



THE HONG KONG HOUSING AUTHORITY

Memorandum for Building Committee

Revised Client Brief, Scheme Design and Development Cost Budget for Redevelopment of Tsing Yi Area 10 Phase 2

PURPOSE

To seek Members' approval for the Revised Client Brief and Scheme Design with increase in the total number of flats from 2,516 nos. to 2,676 nos. and the corresponding Revised Development Cost Budget.

BACKGROUND

2. The Planning Brief for Tsing Yi Area 10 (Tsing Yan Temporary Housing Area) was approved by the Committee for Planning, Land and Development (CPLD) in May 1997. The Client Brief and Control Plan was approved by Building Committee (BC) on 20 November 1997 (Paper No. BC 178/97 refers).
3. The Scheme Design and Project Budget for Tsing Yi Area 10 Phase 2 was approved by BC on 29 April 1999 (Paper No. BC 74/99 refers).
4. The Housing Type was transferred from HOS to PRH approved by Strategic Planning Committee on 2 March 2000 (Paper No. SPC 26/2000 refers).
5. With the revised Scheme Design of the composite school-carpark block in Phase 3 approved by BC in January 2000, the overall site area of Tsing Yi Area 10 Development has been increased. This has thus opened the opportunity for an increase in flat production. Coincide with the recent requirement for shifting Block 4 for latest ventilation requirement insisted by Building Department and progress of foundation works on site, the increase in

flat production could conveniently be incorporated by adding 3 domestic floors to Block 4 and 5 domestic floors to Block 6.

REVISED CLIENT BRIEF

6. The major changes to the Approved Client Brief for Phase 2 are as follows –

		Original approved *	Revised
Flat mix and numbers	1P / 2P	500	532
	2P / 3P	448	488
	1B	784	828
	2B	784	828
	Total	2,516	2,676
LGV parking (nos.)		Nil	28
Landscaping areas		On grade for all landscaping areas	Landscaping deck on top of LGV parking area associated with the remaining on-grade landscaping areas

* The original approved Client Brief as stated in the original Design Scheme is in **Annex A** for reference.

REVISED SCHEME DESIGN

7. The Scheme Design (**Annex B**) illustrates the broad location of the buildings, covered LGV parking area, pedestrian access and other changes to the development. The main changes are as follows –

- a) Shifting of Block 4 towards Block 2 of Phase 1 by 3 metres for air ventilation purpose as advised by Building Department.
- b) The Block 4 increased from 35 to 38 domestic storeys and the Block 6 increased from 30 to 35 domestic storeys respectively.

- c) The displacement of LGV parking from Phase 3 to Phase 2 due to latest Phase 3 design change. A cover deck is provided to compensate the loss of open space and to mitigate the environmental impact from the LGV parking area.
- d) Improvement to the pedestrian circulation between Phase 2 and the Primary School in Phase 3 by a footbridge linking the cover of the LGV parking area and the Primary School podium to segregate the school pedestrian traffic from the vehicular traffic.

8. The above changes in Phase 2 coping with the detailed requirements of the Education Department for the School on podium arrangement, have induced corresponding changes in the Scheme Design and Development Cost Budget for Phase 3 which would be dealt with under separate cover subsequently.

REVISED DEVELOPMENT COST BUDGET

9. Based on the proposed Revised Design Scheme, the Revised Project Development Cost Budget for Phase 2 is estimated to be \$ 1,103.066M, which is higher than the Approved Development Cost Budget of \$1,007.449M (adjusted under Paper No. BC 38/2000) by \$ 95.617M or 9.5 % increase. Detailed build-up of the Revised Development Cost Budget as compared with Approved Development Cost Budget is as follows (detailed breakdown refers to **Annex C**) –

		(A) Approved Development Cost Budget (\$M)	(B) Revised Development Cost Budget (\$M)
(a) Site Development Cost	1. Site Formation	-	-
	2. Demolition	1.982	1.982
	Sub-total (a)	1.982	1.982
(b) Construction Cost	3. Foundation	51.7	60.6
	4. Building	733.019	798.863
	5. Soft Landscape and Others	2.836	3.019
	Sub-total (b)	787.555	862.482
(c) Project Management Cost	6. Professional Services verheads	110.535	121.025
	7. Consultant Fees		
	8. Consultant Site Staff		
(a + b) x 14 %	Sub-total (c)	110.535	121.025
(d) Other Project Cost	9. Ancillary Project Expenses	15.791	17.298
	10. Miscellaneous Costs		
(a + b) x 2 %	Sub-total (d)	15.791	17.298
(e) Development Contingency	11. Risk Provision	91.586	100.279
	12. Allowable Variance		
(a + b + c + d) x 10 %	Sub-total (e)	91.586	100.279
Total Development Cost Budget :		1,007.449	1,103.066
(a) + (b) + (c) + (d) + (e)			

10. The Revised Unit Project Development Cost of Phase 2 (calculated using the proposed Project Development Budget taking account of the adjustment of the commonly shared items within the Project and divided by the construction floor area of the respective cost portions) AND the Original

and Revised Overall Unit Costs of Construction comparison associated with June 1999 Cost Yardsticks are as follows.

	(a) Unit Cost of Revised Development Cost	(b) Overall Unit Cost of Construction included in (a) (excluding external works and others, including ARCS, demolition and site formation)		(c) June 1999 Construction Cost Yardsticks
		* Original approved	Revised	
H1N2	\$ 8,080 /m ² CFA	\$ 5,638 /m ² CFA	\$ 5,755 /m ² CFA	\$ 5,316 /m ² CFA
H1N6	\$ 8,374 /m ² CFA	\$ 5,917 /m ² CFA	\$ 5,985 /m ² CFA	\$ 5,637 /m ² CFA

* Based on the adjusted construction cost by Paper No. BC 38/2000.

11. The increases in the Revised Overall Unit Cost of construction ranging from \$ 68 /m² CFA to \$ 117 / m² CFA is marginal due to increase in foundation cost for additional flats and allowance for non-standard features.

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

	(a) Revised Development Cost per Flat (\$M)	(b) Overall Unit Cost of Construction included in (a) (excluding external works and others, including ARCS, demolition and site formation) (\$M)		(c) June 1999 Cost Yardsticks (\$M)
		* Original approved	Revised	
H1N2	0.421	0.295	0.300	0.277
H1N6	0.388	0.272	0.277	0.261

* Based on the adjusted construction cost by Paper No. BC 38/2000.

FUNDING

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

	1998/1999	1999/2000	2000/2001	Post 31.3.2001	Total
	(\$M)	(\$M)	(\$M)	(\$M)	(\$M)
Funds allowed in FC 2/00	0.000	22.180	114.019	688.159	824.358
Revised Estimate Expenditure	0.000	22.180	174.049	668.235	864.464

14. Provision in Housing Authority Capital Budget for the year 2000/2001 is \$174.049 M (Paper No. FC 2/2000 refers) and is adequate to meet the estimated expenditure.

DEVELOPMENT PROGRAMME

15. Coupled with the lengthened construction period for the quality assurance in building contract and variation works in foundation contract, the building completion has to be re-scheduled to February 2003 and April 2003 respectively under sectional completion. The revised key dates are as follows –

	Original	Revised
(a) Piling Commencement	10/99	10/99
Piling Completion	07/00	10/00 (Block 5, 6 & 7) 12/00 (Block 4)
(b) Building Commencement	07/00	10/00 (Block 5, 6 & 7) 12/00 (Block 4)
Building Completion	09/02	02/03 (Block 5, 6 & 7) 04/03 (Block 4)

RECOMMENDATION

16. The Revised Client Brief, Scheme Design and Project Development Budget of **\$1,103.066M** for Redevelopment of Tsing Yi Area 10 Phase 2 as described in paragraphs 6 to 9 above be approved.

DISCUSSION

17. At the next meeting of the Building Committee to be held on 25 May 2000, Members will be invited to approve the recommendation in paragraph 16 above.

