



## THE HONG KONG HOUSING AUTHORITY

### Memorandum for the Building Committee

#### Proposed Master Layout Plan and Project Development Budgets for the Redevelopment of Lam Tin Estate Phase 7 & 8

### PURPOSE

To seek Members' approval to the proposed Master Layout Plan and Project Development Budgets for the Redevelopment of Lam Tin Estate Phase 7 & 8.

### BACKGROUND

2. Lam Tin Estate Phase 7 & 8 is part of the overall Redevelopment of Lam Tin Estate (Site Location refers to **Annex 2**).

3. Demolition of existing buildings at Phase 7 was completed in August 1999, and that for Phase 8 will commence in November 2001.

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

Date	Event
(a) 12 December 1991	Planning Brief for all Phases of Redevelopment of Lam Tin Estate approved by Development Progress Committee (DPC).

Date	Event
(b) 25 August 1998	Amendment of the Approved Planning Brief for the intensification of the Redevelopment of Lam Tin Estate was approved by Kowloon District Planning Conference (KDPC Paper No. 11/98 refers).

- (c) 2 March 2000                      The use of non-standard blocks together with the Revised Development Parameters and Revised Project Development Cost Ceilings for Redevelopment of Lam Tin Phase 7 & 8 were approved by Strategic Planning Committee (SPC) (Paper No. SPC 22/2000 refers).
- (d) 19 October 2000                Revised Project Development Cost Ceilings for Redevelopment of Lam Tin Phase 7 & 8 based on June 2000 yardsticks were approved by SPC (Paper No. SPC 62/2000 refers).
- (e) 20 April 2001                    Proposed Master Layout Plan and Proposed Project Development Budgets for Redevelopment of Lam Tin Phase 7 & 8 were endorsed by Project Design Review Committee (PDRC) (PDRC Paper No. 11/01 refers).

## MASTER LAYOUT PLAN

5.            The site is located at an existing elevated platform of Lam Tin Estate with magnificent views towards Kowloon Bay to the West, Lam Tin Park to the East, and an open playground to the South.

6.            The site is affected by traffic noise from nearby Lin Tak Road, Tak Tin Street, and Tseung Kwan O Road.

7.            The proposed Master Layout Plan follows the revised Development Parameters approved by SPC vide Paper No. SPC 22/2000. It consists of 8 nos. site specific non-standard domestic blocks (38 to 48 domestic storeys) and one 4-storey carpark podium. Drawings attached in **Annexes 1 to 7** illustrate the design provisions and master layout. The comparison of the proposed domestic blocks and the standard blocks is illustrated in attached **Annex 8**.

8.            The Approved Development Parameters and the provisions in the proposed Master Layout Plan are summarized as follows -

		Approved Development Parameters (Paper No.SPC 22/2000)	Provisions in Proposed Master Layout Plan (Details refer to Annex1)
Existing Zoning :		Residential (Group A)	
Proposed Housing Type :		HOS	
Gross Site Area (Gross) :		2.791 ha.	2.633ha. <sup>(2)</sup>
Block Type:		Site Specific Non-standard Design	
Flat No. :		3,200 approx. <sup>(1)</sup>	2,712
Flat mix:		—	2-bedroom flat :978 (36%) 3-bedroom flat :1,734(64%)
Total Domestic Gross Floor Area (GFA) :		—	188,525m <sup>2</sup> Approx.
Overall Plot Ratio :		7.5 max. <sup>(1)</sup>	7.49
Population :		10,240 approx. <sup>(1)</sup>	8,679
Parking Provision :	Private Cars	1:4 ratio	1:4 ratio 678 nos.
	Motor-cycles	—	68 nos.
	L/UL Bays	—	8 nos.
Community/Welfare Facilities :		1 no. Day Nursery & 1 no. Kindergarten at Phase 7	1 no. Day Nursery & 1 no. Kindergarten at Phase 8
Management Facilities		—	1 no. Estate Management Office 1 no. Office for Owner's Co-operation

Note: <sup>(1)</sup> Subject to detail design using non-standard block

<sup>(2)</sup> Site area adjusted due to change in alignment of public roads

9. The main design features of the proposed Master Layout Plan as illustrated in the drawings are elaborated below -

#### 9.1 Site Specific Block Design

- (a) The floor layout and orientation of the domestic blocks are designed to capture panoramic views towards Kowloon Bay to the west, Lam Tin Park to the east, and an adjacent playground to the south.
- (b) Height of domestic blocks ranges from 38-domestic storeys to 48-domestic storeys, being higher in Phase 7 where spectacular view of Kowloon Bay at far West is caught. The descending skyline together with openings introduced in the building mass help to enrich the townscape.
- (c) Carpark provision is provided in a 4-storey carpark podium at Phase 7. There is no carpark provision in Phase 8 to enable earlier completion of Phase 8 to meet PHDP programme.
- (d) The carpark podium in Phase 7 is terracing down to ground level towards Phase 8. This enables easy access to the podium garden and enhances visual integration of open spaces at various levels.
- (e) Blocks 4 to 8 in Phase 7 are on the carpark podium. A maximum of 50 storeys (including carparking levels) above G/F is kept so that EVA can be provided on ground level without going up to podium.
- (f) Main entrance lobbies of Blocks 4 to 8 are provided at either the first or the second podium levels. This arrangement enables the segregation of the main pedestrian access from service vehicles at ground level.
- (g) Standard 2-bedroom and 3-bedroom flat modules are adopted for the domestic blocks to maximize mechanized construction.
- (h) Most of the flat units are free from internal structural walls. This allows flexibility of re-partitioning by occupants to suit individual needs in future (**Annex 6** refers).
- (i) Finishing standard of the domestic block follows that of NCB.

## 9.2 Environmental Design Considerations

- (a) 50% of the flats are provided with balconies to capture view, to enhance natural ventilation and to provide sun-shading.
- (b) There is natural cross ventilation in typical lift lobbies.
- (c) Openings in the building mass will enhance natural ventilation and allow penetration of daylight.
- (d) Domestic blocks are elevated to facilitate natural ventilation at podium deck and ground level.

## 9.3 Vehicular Access

The Estate Road leading from Hing Tin Close serves as vehicular access to the carpark, to the central station of the Automatic Refuse Collection System (ARCS) and as emergency vehicular access (EVA).

## 9.4 Pedestrian Link and Access

- a) Access from MTR Station is provided via a proposed covered walkway along Leung Tin Lane, the proposed lift tower at Lam Tin Phase 3 and the proposed footbridge linking Phase 3 and Phase 8. The existing volley ball court at Phase 3 will be replaced by one badminton court and a half-sized basketball court.
- b) Access from adjoining Public Transport Interchange (PTI) in Phase 9 is provided via covered walkway and elevated walkway at various levels.

## 9.5 Noise Mitigation Measures

Noise mitigation measures such as noise barriers at podium level, cantilever noise barrier along parts of Tak Tin Street, noise flanges at gable end walls of some of the blocks, A/C installation and well gasketed windows with minimum 6 mm thick glass are adopted to mitigate the traffic noise from Tseung Kwan O Road, Lin Tak Road and Tak Tin Street.

#### 9.6 Automatic Refuse Collection System (ARCS)

Phase 7 & 8 has a flat production of more than 2,400. Therefore ARCS will be provided according to Paper No. BC 126/98.

10. A Second Parking Demand Study is being carried out currently by Transport Department. Part of the study deals with the possibility of reducing the statutory carpark requirement of 1:4 in Kowloon for developments with plot ratio exceeding 6. The study is likely to be completed by early 2002. If approved, amendments to the relevant Outline Zoning Plans are expected to be completed by early 2004 at the earliest.

11. In view of the possible downward adjustment in the statutory carpark requirement in the near future, flexibility has been incorporated in the carpark design to reduce the number of carpark floors without affecting the overall master layout and residential block design.

### LAND MATTER

12. The site of Phase 7&8 is entirely within the existing Vesting Order (VO) of Lam Tin Estate.

13. The small strip of land at Phase 3, where the proposed lift tower is located, is proposed to be included into the site boundary of Phase 8 and agreement by Lands Department is being sought.

### LANDSCAPE DESIGN

14. Integration of external spaces at different levels is the main design consideration. Terraced podium together with terraced garden are adopted to enhance continuity of open spaces in Phase 7 and Phase 8.

### PROJECT DEVELOPMENT BUDGET

15. The proposed Project Development Budgets of the Redevelopment of Lam Tin Estate Phase 7 and Phase 8 are estimated to be **\$1,283.967M** and **\$682.986M** respectively. The breakdown of the proposed Project Development Budgets are given in **Annex 9** and the key elements are as follows -

Cost Heads		Work Elements	Phase 7 \$M	Phase 8 \$M	Total \$M
(a)	Site Development Cost	Site Formation	-	-	Nil
		Demolition	12.482	5.907	18.389
		Sub-total :	12.482	5.907	18.389
(b)	Construction Cost	Foundation	127.731	70.264	197.995
		Building	943.546	486.252	1,429.798
		Soft Landscape and Others	6.104	17.312	23.416
		Sub-total :	1,077.381	573.828	1,651.209
(c)	Other Project Costs [2% on (a) & (b)]	Civil engineering and geotechnical studies, site investigation, material testing and the like	21.797	11.595	33.392
(d)	Total Site Development & Construction Cost [(a) + (b) + (c)] :		1,111.660	591.330	1,702.990
(e)	Project Management Cost [15.5% on (d)]	Professional Services and Overheads, Consultant Fees and Consultant Site Staff	172.307	91.656	263.963
(f)	Project Development Budget [(d) + (e)] :		1,283.967	682.986	1,966.953

*Note : Development contingencies of \$52.493M and \$27.606M for non-standard blocks and elements in Phase 7 and Phase 8 respectively are included in the Site Development and Construction Costs. These contingencies are allowed in accordance with Paper No. SPC 45/2000 to cover unforeseen development risks and change in clients' requirements.*

16. The proposed Master Layout Plan for Phase 7 & 8 is significantly different from that in Paper No. SPC 22/2000 in terms of phase boundary and block numbers in each phase. In order to have a meaningful comparison, the combined Project Development Cost of Phase 7 and Phase 8 is compared to the combined Development Cost Ceiling of Phase 7 and Phase 8 approved in Paper No. SPC 62/2000 as follows -

	(a)	(b)	(c)	(d)	(e)
<b>Buildings / Portions</b>	<b>Proposed Project Development Cost</b>  (\$/m <sup>2</sup> CFA)	<b>Approved Project Development Cost Ceiling</b>  (\$/m <sup>2</sup> CFA)	<b>Proposed Unit Construction Cost <sup>(1)</sup> adjusted to tender-in date</b>  (\$/m <sup>2</sup> CFA)	<b>June 2001 Construction Cost Yardstick</b>  (\$/m <sup>2</sup> CFA)	<b>June 2001 Construction Cost Yardstick adjusted to tender-in date (\$/m<sup>2</sup> CFA)</b>
<b>Domestic (HOS)</b>	8,314	9,556	5,765	5,286 <sup>(2)</sup>	5,263
<b>Carpark</b>	6,691	7,708	4,600	4,427	4,405
<b>Welfare</b>	10,993	12,899	8,079	-	-

*Note: <sup>(1)</sup> For comparing with Construction Cost Yardstick, external works, soft landscaping and other sundry costs such as drainage, utility connections etc. have been excluded from the proposed Unit Construction Cost.*

*<sup>(2)</sup> June 2001 yardstick for Flexible HOS Block (for Site Specific Design-Preliminary Yardsticks)*

17. The proposed Project Development Costs for domestic, carpark and welfare portions are all below the respective Project Development Cost Ceilings approved by SPC vide Paper No. SPC 62/2000.

