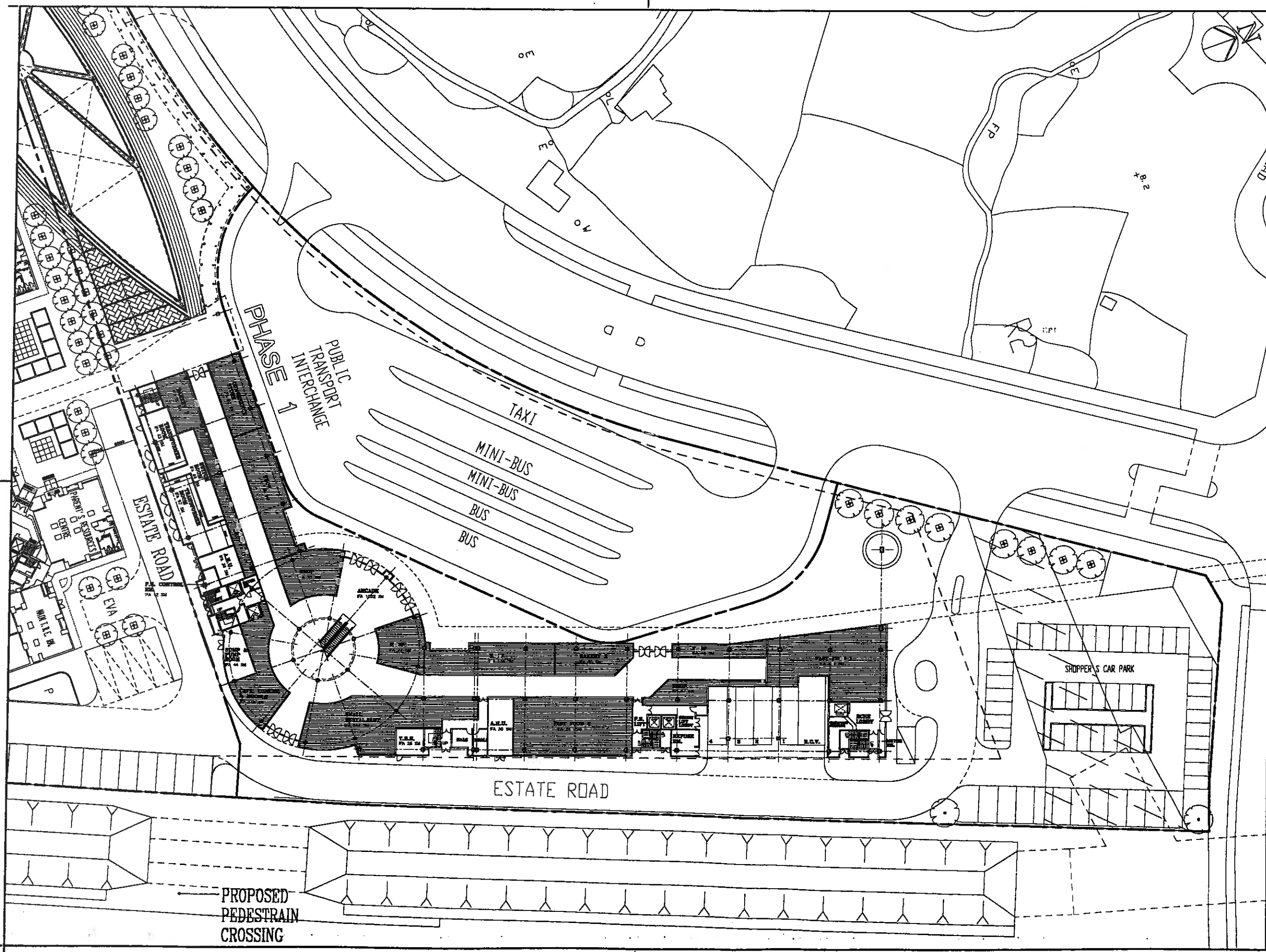


HOUSING DEPARTMENT



- NOTES**
1. LEGEND
- BOUNDARY OF SITE FOR HOUSING DEVELOPMENT
 - PHASE BOUNDARY WITHIN HOUSING SITE
 - BOUNDARY OF LANDING AREA REQUESTED BY CDD FOR ROAD CONSTRUCTION AND RIVER DIVERSION
 - DRAINAGE RESERVE AREA
 - CHILDREN PLAY AREA
 - PLAYNET
 - SCULPTURE
 - TABLE TENNIS
 - CHESS TABLE
 - PERGOLA
- CONSTRUCTION SITE AREA**
- PH. 1 = 19438m²
 - PH. 2 = 18238m²
 - PH. 3 = 15640m²
 - PH. 4 = 14238m²

| REVISIONS | | INITIAL AND DESCRIPTION |
|-------------------------------|---------|-------------------------|
| NO. (DESCRIPTION, DATE) | DATE | INITIAL |
| 1. NO. OF SHEET/NO. OF SHEETS | 22.5.94 | CHW |
| 2. EXTERNAL LAYOUT REVISION | 22.5.94 | CHW |
| 3. SITE BOUNDARY REVISION | 22.5.94 | CHW |
| 4. EXTERNAL LAYOUT REVISION | 22.5.94 | CHW |
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| 99. EXTERNAL LAYOUT REVISION | 22.5.94 | CHW |
| 100. EXTERNAL LAYOUT REVISION | 22.5.94 | CHW |



NOTES

REVISIONS

| NO | DESCRIPTION AND DATE | DATE | BY | CHKD |
|----|---------------------------|-------|----|------|
| A | GENERAL REVISION 22-03-90 | 07/03 | BT | BT |
| B | GENERAL REVISION 28-04-90 | 07/03 | BT | BT |
| C | GENERAL REVISION 13-05-90 | 07/03 | BT | BT |
| D | GENERAL REVISION 18-06-90 | 07/03 | BT | BT |
| E | GENERAL REVISION 15-10-90 | 07/03 | BT | BT |
| F | GENERAL REVISION 18-11-90 | 07/03 | BT | BT |
| G | GENERAL REVISION 07-03-91 | 07/03 | BT | BT |

| APPROVED BY | DATE | BY | CHKD |
|-------------------|-------|-----------------|-------|
| C.T. WONG (S.E.) | 07/03 | ORIGINAL SIGNED | 07/03 |
| C.T. CHENG (S.E.) | 07/03 | ORIGINAL SIGNED | 07/03 |
| S.H. TAM (S.E.) | 07/03 | ORIGINAL SIGNED | 07/03 |
| F.T. CHAN (S.E.) | 07/03 | ORIGINAL SIGNED | 07/03 |
| M.H. CHAN (S.E.) | 07/03 | ORIGINAL SIGNED | 07/03 |

PROJECT: **FANLING AREA 36-PH1**

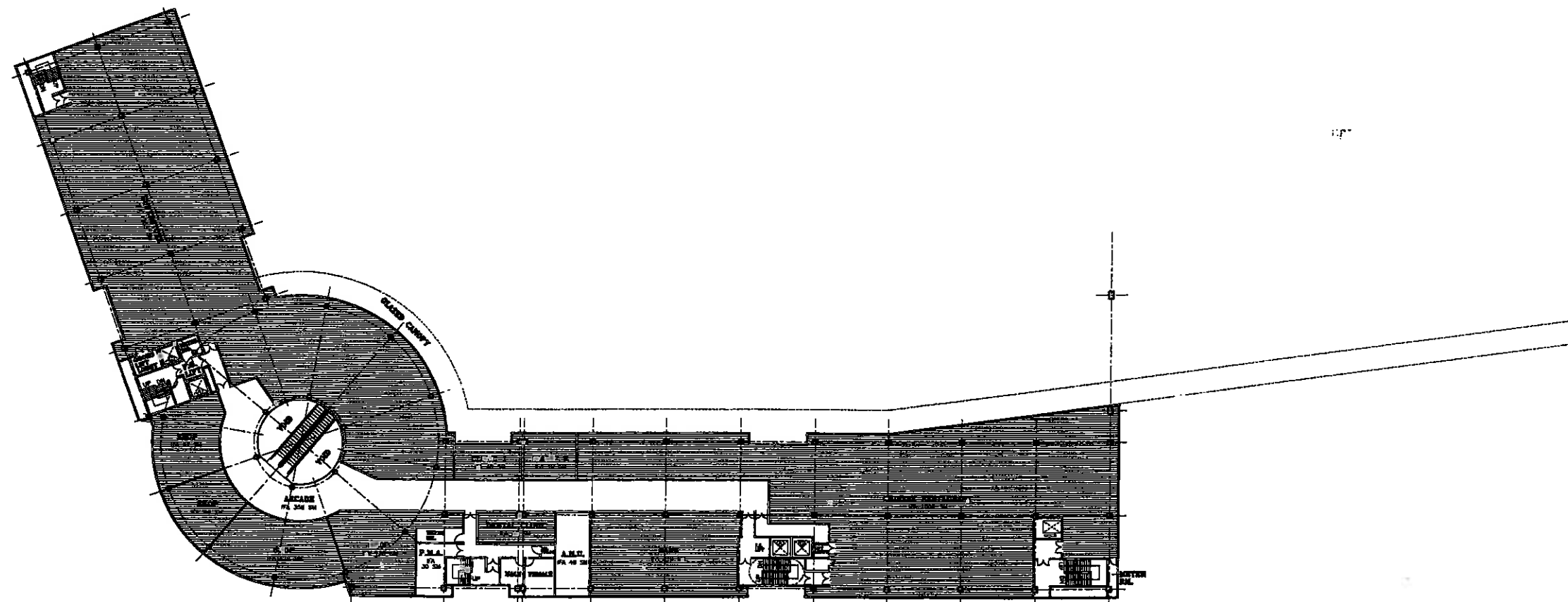
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SCALE: **1 : 700**

DRAWING NO: **FL13/1/CC/A/PRO1G**

SOURCE: **FL13/1/1/A/78-01**

WORKS GROUP
HOUSING DEPARTMENT



REVISIONS

| NO | DESCRIPTION AND DATE | UNW | CRS | AUT |
|----|-----------------------------|-----|-----|-----|
| A | GENERAL JOURNAL 22-03-20 | CWF | ST | RE |
| B | GENERAL JOURNAL 29-04-20 | CWF | ST | RE |
| C | GENERAL JOURNAL 13-06-20 | CWF | ST | RE |
| D | GENERAL JOURNAL 18-08-20 | CWF | ST | RE |
| E | GENERAL JOURNAL 15-10-20 | CWF | ST | RE |
| F | GENERAL JOURNAL 18-11-20 | SE | ST | RE |
| G | GENERAL JOURNAL 22-11-20 | SE | ST | RE |

| | NAME AND DESCRIPTION | INITIAL | DATE |
|------------|------------------------------|-----------------|-------|
| AUTHORIZED | C.T. WINE C/2 (sig.) | ORIGINAL SIGNED | 02/78 |
| CHECKED | G.C.T. CHENG BA/14 (sig.) | ORIGINAL SIGNED | 02/78 |
| | B.R. TANG A/87 | ORIGINAL SIGNED | 02/78 |
| | Y.Y. CHAN SDA/13 | ORIGINAL SIGNED | 02/78 |
| DRAWN | Y.Y. CHAN SDA/13 | ORIGINAL SIGNED | 02/78 |

PROJECT

FANLING AREA 38-PH1

READING TITLE

1/F LAYOUT PLAN

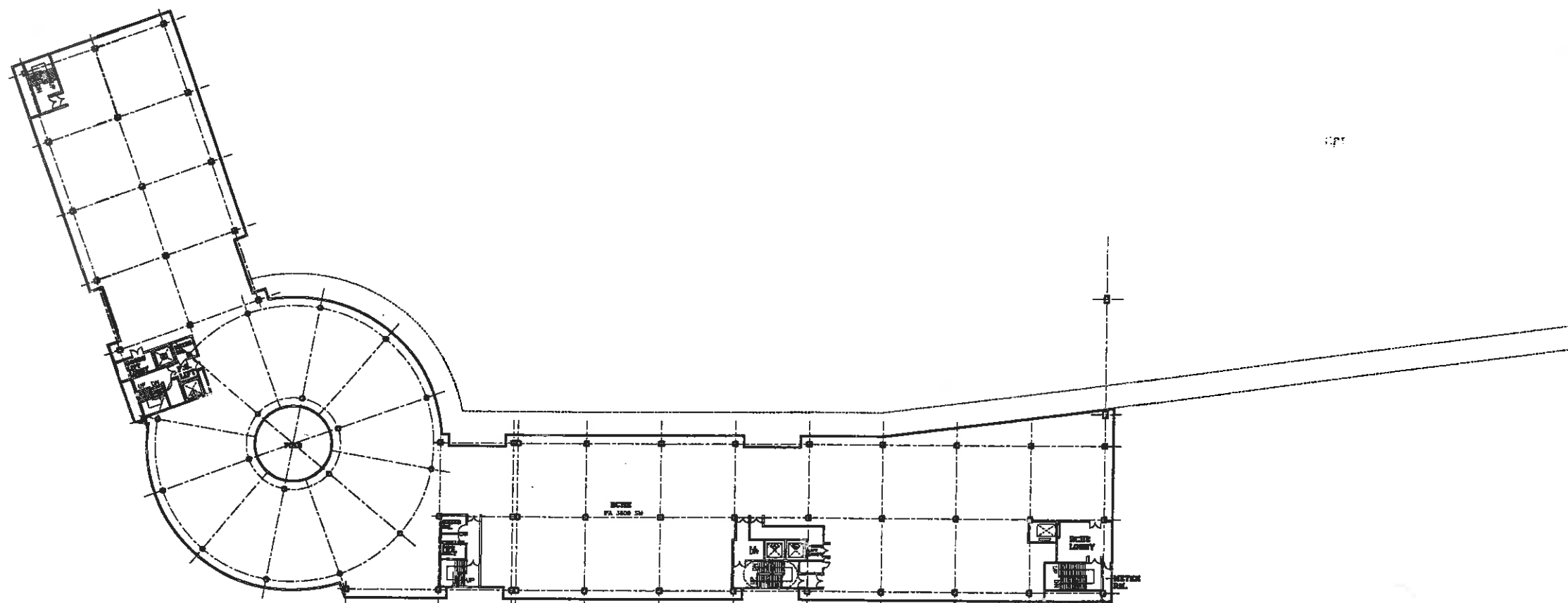
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FL13/1/CC/A/PRO2G

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| SOURCE | RUJ/RS/A/PR-01 |
|--------|----------------|