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File Ref. : HD(PM1) TW26-2/DSN

Date : 19 May 2000

PART I SCHEME DESIGN

PART I SCHEME DESIGN

A. Introduction

A.1 Background

- (1) With a view to reserving more sites for public housing development to meet the objective of the Long Term Housing Strategy, a number of potential sites in the territory have been examined for the purpose. At its meeting on 14.7.94, the then Development Progress Committee (DPC), now Committee on Planning and Land Development (CPLD), agreed to reserve, among others, the existing Tsing Yan Temporary Housing Area (THA) in Tsing Yi Area 10 for public housing development subject to that the planning requirements be satisfied at the detailed design stage.
- (2) The site is reserved for public housing development accordingly. The Planning Brief (PB) with the broad planning, environmental and engineering parameters/requirements set out have taken in consideration for the design and construction of the proposed public rental and HOS development. It also aims at ensuring satisfactory provision of ancillary open space, government, institution and community (G/IC) and other facilities within the housing development in accordance with the standards and guidelines laid down in the Hong Kong Planning Standards and Guidelines (HKPSG), and the requirements of other government departments where applicable.
- (3) The Client Brief and Control Plan is based on the Approved Planning Brief but has been extended to include the redevelopment of Cheng Hang Estate. The approved scheme design for Phase 2 is revised to take in account the review of flat production to cope with the latest change in the aspiration of housing demand.

A.2 Objective

- (1) To revise the scheme design for Phase 2 to meet the PHDP requirement, and possible transfer from HOS to PRH, noting the necessary revision to the Planning Brief required.

PART I SCHEME DESIGN

Approved Planning Brief	Approved Client Brief	Scheme Design for Phase 2
<p><i>B. Site Analysis and Evaluations</i></p> <p><i>B.1 Site Characteristics</i></p> <p>(1) <u>The Site</u></p> <p>The subject site is located in Tsing Yi Area 10 and has a gross site area of about 4.7 ha. It is currently occupied by the Tsing Yan THA. The tenure of the THA will expire by April 1999 and a Short Term Tenancy (STT) is arranged with Lands Department (LD) to enable construction work to commence while the possession licence is being processed.</p> <p>(2) <u>Surrounding Land Use</u></p> <p>The site is situated in a residential neighbourhood in Tsing Yi Area 10. To its east across Liu To Road is the Cheung Hang Estate; and to its south and west are two service reservoirs. Further south of the site at Liu To Valley in Area 25 is a 'Comprehensive Development Area' where a comprehensive residential development has been approved by the Town Planning Board. The location of the site and its surroundings is shown in Location Plan in A.3.</p>	<p>The site of development now extends to include redevelopment of the non-domestic carpark, commercial centre and bus terminus of Cheung Hang Estate, namely Phases 4 and 5. The proposal of development was endorsed by SPC in November 1998 whilst consultation with the Provisional District Board of Kwai Ching is in progress.</p>	<p>The site area for Phase 2 is 2.54ha.</p> <p>At present, the site is a THA site with complete clearance scheduled in Apr 1999 for the redevelopment. To its east across Liu To Road is the Cheung Hang Estate; and to its south and west are two service reservoirs.</p>

PART I SCHEME DESIGN

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<p>The site was originally earmarked for a district hospital which however had no programme of development. In order to release the site for housing development, an alternative site at the adjacent hill top was identified to meet the long term hospital development requirement.</p> <p>(3) <u>Site Topography</u></p> <p>The site gently slopes from west (+90.3mPD) to east (+84.7m PD).</p> <p>(4) <u>Site Access</u></p> <p>The vehicular access to the site should be from Liu To Road. The design and location of the ingress/egress point should be to the satisfaction of the Director of Highways and the Commissioner for Transport respectively.</p>		<p>The proposed platform level for Phase 2 is at +88.0mPD on average.</p> <p>The normal and emergency vehicular access to Phase 2 is via Phase 1 and Liu To Road, along the north-east site boundary.</p>

PART I SCHEME DESIGN

Approved Planning Brief	Approved Client Brief	Scheme Design for Phase 2
<p>B.2 Services</p> <p>(1) <u>Water Supply</u></p> <p>The existing fresh water and salt water supply system will have to be extended to meet the service demands generated by the full development including Cheng Hang Estate.</p> <p>2) <u>Drainage</u></p> <p>The existing foul and storm water drainage system have sufficient capacity to receive the volume of effluent generated from the proposed development.</p>	<p>Water supply is to be extended with WSD to meet the Phases 4 & 5 development requirements.</p>	<p>The existing system of fresh water and salt water supply along Liu To Road is adequate for Phase 2.</p> <p>No major reconstruction work is required on the existing storm water / foul water drains. Drainage for the proposed Phase 2 works will be connected to existing drains along Liu To Road.</p>

PART I SCHEME DESIGN

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<p><u>B.3 Environmental Consideration</u></p> <p><u>(1) Environmental Aspects</u></p> <p>The site is located at close proximity to the proposed Tsing Yi North Coastal Road and the boatyards in Tsing Yi North as shown in Location Plan in A.3. The future residential development on the site may be affected by both the industrial noise of the boatyards in Tsing Yi North which may be actionable under the Noise Control Ordinance (NCO), and the potential traffic noise of the Tsing Yi North Coastal Road. An Environmental Assessment Study (EAS) should be conducted to identify a suitable building layout and appropriate mitigation measures to ensure that the NCO statutory requirements are complied with, and the noise standards as set out in the HKPSG are met as far as practicable.</p>	<p>The design requirements based on Environmental Assessment Study (EAS) carried out by the Acoustic Consultant on boatyards noise and road traffic noise impact are:</p> <p>a) The building height of the domestic blocks affected by boatyard noise in Phase 1 & 2 have to vary between 28-41 storey.</p> <p>b) 26 flats in Phase 1 and 194 flats in Phase 5 are exposed to external traffic noise exceeding 70 dB(A) and will require the provision of air-conditioning or noise barriers.</p>	<p>Only one block of Phase 2 is affected by the boatyard noise and truncated as follows:-</p> <p>Block 7 - 26 domestic storeys.</p>

PART I SCHEME DESIGN

Approved Planning Brief	Approved Client Brief	Scheme Design for Phase 2
<p>(2) <u>Geotechnical Constraint</u></p> <p>A submission to the geotechnical Engineering office of the Civil Engineering Services Department in accordance with the Lands and Works Branch Technical Circular No. 3/88 should be made. As the site is surrounded by slopes, the submission should cover the investigation of existing slopes or retaining walls within or in the vicinity of the site, even where no geotechnical works are envisaged, if such slopes or retaining walls could influence or be influenced by the development or redevelopment of the site, or if their failure could affect lives and property within and outside the site.</p> <p>(3) <u>Boatyard Noise Impact</u></p> <p>An environmental assessment study is required with a suitable building layout and appropriate mitigation measures, to address noise impact of the boatyards and to suggest any specific mitigation measures to meet the HKPSG and Noise Control Ordinance (NCO) requirements.</p>	<p>No major stabilisation measures are considered necessary except at southern boundary of the THA site where safety factor of less than 1.4 in natural slope below is found.</p> <p>See B.3 (1)</p>	<p>A defensive barrier for natural slope is incorporated at the southern boundary of site for the Phase 2 works, in accordance with recommendation of the geotechnical consultant for the project.</p> <p>See B.3 (1)</p>