18. The difference between the proposed Unit Construction Cost (excluding external works ) for domestic portion and the June 2001 Cost Yardstick adjusted to the time of tender is 9.5%, mainly attributable to the followings -

(a) Deep foundation	+2.9%
(b) Extra cost for construction of blocks on podium	+4.1%
(c) Noise mitigation measures	+2.5%

19. The proposed Unit Construction Cost for carpark is 4.4% over the June 2001 Cost Yardstick adjusted to the time of tender due to deep foundation.

20. The proposed Project Development Cost for domestic portion can be further broken down into cost per flat as follows -



	(a)	(b)	(c)	(d)
<b>Flat Type</b>	<b>Proposed Project Development Cost per Flat</b>	<b>Proposed Construction Cost per Flat<sup>(1)</sup></b>	<b>June 2001 Construction Cost Yardstick</b>	<b>June 2001 Construction Cost Yardstick Adjusted to Tender-In-Date</b>
	(\$)	(\$)	(\$)	(\$)
<b>2B Flat</b>	558,368	387,177	355,008	353,463
<b>3B Flat</b>	707,272	490,429	449,680	447,723

*Note: <sup>(1)</sup> For comparing with the Construction Cost Yardstick, external works, soft landscaping and other sundry costs such as drainage, utility connections, etc. have been excluded from the proposed Construction Cost per Flat.*

## AVAILABILITY OF FUNDS

21. Based on the proposed Project Development Budgets, the estimated yearly expenditures for Phase 7 and Phase 8 are tabulated as follows -

	<b>Estimated Expenditure for Phase 7 (\$M)</b>			
	Pre-2001/02	2001/02	Post 2001/02	Total
Allowed in FC72/2000	12.126	31.241	595.189	638.556
Estimate based on Proposed Budget	14.836	4.184	1,264.947	1,283.967

	<b>Estimated Expenditure for Phase 8 (\$M)</b>			
	Pre-2001/02	2001/02	Post 2001/02	Total
Allowed in FC72/2000	0.000	17.544	1,700.793	1,718.337
Estimate based on Proposed Budget	1.020	15.392	666.574	682.986

22. Additional expenditure after 2001/02 will be covered by adjustment in the 2001 budget submission to the Finance Committee.

## DEVELOPMENT PROGRAMME

23. The development programmes are tabulated as follows -

		Phase 7	Phase 8
(a) Master Layout Plan	PDRC	04/01	04/01
	BC	06/01	06/01
(b) Detailed Design	DDRP	11/01	11/01
(c) Piling	Tender Out	12/01	02/02
	Commencement	04/02	06/02
	Completion	04/03 (12 months)	06/03 (12 months)
(d) Building	Tender Out	12/02	02/03
	Commencement	04/03	06/03
	Completion	11/06 (43 months)	04/06 (34 months)

## RECOMMENDATION

24. It is **recommended** that the proposed Master Layout Plan and Project Development Budgets for the Redevelopment of Lam Tin Estate Phase 7&8 as described above and in the **Annexes** to this Paper be approved.

## DISCUSSION

25. At the next meeting of the Building Committee to be held on 21 June 2001, Members will be invited to approve the recommendation in paragraph 24 above.

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File Ref. : HD (AR) 7/700/7&8  
Date : 15 June 2001

<b><u>DRAWING TITLE</u></b>	<b><u>DRAWING NO.</u></b>
<b><u>ANNEX 1. PROVISIONS OF THE MASTER LAYOUT PLAN</u></b>	
<b><u>ANNEX 2. SITE LOCATION PLAN</u></b>	
<ul style="list-style-type: none"> <li>• PERSPECTIVE</li> <li>• SITE LOCATION PLAN</li> </ul>	KL29/7&8/SITE/A/PR-06 KL29/7&8/SITE/A/PR-01/A
<b><u>ANNEX 3. MASTER LAYOUT PLAN</u></b>	
<ul style="list-style-type: none"> <li>• MASTER LAYOUT PLAN</li> </ul>	KL29/7&8/SITE/A/PR-02/A
<b><u>ANNEX 4. DOMESTIC LAYOUT PODIUM/ CARPARK FLOOR PLAN</u></b>	
<ul style="list-style-type: none"> <li>• GROUND FLOOR PLAN</li> <li>• FIRST FLOOR PLAN</li> <li>• SECOND FLOOR PLAN</li> <li>• THIRD FLOOR PLAN</li> <li>• FOURTH FLOOR PLAN</li> <li>• LOW ZONE FLOOR PLAN-DOMESTIC BLOCK</li> <li>• MIDDLE ZONE FLOOR PLAN-DOMESTIC BLOCK</li> <li>• HIGH ZONE FLOOR PLAN-DOMESTIC BLOCK</li> <li>• BASIC BLOCK MODULE</li> <li>• TYPICAL FLOOR PLAN-BLOCK 1 &amp; 2</li> <li>• TYPICAL FLOOR PLAN-BLOCK 3</li> <li>• TYPICAL FLOOR PLAN-BLOCK 4 &amp; 8 (LOW ZONE)</li> <li>• TYPICAL FLOOR PLAN-BLOCK 4 &amp; 8 (HIGH ZONE)</li> <li>• TYPICAL FLOOR PLAN-BLOCK 5 &amp; 7 (LOW ZONE)</li> <li>• TYPICAL FLOOR PLAN-BLOCK 5 &amp; 7 (MIDDLE ZONE)</li> <li>• TYPICAL FLOOR PLAN-BLOCK 5 &amp; 7 (HIGH ZONE)</li> <li>• TYPICAL FLOOR PLAN-BLOCK 6 (LOW ZONE)</li> <li>• TYPICAL FLOOR PLAN-BLOCK 6 (HIGH ZONE)</li> </ul>	KL29/7&8/CP/A/PR-01/A KL29/7&8/CP/A/PR-02/A KL29/7&8/CP/A/PR-03/A KL29/7&8/CP/A/PR-04/A KL29/7&8/CP/A/PR-05/A KL29/7&8/CP/A/PR-06/A KL29/7&8/CP/A/PR-07/A KL29/7&8/CP/A/PR-08/A  KL29/7&8/BLK /A/PR-02 KL29/7&8/BLK1&2 /A/PR-01/A KL29/7&8/BLK3 /A/PR-02 KL29/7&8/BLK4&8/A/PR-03/A KL29/7&8/BLK4&8/A/PR-04/A KL29/7&8/BLK5&7/A/PR-05/A KL29/7&8/BLK5&7/A/PR-06/A KL29/7&8/BLK5&7/A/PR-07/A KL29/7&8/BLK6 /A/PR-08 KL29/7&8/BLK6 /A/PR-09
<b><u>ANNEX 5. ELEVATION &amp; SECTION</u></b>	
<ul style="list-style-type: none"> <li>• WEST ELEVATION</li> <li>• SECTIONS</li> </ul>	KL29/7&8/SITE/A/PR-03/A KL29/7&8/SITE/A/PR-05/A
<b><u>ANNEX 6. FLEXIBLE INTERNAL LAYOUT</u></b>	
<ul style="list-style-type: none"> <li>• FLEXIBLE INTERNAL LAYOUT</li> </ul>	KL29/7&8/BLK /A/PR-03
<b><u>ANNEX 7. LANDSCAPE DRAWING</u></b>	
<ul style="list-style-type: none"> <li>• MASTER LANDSCAPE LAYOUT PLAN</li> <li>• LANDSCAPE THEME</li> </ul>	KL29/7&8/SITE/L/PR-01/A KL29/7&8/SITE/L/PR-02
<b><u>ANNEX 8. AREA &amp; EFFICIENCY RATIO</u></b>	
<ul style="list-style-type: none"> <li>• COMPARISON OF PROPOSED DESIGN AND STANDARD BLOCK</li> </ul>	KL29/7&8/BLK/A/PR-01/B
<b><u>ANNEX 9. BUDGET ESTIMATE</u></b>	

**Redevelopment of Lam Tin Estate Phase 7&8**  
**Provision of the Master Layout Plan (dated 30.5.2001 )**

**1. Site Area and Development Potential**

1.1	Gross Site Area	26,325 m <sup>2</sup>
1.2	Net Site Area for P.R. Calculation	25,159 m <sup>2</sup>
1.3	Maximum Plot Ratio	7.5
1.4	Permissible GFA	188,692.50m <sup>2</sup>
1.5	Total Domestic GFA	188,525.29m <sup>2</sup>

*Note: Exact site area is subject to DLO's confirmation.*

**2. Flat**

		<b>Phase 7</b>	<b>Phase 8</b>	<b>Phase 7 + Phase 8</b>
2.1	Total no. of flat	1776	936	2712
2.2	2B	664	314	978
2.3	3B	1112	622	1734

**3. Carparks**

4.1	Private Carparks	678nos.
4.2	Motor-cycles (10% of private carparks)	68nos.
4.3	LGV	Nil
4.4	Loading / Unloading bays	8 nos.

**4. Transportation**

4.1	Taxi stand / Lay-by	1no. (Along Tak Tin Street)
4.2	GMB stand / Lay-by	NIL
4.3	Others (if any)	NIL

**5. Education Facilities**

5.1	Kindergarten	1 no. (6-classroom)
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**ANNEX 1**  
(sheet 2 of 2)

**6. Welfare / Community Facilities**

6.1	Day Nursery	1 no. (IFA 530 m <sup>2</sup> approx.)
6.2	Office for Owner's Co-operation	1 no. (IFA 64 m <sup>2</sup> approx.)
6.3	Estate Management Office	1 no. (IFA 163 m <sup>2</sup> approx.)