**WORKS GROUP
HOUSING DEPARTMENT**



NOTES

REVISIONS

| NO. | DESCRIPTION AND DATE | BY | CHK | APP |
|-----|------------------------------|-----|-----|-----|
| A | GENERAL REVISION 21-03-90 | CHY | BT | BT |
| B | GENERAL REVISION 22-04-90 | CHY | BT | BT |
| C | GENERAL REVISION 13-05-90 | CHY | BT | BT |
| D | GENERAL REVISION 13-05-90 | CHY | BT | BT |
| E | GENERAL REVISION 13-10-90 | CHY | BT | BT |
| F | GENERAL REVISION 13-11-90 | SH | BT | BT |
| G | GENERAL REVISION 07-02-90 | SH | BT | BT |

| NAME AND DESIGNATION | DATE | DATE |
|---------------------------------------|--------------------|-------|
| AUTHORISED C.Y. YONG CL/2 (A/C) | ORIGINAL SIGNED | 02/90 |
| C.C.Y. CHENG SA/2 (A/C) | ORIGINAL SIGNED | 02/90 |
| CHECKED B.S.A. YONG A/27 | ORIGINAL SIGNED | 02/90 |
| DRAWN Y.W. CHAN ST/2A/12 | ORIGINAL SIGNED | 02/90 |
| DRAWN Y.W. CHAN ST/2A/12 | ORIGINAL SIGNED | 02/90 |

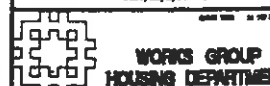
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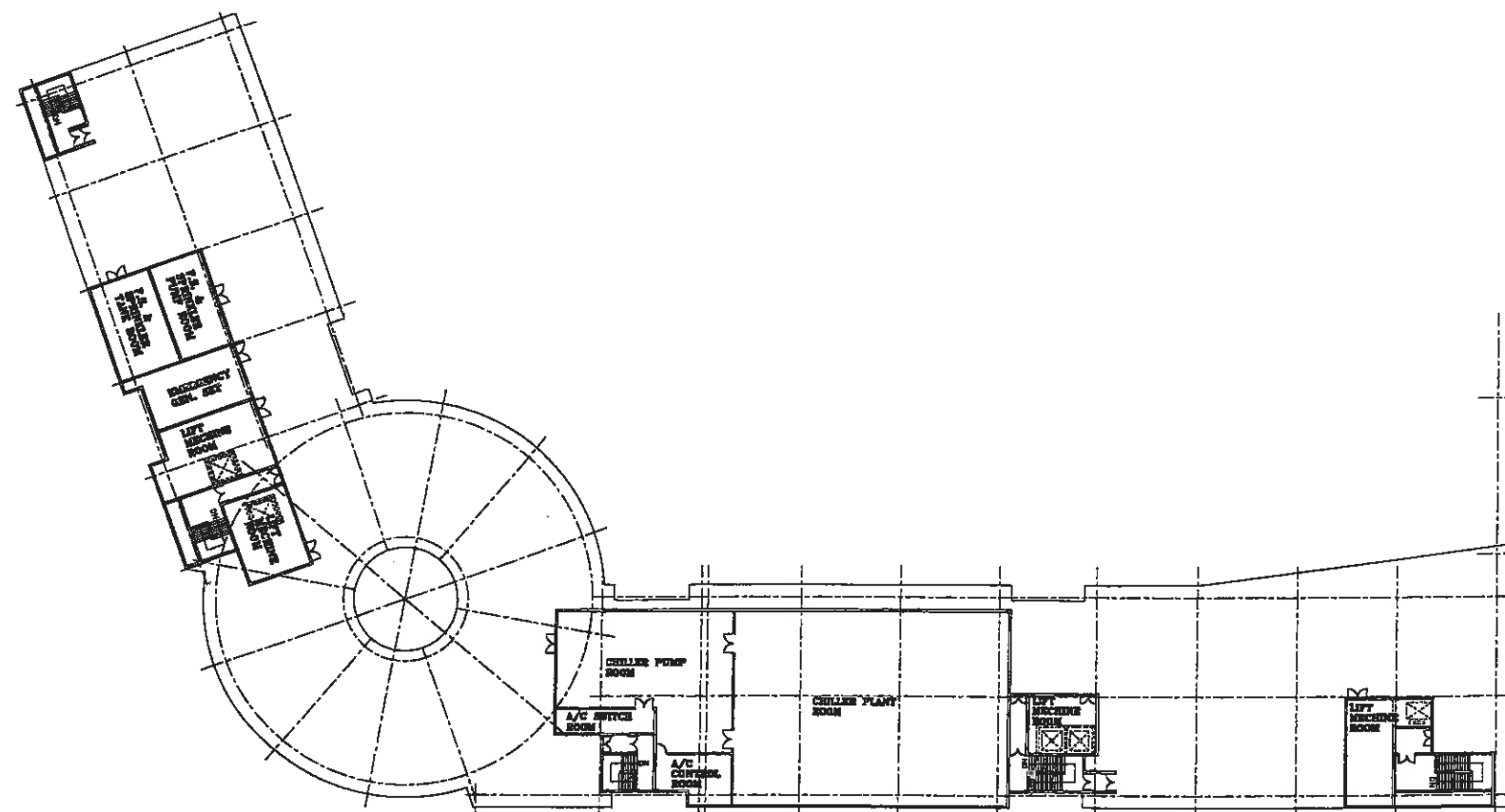
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2/F LAYOUT PLAN

SCALE
1 : 200

DRAWING NO.
FL13/1/CC/A/PR03G

SOURCE
FL13/22/A/PS-01





NOTES

REVISIONS

| NO | DESCRIPTION AND DATE | BY | CHK | DATE |
|----|------------------------------|-----|-----|------|
| A | GENERAL REVISION 22-03-99 | CWF | BT | RE |
| B | GENERAL REVISION 25-04-99 | CWF | BT | RE |
| C | GENERAL REVISION 18-05-99 | CWF | BT | RE |
| D | GENERAL REVISION 18-05-99 | CWF | BT | RE |
| E | GENERAL REVISION 15-10-99 | CWF | BT | RE |
| F | GENERAL REVISION 19-11-99 | CE | BT | RE |
| G | GENERAL REVISION 07-03-01 | SH | BT | RE |

| NAME AND DESIGNATION | INITIAL | DATE |
|---------------------------------------|--------------------|-------|
| AUTHORISED C.E. WONG CL/2 (Sg.) | ORIGINAL SIGNED | 08/99 |
| CHECKED C.C.Y. CHUNG SA/1 (Sg.) | ORIGINAL SIGNED | 08/99 |
| DRAWN S.H.A. TANG A/PT | ORIGINAL SIGNED | 08/99 |
| Y.Y. CHAN SUA/13 | ORIGINAL SIGNED | 08/99 |
| Y.Y. CHAN SUA/13 | ORIGINAL SIGNED | 08/99 |

PROJECT
FANLING AREA 36-PH1

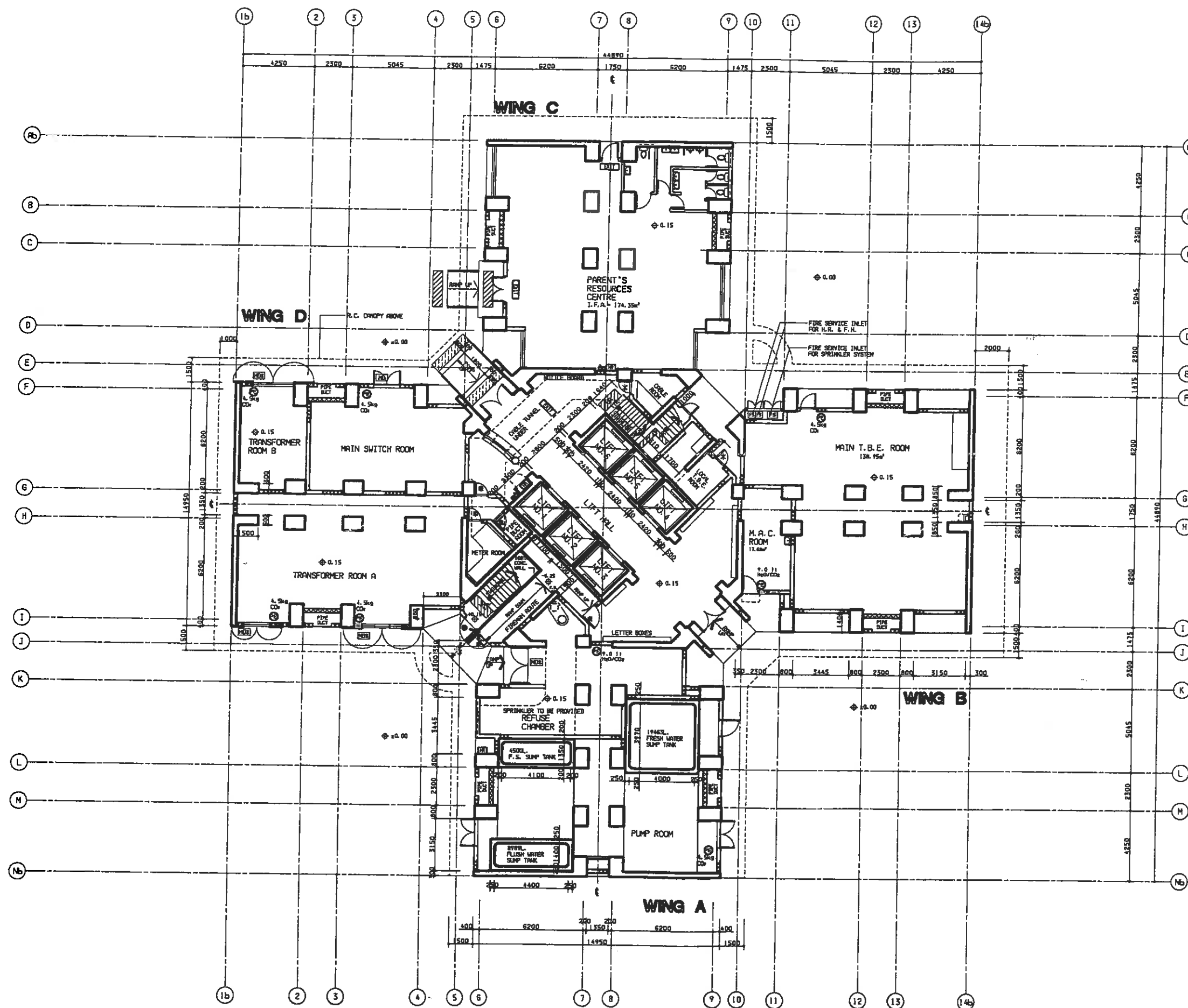
DRAWING TITLE
R/F LAYOUT PLAN

SCALE
1 : 750

DRAWING NO
FL13/1/CC/A/PR04G

SOURCE
FL13/1/1/A/12-01

WORKS GROUP
HOUSING DEPARTMENT



NOTES

1. LEGEND REFER (SAL. NO. FL13/2/BL1/AALD-00)
2. ALL PARTITION AND EXTERNAL WALLS SHALL BE 225mm (9") THICK, FULL CONCRETE BLOCK WALLS UNLESS OTHERWISE SPECIFIED.

REVISIONS

| NO. | DESCRIPTION AND DATE | INITIAL AND DESIGNATION |
|-----|---|-------------------------|
| 1. | ARTISAN SHOP & CLEANSING CONTRACTOR'S OFFICE DELETED. | STON/STON13/2/25 |
| 2. | MAIN T.B.E. ROOM DIMENSIONS (1, 4, 00) | |

| NAME AND DESIGNATION | INITIAL | DATE |
|--|---------|------|
| AUTHORISED I.A. GALLOWAY CR/2 (Mtg.) | | |
| CHECKED MARTIN MAGILL SR/14 | | |
| Y.M. CHAN STD(A)/13 | | |
| Y.M. CHAN STD(A)/13 | | |

PROJECT
FANLING AREA 36
PHASE 2

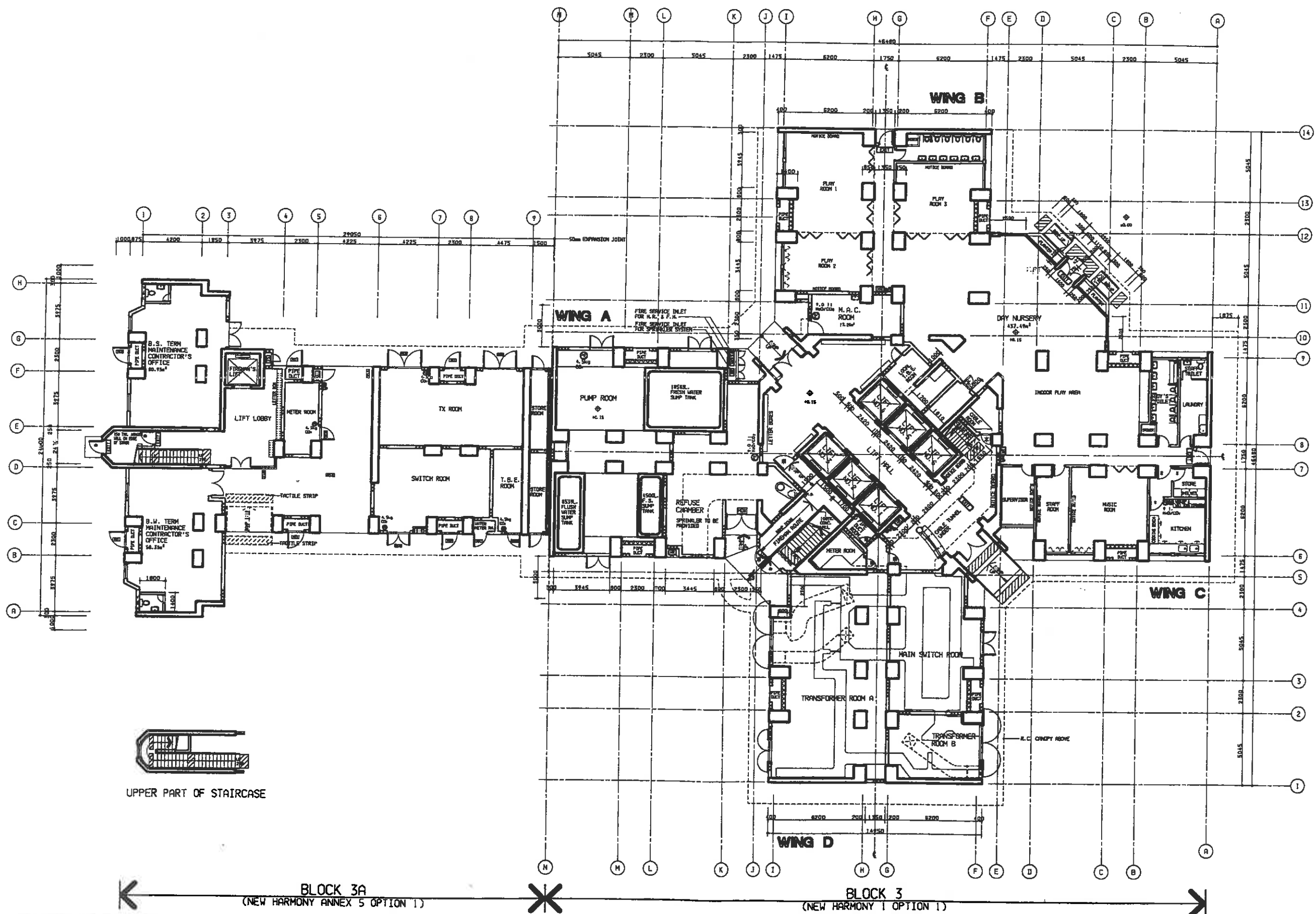
DRAWING TITLE
BLOCK 1
GROUND FLOOR PLAN

SCALE
1:100 (B1)
1:250 (A3)