PART I SCHEME DESIGN

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<p>C. <u>Accommodation and Facilities</u></p> <p>C.1 <u>Site Area</u></p> <p>(1) The site has an area of about 4.7 ha.</p> <p>C.2 <u>Flat Number and Population</u></p> <p>(1) The total population and flats to be accommodated in the estate shall be in the region of 12,620 persons and 3720 flats, detail breakdown as follows:-</p> <table border="1" data-bbox="280 837 896 1149"> <thead> <tr> <th></th> <th><u>Design Population</u></th> <th><u>Flat Nos.</u></th> </tr> </thead> <tbody> <tr> <td>(a) Rental</td> <td>7,210</td> <td>2,060</td> </tr> <tr> <td>(b) HOS</td> <td>5,410</td> <td>1,660</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>12,620</td> <td>3,720</td> </tr> </tbody> </table>		<u>Design Population</u>	<u>Flat Nos.</u>	(a) Rental	7,210	2,060	(b) HOS	5,410	1,660	<hr/>			Total	12,620	3,720	<p>The site area is adjusted to 5.2252 ha for the THA site and about 2.56 ha for Cheung Hang Estate Phase 4 & 5, making a total of 7.611 ha.</p> <p>The total population is 18,651 and the total flat production is 5,713 Nos. The flat number and flat mix derived from the Design Brief are as follows :-</p> <p><u>Phase 1 (Rental)</u></p> <table border="1" data-bbox="1041 869 1691 1181"> <thead> <tr> <th><u>Flat Type</u></th> <th><u>Flat Nos.</u></th> <th><u>Design Population</u></th> </tr> </thead> <tbody> <tr> <td>1P/2P</td> <td>317</td> <td>349</td> </tr> <tr> <td>1B</td> <td>640</td> <td>1,920</td> </tr> <tr> <td>2B</td> <td>640</td> <td>2,880</td> </tr> <tr> <td>3B</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>1,597</td> <td>5,149</td> </tr> </tbody> </table>	<u>Flat Type</u>	<u>Flat Nos.</u>	<u>Design Population</u>	1P/2P	317	349	1B	640	1,920	2B	640	2,880	3B	0	0	<hr/>			Total	1,597	5,149	<p>The Phase 2 works are within the THA site.</p>
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<p>(2) To allow for flexibility in adoption of different combination of large and small flats, it would be reasonable to allow for variation in total flat production of $\pm 10\%$.</p> <p>(3) The proposed development scheme is catered for Rental and HOS split at the discretion of HD subject to the satisfaction of the District Planning Authority in respect of the provision of open space, G/IC and car parking facilities and other planning and infrastructural requirements.</p> <p>(4) <u>Flat Mix</u> The rental/HOS housing mix is 55:45.</p> <p>(5) <u>Household Size</u> The project average household size is estimated to be 3.5 for rental flats and 3.26 for HOS flats.</p>	<p><u>Phase 2 (PRH)</u></p> <table border="1" data-bbox="1025 375 1624 590"> <thead> <tr> <th><u>Flat Type</u></th> <th><u>Flat Nos.</u></th> <th><u>Design Population</u></th> </tr> </thead> <tbody> <tr> <td>1P/2P</td> <td>500</td> <td>550</td> </tr> <tr> <td>1B</td> <td>1,008</td> <td>3,024</td> </tr> <tr> <td>2B</td> <td>1,008</td> <td>4,536</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>2,516</td> <td>8,110</td> </tr> </tbody> </table> <p><u>Phase 3</u> 1 no. of carpark block and 1 no. primary school.</p> <p><u>Phase 4</u> 1 no. commercial centre/carpark block over a public transport interchange.</p> <p><u>Phase 5 (HOS)</u></p> <table border="1" data-bbox="1025 1053 1624 1268"> <thead> <tr> <th><u>Flat Types</u></th> <th><u>Flat Nos.</u></th> <th><u>Design Population</u></th> </tr> </thead> <tbody> <tr> <td>1B</td> <td>-</td> <td>-</td> </tr> <tr> <td>2B</td> <td>640</td> <td>2,157</td> </tr> <tr> <td>3B</td> <td>960</td> <td>3,235</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>1,600</td> <td>5,392</td> </tr> </tbody> </table> <p>The flat mix adopted in Phases 1, 2 and 5 is revised to 71:29 to meet the current PHDP requirement. A unified household size of 3.2 is adopted for rental and HOS flats.</p>	<u>Flat Type</u>	<u>Flat Nos.</u>	<u>Design Population</u>	1P/2P	500	550	1B	1,008	3,024	2B	1,008	4,536	<hr/>			Total	2,516	8,110	<u>Flat Types</u>	<u>Flat Nos.</u>	<u>Design Population</u>	1B	-	-	2B	640	2,157	3B	960	3,235	<hr/>			Total	1,600	5,392	<p>The total population for Phase 2 is revised to 7,326 to take in account the change of block type to include New Harmony 1 Opt 6 with provision of 2P/3P flats, the total flat production of 2516 Nos. remaining unchanged, as follows:-</p> <p><u>Phase 2 (PRH)</u></p> <table border="1" data-bbox="1713 821 2094 1101"> <thead> <tr> <th><u>Flat Type</u></th> <th><u>Flat Nos.</u></th> <th><u>Design Population</u></th> </tr> </thead> <tbody> <tr> <td>1P/2P</td> <td>500</td> <td>500</td> </tr> <tr> <td>2P/3P</td> <td>448</td> <td>896</td> </tr> <tr> <td>1B</td> <td>784</td> <td>2,352</td> </tr> <tr> <td>2B</td> <td>784</td> <td>3,528</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>2,516</td> <td>7,326</td> </tr> </tbody> </table>	<u>Flat Type</u>	<u>Flat Nos.</u>	<u>Design Population</u>	1P/2P	500	500	2P/3P	448	896	1B	784	2,352	2B	784	3,528	<hr/>			Total	2,516	7,326
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PART I SCHEME DESIGN

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<p>C.3 Development Ratio</p> <p>A Development Ratio (DR) of 7.0 is recommended for this development according to HKPSG.</p> <p>C.4 Open Space and Recreational Facilities</p> <table border="1" data-bbox="286 683 920 1444"> <thead> <tr> <th>Facilities</th> <th>HKPSG Standard</th> <th>Theoretical Provision</th> <th>To be Provided</th> </tr> </thead> <tbody> <tr> <td>Local Open Space</td> <td>10ha/ 100,000 persons</td> <td>1.26ha</td> <td>1.26ha</td> </tr> <tr> <td>Badminton Court</td> <td>1/8,000 persons</td> <td>2</td> <td>2</td> </tr> <tr> <td>Basketball Court</td> <td>1/10,000 persons</td> <td>1</td> <td>1</td> </tr> <tr> <td>Volleyball Court</td> <td>1/10,000 persons</td> <td>1</td> <td>1</td> </tr> <tr> <td>Table Tennis Table</td> <td>4/15,000 persons</td> <td>4</td> <td>4</td> </tr> <tr> <td>Tennis Court</td> <td>1/15,000 persons</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	Facilities	HKPSG Standard	Theoretical Provision	To be Provided	Local Open Space	10ha/ 100,000 persons	1.26ha	1.26ha	Badminton Court	1/8,000 persons	2	2	Basketball Court	1/10,000 persons	1	1	Volleyball Court	1/10,000 persons	1	1	Table Tennis Table	4/15,000 persons	4	4	Tennis Court	1/15,000 persons	1	1	<p>The overall Development Ratio (DR) and Plot Ratio (PR) for the Tsing Yan THA is as follows:- DR = 5.92 PR = 5.2.</p> <p>As per Planning Brief</p> <p>As per Planning Brief</p> <p>As per Planning Brief</p> <p>According to the updated HKPSG volleyball court is not a facility normally to be provided.</p> <p>As per Planning Brief</p> <p>According to the updated HKPSG tennis court is not a facility normally to be provided.</p>	<p>The Development Ratio (DR) and Plot Ratio (PR) for Phase 2 (site area includes Phases 2 & 3 in Tsing Yan THA) is as follows:- DR=5.24 PR=4.48</p> <p>The requirements of the Client Brief are provided.</p>
Facilities	HKPSG Standard	Theoretical Provision	To be Provided																											
Local Open Space	10ha/ 100,000 persons	1.26ha	1.26ha																											
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Table Tennis Table	4/15,000 persons	4	4																											
Tennis Court	1/15,000 persons	1	1																											

PART I SCHEME DESIGN

Approved Planning Brief				Approved Client Brief	Scheme Design for Phase 2 & 3
<u>Facilities</u>	<u>HKPSG Standard</u>	<u>Theoretical Provision</u>	<u>To be Provided</u>		
5-a-side Soccer pitch	1/30,000 persons	1	1	Nil	Nil
Jogging Track	500m-1,000m /30,000 persons	210-420m	210-420m	As per Planning Brief	
Children's Playground	400m ² /5,000 persons	1,010m ²	1,010m ²	As per Planning Brief	
C.5 <u>Commercial Facilities</u>					
(1)	Based on HD's retail viability study, the maximum commercial GFA is 4570m ² . This provision could deviate \pm 10% to allow flexibility at detail design stage.			The retail spaces for the combined redevelopment of Tsing Yan THA site and Cheung Hang Estate is to be provided in a separate building at Ph.4, with an IFA of 8,500 sq.m.	Not applicable.