**7. Open Spaces**

7.1	Open space	15,434 m <sup>2</sup> approx.
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**8. Recreation Facilities**

8.1	Basketball courts	• 1 no. for Phase 7&8 to be provided in Phase 9
8.2	Badminton courts	• 2 nos. for Phase 7&8 to be provided in Phase 9 • 1 no. for Phase 7 &8 to be provided in Phase 3 (and simultaneously with a half-basketball court provision for other Phases of Lam Tin ) as replacement of existing volleyball court in Phase 3
8.3	Table tennis tables	2 nos.
8.4	Children play area	Approx 650 m <sup>2</sup>





## Key Design Consideration

- Maximize view
- Allow flexibility in internal layout
- Maximize development potential P.R. 7.5



### NOTES

#### REVISION

NO	DESCRIPTION AND DATE	INITIAL / DESIGNATION	DWN	CKD	AUTH
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	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATG	JOHN C.Y. NG	21/5/01
	SA/6 ATG	JOSEPH W.Y. HO	21/5/01
CHECKED	A/43	CLAUDIA L.L. WU	21/5/01
	STO(A)/38 ATG	W.S. TANG	21/5/01
DRAWN	TO(A)/137	C.W. LUNG	21/5/01

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**PERSPECTIVE**

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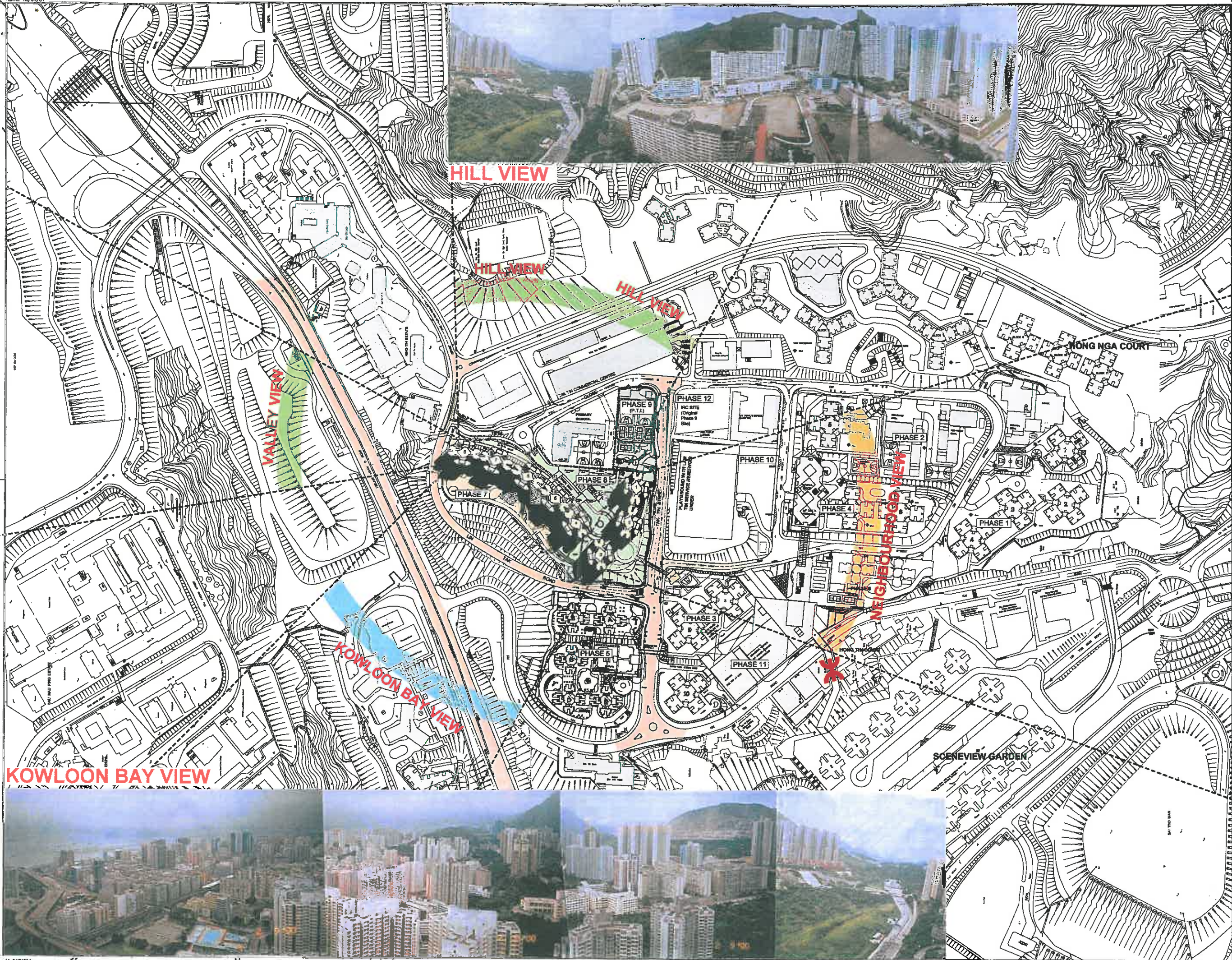
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KL29/7&8/SITE/A/PR-06

SOURCE



HOUSING DEPARTMENT





## NOTES

NOISE SOURCE

## REVISION

NO. DESCRIPTION AND DATE	INITIAL / DESIGNATION
A 1. GENERAL REVISION.	22/05/01

DESIGNATION	INITIAL	DATE
AUTHORISED		
SA/3	JOHN C.Y. NG	ORIGINAL
ATD		SIGNED
SA/9	JOSEPH W.Y. HO	ORIGINAL
ATD		SIGNED
CHECKED		
A/AS	CLAUDIA L.L. WU	ORIGINAL
ATD		SIGNED
STDA/36	W.S. TANG	ORIGINAL
ATD		SIGNED
DRAWN		
TS(A)/47	W.Y. LEE	ORIGINAL
		SIGNED

PROJECT  
**LAM TIN ESTATE  
 REDEVELOPMENT  
 PHASE 7 & 8**

DRAWING TITLE  
**SITE LOCATION PLAN**

SCALE 1:4000

DRAWING NO.  
 KL29/7&8/SITE/A/PR-01/A





NOTES



REVISION		INITIAL/DESIGNATION
NO	DESCRIPTION AND DATE	DWN   CKD   AUTH
A	1. GENERAL REVISION.	TSK(A)/STDA/17/04/01

AUTHORISED	DESIGNATION	INITIAL	DATE
CA/3 ATG.	JOHN C.Y. NG	ORIGINAL SIGNED	17.04.01
SA/9 ATG.	JOSEPH W.Y. HO	ORIGINAL SIGNED	17.04.01
A/43	CLAUDIA L.L. NG	ORIGINAL SIGNED	17.04.01
STDA/30 ATG.	W.S. TANG	ORIGINAL SIGNED	11.04.01
DRAWN	TD(A)/137 C.W. HUNG	ORIGINAL SIGNED	11.04.01

**PROJECT**  
LAM TIN ESTATE REDEVELOPMENT PHASE 7 & 8

**DRAWING TITLE**  
MASTER LAYOUT PLAN

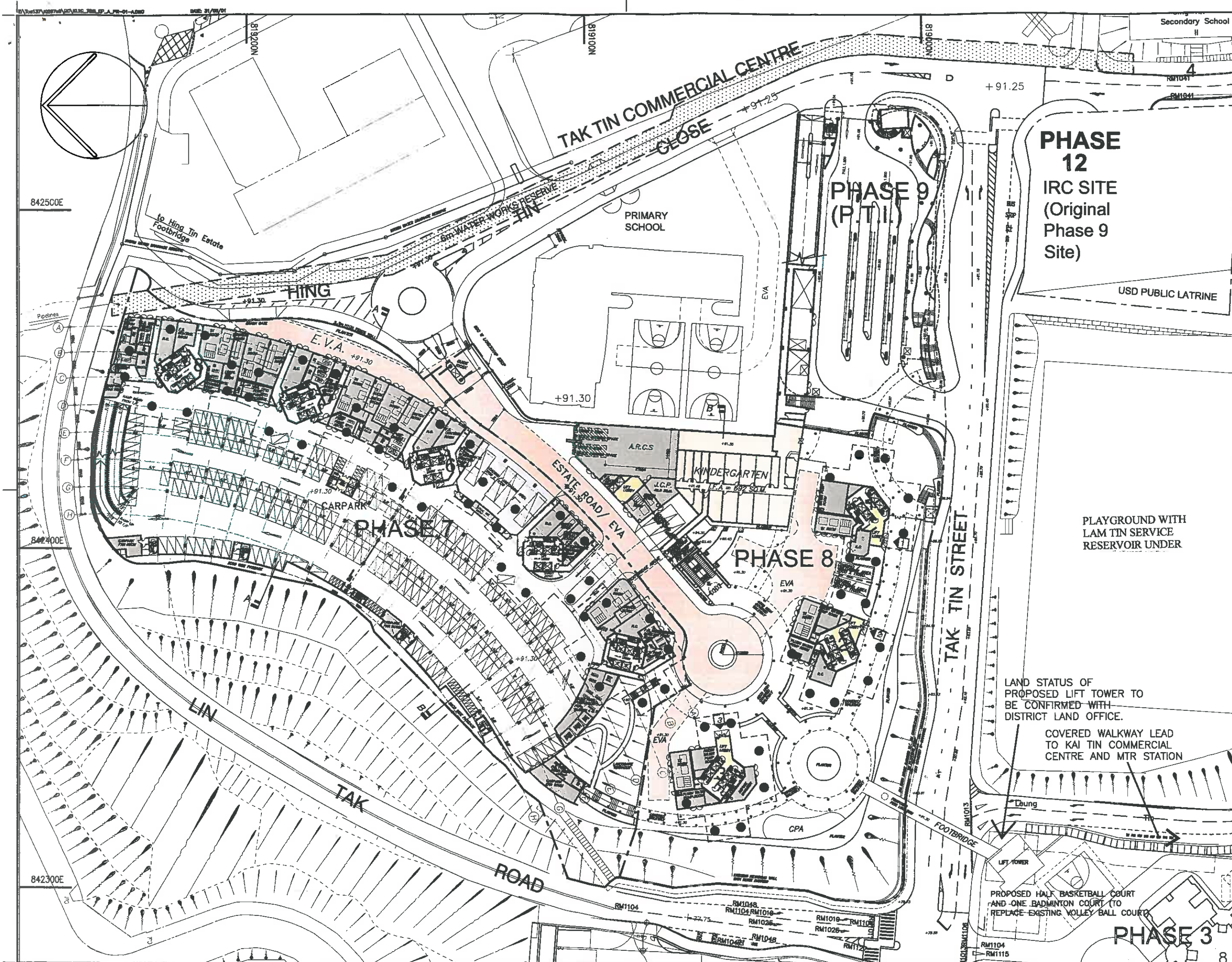
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**SOURCE**