DRAWING NO.
FL13/2/BL1/AALD-01/P01

SOURCE
STD/HINE/AALD-01





NOTES

1. LEGEND REFER DRAW. NO. FL13/2/BL3/A/LD-00
2. ALL PARTITION AND EXTERIOR WALLS SHALL BE 225mm (MIN.) THICK SOLID CONCRETE BLOCK WALLS UNLESS OTHERWISE SPECIFIED.
3. THE ELECTRICAL EQUIPMENTS IN METER ROOM ARE LOW VOLTAGE.

| REVISIONS | | INITIAL AND DESIGNATION | |
|-----------|----------------------|-------------------------|----------|
| NO | DESCRIPTION AND DATE | OWN | CHK/AUTH |
| | | | |
| | | | |
| | | | |
| | | | |

| NAME AND DESIGNATION | INITIAL | DATE |
|--|---------|------|
| AUTHORISED I. A. BALLANTYNE CH/2 (S&S-7) | | |
| CHECKED H. WATSON SH/14 | | |
| C.C.Y. CHENG R/25 | | |
| T. W. CHAN ST/01/1/1 | | |
| T. P. LEUNG TO(A)/7/8 | | |

PROJECT
**FANLING AREA 36
PHASE 2**

DRAWING TITLE
**BLOCK 3 & 3A
GROUND FLOOR PLAN**

SCALE
1:100 (OR)
1:250 (OR)

DRAWING NO.
FL13/2/BL3/A/LD-01/P00

SOURCE
STB/10/1/A/LD-01/1
STB/10/1/A/LD-01

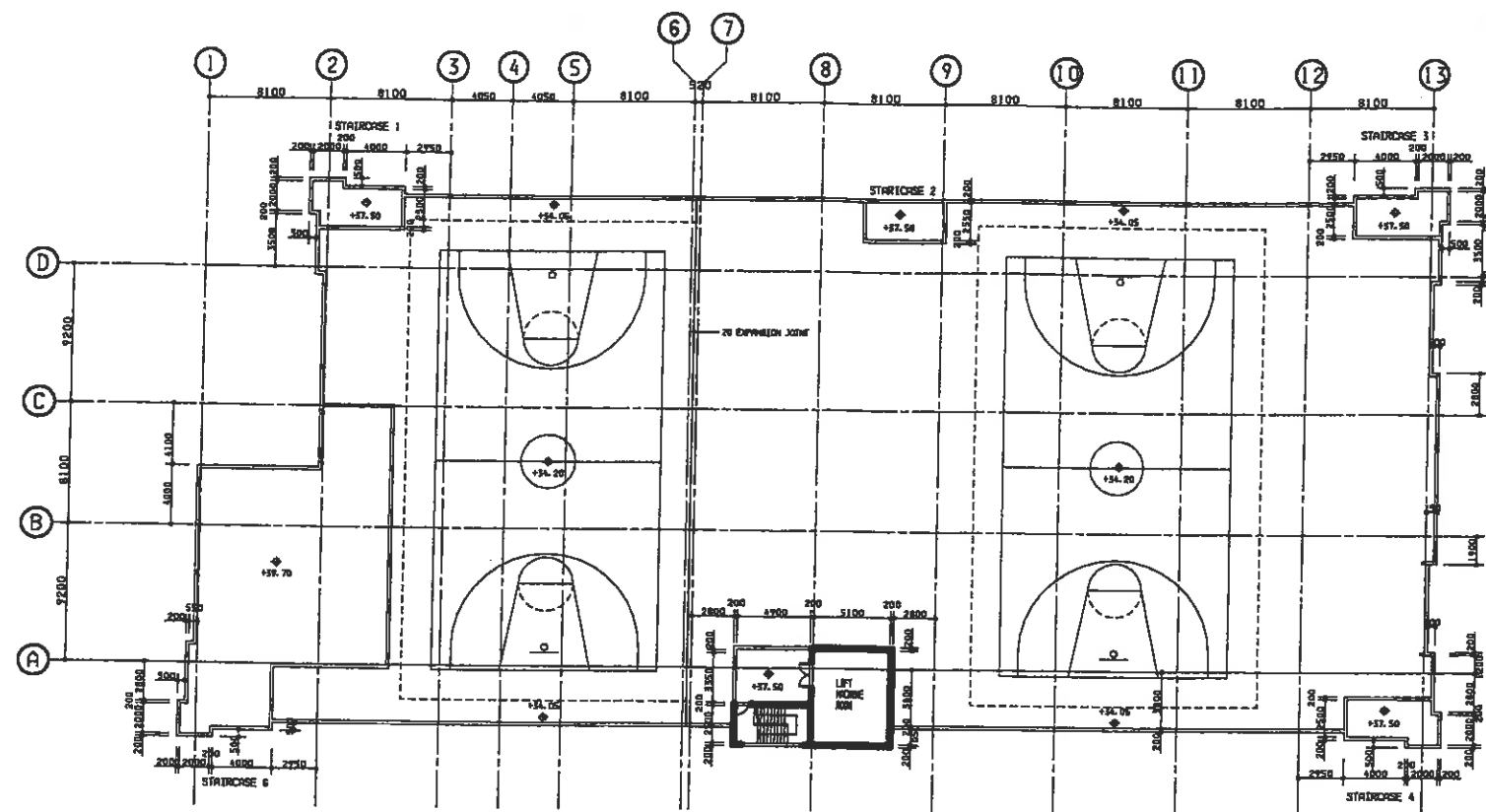
HOUSING DEPARTMENT

**HOUSING DEPARTMENT**

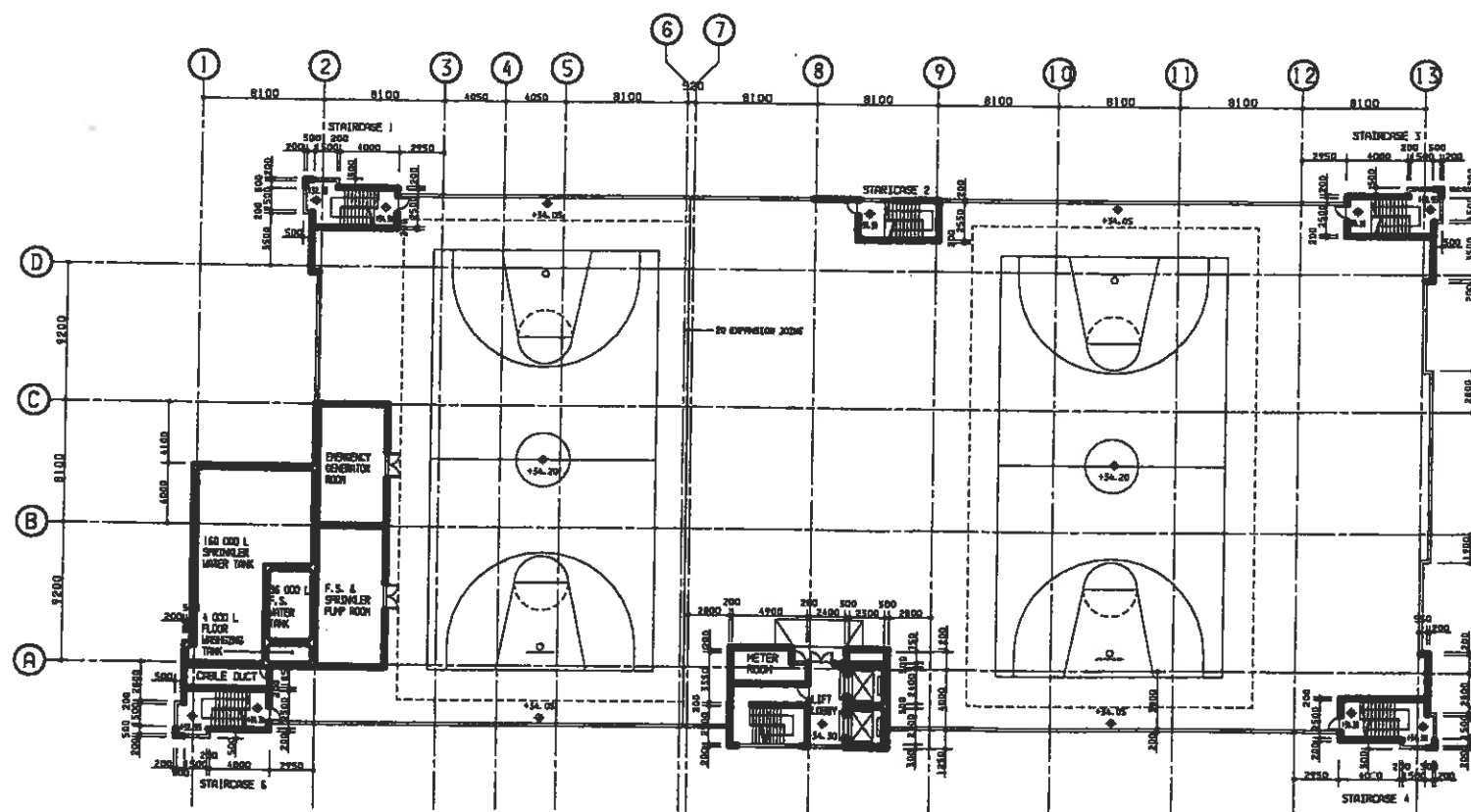


NOTES

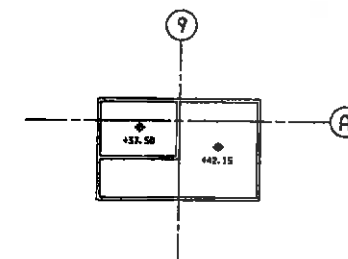
[illegible]



UPPER ROOF PLAN



ROOF PLAN



NOTES

REVISIONS

NO DESCRIPTION AND DATE

INITIAL AND DESIGNATION

| NAME AND DESIGNATION | INITIAL | DATE |
|-----------------------|---------|------|
| AUTHORIZED C. T. WONG | | |
| CHECKED M. WONG | | |
| DRAWN S. H. L. TANG | | |
| PROJECT Y. H. CHAN | | |
| STO(A)/13 | | |

FANLING AREA 36
PHASE 3

DRAWING TITLE
CARPARK
ROOF & UPPER ROOF PLAN

SCALE 1:200 (B1)
1:500 (A3)