PART I SCHEME DESIGN

Approved Planning Brief	Approved Client Brief	Scheme Design for Phase 2																
<p>C.6 Education Facilities</p> <table border="1"> <thead> <tr> <th data-bbox="286 424 416 456">Facilities</th> <th data-bbox="450 384 595 456">HKPSG Standard</th> <th data-bbox="618 384 797 456">Theoretical Provision</th> <th data-bbox="819 384 913 456">To be Provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="286 504 394 568">Kindergarten</td> <td data-bbox="450 504 618 727">1 bi-sessional classroom per 67 persons aged 3-5</td> <td data-bbox="618 504 797 568">6-class-rooms</td> <td data-bbox="819 504 913 568">7-class-rooms</td> </tr> <tr> <td data-bbox="286 767 394 831">Primary School</td> <td data-bbox="450 767 618 991">1 whole day class-room per 32.5 persons aged 6-11</td> <td data-bbox="618 767 797 831">28-class-rooms</td> <td data-bbox="819 767 913 831">1 school</td> </tr> <tr> <td data-bbox="286 1070 439 1134">Secondary School</td> <td data-bbox="450 1070 618 1294">1 whole day class-room per 45 persons aged 12-18</td> <td data-bbox="618 1070 797 1134">24 class-rooms</td> <td data-bbox="819 1070 913 1134">0</td> </tr> </tbody> </table>	Facilities	HKPSG Standard	Theoretical Provision	To be Provided	Kindergarten	1 bi-sessional classroom per 67 persons aged 3-5	6-class-rooms	7-class-rooms	Primary School	1 whole day class-room per 32.5 persons aged 6-11	28-class-rooms	1 school	Secondary School	1 whole day class-room per 45 persons aged 12-18	24 class-rooms	0	<p>One 9 classrooms kindergarten is to be provided in Ph.1.</p> <p>One Primary School is to be provided in Ph.3</p> <p>Nil</p>	<p>Not applicable.</p> <p>Not applicable</p> <p>Nil</p>
Facilities	HKPSG Standard	Theoretical Provision	To be Provided															
Kindergarten	1 bi-sessional classroom per 67 persons aged 3-5	6-class-rooms	7-class-rooms															
Primary School	1 whole day class-room per 32.5 persons aged 6-11	28-class-rooms	1 school															
Secondary School	1 whole day class-room per 45 persons aged 12-18	24 class-rooms	0															

PART I SCHEME DESIGN

Approved Planning Brief				Approved Client Brief	Scheme Design for Phase 2
C.7 Social Welfare and Community Facilities					
<u>Facilities</u>	<u>HKPSG Standard</u>	<u>Theoretical Provision</u>	<u>To be Provided</u>		
Neighbourhood Community Centre	1/15,000-40,000 persons	1	0	Nil	Nil
Nursery	100 places/20,000 persons	72 Places	0	Nil	Nil
Children/ Youth Centre with study/ reading room	1/20,000-30,000 persons	1	0	Nil	Nil
Study Room	No set standard	-	0	Nil	Nil
Social Centre for the Elderly	1/2,000 elder person aged 65 & above	1	0	Nil	Nil

PART I SCHEME DESIGN

Approved Planning Brief				Approved Client Brief	Scheme Design for Phase 2
Facilities	HKPSG Standard	Theoretical Provision	To be Provided		
Medical Clinic	No set standard	-	2	) 3 Nos. of clinics are to be provided in Ph.4 ) ) )	)Not applicable.)))
Dental Clinic	No set standard	-	1))))
Post Office	1/not less than 30,000 persons	-	1	1 No. of Post Office is to be provided in Ph.4	Not applicable.
Housing for Senior Citizens	No set Standard	-	1	Nil (Deleted as agreed with BD/AM, the requirement is satisfied elsewhere in the district)	Nil.
Halfway House	No set Standard	-	1 (40 places)	Nil (Deleted as agreed with SWD)	Nil.

PART I SCHEME DESIGN

Approved Planning Brief	Approved Client Brief	Scheme Design for Phase 2
<p>(2) <u>Junk Point</u> No set Standard</p> <p>(3) <u>Design for the Disabled</u></p> <p>All buildings, open space, pedestrian circulation and public transport facilities should be designed to cater for the needs of the disabled wherever possible.</p>	<p>One each at Ph. 1-2, Ph. 4 and Ph. 5 is to be provided.</p> <p>Access for disabled is to be provided.</p>	<p>The Client Brief requirements are provided.</p> <p>The Design Manual requirement on Barrier Free Access (1997) Ordinance is satisfied.</p>

PART I SCHEME DESIGN

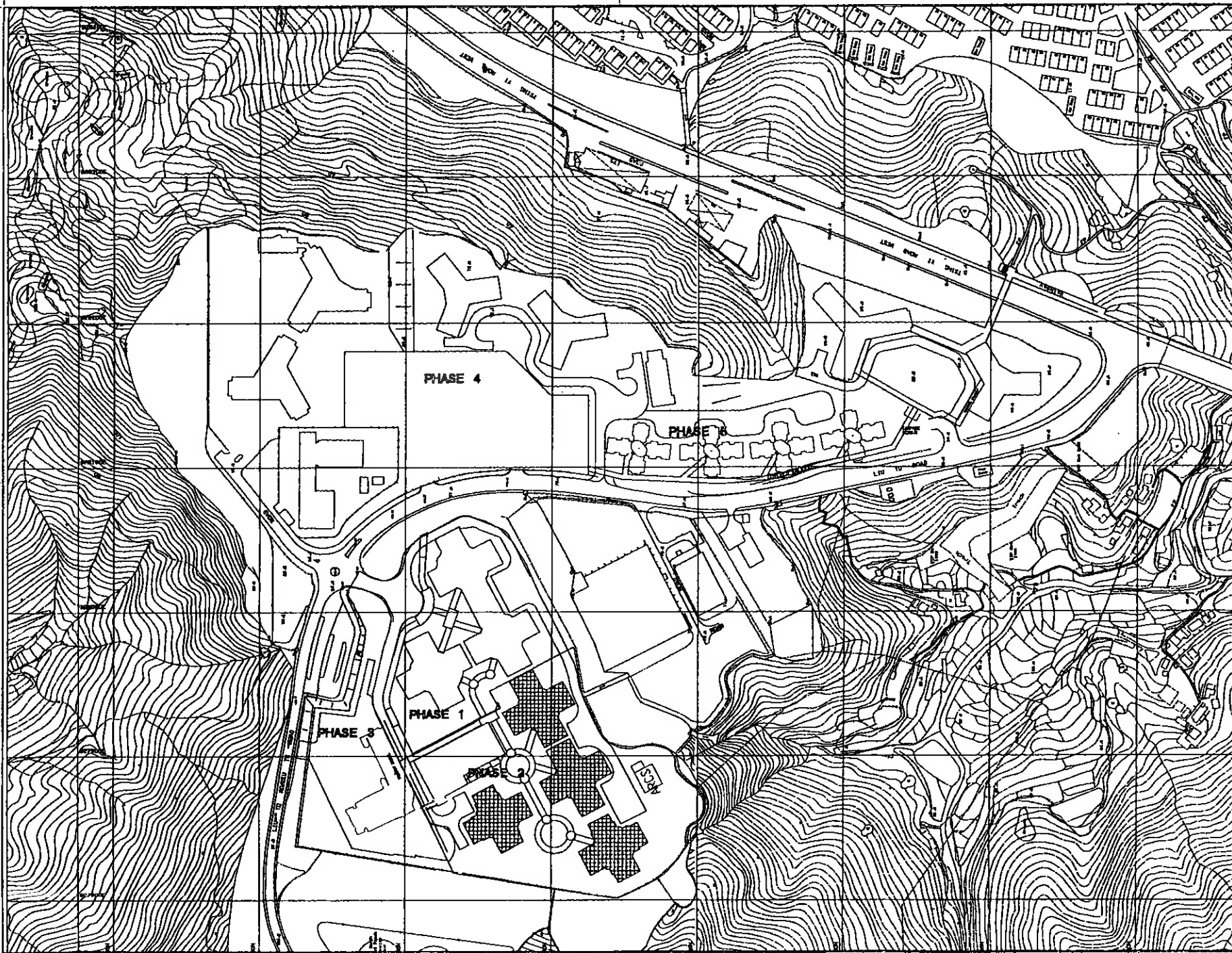
Approved Planning Brief	Approved Client Brief	Scheme Design for Phase 2
<p><u>D. Circulation/Transport</u></p> <p>D.1 <u>Transportation</u></p> <p>(1) Liu To Road is the only public road providing vehicular access to the subject site. As such, a TIA should be carried out to assess its impact to the development, and vice versa, the impact of the traffic generated by the development to the local road network, with proposal of mitigation measures, as necessary.</p> <p>(2) The following public transport facilities should be provided within the site for the residents in the estates of Tsing Yan & Cheung Hang.</p> <p>(a) Bus Terminal i) 2 single and 1 double-lane bus , each 40m long. ii) A bus regulator office with a toilet cubicle.</p> <p>(b) GMB Stand 1GMB stand of 30m in length</p> <p>(c) Taxi Stand 1 taxi stand of 25m in length</p>	<p>See B.3 (2)</p> <p>The Planning brief requirement is to be provided in Phase 4.</p> <p>The Planning brief requirement is to be provided in Phase 4.</p> <p>The Planning brief requirement is to be provided in Phase 4.</p>	<p>See B.3 (2)</p> <p>Not applicable.</p> <p>Not applicable</p> <p>Not applicable</p>