**HOUSING DEPARTMENT**

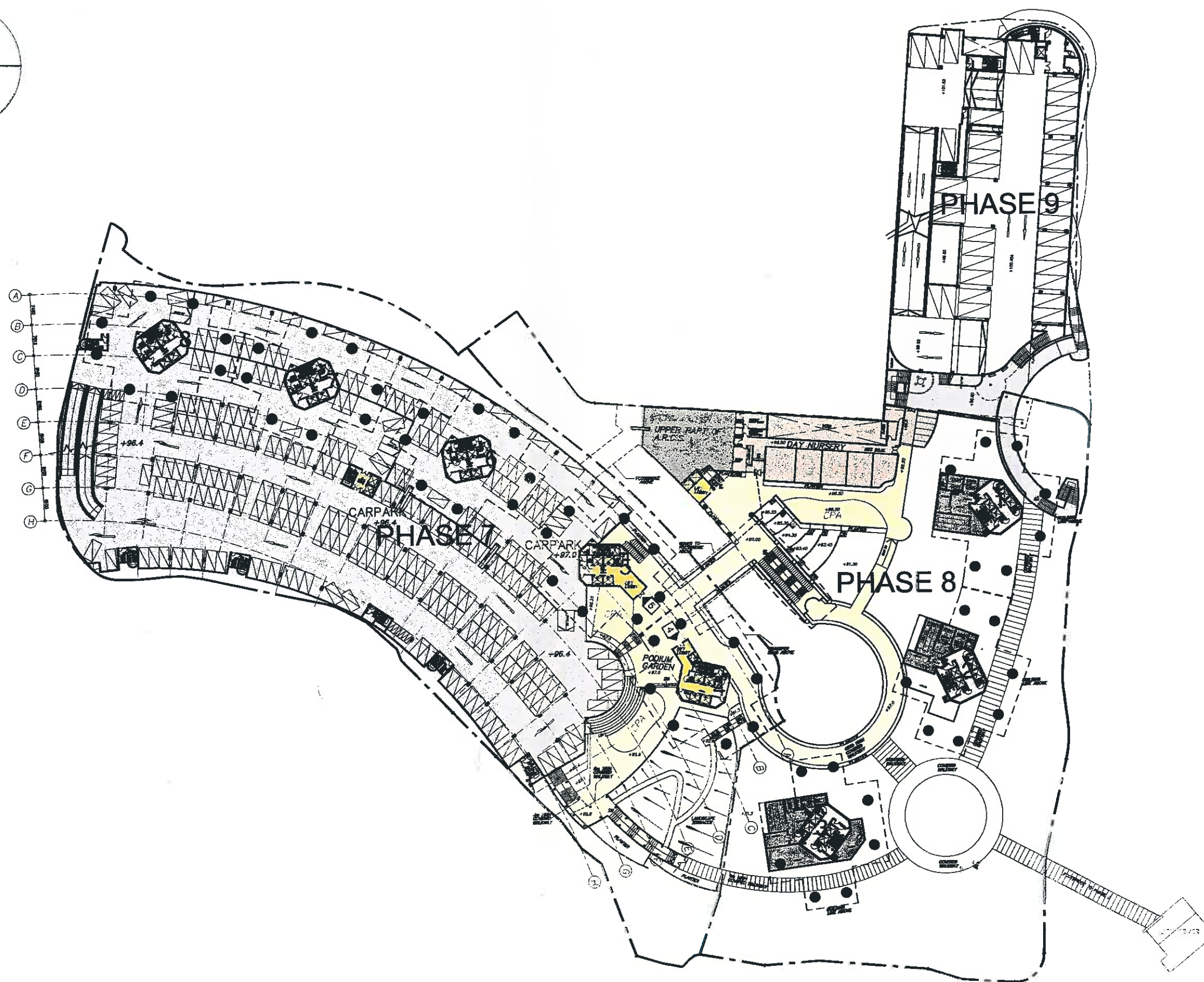




NOTES			
ESTATE ROAD / EVA			
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NO	DESCRIPTION AND DATE	DMN	CHK / AUTH
A	1. GENERAL REVISION.		
25/05/01			
DESIGNATION	INITIAL	DATE	
AUTHOR	CA/S ATC	JOHN C.Y. HO	ORIGINAL SIGNED
	SA/S ATC	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/AS	CLAUDIA L.L. WU	ORIGINAL SIGNED
	STDA/36 ATC	W.S. TANG	ORIGINAL SIGNED
DRAWN	TD(A)/37	C.W. HUNG	ORIGINAL SIGNED
PROJECT LAM TIN ESTATE REDEVELOPMENT PHASE 7 & 8			
DRAWING TITLE GROUND FLOOR PLAN			
SCALE 1:1000			
DRAWING NO. KL29/7&8/CP/A/PR-01/A			
DRAWING HOUSING DEPARTMENT			



## NOTES



REVISION	INITIAL/DESIGNATION
NO. DESCRIPTION AND DATE	DRN. CRD. AUT.
A 1. GENERAL REVISION.	30/05/02

	DESIGNATION	INITIAL	DATE
AUTHORISED	DA/3 ATL	JOHN C.Y. NG	ORIGINAL SIGNED 17.04.01
	SA/9 ATE	JOSEPH W.Y. HO	ORIGINAL SIGNED 17.04.01
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	SD(A)/26 ATE	W.S. TANG	ORIGINAL SIGNED 11.04.01
DRAWN	TD(A)/137	C.K. HUNG	ORIGINAL SIGNED 11.04.01

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**FIRST FLOOR PLAN**

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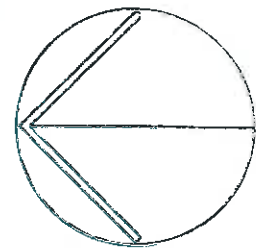
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SOURCE



## NOTES



## REVISION

## INITIAL/

NO DESCRIPTION AND DATE

DWN | GED | AUTH

A 1. GENERAL REVISION.

TOM/AM/STON/ A/A3

25/06/07

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATC	JERRI C.Y. NG	ORIGINAL SIGNED 17.04.01
	SA/8 ATC	JOSEPH W.Y. HO	ORIGINAL SIGNED 17.04.01
CHECKED	A/43	CLAUDIA L.L. MU	ORIGINAL SIGNED 17.04.01
	ED(A)/26 ATC	M.S. TANG	ORIGINAL SIGNED 11.04.01
DRAWN	TO(A)/137	C.M. HUNG	ORIGINAL SIGNED 11.04.01

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**SECOND FLOOR PLAN**

SCALE 1:500

DRAWING NO

KL29/7&amp;8/CP/A/PR-03/A

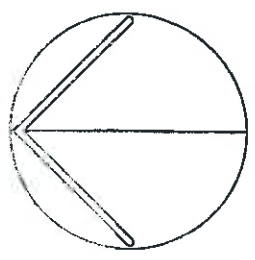
SOURCE



HOUSING DEPARTMENT



NOTES



REVISION		INITIAL/
NO DESCRIPTION AND DATE		DESIGNATION
A	1. GENERAL REVISION.	23/05/01

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATE	JOHN C.Y. NG	ORIGINAL SIGNED 17.04.01
	SA/3 ATE	JOSEPH W.Y. HO	ORIGINAL SIGNED 17.04.01
CHECKED	A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED 17.04.01
	STDA/36 ATE	W.S. HO	ORIGINAL SIGNED 11.04.01
DRAWN	TD(A)/137	C.W. NG	ORIGINAL SIGNED 11.04.01

**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

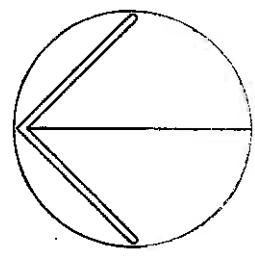
**THIRD FLOOR PLAN**

SCALE 1:500

DRAWING NO  
KL29/7&8/CP/A/PR-04/A



NOTES



REVISION	INITIAL/DESIGNATION
NO. DESCRIPTION AND DATE	DWN. CDD. AUTH.
A 1. GENERAL REVISION.	25/05/2004

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/2 ATC. JOHN C.Y. NG	ORIGINAL SIGNED	17.04.01
	SA/2 ATC. JOSEPH W.Y. HO	ORIGINAL SIGNED	22.04.01
CHECKED	A/45 ELIZABETH L.L. WU	ORIGINAL SIGNED	17.04.01
	STD(A)/36 ATC. WKS. TANG	ORIGINAL SIGNED	11.04.01
DRAWN	TD(A)/137 C. KHURD	ORIGINAL SIGNED	11.04.01

**PROJECT**  
**LAM TIN ESTATE**  
**REDEVELOPMENT**  
**PHASE 7 & 8**

**DRAWING TITLE**  
**FOURTH FLOOR PLAN**

**SCALE** 1:1000

**DRAWING NO.**  
KL29/7&8/CP/A/PR-05/A

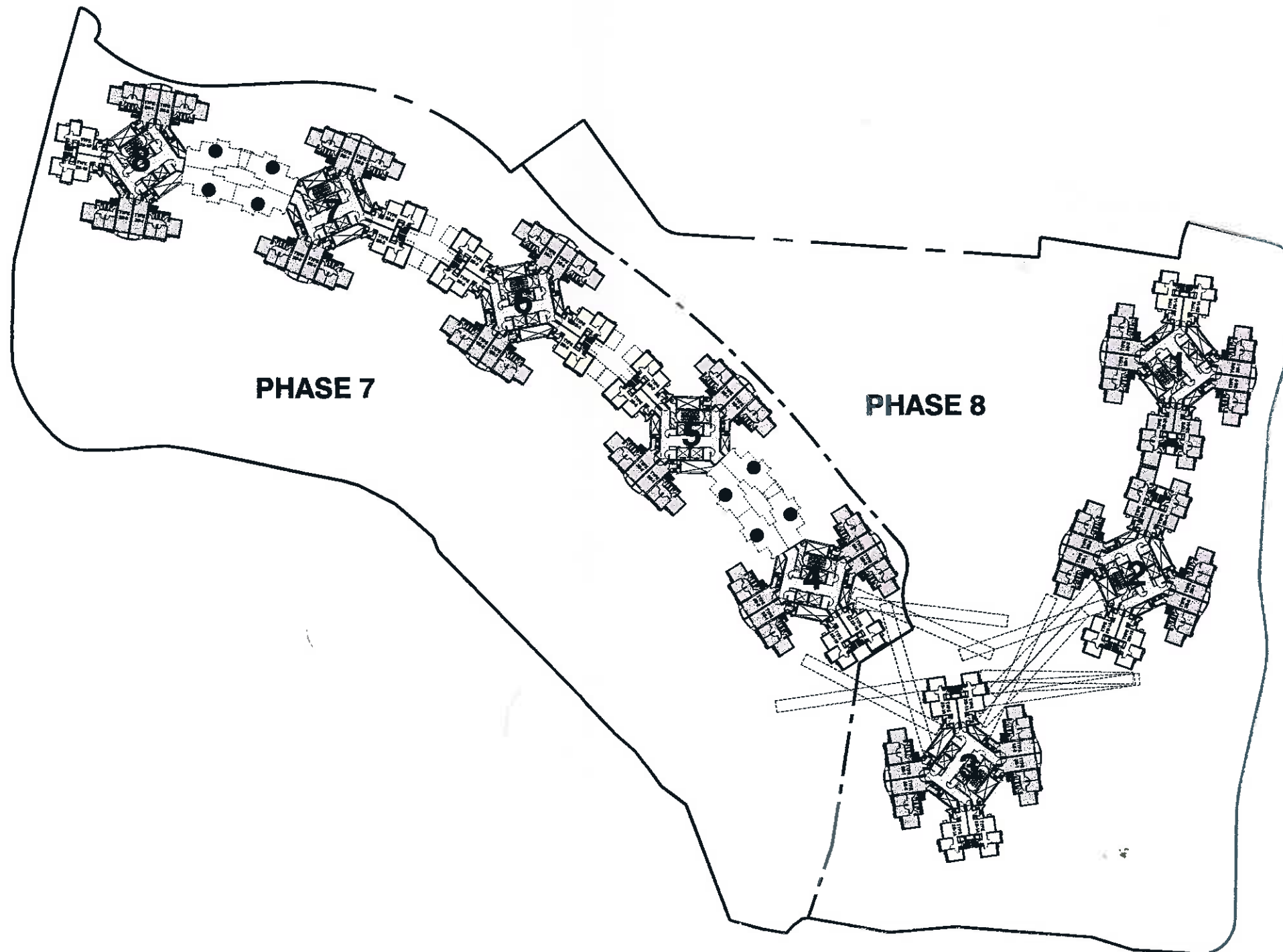
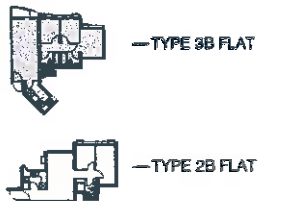
**SOURCE**