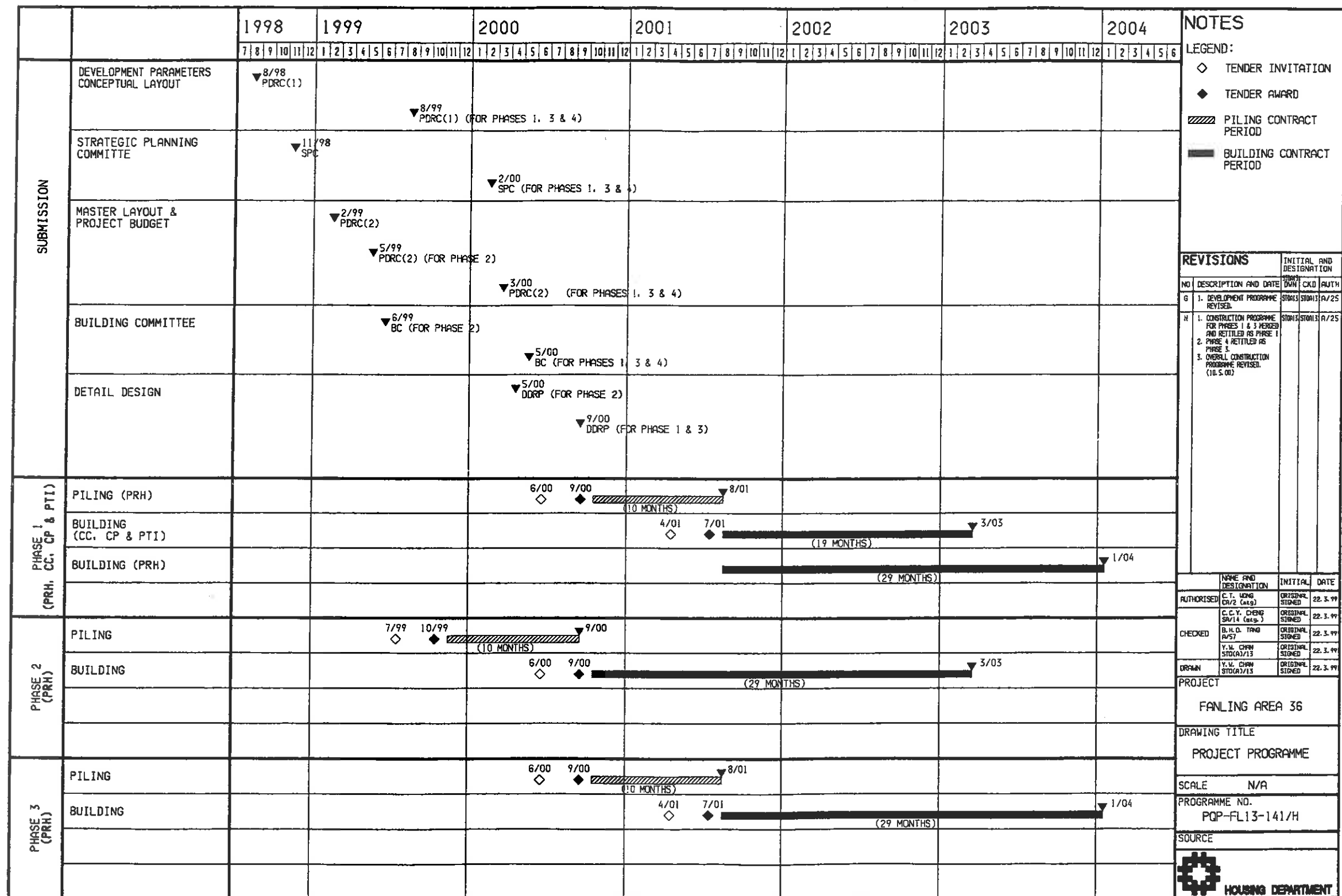
DRAWING NO.
FL13/3/CP/A/L0-04/P-01

SOURCE



FANLING AREA 36 - PHASES 1 TO 3

FL13_{NR}



PART III : DEVELOPMENT PROGRAMME

PART IV : DEVELOPMENT COST BUDGET

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

PHASES 1 to 3

PROJECT : Fanning Area 36

PHDP Code : FL13NR

| COST PORTIONS | | | | | | | | | | |
|--|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | PRH | HOS | CC | CP | WEL | PTI | UN | RCHE | F/O | Total |
| A. Phase 1 (Budget no. 4) | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² |
| CFA of Cost Portions (m2) | 84,086 | - | 9,301 | 19,221 | 1,120 | 4,484 | - | 4,112 | - | 122,324 |
| 1.0 Site Development Costs | Cost in (\$'000) | | | | | | | | | |
| 1.1 Demolition | - | - | - | - | - | - | - | - | - | - |
| 1.2 Site Formation | - | - | - | - | - | - | - | - | - | - |
| 2.0 Construction Costs | | | | | | | | | | |
| 2.1 Foundation (incl. caps) | 38,687 | - | - | 6,125 | 522 | - | - | - | - | 45,334 |
| 2.2 Building (incl. building services) | 422,063 | - | 119,620 | 65,135 | 5,217 | - | - | 28,705 | 2,066 | 642,806 |
| 2.3 Transfer Structures | - | - | - | - | - | - | - | - | - | - |
| 2.4 External Works | 40,360 | - | 4,464 | 9,226 | 538 | 9,714 | - | 1,974 | - | 66,276 |
| 2.5 Automated Refuse Collection System | 8,616 | - | - | - | - | - | - | - | - | 8,616 |
| 2.6 Miscellaneous (CIR) | - | - | - | - | - | - | - | - | - | - |
| 2.7 Provision for Fluctuations | 20,488 | - | 5,260 | 3,353 | 247 | 489 | - | 1,588 | - | 31,425 |
| Budget of Phase 1 (Budget no. 4) | | | | | | | | | | |
| Projected to Date of Tenders | 530,214 | - | 129,344 | 83,839 | 6,524 | 10,203 | - | 32,267 | 2,066 | 794,457 |
| (Unit Cost in terms of \$/m2 CFA) :- | 6,306 | - | 13,906 | 4,362 | 5,825 | 2,275 | - | 7,847 | 1,845 | 6,480 |
| (Fund Split % pro-rata on cost values) :- | 66.74% | - | 16.28% | 10.53% | 0.82% | 1.28% | - | 4.06% | 0.27% | 100.00% |
| B. Phase 2 (Budget no. 2) | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² |
| CFA of Cost Portions (m2) | 143,919 | - | - | - | 750 | - | 856 | - | - | 145,525 |
| 1.0 Site Development Costs | Cost in (\$'000) | | | | | | | | | |
| 1.1 Demolition | - | - | - | - | - | - | - | - | - | - |
| 1.2 Site Formation | - | - | - | - | - | - | - | - | - | - |
| 2.0 Construction Costs | | | | | | | | | | |
| 2.1 Foundation (incl. caps) | 46,005 | - | - | - | 222 | - | 220 | - | - | 46,447 |
| 2.2 Building (incl. building services) | 753,312 | - | - | - | 3,879 | - | 8,925 | - | - | 766,116 |
| 2.3 Transfer Structures | - | - | - | - | - | - | - | - | - | - |
| 2.4 External Works | 69,079 | - | - | - | 360 | - | 411 | - | - | 69,850 |
| 2.5 Automated Refuse Collection System | 14,747 | - | - | - | - | - | - | - | - | 14,747 |
| 2.6 Miscellaneous (CIR) | - | - | - | - | - | - | - | - | - | - |
| 2.7 Provision for Fluctuations | 34,362 | - | - | - | 177 | - | 427 | - | - | 34,966 |
| Budget of Phase 2 (Budget no. 2) | | | | | | | | | | |
| Projected to Date of Tenders | 917,505 | - | - | - | 4,638 | - | 9,983 | - | - | 932,126 |
| (Unit Cost in terms of \$/m2 CFA) :- | 6,375 | - | - | - | 6,184 | - | 11,662 | - | - | 6,405 |
| (Fund Split % pro-rata on cost values) :- | 98.43% | - | - | - | 0.50% | - | 1.07% | - | - | 100.00% |
| C. Phase 3 (Budget no. 4) | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² | m ² |
| CFA of Cost Portions (m2) | 116,729 | - | - | - | 53 | - | - | - | - | 116,782 |
| 1.0 Site Development Costs | Cost in (\$'000) | | | | | | | | | |
| 1.1 Demolition | - | - | - | - | - | - | - | - | - | - |
| 1.2 Site Formation | - | - | - | - | - | - | - | - | - | - |
| 2.0 Construction Costs | | | | | | | | | | |
| 2.1 Foundation (incl. caps) | 65,101 | - | - | - | 32 | - | - | - | - | 65,133 |
| 2.2 Building (incl. building services) | 603,129 | - | - | - | 296 | - | - | - | 158 | 603,583 |
| 2.3 Transfer Structures | - | - | - | - | - | - | - | - | - | - |
| 2.4 External Works | 56,029 | - | - | - | 25 | - | - | - | - | 56,054 |
| 2.5 Automated Refuse Collection System | 11,960 | - | - | - | - | - | - | - | - | 11,960 |
| 2.6 Miscellaneous (CIR) | - | - | - | - | - | - | - | - | - | - |
| 2.7 Provision for Fluctuations | 29,164 | - | - | - | 14 | - | - | - | - | 29,178 |
| Budget of Phase 3 (Budget no. 4) | | | | | | | | | | |
| Projected to Date of Tenders | 765,383 | - | - | - | 367 | - | - | - | 158 | 765,908 |
| (Unit Cost in terms of \$/m2 CFA) :- | 6,557 | - | - | - | 6,925 | - | - | - | 2,981 | 6,538 |
| (Fund Split % pro-rata on cost values) :- | 99.93% | - | - | - | 0.05% | - | - | - | 0.02% | 100.00% |
| GRAND TOTAL = (A) to (C) | 2,213,102 | - | 129,344 | 83,839 | 11,529 | 10,203 | 9,983 | 32,267 | 2,224 | 2,492,491 |
| (Overall Unit Cost in terms of \$/m2 CFA) :- | 6,420 | - | 13,906 | 4,362 | 5,995 | 2,275 | 11,662 | 7,847 | 1,896 | 6,480 |
| (Fund Split % pro-rata on cost values) :- | 88.79% | - | 5.19% | 3.36% | 0.46% | 0.41% | 0.40% | 1.29% | 0.10% | 100.00% |

Legend for Cost Portions :

| | | |
|-----------------------------------|------------------------------------|--|
| PRH - Public Rental Housing | WEL - Welfare Facilities | RCHE - Residential Care Home for Elderly |
| HOS - Home Ownership Scheme | PTI - Public Transport Interchange | |
| CC - Commercial (Shopping) Centre | UN - Unallocable | |
| CP - Carpark | GN - Government Non-reimbursable | |

Notes :

- All prices are at June 99 price level and adjusted for tender price inflation to tender in dates of contracts based on 3.5 % per annum.
- Apportionment of the Site Development and Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and Tender Procedures Manual (BCT) and DCMBI No. P02/99
- The costs for softlandscaping, utilities connection, fees etc. shall be grouped under Other Separate Contract.

Exclusions :

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

Basis of the Budget :

Refer Summary Sheet of each Phase

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

| | Phase 1 | Phase 2 | Phase 3 | Total | |
|--|---|--------------------------|--------------------------|----------------------------|---------------------------|
| Total CFA excluding PTI (m2) | 117,840 | 145,525 | 116,782 | 380,147 | |
| Total CFA excluding PWP items (m2) | 118,212 | 145,525 | 116,782 | 380,519 | |
| CFA of buildings/portions served by ARCS (m2) | 84,086 | 143,919 | 116,729 | 344,734 | |
| COST ELEMENTS | Estimated Cost in \$,000 (excluding provisions for fluctuations) | | | Total (\$,000) | Fluctuation Provisions |
| A. Cost Items (incl. tender price inflation) expended under different phases before Cost Apportionment | Phase 1 | Phase 2 | Phase 3 | | |
| 1 Demolition | - | - | - | - | - |
| 2 Site Formation | - | - | - | - | - |
| 3 Transfer Structures | - | - | - | - | - |
| 4 External Works | 80,194 | 43,547 | 35,523 | 159,264 | 8,043 |
| 5 Automated Refuse Collection System | 19,392 | 9,146 | 6,785 | 35,323 | 629 |
| 6 Other Separate Contracts (incl. Softlandscape) | 18,739 | 2,473 | 1,990 | 23,202 | - |
| 7 Miscellaneous (Common Circulation Area) | - | - | - | - | - |
| Total :- | 118,325 | 55,166 | 44,298 | 217,789 | 8,672 |
| B. Construction Cost Budget (incl. tender price inflation) to respective Tender-in dates | | | | | |
| 1 Foundation (incl. caps) | 45,334 | 46,447 | 65,133 | 156,914 | - |
| 2 Building (excl. building services) | 542,903 | 637,324 | 502,019 | 1,682,246 | 86,408 |
| 3 Building Services | 99,903 | 128,792 | 101,564 | 330,259 | - |
| 4 Public Transport Interchange | 9,714 | - | - | 9,714 | 489 |
| 5 External Works for Specific Businesses | - | - | - | - | - |
| Construction Cost Budget :- (excl. commonly shared elements) | 697,854 | 812,563 | 668,716 | 2,179,133 | 86,897 |
| C. Adjustment for Costs of Common Elements Apportioned to each Phases within the Whole Development Site (see Note 1 and 2)) | | | | | |
| 1 Demolition | - | - | - | - | - |
| 2 Site Formation | - | - | - | - | - |
| 3 Transfer Structures | - | - | - | - | - |
| 4 External Works for Commonly shared elements | 56,562 | 69,850 | 56,054 | 182,466 | 8,043 |
| 5 Automated Refuse Collection System | 8,616 | 14,747 | 11,960 | 35,323 | 629 |
| 6 Miscellaneous (Common Circulation Area) | - | - | - | - | - |
| Total of Common Apportioned Elements :- (Phase split in %) | 65,178 29.93% | 84,597 38.84% | 68,014 31.23% | 217,789 100.00% | 8,672 |
| D. Total Cost Budget (incl. common elements apportioned across all phases within the Whole Development Site) (Item D = Item B + Item C) | | | | | |
| 1 Demolition | - | - | - | - | - |
| 2 Site Formation | - | - | - | - | - |
| 3 Foundation (incl. caps) | 45,334 | 46,447 | 65,133 | 156,914 | - |
| 4 Building (excl. building services) | 542,903 | 637,324 | 502,019 | 1,682,246 | 86,408 |
| 5 Building Services | 99,903 | 128,792 | 101,564 | 330,259 | - |
| 6 Transfer Structures | - | - | - | - | - |
| 7 Public Transport Interchange | 9,714 | - | - | 9,714 | 489 |
| 8 External Works | 56,562 | 69,850 | 56,054 | 182,466 | 8,043 |
| 9 Automated Refuse Collection System | 8,616 | 14,747 | 11,960 | 35,323 | 629 |
| 10 Miscellaneous (Common Circulation Area) | - | - | - | - | - |
| Total Cost Budget for Financial Viability :- (excl. Provisions for Fluctuations) | 763,032 | 897,160 | 736,730 | 2,396,922 | 95,569 |

Notes :

- The costs of commonly shared items expended under each phase are identified from the Cost Budget of respective phases and the total cost apportioned across all phases of the same Development Site (in Item C above) pro-rata on CFA basis. (The figures in the 'Total' column of Item A should be transferred to the 'Total' column of Item C and then apportioned to each Phase on a pro-rata CFA basis)
- The total cost of ARCS (incl. piling, builder's works & B.S. works) is shared among the relevant portions served by ARCS on a pro-rata CFA basis

Prepared by : Kenny Yuen (QS/C12)

Date : 10 May 2000

Summary of Proposed Project Development Budget

Fanling Area 36 - Phase 1

10.5.2000

| | | Cost Portions | | | | | | | | | Total |
|--|-------------------------------------|---------------|--------|------------|-----------------|---------|------------------------------|-----------------------------|-------------|-------------|-----------|
| | | Domestic | | Commercial | Private Carpark | Welfare | Public Transport Interchange | Resi. Care Home for Elderly | Unallocable | Fitting-out | |
| | | (PRH) | (HOS) | (CC) | (CP) | (WEL) | (PTI) | (RCHE) | (UN) | (F/O) | |
| CFA | | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) |
| Development Cost | | 84,086 | 0 | 9,301 | 19,221 | 1,120 | 4,484 | 4,112 | 0 | 1,120 | 123,444 |
| (a) Site Development Cost | | | | | | | | | | | |
| | Demolition | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Site Formation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sub-total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (b) Construction Cost | | | | | | | | | | | |
| 1 | foundation (incl. pile caps) | 38,687 | 0 | 0 | 6,125 | 522 | 0 | 0 | 0 | 0 | 45,334 |
| 2 | building (inc. building services) | 422,063 | 0 | 119,620 | 65,135 | 5,217 | 0 | 28,705 | 0 | 2,066 | 642,806 |
| 3 | transfer structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | external works | 40,360 | 0 | 4,464 | 9,228 | 538 | 9,714 | 1,974 | 0 | 0 | 66,276 |
| 5 | ARCS | 8,616 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,616 |
| 6 | Other sep. contract | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | Fluctuation | 20,488 | 0 | 5,260 | 3,353 | 247 | 489 | 1,588 | 0 | 0 | 31,425 |
| | Subtotal | 530,214 | 0 | 129,344 | 83,839 | 6,524 | 10,203 | 32,267 | 0 | 2,066 | 794,457 |
| (c) Project Management Cost | | | | | | | | | | | |
| 8 | Professional Services and Overheads | | | | | | | | | | |
| 9 | related site staff | | | | | | | | | | |
| | Subtotal | | | | | | | | | | |
| | (a+b) x 14% | 74,230 | 0 | 18,108 | 11,737 | 913 | 1,428 | 4,517 | 0 | 289 | 111,224 |
| (d) Other Project Cost | | | | | | | | | | | |
| | (a+b) x 2% | 10,604 | 0 | 2,587 | 1,677 | 130 | 204 | 645 | 0 | 41 | 15,889 |
| (e) Development Contingency* | | | | | | | | | | | |
| 10 | risk provision (max 5%) | | | | | | | | | | |
| 11 | allowable variance (max 5%) | | | | | | | | | | |
| | (a+b+c+d) x max 10% | 61,505 | 0 | 9,948 | 9,725 | 757 | 367 | 3,743 | 0 | 240 | 86,284 |
| (f) Development Cost Budget | | | | | | | | | | | |
| | a+b+c+d+e | 676,553 | 0 | 159,987 | 106,979 | 8,325 | 12,202 | 41,173 | 0 | 2,636 | 1,007,854 |
| (g) Unit Development Cost (\$/sq m CFA) | | | | | | | | | | | |
| | (f/CFA) | 8,046 | 0 | 17,201 | 5,566 | 7,433 | 2,721 | 10,013 | 0 | 0 | N/A |
| (h) SPC Approved Unit Development Cost Limit (\$/sq m) | | | | | | | | | | | |
| | | 8,451 | 0 | 17,202 | 7,542 | 8,478 | 2,723 | 12,913 | 0 | 0 | N/A |

Notes

- (1) A balancing figure to top up the total project management cost to 14%
- (2) Consultant fee include fee of all architectural, Engineering and QS consultancy services
- (3) Unit Development Cost (\$/sq.m.) include 10% max. development contingencies for all Cost Portions in Phase 1.
- (4) SWD has confirmed that funding for the RCHE would be met from the Lotteries Fund.