PART I SCHEME DESIGN

Approved Planning Brief				Approved Client Brief	Scheme Design for Phase 2
D.2 Car Parking Provision					
<u>Facilities</u>	<u>HKPSG Standard</u>	<u>Theoretical Provision</u>	<u>Accommodation</u>		
Private Cars for residents		129-158 208-332	129-158 208-332	The Planning Brief requirement is to be provided in Phases 3, 4 and 5.	Not applicable.
Rental/ HOS	1/13-16 flats 1/5-8 flats				
Private cars for visitors/ shoppers		31	31	The Planning Brief requirement is to be provided in Phase 4.	Not applicable.
Light goods vehicle/lorry				The Planning Brief requirement is to be provided in Phases 3, 4 and 5.	Not applicable
Rental HOS	1/80 flats 1/200 flats	26 8	26 8		
Loading/ unloading bays for commercial Centre	1/1000m ² GFA	5	5	The Planning Brief requirement is to be provided in Phase 4.	Not applicable.
Motorcycle	5-10% of the car parking provision (retail parking spaces excluded)	17-49	17-49	The Planning Brief requirement is to be provided in Phases 3, 4 and 5.	Not applicable

PART I SCHEME DESIGN

Approved Planning Brief				Approved Client Brief	Scheme Design for Phase 2
<u>Facilities</u>	<u>HKPSG Standard</u>	<u>Theoretical Provision</u>	<u>Accommodation</u>		
Private car for school	1space/ 4-6 classrooms	5-8	5-8	The Planning Brief requirement is to be provided in school site.	Not applicable
Lay-bys for school	1 lay-by for taxi and private cars/ 2-3 classrooms	10-15 lay-bys for taxi and private cars 3 lay-bys for school bus	to be determined	The Planning Brief requirement is to be provided in school site.	Not applicable
<p>D.3 <u>Pedestrian Circulation</u></p> <p>A Pedestrian network should be provided to enhance linkages within development taking into account connection with the existing public rental estate of Cheung Hang and the proposed bus terminus and commercial centre.</p>				<p>Covered walkways and footbridge across Liu To Road are to be provided to facilitate access between the domestic blocks, commercial centre / carpark and other facilities.</p>	<p>The Client Brief requirements are provided with linkage to the commercial centre and bus terminus through other Phases of works.</p>



NOTES

LEGEND

- MIN. HAZARD
- SITE BOUNDARY
- RESTRICTED UNLOADING ZONE OR SAFETY OF ADJACENT TOWN. (SLOPE $\leq 1:4$)
- PROPOSED SLOPE TOP OFFSET FOR FOUNDATION (TO BE REVIEWED FOLLOWING GEOTECHNICAL SITE INVESTIGATION)
- TSING YI FIRE HAZARD RESTRICTED FOUNDATION LOADS CONTIGUOUS BELT TO MINIMIZE EFFECT AND NUMBER OF STORIES FOR SIMILAR USE BLOCK OR SPREAD AREA TO BE ALIGNED PARALLEL TO TUNNEL ALIGNMENT.
- SITE CLEARANCE SECTION LINE

TSING YI AREA 10 PHASE 2 & 5 CONCORD 1 REPLACED BY HCB FOR INCREASE OF FLAT PRODUCTION

REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESCRIPTION	DATE
A-1	REVISED PLAN FOR REVIEWED	18/11/96	18/11/96
B	1. LAYOUT FOR SLOPE OFFSET & PHASE 5 & 6 2. REVISION OF PHASE 1 & 2 & 3	18/11/96	18/11/96
C	1. LAYOUT FOR BLOCK OFFSET & PHASE 5 & 6 2. REVISION	17/11/96	17/11/96

NO.	DATE	BY	CHECKED BY	SCALE
1	18/11/96	...	...	...
2	18/11/96	...	...	...
3	18/11/96	...	...	...
4	18/11/96	...	...	...

PROJECT: TSING YI AREA 10 (TSING YAN TIA & CHEUNG HANG REDEV.)

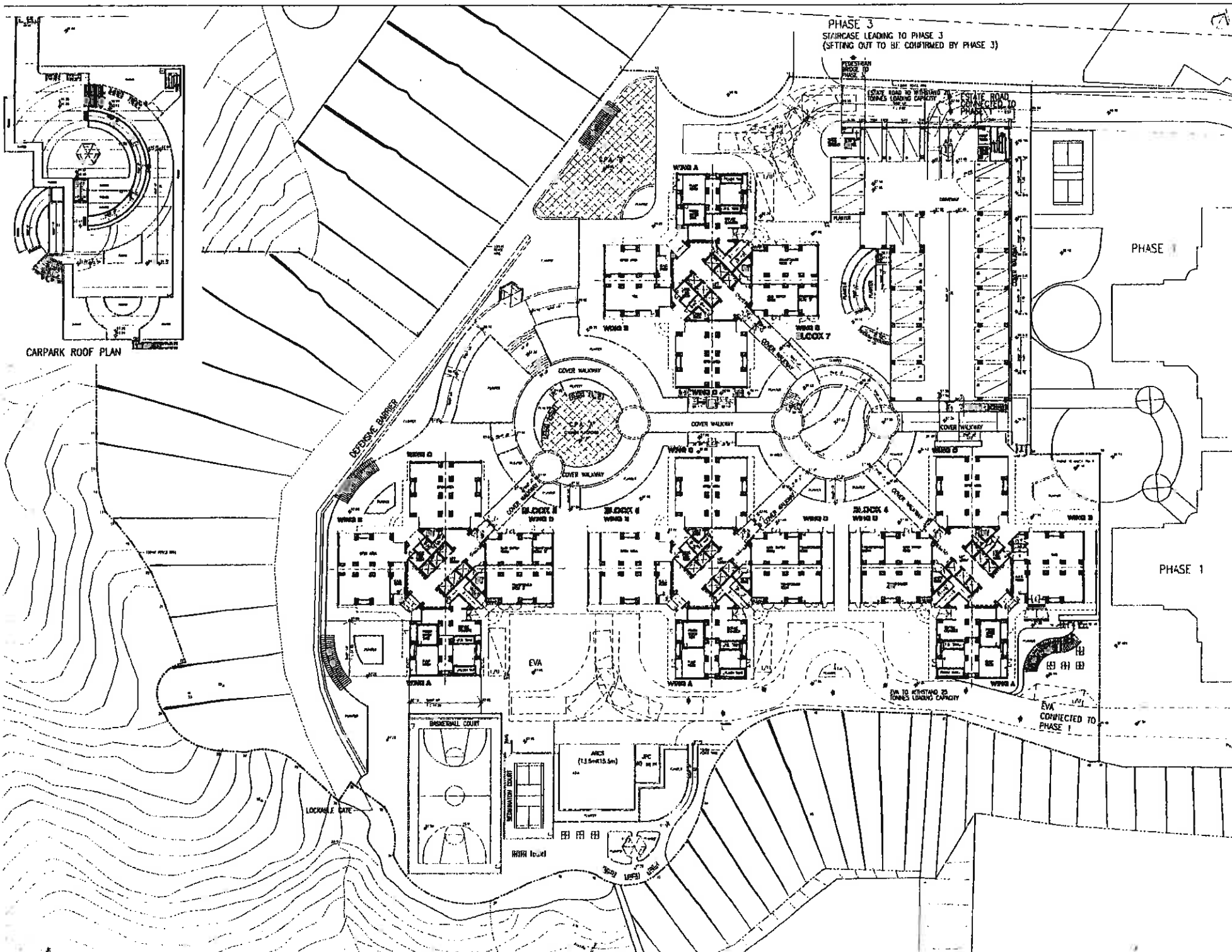
DRAWING TITLE: CONCEPTUAL LAYOUT (OUTLINE PROPOSAL)