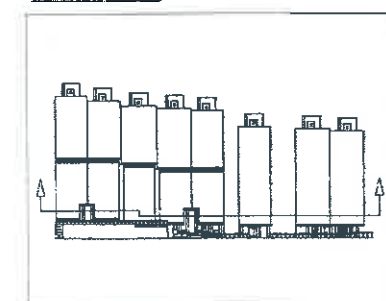
HOUSING DEPARTMENT

## NOTES

## LEGEND



KEY PLAN



## REVISION

NO	DESCRIPTION AND DATE	INITIAL / DESIGNATION
A	1. BLOCK 4&8 SHIFTED. 25/09/77	DOWN / CKD / AUTU

	DESIGNATION	INITIAL	DATE
AUTHORISED	CLY S ATC	JOSEPH W.T. HO	ORIGINAL SIGNED 17.04.01
CHECKED	SA/P ATC	JOSEPH W.T. HO	ORIGINAL SIGNED 17.04.01
	A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED 17.04.01
	STOKA/36 ATC	W.S. TANG	ORIGINAL SIGNED 11.04.01
DRAWN	10(A)/47	M.Y. LEE	ORIGINAL SIGNED 11.04.01

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE:  
**LOW ZONE FLOOR PLAN -  
DOMESTIC BLOCK**

SCALE: 1:1000

DRAWING NO.

KL29/7&8/CP/A/PR-06/A

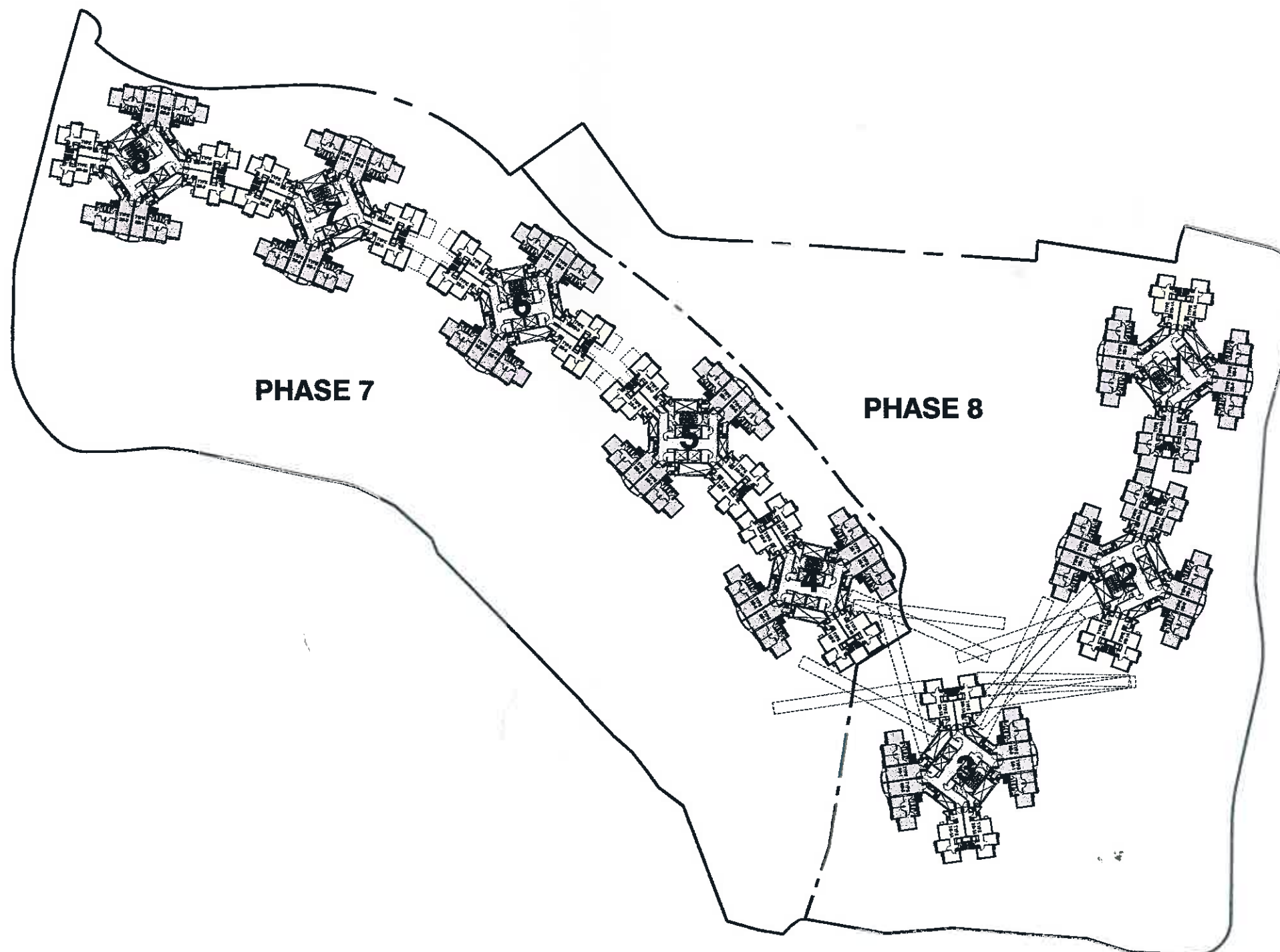
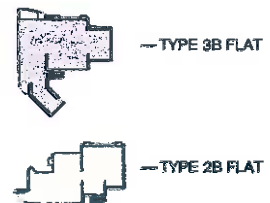
SUBJECT:



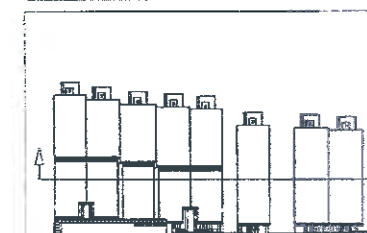


## NOTES

## LEGEND



## KEY PLAN



## REVISION

NO.	DESCRIPTION AND DATE	INITIAL/DESIGNATION
1.	BLOCK 4&8 SITED.	28/09/01

NO.	DESCRIPTION AND DATE	INITIAL/DESIGNATION
1.	BLOCK 4&8 SITED.	28/09/01

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATC	JOHN C.T. HE	ORIGINAL SIGNED
	SA/3 ATC	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED
	STO(A)/36 ATC	W.S. TANG	ORIGINAL SIGNED
DRAWN	10(A)/47	M.Y. LEE	ORIGINAL SIGNED

# LAM TIN ESTATE REDEVELOPMENT PHASE 7 & 8

## MIDDLE ZONE FLOOR PLAN - DOMESTIC BLOCK

SCALE 1:1000

DRAWING NO.

KL29/7&amp;8/CP/A/PR-07/A

DRAWN BY



## NOTES

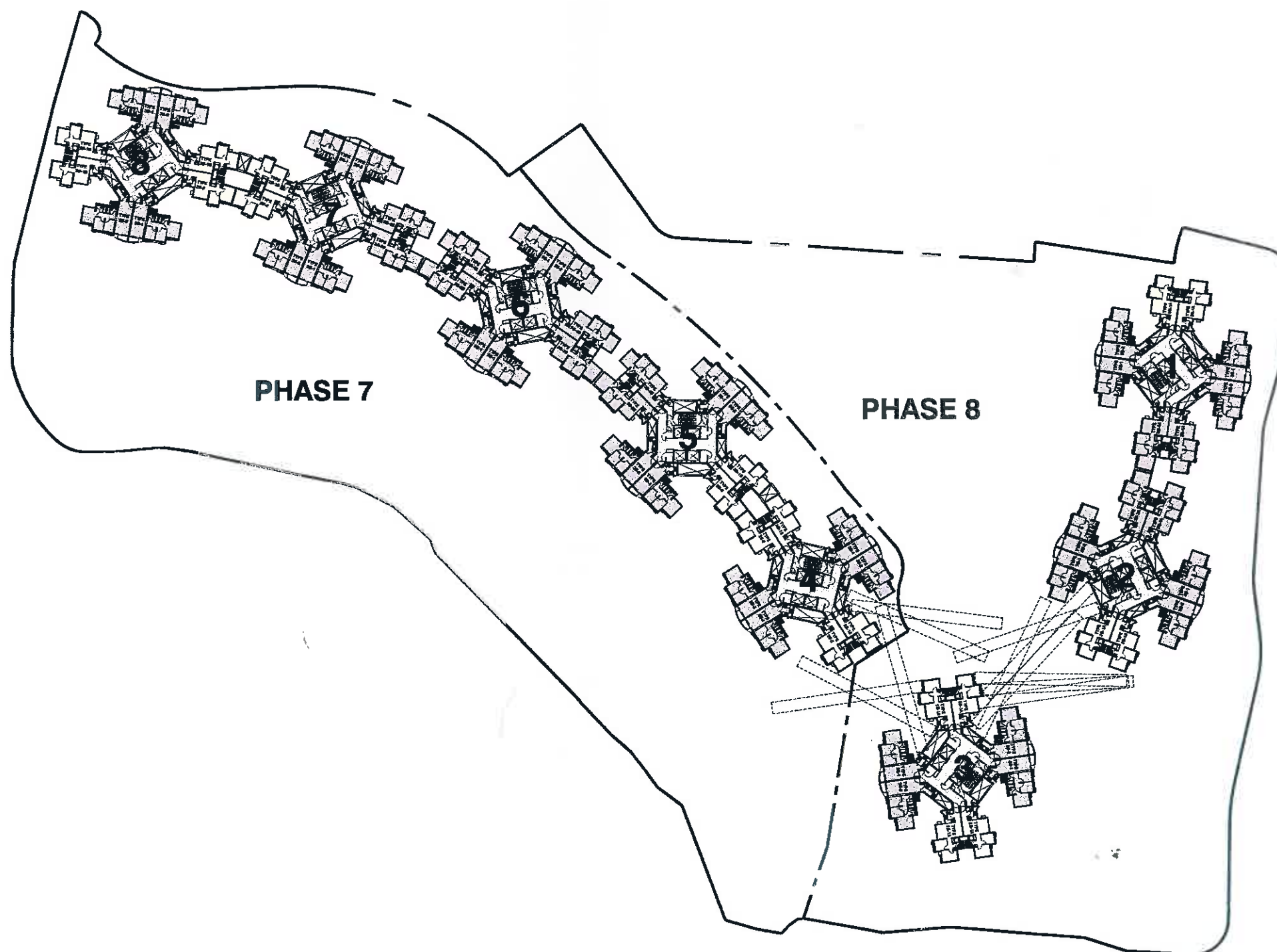
## LEGEND



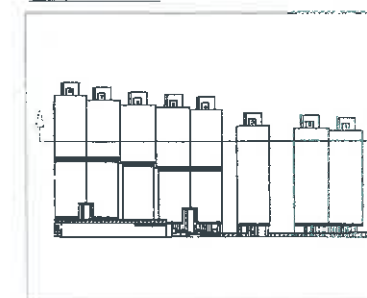
— TYPE 3B FLAT



— TYPE 2B FLAT



KEY PLAN



## REVISION

INITIAL/  
DESIGNATION

NO. DESCRIPTION AND DATE

OWN. C.D. AUTH.