Summary of Proposed Project Development Budget

Fanling Area 36 - Phase 2

10.5.2000

| | | Cost Portions | | | | | | | | | Total |
|--|-------------------------------------|---------------|--------|------------|-----------------|---------|------------------------------|-------------|-----------------------------|-------------|-----------|
| | | Domestic | | Commercial | Private Carpark | Welfare | Public Transport Interchange | Unallocable | Government Non-reimbursible | Fitting-out | |
| | | (PRH) | (HOS) | (CC) | (CP) | (WEL) | (PTI) | (UN) | (GN) | (F/O) | |
| CFA | | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) |
| Development Cost | | 143,919 | 0 | 0 | 0 | 750 | 0 | 856 | 0 | 0 | 145,525 |
| (a) Site Development Cost | | | | | | | | | | | |
| | Demolition | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Site Formation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sub-total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (b) Construction Cost | | | | | | | | | | | |
| 1 | foundation (incl. pile caps) | 46,005 | 0 | 0 | 0 | 222 | 0 | 220 | 0 | 0 | 46,447 |
| 2 | building (inc. building services) | 753,312 | 0 | 0 | 0 | 3,879 | 0 | 8,925 | 0 | 0 | 766,116 |
| 3 | transfer structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | external works | 69,079 | 0 | 0 | 0 | 360 | 0 | 411 | 0 | 0 | 69,850 |
| 5 | ARCS | 14,747 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,747 |
| 6 | Other sep. contract | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | Fluctuation | 34,362 | 0 | 0 | 0 | 177 | 0 | 427 | 0 | 0 | 34,966 |
| | Subtotal | 917,505 | 0 | 0 | 0 | 4,638 | 0 | 9,983 | 0 | 0 | 932,126 |
| (c) Project Management Cost | | | | | | | | | | | |
| 8 | Professional Services and Overheads | | | | | | | | | | |
| 9 | related site staff | | | | | | | | | | |
| | Subtotal | | | | | | | | | | |
| | (a+b) x 14% | 128,451 | 0 | 0 | 0 | 649 | 0 | 1,398 | 0 | 0 | 130,498 |
| (d) Other Project Cost | | | | | | | | | | | |
| | (a+b) x 2% | 18,350 | 0 | 0 | 0 | 93 | 0 | 200 | 0 | 0 | 18,643 |
| (e) Development Contingency* | | | | | | | | | | | |
| 10 | risk provision (max 5%) | | | | | | | | | | |
| 11 | allowable variance (max 5%) | | | | | | | | | | |
| | (a+b+c+d) x max 10% | 106,431 | 0 | 0 | 0 | 538 | 0 | 1,158 | 0 | 0 | 108,127 |
| (f) Development Cost Budget | | | | | | | | | | | |
| | a+b+c+d+e | 1,170,736 | 0 | 0 | 0 | 5,918 | 0 | 12,738 | 0 | 0 | 1,189,393 |
| (g) Unit Development Cost (\$/sq m CFA) | | | | | | | | | | | |
| | (f/CFA) | 8,135 | 0 | 0 | 0 | 7,891 | 0 | 14,881 | 0 | 0 | N/A |
| (h) SPC Approved Unit Development Cost Limit (\$/sq m) | | | | | | | | | | | |
| | | 8,177 | 0 | 0 | 0 | 8,152 | 0 | N/A | 0 | 0 | N/A |

Notes

- (1) A balancing figure to top up the total project management cost to 14%
- (2) Consultant fee include fee of all architectural, Engineering and QS consultancy services
- (3) Unit Development Cost (\$/sq.m.) include 10% max. development contingencies for all Cost Portions in Phase 2.

Summary of Proposed Project Development Budget

Fanling Area 36 - Phase 3

10.5.2000

| | | Cost Portions | | | | | | | | Total |
|------------------|--|---------------|----------|------------|-----------------|----------|------------------------------|-------------|-----------------------------|----------|
| | | Domestic | | Commercial | Private Carpark | Welfare | Public Transport Interchange | Unallocable | Government Non-reimbursible | |
| | | (PRH) | (HOS) | (CC) | (CP) | (WEL) | (PTI) | (UN) | (GN) | (F/O) |
| CFA | | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) | (sq m) |
| | | 116,729 | 0 | 0 | 0 | 53 | 0 | 0 | 0 | 53 |
| Development Cost | | (\$,000) | (\$,000) | (\$,000) | (\$,000) | (\$,000) | (\$,000) | (\$,000) | (\$,000) | (\$,000) |
| (a) | Site Development Cost | | | | | | | | | |
| | Demolition | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Site Formation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sub-total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (b) | Construction Cost | | | | | | | | | |
| 1 | foundation(Incl. pile caps) | 65,101 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 65,133 |
| 2 | building (inc. building services) | 603,129 | 0 | 0 | 0 | 296 | 0 | 0 | 0 | 603,583 |
| 3 | transfer structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | external works | 56,029 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 56,054 |
| 5 | ARCS | 11,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,960 |
| 6 | Other sep. contract | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | Street FH System | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | Fluctuation | 29,164 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 29,178 |
| | Subtotal | 765,383 | 0 | 0 | 0 | 367 | 0 | 0 | 0 | 158 |
| (c) | Project Management cost | | | | | | | | | |
| 8 | Professional Services and Overheads | | | | | | | | | |
| 9 | related site staff | | | | | | | | | |
| | Subtotal | | | | | | | | | |
| | (a+b) x 14% | 107,154 | 0 | 0 | 0 | 51 | 0 | 0 | 0 | 22 |
| (d) | Other Project Cost | | | | | | | | | |
| | (a+b) x 2% | 15,308 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 3 |
| (e) | Development Contingency* | | | | | | | | | |
| 10 | risk provision (max 5%) | | | | | | | | | |
| 11 | allowable variance (max 5%) | | | | | | | | | |
| | (a+b+c+d) x max 10% | 88,784 | 0 | 0 | 0 | 43 | 0 | 0 | 0 | 18 |
| (f) | Development Cost Budget | | | | | | | | | |
| | a+b+c+d+e | 976,629 | 0 | 0 | 0 | 468 | 0 | 0 | 0 | 202 |
| (g) | Unit Development Cost (\$/sq m CFA) | | | | | | | | | |
| | (f / CFA) | 8,367 | 0 | 0 | 0 | 8,836 | 0 | 0 | 0 | 3,804 |
| (h) | SPC Approved Unit Development Cost Limit (\$/sq m) | 8,802 | 0 | 0 | 0 | 8,926 | 0 | N/A | 0 | N/A |

Notes

- (1) A balancing figure to top up the total project management cost to 14%
 (2) Consultant fee include fee of all architectural, Engineering and QS consultancy services
 (3) Unit Development Cost (\$/sq.m.) include 10% max. development contingencies for all Cost Portions in Phase 4.

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 4

PROJECT : Fanning Area 36

PHASE : 1

PHDP Code : FL13NR

| COST ITEMS | COST PORTIONS | | | | | | | Common Items | | Total |
|--|---------------------------------|----------------|----------------|---------------|--------------|---------------|--------------|--------------|----------------|-------------------------------|
| | PRH | HOS | CC | CP | WEL- HA | RCHE | WEL- FIT | TS | EW | |
| CFA of Cost Portions (m2) | 84,088 | | 9,301 | 19,221 | 1,120 | 4,112 | | | | 117,840 |
| COST ITEMS | Estimated Cost in \$,000 | | | | | | | | | Fluctuation Provisions |
| A. Site Development & Construction Cost Budget At June 1999 (Excluding Fluctuations & Tender Price Inflation) | | | | | | | | | | |
| 1.0 Site Development Costs | | | | | | | | | | |
| 1.1 Site Formation Contract | | | | | | | | | | |
| 1.2 Demolition Contract | | | | | | | | | | |
| 2.0 Construction Costs | | | | | | | | | | |
| 2.1 Foundation Contract | 37,274 | | | 5,901 | 503 | - | | | | 43,678 |
| 2.2 Building Contract | | | | | | | | | | |
| 2.21 Building (excl. building services) | 330,525 | | 90,236 | 52,474 | 3,876 | 26,781 | 1,926 | | 505,898 | 28,330 |
| 2.22 Building Services | 63,079 | | 21,382 | 8,262 | 689 | - | | | 93,622 | |
| 2.23 Transfer Structures | | | | | | | | | | |
| 2.24 Public Transport Interchange | | | | | | | | 9,103 | 9,103 | 458 |
| 2.25 External Works for commonly shared elements | | | | | | | | 74,527 | 74,527 | 3,752 |
| 2.26 External Works for Specific Businesses | | | | | | | | | | |
| 2.27 Automated Refuse Collection System | | | | | | | | 18,173 | 18,173 | 191 |
| 2.28 Street Fire Hydrant Pump System | | | | | | | | - | - | |
| 2.3 Other Separate Contracts (incl. Soft Landscaping) | | | | | | | | 17,581 | 17,581 | |
| 2.4 Pay for Safety Scheme | 1,925 | | 472 | 305 | 23 | 140 | 10 | 625 | 3,500 | 162 |
| Cost Budget At June 1999 Price Level (A) | 432,803 | | 112,100 | 68,942 | 5,391 | 28,901 | 1,936 | | 119,989 | 766,062 |
| B. Cost Estimate Projected To Proposed Dates of Tenders (Cost in Item (A) plus Cost x (v), (w), (y) or (z)) | | | | | | | | | | |
| 1.0 Site Development Costs | | | | | | | | | | |
| 1.1 Site Formation Contract | | | | | | | | | | |
| 1.2 Demolition Contract | | | | | | | | | | |
| 2.0 Construction Costs | | | | | | | | | | |
| 2.1 Foundation Contract | 45,334 | 36,687 | | 6,125 | 522 | - | | | 45,334 | |
| 2.2 Building Contract | | | | | | | | | | |
| 2.21 Building (excl. building services) | 785,083 | 352,698 | 96,289 | 55,894 | 4,243 | 28,558 | 2,055 | | 539,835 | 28,096 |
| 2.22 Building Services | | 87,311 | 22,827 | 8,816 | 949 | - | | | 99,903 | |
| 2.23 Transfer Structures | | | | | | | | | | |
| 2.24 Public Transport Interchange | | | | | | | | 9,714 | 9,714 | 489 |
| 2.25 External Works for commonly shared elements | | | | | | | | 79,527 | 79,527 | 4,004 |
| 2.26 External Works for Specific Businesses | | | | | | | | | | |
| 2.27 Automated Refuse Collection System | | | | | | | | 19,392 | 19,392 | 204 |
| 2.28 Street Fire Hydrant Pump System | | | | | | | | - | - | |
| 2.3 Other Separate Contracts (incl. Soft Landscaping) | 18,739 | | | | | | | 18,739 | 18,739 | |
| 2.4 Pay for Safety Scheme | | 2,054 | 504 | 325 | 25 | 149 | 11 | 867 | 3,735 | 194 |
| Cost Budget Projected To Proposed Dates of Tenders | \$ 848,166 (B) | 480,750 | 119,820 | 71,260 | 5,739 | 28,705 | 2,066 | | 128,039 | 616,179 |

Type of Contract

Site Formation

Demolition

Foundation

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

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

Tender In Date

-

07/00

05/01

Adjustment for months after June 1999

Months x 3.5% / 12 = - (v)

Months x 3.5% / 12 = - (w)

Months x 3.5% / 12 = 0.037917 (y)

Months x 3.5% / 12 = 0.067083 (z)

Legend for Cost Portions :

PRH - Public Rental Housing

HOS - Home Ownership Scheme

CC - Commercial (Shopping) Centre

CP

WEL

GN

Carpark

Wellness & Community Facilities

Government non-reimbursable

UN

TS - Transfer Structures

EW - External Works

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

DQS1-F21 (15/10/99)

Page 1 of 10

Notes :

- (1) All prices are at June 1999 price level and adjusted for tender price inflation to tender in dates of contracts based on 3.5% per annum.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBI.
- (3) The costs for soft landscaping, utilities connections, site investigation, fees etc. shall be grouped under Other Separate Contracts.
- (4) The fluctuation provisions shall be worked out based on the formula as shown on the Guidance Notes for Standard Cost Yardsticks.
- (5) Cost of item 2.29 refer to DCMBI P01/00.

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Other Project Costs, e.g. traffic and environmental studies, land surveying studies, site potential and other engineering studies, site investigation, geotechnical advisory services, construction material test, piling test carried out by direct testing contractor, etc.