SCALE: 1:1000

PROJECT NO: TW267--SITE/A/PR-042/C

WORKS GROUP: HOUSING DEPARTMENT

Annex B



F.S.O. REF.:
D.L.O. REF.:

PHASE 3
STAIRCASE LEADING TO PHASE 3
(SETTING OUT TO BE CONFIRMED BY PHASE 3)

CARPARK ROOF PLAN

PHASE 1

PHASE 1

REVISIONS

NO. DATE BY

1 1999

HOUSING DEPARTMENT

WONG & CIENG
CONSULTING ENGINEERS LIMITED

FAR EAST
CONSULTING ENGINEERS LTD.

HOUSING DEPARTMENT

REDEVELOPMENT OF
TSING YI AREA 10
PHASE 2

MASTER LAYOUT PLAN

SCALE 1:100

DATE 1999

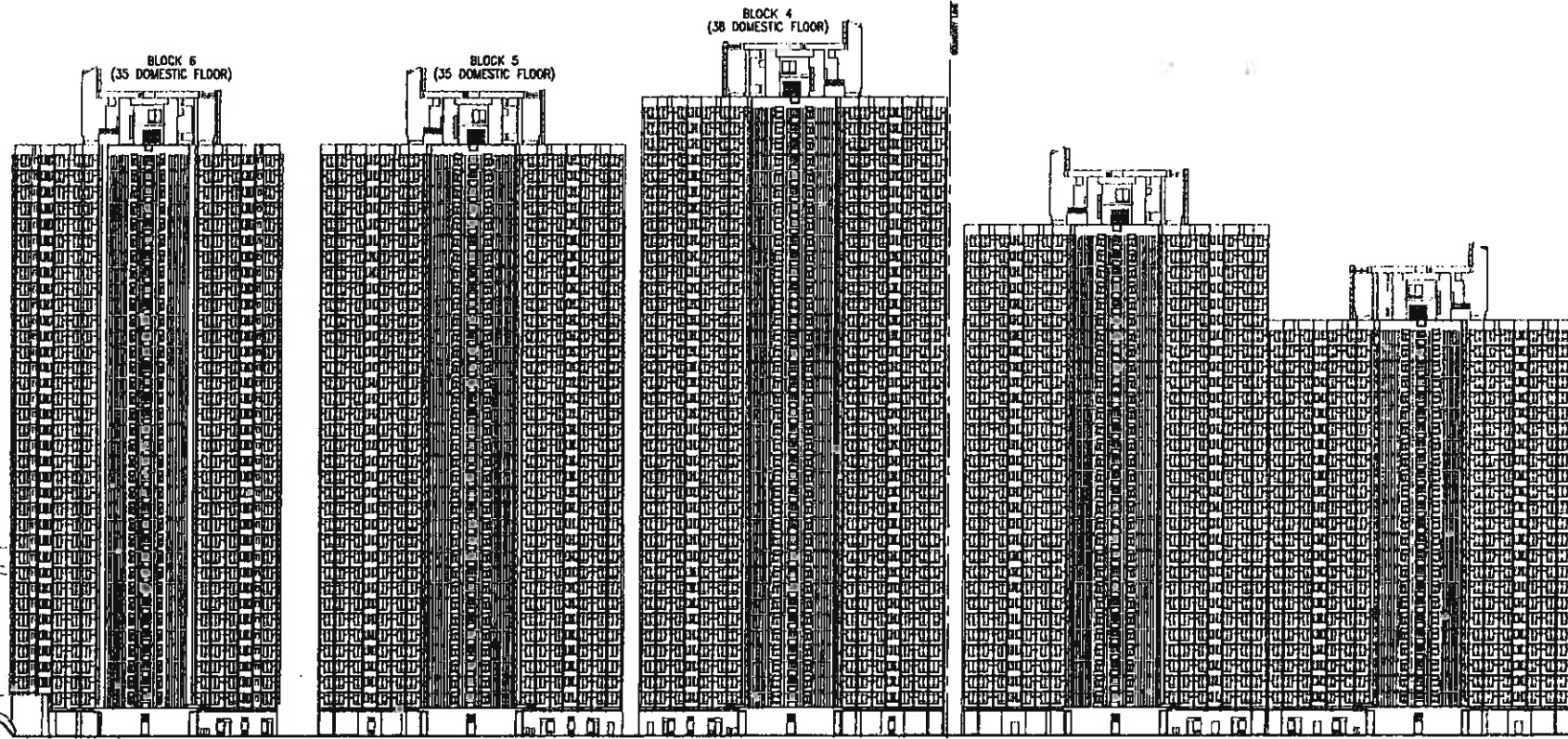
123 OF 1999

REDEVELOPMENT OF
TSING YI AREA 10
PHASE 2

MASTER LAYOUT PLAN

SCALE 1:100

DATE 1999



SITE ELEVATION 1
SCALE 1:100

PHASE 2

PHASE 1

F.S.H. NO. 1
D.L.D. NO. 1
NOTES

PL 1/19/21

REVISIONS

NO.	DESCRIPTION	DATE

HOUSING DEPARTMENT

WONG X CHENG
CONSULTING ENGINEERS LIMITED
香港工程師學會 註冊 專業工程師

FAR EAST
CONSTRUCTION MANAGEMENT LTD.
遠東建築管理有限公司

LANDSCAPE ARCHITECTS & ENVIRONMENTAL PLANNERS
Wai Tsang Ho Ltd.

PROJECT NO. 123 of 1999

REDEVELOPMENT OF TSING YI AREA 10 PHASE 2

SITE ELEVATION 1

SCALE 1:100

DATE 7/25/1999



SITE ELEVATION 2
REV. 11/99

I.S.D. REF. 1
 E.L.O. REF. 2
 NOTES

REVISIONS

HOUSING DEPARTMENT

WONG & CHENG
 CONSULTING ENGINEERS LTD.

FAR EAST
 CONSULTING ENGINEERS LTD.