A 1. ELOOR 4&amp;8 SHIFED.

12/02/04

	DESIGNATION	INITIAL	DATE
AUTHORISED	DA/3 ATC	JOHN C.Y. NG	ORIGINAL SIGNED
	SA/8 ATC	JOSEPH W.T. HO	ORIGINAL SIGNED
CHECKED	A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED
	STOKA/36 ATC	W.S. TANG	ORIGINAL SIGNED
DRAWN	10KA/47	M.T. LEE	ORIGINAL SIGNED

**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

**HIGH ZONE FLOOR PLAN -  
DOMESTIC BLOCK**

SCALE: 1:1000

DRAWING NO.

KL29/7&amp;8/CP/A/PR-08/A

SOURCE



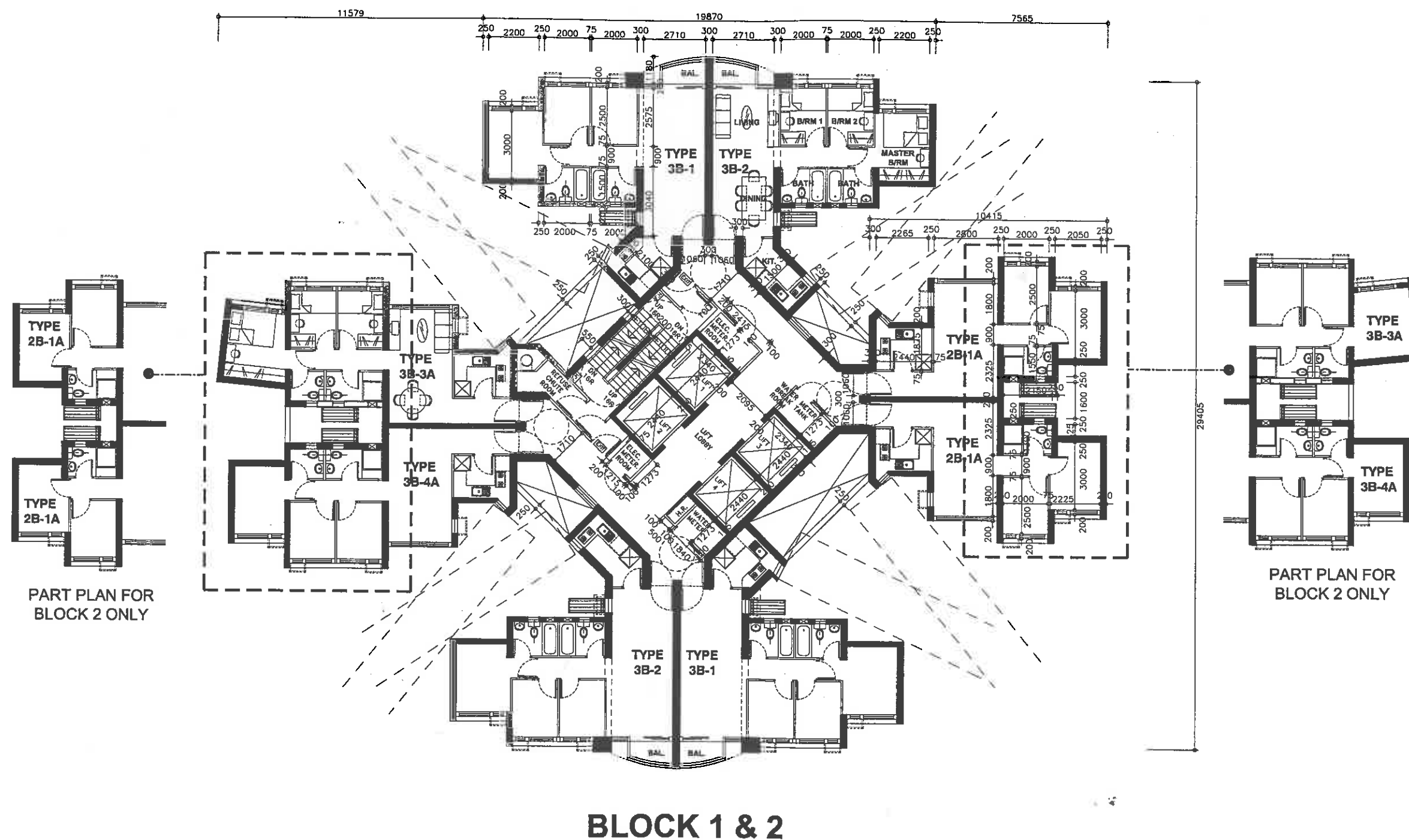
HOUSING DEPARTMENT





## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS ADJOINING WITH OTHER BLOCK, REFER TO SITE PLANS & ELEVATIONS.



BLOCK 1 &amp; 2

## REVISION

NO	DESCRIPTION AND DATE	INITIAL/DESIGNATION	CHKD	AUTH
A	1. PART PLAN OF BLOCK 2 SHOWN.	10(A)/30/28/01/25/01/01		A/AS

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATD	JOHN C.Y. HO	ORIGINAL SIGNED
	SA/2 ATD	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/4/3 ATD	CLAUDIA L.L. WU	ORIGINAL SIGNED
	10(A)/30 ATD	W.S. TANG	ORIGINAL SIGNED
DRAWN	10(A)/47 ATD	M.Y. LEE	ORIGINAL SIGNED

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 1 & 2**

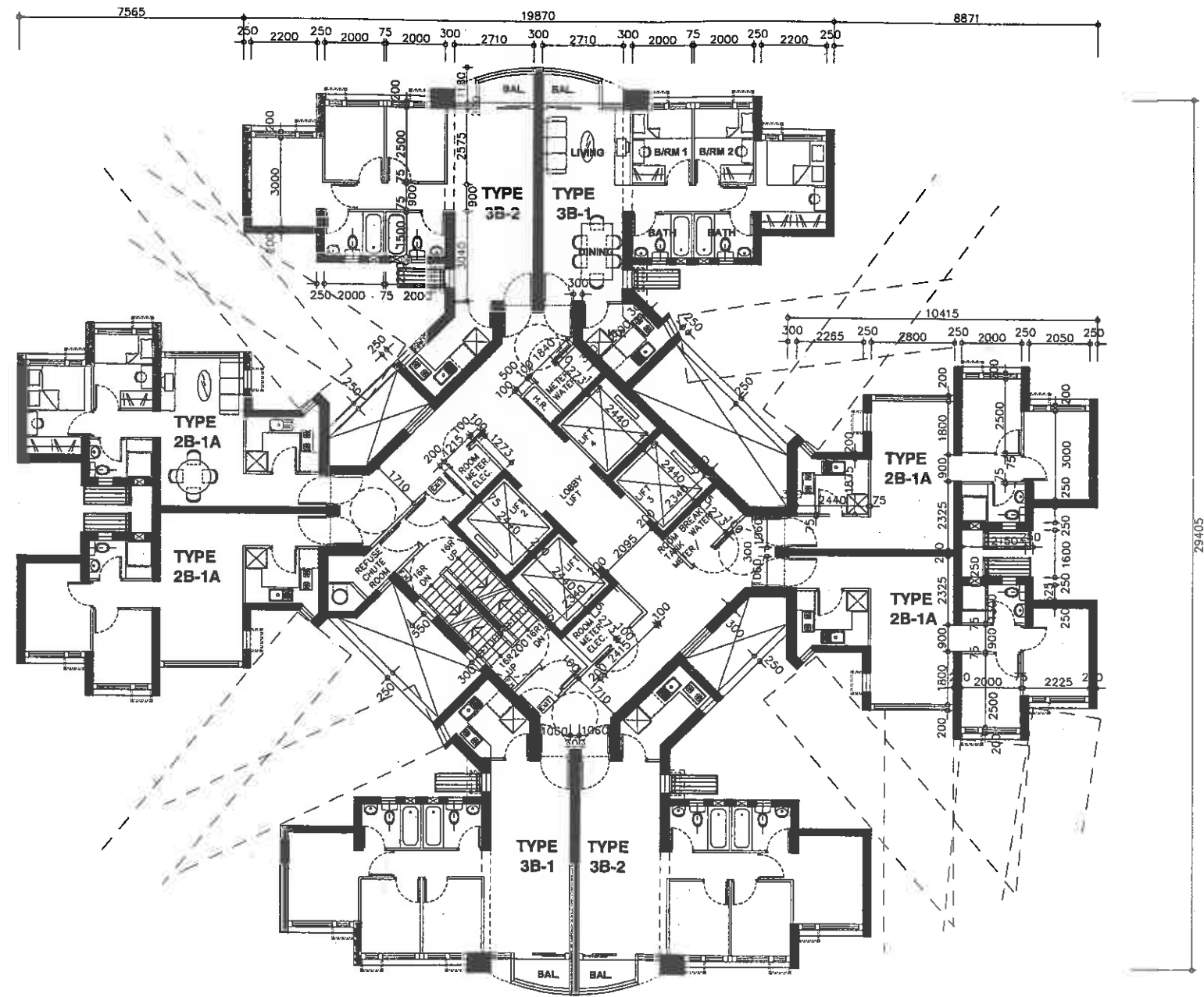
SCALE  
1:200

DRAWING NO  
KL29/7&8/BLK1&2/A/PR-01/A

SOURCE



NOTES  
1. FOR EXACT ALIGNMENT OF BEDROOMS  
ADJOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



BLOCK 3

REVISION		INITIAL/ DESIGNATION
NO	DESCRIPTION AND DATE	DWN   CKD   AUTH

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATC	JOHN C.Y. NG	17.4
	SA/3 ATC	JOSEPH W.Y. HO	17.4
CHECKED	A/43	CLAUDIA L.L. WU	17.4
	SD(A)/38 ATC	W.S. TANG	11.4
DRAWN	TD(A)/47	M.Y. LEE	11.4