Construction Cost Budget No. 4 (Domestic Blocks : Rental Portion)

Project : Fauling Area 36 Phase : 1 (PHPD Code : FL13NR)

| Cost at June 1999 Price Level | No. of Flats | Cost per Flat | | TOTAL |
|---|--------------|--|---------------------------------|---------|
| | | Foundation (Incl/Excl Caps) | Building (Incl/Excl Caps) | |
| 1.0 Standard Blocks | | | | |
| (a) New Harmony Block (Type 1 Option 2, Block No. A, 41 Storeys) | | | | |
| - 1B Flat | 320 | 21,290 | 196,090 | 217,380 |
| - 2B Flat | 320 | 27,870 | 256,720 | 284,590 |
| - 1P/2P Flat | 159 | 12,320 | 113,510 | 125,830 |
| | 799 | | | |
| (b) New Harmony Block (Type 1 Option 5, Block No. B, 41 Storeys) | | | | |
| - 1B Flat | 1 | 21,120 | 182,990 | 204,110 |
| - 2B Flat | 480 | 27,630 | 239,450 | 267,080 |
| - 3B Flat | 159 | 33,150 | 287,200 | 320,350 |
| | 640 | | | |
| - Building Services | 1,439 | - | 43,835 | 43,835 |
| Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = 85,052 m2) | | \$'000 | | |
| | | 36,244 | 386,810 | 423,054 |
| | | (\$4,974/m2 CFA) (\$293,992 per flat) | | |
| 2.0 Adjustments to Item 1.0 Above | | | | |
| (a) Adjust for foundation to Block No. A & B based on preliminary design | | 1,534 | - | 1,534 |
| (b) Ddt. basic carcass of ancillary/welfare facilities in domestic blocks | | -504 | -3,304 | -3,808 |
| (c) Add for upgrading of cisterns | | - | 240 | 240 |
| (d) Add for converting of 3B flats to 1B and 1P/2P flats | | - | 8,758 | 8,758 |
| (e) Add for architectural features on roof level | | - | 1,100 | 1,100 |
| Sub-Total (B) | | \$'000 | | |
| | | 1,030 | 6,794 | 7,824 |
| | | (\$92/m2 CFA) (\$5,437 per flat) 1.85% under that calculated based on Standard Yardsticks | | |
| 3.0 Non-standard Blocks | | | | |
| | | \$'000 | | |
| | | - | - | - |
| Sub-Total (C) | | \$'000 | | |
| | | - | - | - |
| | | (\$ /m2 CFA) (\$ per flat) | | |
| Total Cost of Domestic Block - Rental Portion at June 1999 Price Level = (A) + (B) + (C) (excluding Provisions for Contract Fluctuations) | | \$'000 | | |
| | | 37,274 | 393,604 | 430,878 |
| | | (\$5,065/m2 CFA) (\$299,429 per flat) | | |

* Delete as appropriate

Note

- June 1999 cost yardsticks are used for New Harmony 1 Blocks.

Notes on Non-standard Adjustments

- Foundation cost based on preliminary design of 827 No. 305x305x180kg/m steel H piles of 39.75m average depth. (As advised by SSE/5 on 08/05/2000)
- Cost of 2(c) refer to DCMBI D17/99.
- Cost of 2(d) refer to conversion similar to DCMBI D04/00.

Remark

Standard Yardsticks for the project are calculated on the basis of standard yardsticks for each flat type adjusted to the tender-in-date.

Construction Cost Budget No. 4 (Welfare - HA Fund)

Project : Fauling Area 36 Phase : 1 (PHPD Code : FL13NR)

| Cost at June 1999 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|--|-------------|--------------------------------------|------------------------------------|-------------------------------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| <div><div></div><div>\$'000</div><div></div></div> | | | | |
| 1.0 <u>Ancillary/Welfare Facilities in Domestic Block/Other Buildings*</u> (G/F or Upper Floors) | | | | |
| (a) Ancillary/Welfare facilities (no fitting out included) | 1,120 | 504 | 2,856 | 3,360 |
| (b) Fitting Out for Ancillary-Welfare Facilities (Total area to be fitted out = 1120 m2 CFA) | | - | 1,120 | 1,120 |
| (c) Building Services | | - | 448 | 448 |
| 2.0 <u>Other Adjustments for Item 1.0 Above</u> | | | | |
| (a) Adjust for foundation to Block No. A & B based on preliminary design | | -1 | - | -1 |
| (b) Add for Sprinkler System | | - | 441 | 441 |
| <div><div></div><div>\$'000</div><div></div></div> | | | | |
| Total Cost of Welfare-Unallocable* Portion - HA Fund at June 1999 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | 503 | 4,865 | 5,368 (\$4,793/m2 CFA) |

* Delete as appropriate

Notes on Non-standard Adjustment

- Foundation cost based on preliminary design by SE/27 & SSE/5.
- Advised by BSE/C36 to provide sprinkler system.
- Each kindergarten protrudes 77m2 beyond the building line (total 154 m2).

Remarks :

- Welfare Portion includes the following :

| | | |
|--------------|------|--------|
| Kindergarten | 1120 | m2 CFA |
| Total | 1120 | m2 CFA |
- June 1999 cost yardsticks are used for carcass and fitting out.

Construction Cost Budget No. 4 (Welfare - HA Fund)

Project : Fanling Area 36 Phase : 1 (PHPD Code : FL13NR)

| Cost at June 1999 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|--|-------------|-------------------------------------|-----------------------------------|----------------------------|
| | | Foundation (Incl/Excl * Caps) | Building (Incl/Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Commercial Centre (Upper Floor) - R.C.H.E. | | \$'000 | | |
| (a) Ancillary/Welfare facilities (no fitting out included) (See note 1) | 4,112 | - | 26,761 | 26,761 |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = _____ m2 CFA) | | - | - | - |
| 2.0 <u>Other Adjustments for Item 1.0 Above</u> | | | | |
| Total Cost of Welfare/ Unallocable * Portion - HA Fund at June 1999 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | \$'000 | | |
| | | | 26,761 | 26,761 (\$6,508/m2 CFA) |

* Delete as appropriate

Note

- The costs for foundation, superstructure and basic fitting-out under BCT-707 of RCHE are included in WEL.
- Fitting-out works under BCT-707 of RCHE are not to be constructed under this project and are excluded as confirmed by APM/A44.

Construction Cost Budget No. 4 (Welfare - FIT)

Project : Fanling Area 36 Phase : 1 (PHPD Code : FL13NR)

| Cost at June 1999 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-------------|-------------------------------------|-----------------------------------|---------------------------|
| | | Foundation (Incl/Excl * Caps) | Building (Incl/Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Domestic Block/Other Buildings* (G/F or Upper Floors) | | \$'000 | | |
| (a) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = <u>1120</u> m2 CFA) | 1,120 | - | 1,926 | 1,926 |
| 2.0 <u>Other Adjustments for Item 1.0 Above</u> | | | | |
| Total Cost of Welfare Portion - Lotteries Fund at June 1999 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | \$'000 | | |
| | | - | 1,926 | 1,926 (\$1,720/m2 CFA) |

* Delete as appropriate

Notes on Non-standard Adjustment

- Each kindergarten protrudes 77m2 beyond the building line (total 154 m2).

Remarks :

- Welfare Portion includes the following :

| | | |
|--------------|------|--------|
| Kindergarten | 1120 | m2 CFA |
| Total | 1120 | m2 CFA |
- June 1999 cost yardsticks are used for carcass and fitting out.

Construction Cost Budget No. 4 (Commercial Centre Portion)

Project : Fanling Area 36 Phase : 1 (PHPD Code : FL13NR)

| Cost at June 1999 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|--|-------------|--------------------------------------|------------------------------------|----------------------------------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| <div>←-----\$'000-----→</div> | | | | |
| 1.0 Commercial Centre (Standalone or Integrated with Carpark Building*) based on Actual Design | | | | |
| (a) Shopping Centre Portion (Type <u> D </u>) IFA = <u> 4,673 </u> m2 ; CFA = <u> 9,301 </u> m2 (IFA / CFA = <u> 50.24% </u>) as that stated in CCDG / confirmed by <u> </u> *) | 9,301 | - | 77,198 | 77,198 |
| (b) Building Services | 9,301 | - | 21,392 | 21,392 |
| (c) Add A/C Provision to Shopping Centre (excl. Market) @\$ <u> 2,790 </u> per m2 A/C area (Total A/C Area = <u> 4,673 </u> m2) | - | - | 13,038 | 13,038 |
| (d) Add A/C Provision to Market area only @\$ <u> </u> per m2 A/C area (Total A/C Area = <u> </u> m2) | - | - | - | - |
| Total Cost of Commercial Centre Portion at June 99 Price Level (excluding Provisions for Contract Fluctuations) | | - | 111,628 | 111,628 (\$12,002/m2 CFA) |

| Difference between Actual Design (item 1.0 above) and Cost Yardsticks/Cost Ceiling/Budget due to the following :- (The price levels of item 1.0 and the June Cost Yardstick should be the same) | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | TOTAL |
|---|--------------------------------|------------------------------|-------|
| | | | |

Notes

Construction Cost Budget No. 4 (Carpark Portion)

Project : Fanling Area 36 Phase : 1 (PHDP Code : FL13NR)

| Cost at June 1999 Price Level | Space (No.) | Estimated Cost | | TOTAL |
|--|----------------|--|------------------------------------|--------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 <u>Carpark (Integrated Comm./Carpark* OR-Freestanding Carpark Building*) based on Actual Design</u> | | ←\$'000→ | | |
| (a) Carpark Portion - Private (41.525 m2 CFA per space) (427 No. Private + 52 No. Motorcycle) | 440 | 5,901 | 52,474 | 58,375 |
| | 440 | | | |
| (b) Building Services | | - | 8,262 | 8,262 |
| Sub-total (A) :- (excluding Provisions for Contract Fluctuations) (Total CFA based on Actual Design = 18,271 m2 & Average CFA per carparking space = 41.525 m2) | | ←\$'000→ 5,901 60,736 66,637 (\$3,647/m2 CFA (\$151,448 / space 11.59% under that calculated based on Standard Yardsticks | | |

| 2.0 Difference between Actual Design (item 1.0 above) and Cost Yardsticks/Cost Ceiling/Budget due to the following :- (The price levels of item 1.0 and the June Cost Yardstick should be the same) | Estimated Cost | | TOTAL |
|---|--------------------------------|------------------------------|--------|
| | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| (a) Ddt. for adjustment on cost of foundation based on preliminary design | -8,442 | - | -8,442 |
| (b) Add for fireman lifts | - | 1,520 | 1,520 |

* Delete as appropriate

Notes

- As advised by A/25 cost yardsticks are used for superstructure.
- 4 motorcycle parking space was assumed as 1 private car parking space.

Notes on Non-standard Adjustments

- Foundation cost based on preliminary design of 147 No. 305x305x180kg/m steel H piles of 40.5m average depth.
(As advised by SSE/5 on 08/05/2000)

Remark

Cost Estimation calculated based on Standard Yardsticks for s.m. CFA of private carparking space of freestanding carpark building plus adjustment for non-standard elements as per item 2.0.

(Public Transport Interchange - Government Non-reimbursable / Commonly Shared External Works*)

Project : Fanling Area 36

Phase : 1 (PHDP Code: FL13NR)

| Cost at June 1999 Price Level | Estimated Cost | | TOTAL |
|--|--------------------------------------|------------------------------------|-------------------------------------|
| | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Public Transport Interchange based on Actual Design (Covered Area = <u>4.484</u> m2) | ← \$'000 → | | |
| (a) Open Area | | 9,103 | 9,103 |
| Total Cost of Public Transport Interchange Portion at June 99 Price Level (excluding Provisions for Contract Fluctuations) | ← \$'000 → | | |
| | - | 9,103 | 9,103 (\$ - /m2 Covered Area) |

* *Delete as appropriate*

Construction Cost Budget No. 4

(External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

Project : Fanling Area 36

Phase : 1 (PHPD Code : FL13NR)

Total GEA = 35,078 m2 ; Total CFA = 117,840 m2 ; Total LAA = 28,003 m2

| Cost at June <u>1999</u> Price Level | Estimated Cost | | TOTAL |
|--|-----------------------------------|---------------------------------|---|
| | Foundation (Incl/Excl Caps) | Building (Incl/Excl Caps) | |
| 1.0 <u>External Works based on Actual Design (excl. Contract Price Fluctuation)</u> | <div>←\$'000→</div> | | |
| (a) Hard Landscape Works (Amenities) | - | 33,495 | 33,495 |
| (b) Underground Drainage | - | 33,756 | 33,756 |
| (c) Others | - | 6,136 | 6,136 |
| Sub-total (A) | - | 73,387 | 73,387 (\$623/m2 CFA) (\$2,092 /m2 GEA) |
| 2.0 <u>Special External Works based on Actual Design (excl. Contract Price Fluctuation)</u> | <div>←\$'000→</div> | | |
| (a) Footbridges/staircases/ramps | | | |
| (b) Lift Tower | | | |
| (c) Elevated Deck | | | |
| (d) Slope stabilization | | | |
| (e) Retaining wall | | | |
| (f) Noise barrier | | | |
| (g) Works outside site boundary | | | |
| (h) BS - Escalator/Lift | | | |
| (i) Sculpture | | 1,140 | 1,140 |
| (j) Remaining Items | | | |
| Sub-Total (B) | - | 1,140 | 1,140 (\$10/m2 CFA) (\$32 /m2 GEA) |
| Total Cost of Commonly Shared External Works at June <u>1999</u> Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations) | <div>←\$'000→</div> | | |
| | - | 74,527 | 74,527 (\$632/m2 CFA) (\$2,125 /m2 GEA) |

| | | | |
|--|------------|---------------|---|
| <p>Cost of Automated Refuse Collection System at June 1999 Price Level (excluding Provisions for Contract Fluctuations)</p> | <p>307</p> | <p>17,866</p> | <p>18,173</p> |
| | | | <p>(\$154/m2 CFA) (\$518 per GEA)</p> |

| Cost at June 1999 Price Level | Estimated Cost | | TOTAL |
|---|----------------|---------------|-----------------------------------|
| | Soft Landscape | Fees & Others | |
| Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 1999 Price Level (excluding Provisions for Contract Fluctuations) | 3,494 | 14,067 | 17,561 |
| | | | (\$149/m2 CFA) (\$501 /m2 GEA) |