HOUSING DEPARTMENT

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	11/99
2	REVISED WORK	11/99
3	LAWRENCE LEE	11/99
4	E. S. WANG	11/99
5	THESE EARTH	11/99

123 of 1999

REDEVELOPMENT OF
 TSING YI AREA 10
 PHASE 2

SITE ELEVATION 2

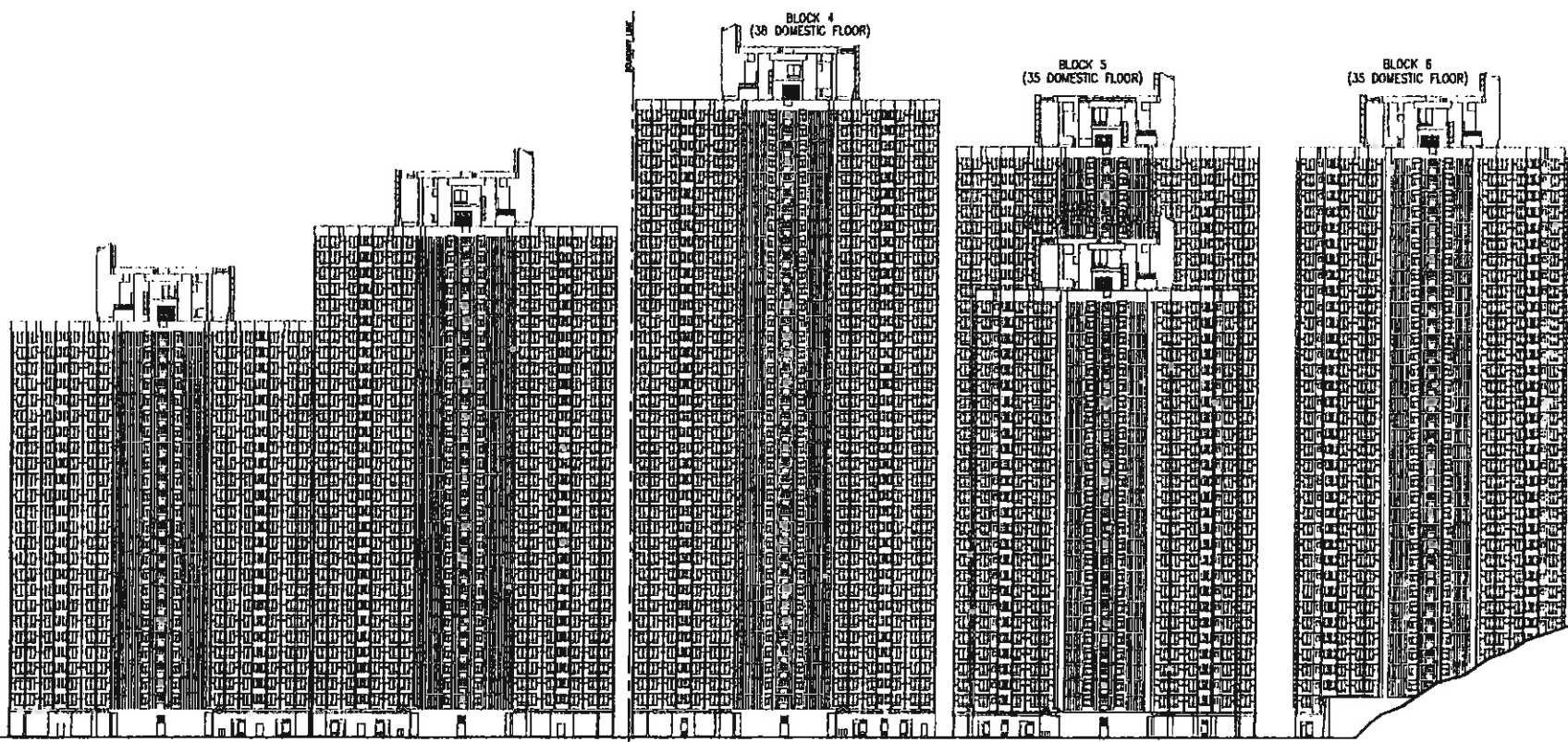
DATE 11/99

PROJECT NO. TW24.2/5-7/BC/10-01

ALY PLAN



ELEVATION 3



PHASE 1

PHASE 2

SITE ELEVATION 3
DATE 11.88

NO.	DESCRIPTION	DATE	BY

HOUSING DEPARTMENT

WONG & CHENG
CONSULTING ENGINEERS LIMITED
香港工程師學會會員

FAR EAST
CONSTRUCTION SERVICES LTD.
香港房屋委員會之建築師

SOYTHORPE INC.
LANDSCAPE AND UTILITY & ENVIRONMENTAL PLANNERS

HOUSING DEPARTMENT

NO.	DESCRIPTION	DATE	BY

DATE 11.88

DATE 11.88

DATE 11.88

DATE 11.88

DATE 11.88

DATE 11.88

PROJECT NO. 123 of 1999
PHASE 10
REDEVELOPMENT OF
TSHING YI AREA 10
PHASE 2
S.I.D. REF. 2
SITE ELEVATION 3
SCALE 1 : 200
DRAWING NO. TSH10/2/SKY/10/10-03

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 5
 Revised Budget for BC Submission

PROJECT : Tejung Yi Area 10 PHASE : 2 PHDP Code : TW26NH

COST ITEMS	COST PORTIONS									Common Items			Total	
	PRB	HOS	CC	CP(LGV)	WEL	PTI	UN	GN	Others	Site Formation	Demolition	EW		
CFA of Cost Portions (n2)	132,395			1,688	88		197						134,368	
Estimated Cost in \$,000														
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										1,858			1,858	124
2.0 Construction Costs														
2.1 Foundation Contract	53,467				31		63					7,039	60,600	
2.2 Building Contract														
2.21 Building (excl. building services)	531,021			8,000	470		1,054						540,545	28,811
2.22 Building Services	110,921			1,000	35		79						112,035	
2.23 External Works for commonly shared elements												61,898	61,898	3,250
2.24 External Works for Specific Businesses														
2.25 Automated Refuse Collection System												22,826	22,826	253
2.26 Transfer Structures														
2.27 Public Transport Interchange														
2.3 Other Separate Contracts (incl. Softlandscape)												2,908	2,908	
Cost Budget At June 1999 Price Level (A)	695,409			9,000	536		1,196			1,858		94,671	802,670	32,438
B. Site Development & Construction Cost Budget At June 1999 (Incl. Tender Price Inflation) (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	\$ 1,982									1,858			1,858	124
2.0 Construction Costs														
2.1 Foundation Contract	\$ 60,600	53,467			31		63					7,039	60,600	
2.2 Building Contract	\$ 798,863													
2.21 Building (excl. building services)		551,200		8,304	488		1,094						561,086	29,906
2.22 Building Services		115,136		1,038	36		82						116,292	
2.23 External Works for commonly shared elements												64,250	64,250	3,373
2.24 External Works for Specific Businesses														
2.25 Automated Refuse Collection System												23,693	23,693	263
2.26 Transfer Structures														
2.27 Public Transport Interchange														
2.3 Other Separate Contracts (incl. Softlandscape)	\$ 3,019											3,019	3,019	
Cost Budget To Proposed Dates Of Tenders (B)	\$ 864,464	719,803		9,342	555		1,239			1,858		98,001	830,798	33,666

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

07/1999
 07/2000

Adjustment for months after June 1999

- Months x3.5 % + 12 = -
 - Months x3.5 % + 12 = -
 0 Months x3.5 % + 12 = 0.000
 13 Months x3.5 % + 12 = 0.038

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

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

Prepared by : H. W. LI (QS/C6)

Date : 16-May-00

SUMMARY OF CONSTRUCTION COST BUDGET NO. 5 (cont'd)PROJECT : Tsing Yi Area 10 PHASE : 2 PHDP Code : TW26NHLegend for Cost Portions :

PRH - Public Rental Housing	WEL	Welfare Facilities	TS	Transfer Structure
HOS - Home Ownership Scheme	PTI	Public Transport Interchange	EW	External Works
CC - Commercial (Shopping) Centre	UN	Unallocable		
CP - Carpark	GN	Government Non-reimbursable		

Notes :

- (1) Demolition costs and Foundation costs are based on awarded contract sum.
- (2) All other 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.
- (3) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in the Contract and Tender Procedures Manual (BCT).
- (4) The average total cost per PRH Portion is 0.64% over that calculated based on Standard Yardsticks.

Inclusions :

- (1) Four New Harmony Truncated Blocks (Type 1 Opt.2 & Opt.6) and associated external works.
- (2) Automated Refuse Collection System including ARCS Station.
- (3) As advised by PA, costs of demolition of temporary house is to be included in this budget.