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 3**

SCALE  
1:200

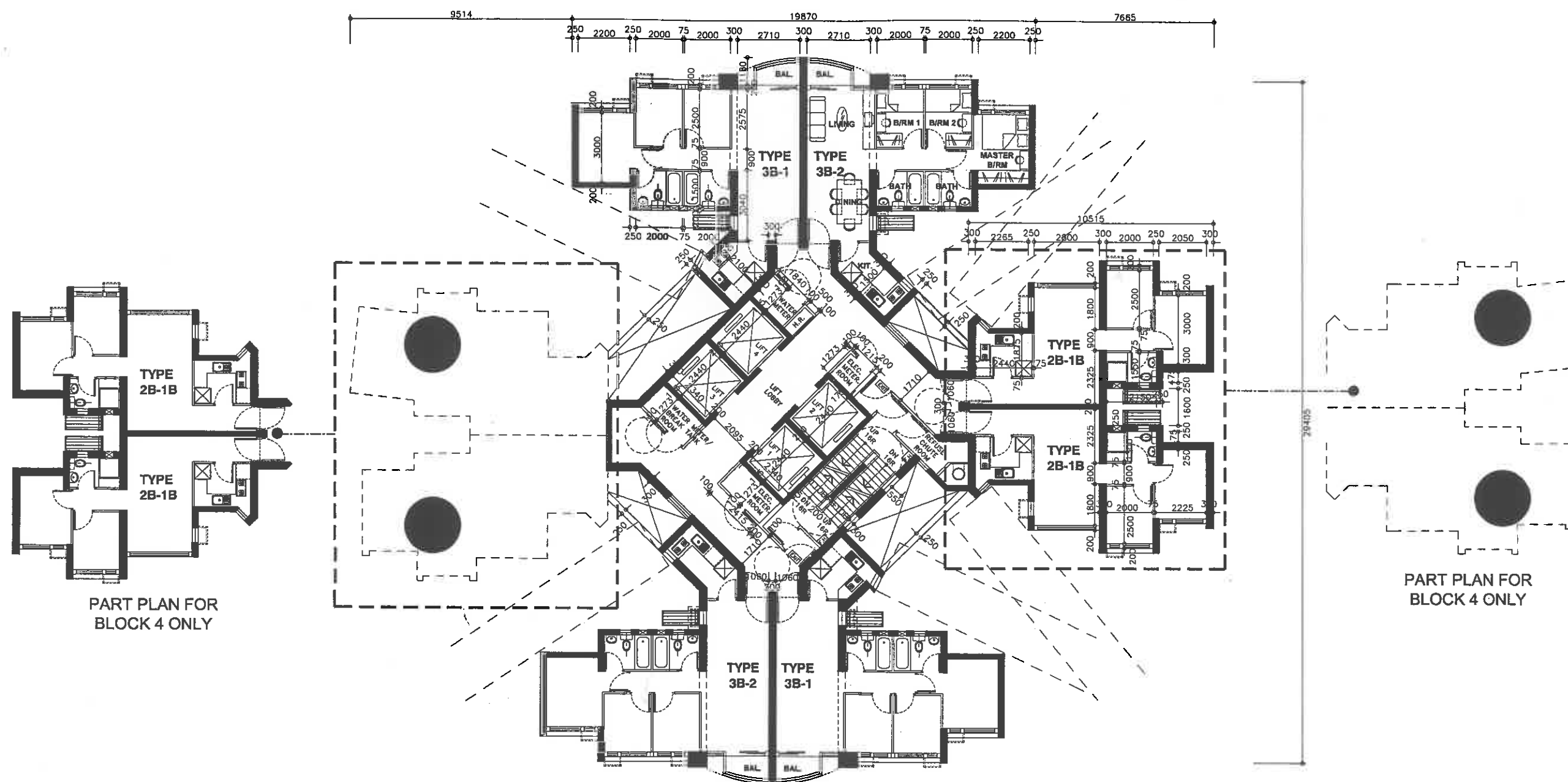
DRAWING NO  
KL29/7&8/BLK3/A/PR-02

SOURCE



## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS  
JOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



## BLOCK 4 &amp; 8 - LOW ZONE

## REVISION

NO	DESCRIPTION AND DATE	INITIAL/DESIGNATION	CHKD	AUTH
A	1. PART PLAN OF BLOCK 4 SHOWN.	TO(A)/STOA/SS(10)	A/43	

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATG	JOHN C.Y. HO	17.04.01
	SA/9 ATG	JOSEPH W.Y. HO	17.04.01
CHECKED	A/43	CLAUDIA L.L. WU	17.04.01
	STOA/38 ATG	W.S. TANG	11.04.01
DRAWN	TO(A)/47	M.Y. LEE	11.04.01

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 4 & 8 (LOW ZONE)**

SCALE 1:200

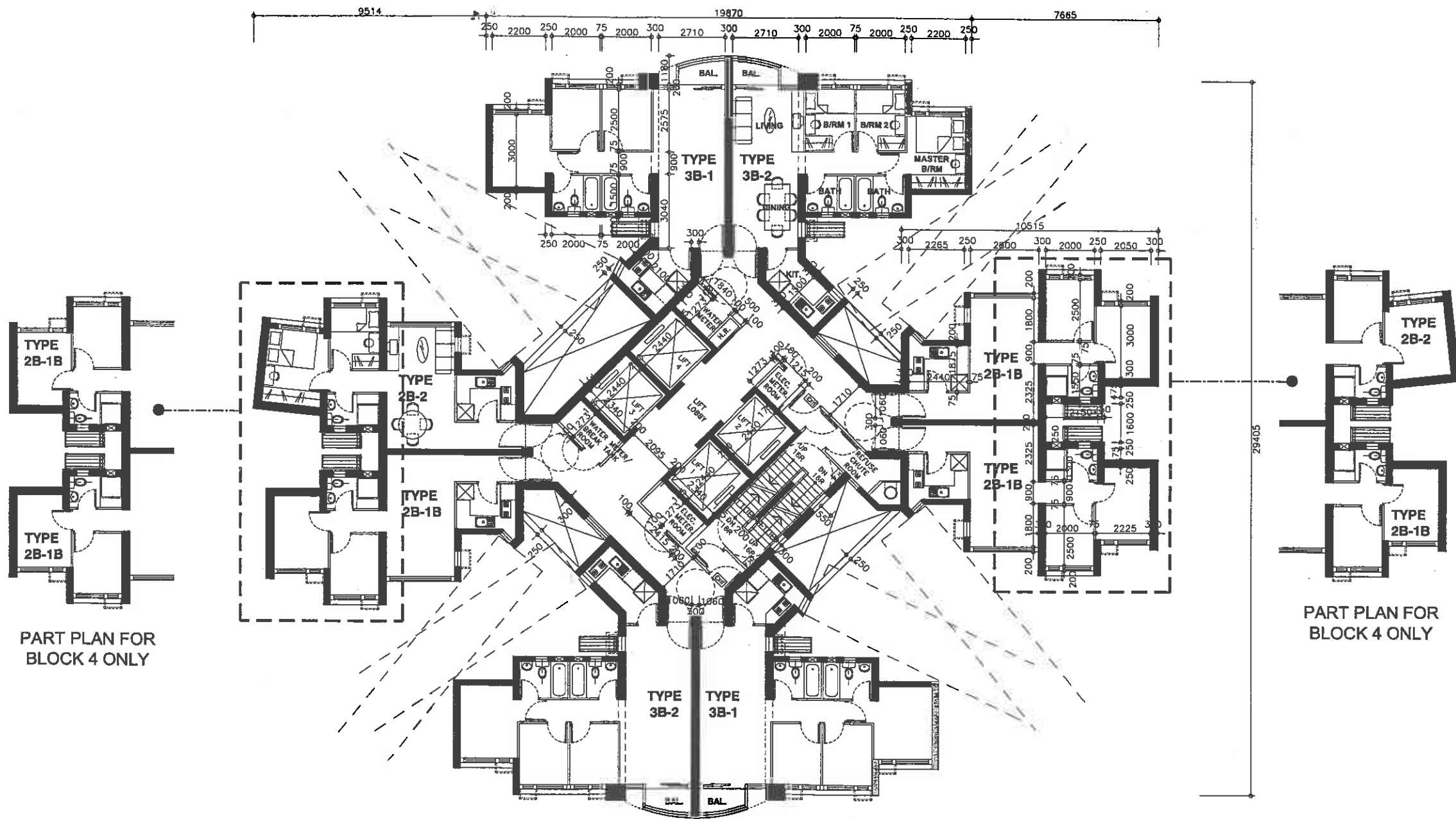
DRAWING NO  
KL29/7&8/BLK4&8/A/PR-03/A

SOURCE



NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS  
ADJOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



BLOCK 4 & 8 - HIGH ZONE

REVISION

NO	DESCRIPTION AND DATE	INITIAL/DESIGNATION
A	1. PART PLAN OF BLOCK 4 SHOWN.	25/05/01

AUTHORISED	DESIGNATION	INITIAL	DATE
CA/3	JOHN C.Y. NG	ORIGINAL SIGNED	17.04.01
SA/8	JOSEPH B.Y. HO	ORIGINAL SIGNED	17.04.01
A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED	17.04.01
STO(A)/36	W.S. TAM	ORIGINAL SIGNED	11.04.01
DRAWN	70(A)/47	W.Y. LEE	ORIGINAL SIGNED 11.04.01

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 4 & 8 (HIGH ZONE)**

SCALE  
1:200

DRAWING NO  
KL29/7&8/BLK4&8/A/PR-04/A

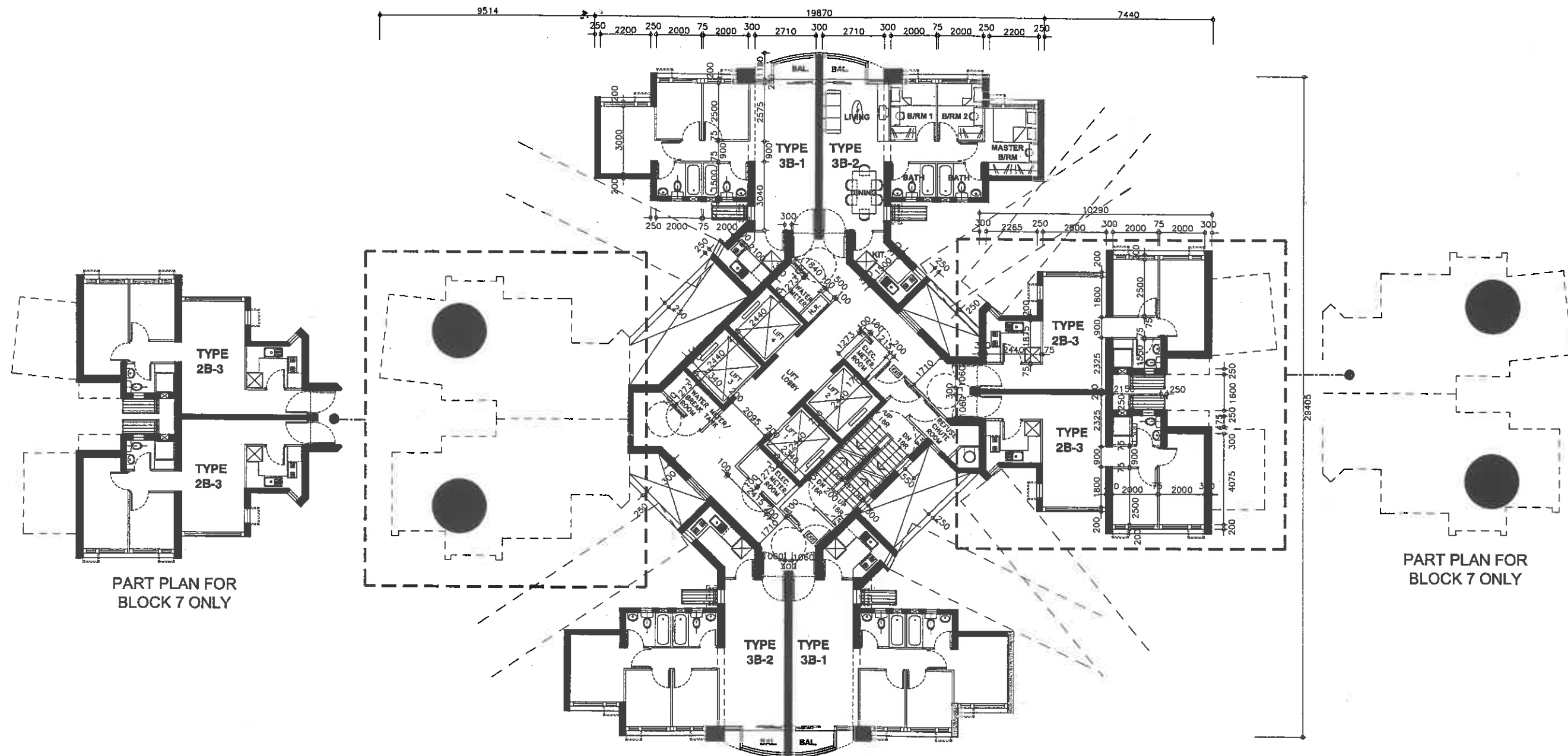
SOURCE





## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS  
AJJOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