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 1

PHASE 2

| | | | | | | | | | | | | | | | | | | |
|--|--|-----------------|--|---------|--|--------------------------|---------|--------------------|---------|-------|-------|-------|-------|--------------|--------|------------------------------|---------|---------------------------|
| Project : | | Fanling Area 36 | | Phase : | | 2 | | PHDP Code : FL13NR | | | | | | | | | | |
| | | | | | | COST PORTIONS | | | | | | | | Common items | | Total (Excl. Fluctuation) | | |
| | | | | | | PRH | HOS | CC | CP | WEL | UN | PTI | GN | TS | EW | | | |
| CFA of Cost Portions (m2) | | | | | | 143,919 | | | | 750 | 856 | | | | | 145525 m2 CFA | | |
| COST ITEMS | | | | | | Estimated Cost in \$,000 | | | | | | | | | | | | Fluctuation Provisions |
| A. Site Development & Construction Cost Budget At June 99 (Excluding Fluctuations & Tender Price Inflation) | | | | | | | | | | | | | | | | | | |
| 1.0 Site Development Costs | | | | | | | | | | | | | | | | | | |
| 1.1 Demolition Contract | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | |
| 1.2 Site Formation Contract | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | |
| 2.0 Construction Costs | | | | | | | | | | | | | | | | | | |
| 2.1 Foundation Contract | | | | | | 46,005 | - | - | - | 222 | 220 | - | - | - | - | 46,447 | - | |
| 2.2 Building Contract | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | |
| 2.21 Building (excl. building services) | | | | | | 604,667 | - | - | - | 3,142 | 7,963 | - | - | - | - | 615,772 | 30,555 | |
| 2.22 Building Services | | | | | | 123,171 | - | - | - | 606 | 660 | - | - | - | 1,568 | 126,005 | - | |
| 2.23 Transfer Structures | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | |
| 2.24 Public Transport Interchange | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | |
| 2.25 External Works for commonly shared elements | | | | | | - | - | - | - | - | - | - | - | - | 40,506 | 40,506 | 2,068 | |
| 2.26 External Works for Specific Businesses | | | | | | - | - | - | - | - | - | - | - | - | - | - | - | |
| 2.27 Automated Refuse Collection System | | | | | | - | - | - | - | - | - | - | - | - | 8,837 | 8,837 | 145 | |
| 2.3 Other Separate Contracts (incl. Softlandscaping) | | | | | | - | - | - | - | - | - | - | - | - | 2,389 | 2,389 | - | |
| Cost Budget At June 99 Price Level | | | | | | (A) | 773,843 | - | - | - | 3,970 | 8,843 | - | - | - | 53,300 | 839,956 | 32,768 |
| B. Cost Estimate Projected To Proposed Dates of Tenders [Cost in Item (A) plus Cost x (v), (w), (y) or (z)] | | | | | | | | | | | | | | | | | | |
| 1.0 Site Development Costs | | | | | | | | | | | | | | | | | | |
| 1.1 Demolition Contract | | | | | | \$ | - | - | - | - | - | - | - | - | - | - | - | |
| 1.2 Site Formation Contract | | | | | | \$ | - | - | - | - | - | - | - | - | - | - | - | |
| 2.0 Construction Costs | | | | | | | | | | | | | | | | | | |
| 2.1 Foundation Contract | | | | | | \$ | 46,447 | 46,005 | - | 222 | 220 | - | - | - | - | 46,447 | - | |
| 2.2 Building Contract | | | | | | \$ | 852,723 | - | - | - | - | - | - | - | - | - | - | |
| 2.21 Building (excl. building services) | | | | | | | | 625,830 | - | 3,252 | 8,242 | - | - | - | - | 637,324 | 31,624 | |
| 2.22 Building Services | | | | | | | | 127,482 | - | 627 | 683 | - | - | - | 1,623 | 130,415 | - | |
| 2.23 Transfer Structures | | | | | | | | - | - | - | - | - | - | - | - | - | - | |
| 2.24 Public Transport Interchange | | | | | | | | - | - | - | - | - | - | - | - | - | - | |
| 2.25 External Works for commonly shared elements | | | | | | | | - | - | - | - | - | - | - | 41,924 | 41,924 | 2,140 | |
| 2.26 External Works for Specific Businesses | | | | | | | | - | - | - | - | - | - | - | - | - | - | |
| 2.27 Automated Refuse Collection System | | | | | | | | - | - | - | - | - | - | - | 9,146 | 9,146 | 150 | |
| 2.3 Other Separate Contracts (incl. Softlandscaping) | | | | | | \$ | 2,473 | - | - | - | - | - | - | - | 2,473 | 2,473 | - | |
| Cost Budget Projected To Proposed Dates Of Tenders | | | | | | \$ | 901,643 | (B) | 799,317 | - | - | 4,101 | 9,145 | - | - | 55,166 | 867,729 | 33,914 |

Types of Contract

Demolition

Site Formation

Foundation

Building (for inflation adjustment, "External Works", "Others", etc.,
Tender-In Dates to be taken the same as "Building")

Tender In Dates

08/1999

06/2000

Adjustment for months after June 99

Months x # % / 12 = (v)

Months x # % / 12 = (w)

Months x 3.5 % / 12 = (y)

12 Months x 3.5 % / 12 = 0.0350 (z)

Legend for Cost Portions:

PRH - Public Rental Housing

HOS - Home Ownership Scheme

CC - Commercial (Shopping) Centre

PTI - Public Transport Interchange

CP - Carpark

WEL - Welfare & Community Facilities

GN - Government Non-reimbursable

UN -

Unallocable

TS -

Transfer Structure

EW -

External Works

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

SUMMARY OF CONSTRUCTION COST BUDGET NO. 2 (cont'd)

PHASE 2

Project : Fanling Area 36 Phase : 2 PHDP Code : FL13NR

Notes :

- (1) All prices are at June 99 price level and adjusted for tender price inflation to tender in dates of contracts based on 3.5 % per annum.
- (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, utilities connections, etc. have been grouped under Other Separate Contracts.
- (4) Foundation cost based on awarded Contract Sum.

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Other Project Costs, eg. 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) Site formation work including surface under drainage system and slope stabilization work etc.

Prepared by : K. K. Yuen (PQS's Name) (QS / C12 or Name of Consultant Firm *)Date : 8 May 2000

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

| Cost at June 99 Price Level | No. of Flats | Cost per Flat | | TOTAL |
|--|--------------|--------------------------------|---|---|
| | | Foundation (Incl/-Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Standard Blocks | | | | |
| (a) New Harmony Block (Type 1, Option 6, Block No. 1, 40 Storeys) (excluding building services) | | | | |
| - 1B Flat | 160 | 21,900 | 212,470 | 234,370 |
| - 2B Flat | 160 | 28,780 | 279,210 | 307,990 |
| - 1-2P Flat | 159 | 12,810 | 124,230 | 137,040 |
| - 2-3P Flat | 320 | 16,490 | 159,970 | 176,460 |
| Building Services | | | | |
| - 1B Flat | | | 46,190 | 46,190 |
| - 2B Flat | | | 60,700 | 60,700 |
| - 1-2P Flat | | | 27,010 | 27,010 |
| - 2-3P Flat | | | 34,780 | 34,780 |
| (b) New Harmony Block (Type 1, Option 2, Block No. 2, 40 Storeys) (excluding building services) | | | | |
| - 1B Flat | 320 | 21,290 | 196,090 | 217,380 |
| - 2B Flat | 320 | 27,870 | 256,720 | 284,590 |
| - 1-2P Flat | 159 | 12,320 | 113,510 | 125,830 |
| Building Services | | | | |
| - 1B Flat | | | 39,660 | 39,660 |
| - 2B Flat | | | 51,920 | 51,920 |
| - 1-2P Flat | | | 22,960 | 22,960 |
| (c) New Harmony Block (Type 1, Option 7, Block No. 3, 40 Storeys) (excluding building services) | | | | |
| - 1B Flat | 480 | 21,311 | 198,314 | 219,625 |
| - 2B Flat | 160 | 27,852 | 259,182 | 287,034 |
| - 1-2P Flat | 159 | 12,322 | 114,668 | 126,990 |
| Building Services | | | | |
| - 1B Flat | | | 40,400 | 40,400 |
| - 2B Flat | | | 52,800 | 52,800 |
| - 1-2P Flat | | | 23,360 | 23,360 |
| | 2397 | | | |
| Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = <u>116,517</u> m2) | | 49,757 | 564,488 | 614,245 (\$5,272 /m2 CFA) (\$256,256 per flat) |
| 2.0 Adjustments to Item 1.0 Above | | | | |
| (a) Ddt. basic carcass of ancillary/welfare facilities in domestic block | | (390) | (3,114) | (3,504) |
| (b) Adjustment for Building Services for G/F facilities | | - | (488) | (488) |
| (c) Adjustment for Foundation | | (12,122) | - | (12,122) |
| (d) Add for Pay for Safety Scheme | | - | 1,253 | 1,253 |
| (e) Add for features on roof | | - | 600 | 600 |
| Sub-Total (B) | | (12,512) | (1,749) | (14,261) (\$ -122 /m2 CFA) (- \$5,950 per flat) 2.32 % under that calculated based on Standard Yardsticks |
| 3.0 Non-standard Blocks | | | | |
| (a) _____ Block (Type _____, Block No. _____, _____ Storeys) | | | | |
| - _____ Flat/Unit (## m2 CFA per Flat/Unit) | | | | |
| - _____ Flat/Unit (## m2 CFA per Flat/Unit) | | | | |
| Sub-Total (C) | | - | - | - (\$ _____ /m2 CFA) (\$ _____ per flat) |
| Total Cost of Domestic Block - HOS Portion at June 99 Price Level = (A) + (B) + (C) (excluding Provisions for Contract Fluctuations) | 37,245 | 562,739 | 599,984 (\$ 5149 /m2 CFA) (\$ 250,306 per flat) | |

* Delete as appropriate

Remark

Standard Yardsticks for the project are calculated on the basis of standard yardsticks for each flat type adjusted to the tender-in-date.

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

| Cost at June 99 Price Level | No. of Flats | Cost per Flat | | TOTAL |
|--|--------------|--------------------------------|---|---|
| | | Foundation (Incl/-Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Standard Blocks | | | | |
| (a) Harmony Annex Block (Type 5, Option 2, Block No. 2A, 35 Storeys) (excluding building services) | | | | |
| - 2-3P Flat | 385 | 17,770 | 184,490 | 202,260 |
| Building Services | | | | |
| - 2-3P Flat | | | 34,660 | 34,660 |
| (b) Harmony Annex Block (Type 5, Option 1, Block No. 3A, 35 Storeys) (excluding building services) | | | | |
| - 1-2P Flat | 385 | 15,220 | 174,270 | 189,490 |
| Building Services | | | | |
| - 1-2P Flat | | | 34,660 | 34,660 |
| | 770 | | | |
| Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = <u>27,402</u> m2) | | 12,701 | 164,811 | 177,512 (\$6,478 /m2 CFA) (\$230,535 per flat) |
| 2.0 Adjustments to Item 1.0 Above | | | | |
| (a) Ddt. basic carcass of ancillary/welfare facilities in domestic block | | (52) | (418) | (470) |
| (b) Adjustment for Building Services for G/F facilities | | - | (66) | (66) |
| (c) Adjustment for Foundation | | (3,889) | - | (3,889) |
| (d) Add for Pay for Safety Scheme | | - | 372 | 372 |
| (e) Add for features on roof | | - | 400 | 400 |
| Sub-Total (B) | | (3,941) | 288 | (3,653) (\$ -133 /m2 CFA) (- \$4,744 per flat) 2.06 % under that calculated; based on Standard Yardsticks |
| 3.0 Non-standard Blocks | | | | |
| (a) _____ Block (Type _____, Block No. _____, _____ Storeys) | | | | |
| - _____ Flat/Unit (## m2 CFA per Flat/Unit) | | | | |
| - _____ Flat/Unit (## m2 CFA per Flat/Unit) | | | | |
| Sub-Total (C) | | - | - | - (\$ _____ /m2 CFA) (\$ _____ per flat) |
| Total Cost of Domestic Block - HOS Portion at June 99 Price Level = (A) + (B) + (C) (excluding Provisions for Contract Fluctuations) | 8,760 | 165,099 | 173,859 (\$ 6345 /m2 CFA) (\$ 225,791 per flat) | |

* Delete as appropriate

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

| Cost at June 99 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-------------|--------------------------------------|------------------------------------|-----------------------------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Domestic Block (G/F or Upper Floors) | | ←-----\$'000-----→ | | |
| (a) Ancillary/Welfare facilities (no fitting out included and excluding building services) | 712 | 174 | 1,390 | 1,564 |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 712 m2 CFA) | | - | 3,423 | 3,423 |
| (c) Building Services | | - | 218 | 218 |
| 2.0 Other Adjustments for Item 1.0 Above | | | | |
| Add for sprinkler | | - | 116 | 116 |
| Add for smoke detector | | - | 204 | 204 |
| Add for extended EMO portion | | - | 2,359 | 2,359 |
| Add for Pay for Safety Scheme | | - | 19 | 19 |
| Total Cost of Welfare / Unallocable * Portion at June 99 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | 174 | 7,729 | 7,903 (\$ 11100 /m2 CFA) |

* Delete as appropriate

Remarks

1. ~~Welfare~~ / Unallocable* Portion includes the following :
- | | | |
|--|-----|--------|
| Artisan Workshop | 28 | m2 CFA |
| Cleansing Contractor's Office | 41 | m2 CFA |
| EMO (extension of 167 m2 not included in the 476 m2 CFA) | 476 | m2 CFA |
| Total | 545 | m2 CFA |

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

| Cost at June 99 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-------------|--------------------------------------|------------------------------------|--------------------------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Annex Block (G/F or Upper Floors) | | ←-----\$'000-----→ | | |
| (a) Ancillary/Welfare facilities (no fitting out included and excluding building services) | 144 | 46 | 367 | 413 |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 144 m2 CFA) | | - | 403 | 403 |
| (c) Building Services | | - | 58 | 58 |
| 2.0 Other Adjustments for Item 1.0 Above | | | | |
| Add for sprinkler | | - | 23 | 23 |
| Add for smoke detector | | - | 41 | 41 |
| Add for Pay for Safety Scheme | | - | 2 | 2 |
| Total Cost of Welfare / Unallocable * Portion at June 99 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | 46 | 894 | 940 (\$ 6528 /m2 CFA) |

* Delete as appropriate

Remarks

1. ~~Welfare~~ / Unallocable* Portion includes the following :
- | | | |
|---|-----|--------|
| BS Term Maintenance Contractor's Office | 73 | m2 CFA |
| BW Maintenance Contractor's Office | 71 | m2 CFA |
| Total | 144 | m2 CFA |

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

| Cost at June 99 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-------------|--------------------------------------|------------------------------------|----------------------------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Domestic Block (G/F or Upper Floors) | | \$'000 | | |
| (a) Ancillary/Welfare facilities (no fitting out included and excluding building services) | 730 | 216 | 1,724 | 1,940 |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 46 m2 CFA) | | - | 539 | 539 |
| (c) Building Services | | - | 270 | 270 |
| 2.0 Other Adjustments for Item 1.0 Above | | | | |
| Add for sprinkler | | - | 119 | 119 |
| Add for smoke detector | | - | 209 | 209 |
| Add for extended Day Nursery portion | | - | 763 | 763 |
| Add for Pay for Safety Scheme | | - | 8 | 8 |
| Total Cost of Welfare / Unallocable * Portion at June 99 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | 216 | 3,632 | 3,848 (\$ 5271 /m2 CFA) |

* Delete as appropriate

Remarks

- Welfare / Unallocable* Portion includes the following :

| | | |
|---|-----|--------|
| Parent's Resources Centre | 202 | m2 CFA |
| MAC Office (2 Nos.) | 46 | m2 CFA |
| Day Nursery (extension of 54 m2 not included in the 428 m2 CFA) | 428 | m2 CFA |
| Total | 676 | m2 CFA |
- Separate funded items for fitting-out works for Day Nursery and Parent's Resource Centre are not to be constructed under this project and are excluded as confirmed by A/25

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

| Cost at June 99 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-------------|--------------------------------------|------------------------------------|--------------------------|
| | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Annex Block (G/F or Upper Floors) | | \$'000 | | |
| (a) Ancillary/Welfare facilities (no fitting out included and excluding building services) | 20 | 6 | 51 | 57 |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 20 m2 CFA) | | - | 56 | 56 |
| (c) Building Services | | - | 8 | 8 |
| 2.0 Other Adjustments for Item 1.0 Above | | | | |
| Add for Pay for Safety Scheme | | - | 1 | 1 |
| Total Cost of Welfare / Unallocable * Portion at June 99 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | 6 | 116 | 122 (\$ 6100 /m2 CFA) |