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

Assumptions:

- (1) Nil

Prepared by : H. W. LI (QS/C6)Date : 16-May-00

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

Revised Budget for BC Submission

Project : Tsing Yi Area 10

Phase

2

(PHDP Code:TW26NH)

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 Block (Type 1 Option 2) Block No. 4, 39 Storeys, Block No. 5, 36 Storeys				
- 1 B Flat	584	21,290	196,090	217,380
- 2 B Flat	584	27,870	256,720	284,590
- 1 P/2 P Flat	290	12,320	113,510	125,830
- Building Services	1,458		41,250	41,250
Harmony Block (Type 1 Option 6) Block No. 6, 36 Storeys, Block No. 7, 27 Storeys				
- 1 B Flat	244	21,900	212,470	234,370
- 2 B Flat	244	28,780	279,210	307,990
- 1 P/2 P Flat	242	12,810	124,230	137,040
- 2 P/3 P Flat	488	16,490	159,970	176,460
- Building Services	1,218		40,716	40,716
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = 132,395 m2)	2,676	55,795	635,192	690,987
		\$'000		
2.0 Adjustments to Item 1.0 Above				
(a) Adjust for foundation to Blocks based on awarded contract sum		(11,099)	-	(11,099)
(b) Adjust for additional storeys/flats and prolongation in foundation contract		8,900		8,900
(c) Ddt. basic carcass of ancillary/welfare facilities in domestic block		(129)	(726)	(855)
(d) Ddt. building services of ancillary/welfare facilities in domestic block		-	(114)	(114)
(e) Adjust for apportioned costs of public areas and lift arising from truncated blocks		-	5,590	5,590
(f) Allow for modification of roof top and gable end		-	2,000	2,000
Sub-Total (B)		(2,328)	6,750	4,422
		\$'000		
Total Cost of Domestic Block - Public Rental Housing Portion at June 99 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations)		53,467	641,942	695,409
		\$'000		
				(833/m2CFA) (\$1,652per flat) 0.64% over that calculated based on Standard Yardsticks
				(85,253/m2CFA) (\$259,869per flat)

* Delete as appropriate

Remarks

- 1) The estimated sum in 2(b) above is based on CSCE's quotation dated 31.3.2000.
- 2) No adjustment is made for site constraints/difficulty as advised by PM/1.

Construction Cost Budget No. 5 (Welfare / ~~Unallocable~~ Portion)*

Revised Budget for BC Submission

Project : Tsing Yi Area 10

Phase 2 (PHDP Code:TW26NH)

Cost at June <u>99</u> Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl/-Excl * Caps)	Building (Incl/ Excl * Caps)	
		←-----\$'000----->		
1.0 Ancillary/Welfare Facilities in Domestic Block / Other Buildings* (G/F or Upper Floors)				
(a) Ancillary/Welfare facilities (fitting out and building services excluded)	88	40	224	264
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 88 m2 CFA)	88	-	246	246
(c) Building Services for Ancillary/Welfare Facilities	88	-	35	35
2.0 Other Adjustments for Item 1.0 Above				
(a) Adjust for Foundation to Blocks based on preliminary design	88	(9)	-	(9)
Total Cost of Welfare /Unallocable * Portion at June <u>99</u> Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations)		31	505	536 (\$6,091/m2CFA)

* Delete as appropriate

Remarks

- Welfare / ~~Unallocable~~* Portion includes the following :

MAC - 4 Nos	88 m2 CFA
Total	88 m2 CFA
- No adjustment is made for site constraints/difficulty as advised by PM/1.

+

Construction Cost Budget No. 5 (Welfare / Unallocable Portion)*

Revised Budget for BC Submission

Project : Tsing Yi Area 10

Phase 2 (PHDP Code:TW26NH)

Cost at June <u>99</u> Price Level	CFA (m2)	Estimated Cost		TOTAL
		Foundation (Incl/Excl * Caps)	Building (Incl/ Excl * Caps)	
		←-----\$'000----->		
1.0 Ancillary/Welfare Facilities in Domestic Block / Other Buildings*) (G/F or Upper Floors)				
(a) Ancillary/Welfare facilities (fitting out and building services excluded)	197	89	502	591
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 197 m2 CFA)	197	-	552	552
(c) Building Services for Ancillary/Welfare Facilities	197	-	79	79
2.0 Other Adjustments for Item 1.0 Above				
(a) Adjust for Foundation to Blocks based on preliminary design	197	(26)	-	(26)
Total Cost of Welfare / Unallocable * Portion at June <u>99</u> Price Level = Total of Items in 1.0 to 2.0 (excluding Provisions for Contract Fluctuations)		63	1,133	1,196 (\$6,071/m2CFA)

* Delete as appropriate

Remarks

1. ~~Welfare~~ / Unallocable* Portion includes the following :

Estate Management Office	197 m2 CFA
Total	197 m2 CFA

2. No adjustment is made for site constraints/difficulty as advised by PM/1.

Construction Cost Budget No. 5 (Carpark Portion)

Revised Budget for BC Submission

Project : Tsing Yi Area 10

Phase 2 (PHDP Code:TW26NH)

Cost at June 99 Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl/ Excl * Caps)	Building (Incl/ Excl * footings & caps)	
1.0 Carpark (Integrated Comm./Carpark* OR Freestanding Carpark Building*) based on Actual Design				
(a) Carpark Portion				
Lorry - Light (60 m2 CFA per space)	28	-	8,000	8,000
(b) Building Services	28	-	1,000	1,000
Sub-total (A) :- (excluding Provisions for Contract Fluctuations)			9,000	9,000
(Total CFA based on Actual Design = 1,688 m2) & Average CFA per carparking space = 60 m2)				(\$5,332/m2CFA) (\$321,429/space)

2.0 <u>Difference between Actual Design (item 1.0 above) and Cost Yardsticks/Cost Ceiling/Budget due to the following :-</u> <i>(The price levels of item 1.0 and the June Cost Yardstick should be the same)</i>	Foundation (Incl/ Excl * Caps)	Building (Incl/ Excl * Caps)	TOTAL
←-----\$'000----->			
(a) *Add/Ddt for adjustment to efficiency ratio of car space	-	-	-
(b) *Add/Ddt for Adjustment on Cost of foundation due to	-	-	-
(c)			

* Delete as appropriate

Remarks

- No adjustment is made for site constraints/difficulty as advised by PM/1.

Construction Cost Budget No. 5 (External Works - Commonly shared Across Phases of the Revised Budget for BC Submission Development and Amongst Various HA Businesses)

Project : Tsing Yi Area 10 **Phase** 2 (PHDP Code:TW26NH)

Total GEA = 21,171 m2; **Total CFA=** 134,368 m2; **Total LAA =** 16,365 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)	-	38,935	38,935
(b) Underground Drainage	-	15,561	15,561
(c) Others	-	4,806	4,806
Sub-total (A)		59,302	59,302 (\$441/m2 CFA) (\$2,801/m2 GEA)
2.0 Special External Works based on Actual Design (excl. Contract Price Fluctuation)	<	\$,000.00	>
(a) Landscape Features	-	2,096	2,096
(b) Slope Defensive Barrier	7,039	-	7,039
(c) Pedestrian link to Phase 3	-	500	500
Sub-total (B)	7,039	2,596	9,635 (\$72/m2 CFA) (\$455/m2 GEA)
Total Cost of Commonly Shared External Works at June 99 Price Level = (A) + (B) (excluding Provisions for Contract Fluctuations)	7,039	61,898	68,937 (\$513/m2 CFA) (\$3,256/m2 GEA)

Cost of Automated Refuse Collection System at June 99 Price Level (excluding Provisions for Contract Fluctuations)		22,326	22,326
Allow for improvement work to roof top	-	500	500
	-	22,826	22,826 (\$170/m2 CFA) (\$1,078/m2 GEA)

Cost at June 99 Price Level	Estimated Cost		TOTAL
	Softlandscaping	Others	
Cost of Other Separate Contracts (incl. Softlandscaping)	1,680	1,228	2,908 (\$22/m2 CFA) (\$137/m2 GEA)

Remarks

- 1) No adjustment is made for site constraints/difficulty as advised by PM/1.
- 2) Cost allowance for temporary carpark provision and reinstatement is to be included in Phase 4 as advised by PM/1.