* Delete as appropriate

Remarks

- Welfare / Unallocable* Portion includes the following :

| | | |
|------------|----|--------|
| MAC Office | 20 | m2 CFA |
| Total | 20 | m2 CFA |

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

Project : Fanling Area 36 Phase : 2 (PHDP Code : FL13NR)

Total GEA = 18238 m2; Total CFA= 145525 m2;

| Cost at June 99 Price Level | Estimated Cost | | TOTAL |
|---|--------------------------------------|------------------------------------|---|
| | Foundation (Incl/-Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 External Works based on Yardsticks (excl. Contract Price Fluctuation) | < | \$,000.00 | > |
| (a) Hard Landscape Works (Amenities) | - | 26,992 | 26,992 |
| (b) Underground Drainage | - | 13,405 | 13,405 |
| (c) Building Services | - | 1,568 | 1,568 |
| (d) Add for Pay for Safety Scheme | - | 109 | 109 |
| Sub-total (A) | - | 42,074 | 42,074 (\$ 289 /m2 CFA) (\$ 2307 /m2 GEA) |
| 2.0 Special External Works based on Actual Design (excl. Contract Price Fluctuation) | < | \$,000.00 | > |
| (a) Footbridges/staircases/ramps | - | - | - |
| (b) Covered bus terminus | - | - | - |
| (c) Lift Tower | - | - | - |
| (d) Elevated Deck | - | - | - |
| (e) Slope stabilization | - | - | - |
| (f) Retaining wall | - | - | - |
| (g) Noise barrier | - | - | - |
| (h) Works outside site boundary | - | - | - |
| (i) BS - Escalator/Lift | - | - | - |
| (j) Remaining Items | - | - | - |
| Sub-total (B) | - | - | - (\$ 0 /m2 CFA) (\$ 0 /m2 GEA) |
| Total Cost of Commonly Shared External Works at June 99 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations) | - | 42,074 | 42,074 (\$ 289 /m2 CFA) (\$ 2307 /m2 GEA) |

| | | | |
|---|---|-------|--|
| Cost of Automated Refuse Collection System at June 99 Price Level (excluding Provisions for Contract Fluctuations) | - | 8,837 | 8,837 (\$ 61 /m2 CFA) (\$ 485 /m2 GEA) |
|---|---|-------|--|

| Cost at June 99 Price Level | Estimated Cost | | TOTAL |
|--|----------------|---------------|--|
| | Soft Landscape | Fees & Others | |
| Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 99 Price Level (excluding Provisions for Contract Fluctuations) | 1,331 | 1,058 | 2,389 (\$ 16 /m2 CFA) (\$ 131 /m2 GEA) |

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 4

PROJECT : Fanling Are 36 PHASE : 3 PHDP Code : FL13NH

| | | COST PORTIONS | | | | | | | | | Common items | | Total |
|---------------------------|--|---------------|---------|----|----|-------|-----|-------|----|--------|--------------|----|---------|
| | | HOS | PRH | CC | CP | WEL/C | PTI | WEL/F | GN | CP(EW) | TS | EW | |
| CFA of Cost Portions (m2) | | | 116,729 | | | 53 | | | | | | | 116,782 |

| COST ITEMS | | Estimated Cost in \$,000 | | | | | | | | | | | Fluctuation Provisions |
|--|--|--------------------------|---------|---|---|-----|---|-----|---|--------|--------|---------|------------------------|
| A. <u>Site Development & Construction Cost Budget At June 1999</u> <u>(Excluding Fluctuations & Tender Price Inflation)</u> | | | | | | | | | | | | | |
| 1.0 <u>Site Development Costs</u> | | | | | | | | | | | | | |
| 1.1 Site Formation Contract | | - | - | - | - | - | - | - | - | - | - | - | - |
| 1.2 Demolition Contract | | - | - | - | - | - | - | - | - | - | - | - | - |
| 2.0 <u>Construction Costs</u> | | | | | | | | | | | | | |
| 2.1 Foundation Contract | | | 62,724 | - | - | 31 | - | - | - | - | - | 62,755 | - |
| 2.2 Building Contract | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.21 Building (excl. building services of building) | | | 470,074 | - | - | 230 | - | 148 | - | - | - | 470,452 | 24,828 |
| 2.22 Building Services of Building | | | 95,130 | - | - | 48 | - | - | - | - | - | 95,178 | - |
| 2.23 External Works for commonly shared elements | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.24 External Works for Government Non - Reimbursable | | | - | - | - | - | - | - | - | 33,289 | - | 33,289 | 1,780 |
| 2.25 Automated Refuse Collection System | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.26 Transfer Structures | | | - | - | - | - | - | - | - | 6,358 | - | 6,358 | 258 |
| 2.27 Public Transport Interchange | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.3 Other Separate Contracts (incl. Softlandscape) | | | - | - | - | - | - | - | - | - | 1,865 | 1,865 | - |
| Cost Budget At June 1999 Price Level (A) | | | 627,928 | | | 309 | | 148 | | | 41,512 | 669,897 | 26,866 |
| B. <u>Site Development & Construction Cost Budget At June 1999</u> <u>(Incl. Tender Price Inflation)</u> (Cost in Item (A) plus Cost x (v), (w), (y) or (z)) | | | | | | | | | | | | | |
| 1.0 <u>Site Development Costs</u> | | | | | | | | | | | | | |
| 1.1 Site Formation Contract | | | - | - | - | - | - | - | - | - | - | - | - |
| 1.2 Demolition Contract | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.0 <u>Construction Costs</u> | | | | | | | | | | | | | |
| 2.1 Foundation Contract | | \$ 65.133 | 65,101 | - | - | 32 | - | - | - | - | - | 65,133 | - |
| 2.2 Building Contract | | \$ 674.559 | - | - | - | - | - | - | - | - | - | - | - |
| 2.21 Building (excl. building services of building) | | | 501,616 | - | - | 245 | - | 158 | - | - | - | 502,019 | 26,494 |
| 2.22 Building Services of Building | | | 101,513 | - | - | 51 | - | - | - | - | - | 101,564 | - |
| 2.23 External Works for commonly shared elements | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.24 External Works for Government Non - Reimbursable | | | - | - | - | - | - | - | - | 35,523 | - | 35,523 | 1,899 |
| 2.25 Automated Refuse Collection System | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.26 Transfer Structures | | | - | - | - | - | - | - | - | 6,785 | - | 6,785 | 275 |
| 2.27 Public Transport Interchange | | | - | - | - | - | - | - | - | - | - | - | - |
| 2.3 Other Separate Contracts (incl. Softlandscape) | | \$ 1.990 | - | - | - | - | - | - | - | - | 1,990 | 1,990 | - |
| Cost Budget To Proposed Dates Of Tenders | | \$ 741.682 (B) | 668,230 | | | 328 | | 158 | | | 44,298 | 713,014 | 28,668 |

Types of Contract

Site Formation

Demolition

Foundation

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

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

Tender In Dates

07/2000

05/2001

Adjustment for months after June 1999

- Months x 3.5 % /12 =

- Months x 3.5 % /12 =

13 Months x 3.5 % /12 =

23 Months x 3.5 % /12 =

0.0379

0.0671

(v)

(w)

(y)

(z)

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

Prepared by :

Vicky S.W. CHIN (QS/C2)

Date :

05-May-00

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

PROJECT : Fanling Area 36 PHASE : 3 PHDP Code : FL13NH

Legend for Cost Portions :

PRH - Public Rental Housing
WEL/C - Welfare Facilities/Community
WEL/F - Welfare Facilities/Fitting-out
EW - External Works

Notes :

- (1) All prices are at June 1999 price level and adjusted for tender price inflation to tender in dates of contracts based on 3.5 % per annum.
- (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 total cost per PRH domestic portion is 3.86% over that calculated based on standard yardsticks. This is mainly due to additional cost for the preliminary foundation design as advised by PSE, addition cost for pay to safety scheme and additional environmental requirement.
- (4) The costs for soft landscaping and utilities connections shall be grouped under Other Separate Contracts.

Exclusions :

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

Basis of the Budget :

- (1) Cost Yardsticks have not been used in the calculation of the following:-
- Foundation for domestic blocks
- (2) This Budget is based on drawings No. FL13/P2/A/PR-02/P, FL13/4/BLC/A/LO-01, FL13/4/BLD/A/LO-01, FL13/4/BLE/A/LO-01 and FL13/2/BL1/A/LO-09/P-00 provided by Contract Manager on 4 May 2000.
- (3) Preliminaries foundation designs for domestic portions are advised by PSE on 4 May 2000.

Prepared by :

Vicky S.W. CHIN (QS/C2)

Date :

05-May-00

Construction Cost Budget No. 4 (Domestic Blocks: PRH Portion)

Project : Fanling Area 36

Phase 3 (PHDP Code: FL13NH)

| Cost at June 99 Price Level | | No. of Flats | Cost per Flat | | TOTAL |
|---|---|--------------|--------------------------------|------------------------------|---|
| | | | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 <u>Standard Blocks</u> | | | | | |
| (a) | New Harmony 1 (Option <u>5</u> , Block No. <u>C</u> , <u>41</u> Storeys) | | | | |
| - | 1 B Flat | 1 | 21,120 | 182,990 | 204,110 |
| - | 2 B Flat | 480 | 27,630 | 239,450 | 267,080 |
| - | 3 B Flat | 159 | 33,150 | 287,200 | 320,350 |
| (b) | New Harmony 1 (Option <u>6</u> , Block Nos. <u>D & E</u> , <u>41</u> Storeys) | | | | |
| - | 1 P Flat | 318 | 12,810 | 124,230 | 137,040 |
| - | 2 P.3 P Flat | 640 | 16,490 | 159,970 | 176,460 |
| - | 1 B Flat | 320 | 21,900 | 212,470 | 234,370 |
| - | 2 B Flat | 320 | 28,780 | 279,210 | 307,990 |
| - | Building Services | 2,238 | - | 42,528 | 42,528 |
| Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = <u>116,782</u> m2) | | 2,238 | 49,399 | 555,185 | 604,584 (55,177/m2CFA) (5270.14\$per flat) |
| 2.0 <u>Adjustments to Item 1.0 Above</u> | | | | | |
| (a) | Adjust for foundation to Blocks based on preliminary design | | 12,850 | - | 12,850 |
| (b) | Ddt. basic carcass of ancillary/welfare facilities in domestic blocks | | (25) | (230) | (255) |
| (c) | Ddt. building services of ancillary/welfare facilities in domestic blocks | | - | (48) | (48) |
| (d) | Adjust for special environmental requirement | | 500 | 2,500 | 3,000 |
| (e) | Adjust for revised w. c. suite (DCMBI No. D17/99) | | - | 360 | 360 |
| (f) | Adjust for pay for Safety Scheme (DCMBI No. P01/00) | | - | 6,837 | 6,837 |
| (g) | Adjust for non-standard elevation | | - | 600 | 600 |
| Sub-Total (B) | | | 13,325 | 10,019 | 23,344 (5200/m2CFA) (510.43 \$per flat) 3.86 % over that calculated based on Standard Yardsticks |
| 3.0 <u>Non-standard Blocks</u> | | | | | |
| Sub-Total (C) | | | - | - | - (5 ____/m2 CFA) (5 ____ per flat) |
| Total Cost of Domestic Block - Public Rental Housing Portion at June 99 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations) | | | 62,724 | 565,204 | 627,928 (33,377/m2CFA) (5280.57\$per flat) |

Delete as appropriate

Remarks :

1. Piling cost is based on 1,168 Nos of 305x305x180kg/m Grade 55C steel H Piles, average 30m long to 3 domestic blocks as advised by PSE.

Remark

Standard Yardsticks for the project are calculated on the basis of standard yardsticks for each flat type adjusted to the tender-in-date.

Construction Cost Budget No. 4 (Welfare Portion)

Project : Fanling Are 36 Phase 3 (PHDP Code: FL13NH)

| Cost at June 99 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-------------|--------------------------------------|------------------------------------|------------------------|
| | | Foundation (Incl/-Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 Ancillary/Welfare Facilities in Domestic Block) (MAC Offices) | | <div>\$'000</div> | | |
| (a) Ancillary/Welfare facilities (no fitting out included) -Building (excl. Building Services) -Building Services | 53 | 25 | 230 48 | 255 48 |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 53 m2 CFA) | | | 148 | 148 |
| 2.0 Other Adjustments for Item 1.0 Above | | | | |
| (a) Adjust for Foundation to Blocks based on preliminary design | | 6 | | 6 |
| Total Cost of Welfare Portion at June 99 Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations) | | 31 | 426 | 457 (\$8,623/m2CFA) |

* Delete as appropriate

Remarks

1. Welfare Portion includes the following :

MAC Offices

53 m2 CFA

Construction Cost Budget No. 4 (External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Busiesses)

Project : Fanling Area 36 Phase 3 (PHDP Code:FL13NH)

Total GEA = 14,238 m2; Total CFA= 116,782 m2; Total LAA = 18,966 m2

| Cost at June 99 Price Level | Estimated Cost | | TOTAL |
|---|--------------------------------------|------------------------------------|--|
| | Foundation (Incl/ Excl * Caps) | Building (Incl/ Excl * Caps) | |
| 1.0 External Works based on Actual Design (excl. Contract Price Fluctuation) | < | \$,000.00 | > |
| (a) Hard Landscape Works (Amenities) | - | 19,292 | 19,292 |
| (b) Underground Drainage | - | 10,465 | 10,465 |
| (c) Others | - | 3,232 | 3,232 |
| Sub-total (A) | - | 32,989 | 32,989 (\$282/m2 CFA) (\$2,317/m2 GEA) |
| 2.0 Special External Works based on Actual Design (excl. Contract Price Fluctuation) | < | \$,000.00 | > |
| (a) Garden rocks | - | 300 | 300 |
| Sub-total (B) | - | 300 | 300 (\$ 3 /m2 CFA) (\$ 21 /m2 GEA) |
| Total Cost of Commonly Shared External Works at June 99 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations) | - | 33,289 | 33,289 (\$285/m2 CFA) (\$2,338/m2 GEA) |
| Cost of Automated Refuse Collection System at June 99 Price Level (excluding Provisions for Contract Fluctuations) | | 6,358 | 6,358 (\$54/m2 CFA) (\$447/m2 GEA) |
| Cost @ June 99 Price Level | Estimate Cost | | Total |
| | Softlandscaping | Others | |
| Cost of Other Separate Contracts (include Softlandscaping) at June 99 Price Level (excluding Provisions for Contract Fluctuations) | 1,039 | 826 | 1,865 |