## BLOCK 5 &amp; 7 - LOW ZONE

## REVISION

NO	DESCRIPTION AND DATE	INITIAL / DESIGNATION
A	1. PART PLAN OF BLOCK 7 SHOWN.	10(A)/STOM/11/11/01

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATL	JOHN C.Y. NG	ORIGINAL SIGNED
	SA/9 ATL	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/43	CLAUDIA L.L. HU	ORIGINAL SIGNED
	STOK(A)/38 ATL	W.S. TANG	ORIGINAL SIGNED
DRAWN	TO(A)/47	W.Y. LEE	ORIGINAL SIGNED

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 5 & 7 (LOW ZONE)**

SCALE 1:200

DRAWING NO

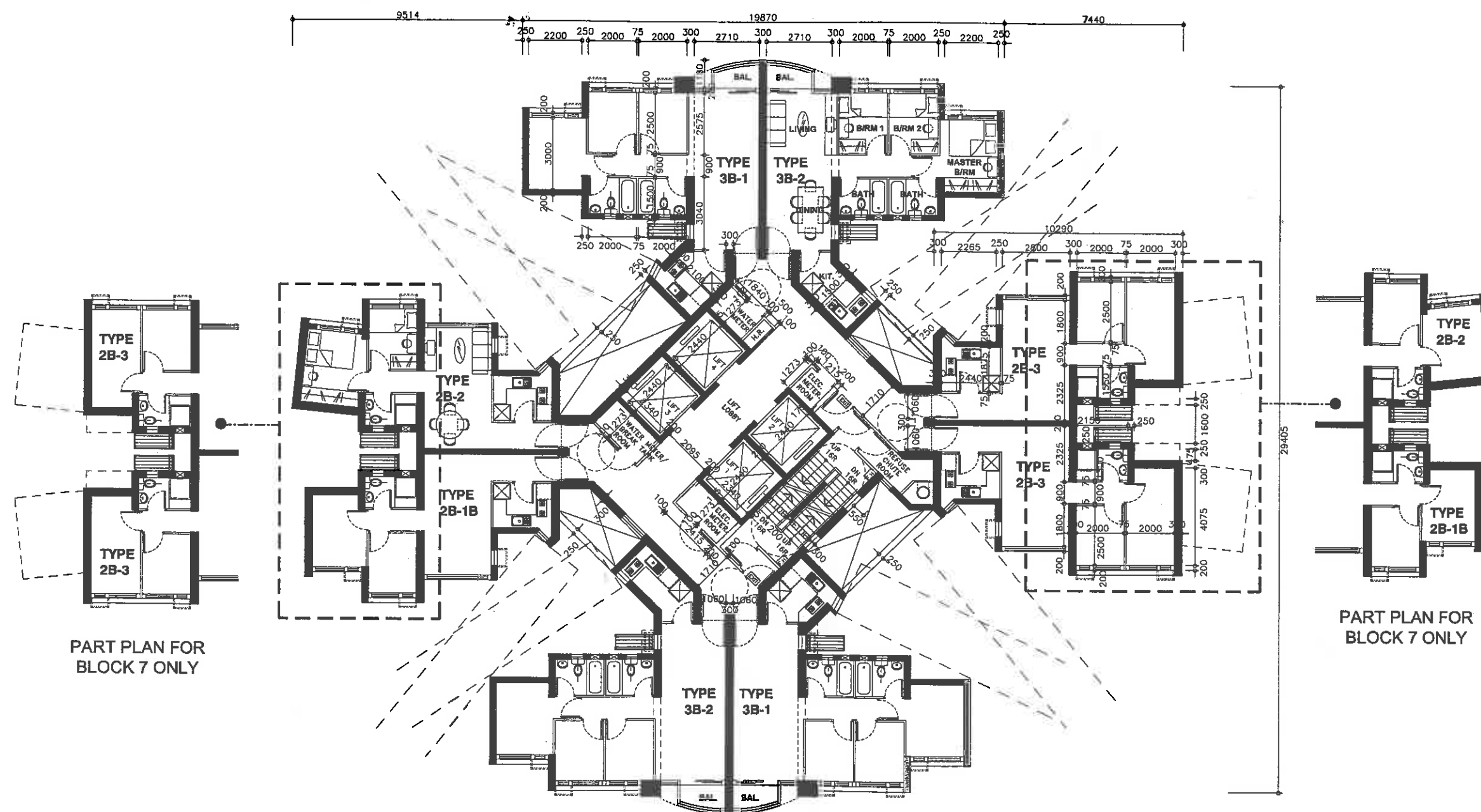
KL29/7&8/BLK5&7/A/PR-05/A

SOURCE



## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS  
AJJOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



## BLOCK 5 &amp; 7 - MIDDLE ZONE

## REVISION

NO	DESCRIPTION AND DATE	INITIAL/DESIGNATION
A	1. PART PLAN OF BLOCK 7 SHOWN.	25/05/01

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATC	JOHN C.Y. HO	ORIGINAL SIGNED
	SA/9 ATC	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED
	STO(A)/26 ATC	W.S. TANG	ORIGINAL SIGNED
DRAWN	TO(A)/47	W.Y. LEE	ORIGINAL SIGNED

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 5 & 7 (MIDDLE ZONE)**

SCALE 1:200

DRAWING NO.

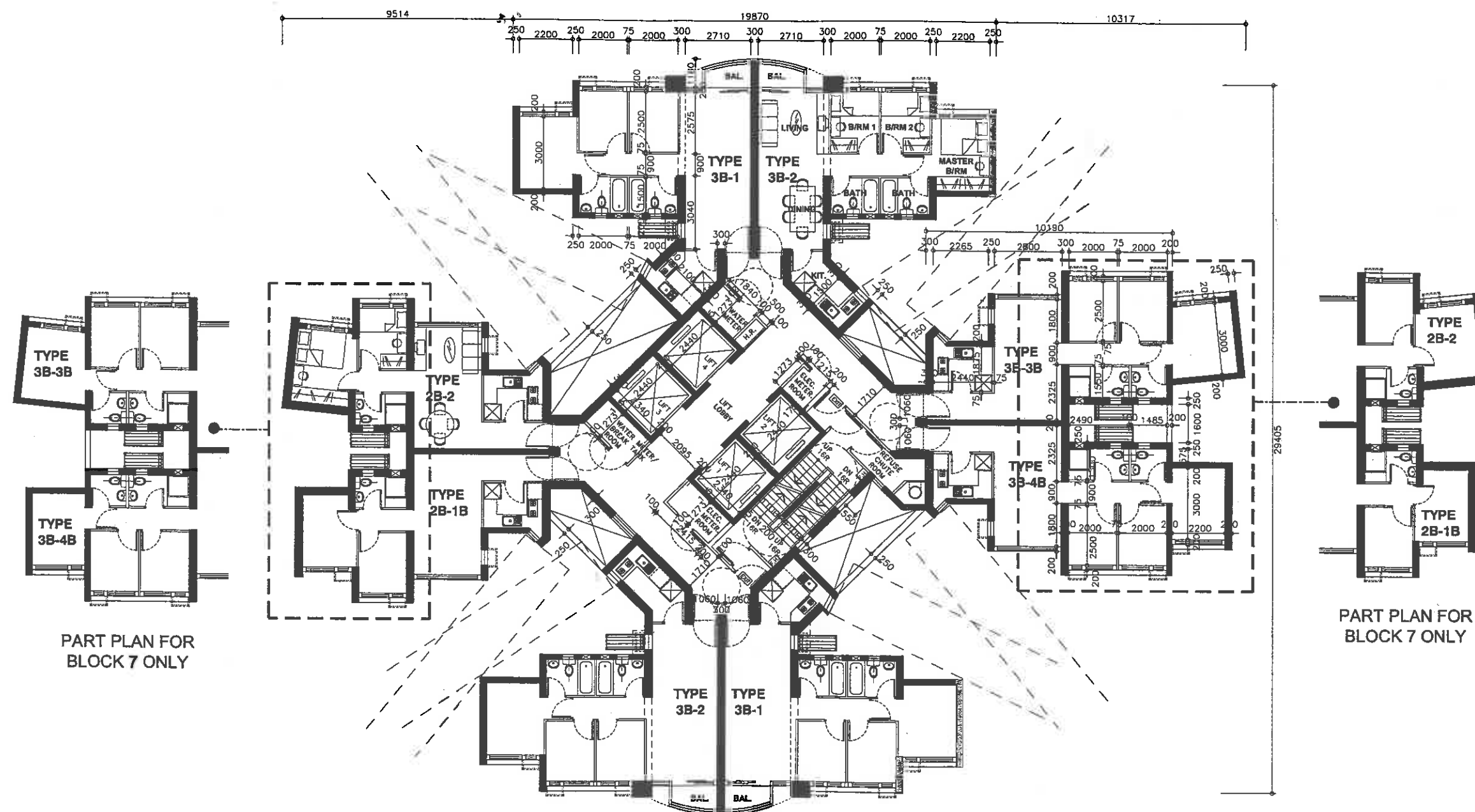
KL29/7&8/BLK5&7/A/PR-06/A

SOURCE



## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS ADJOINING WITH OTHER BLOCK, REFER TO SITE PLANS & ELEVATIONS.



## BLOCK 5 &amp; 7 - HIGH ZONE

## REVISION

NO	DESCRIPTION AND DATE	INITIAL / DESIGNATION
A	1. PART PLAN OF BLOCK 7 SHOWN.	TOX(A)/STON/A/43 25/05/01

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/S ATC	JOHN C.Y. HO	ORIGINAL SIGNED
	SA/S ATC	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/43	CLAUDIA L.L. HU	ORIGINAL SIGNED
	STO(A)/35 ATC	W.S. TANG	ORIGINAL SIGNED
DRAWN	TOX(A)/47	M.Y. LEE	ORIGINAL SIGNED

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 5 & 7 (HIGH ZONE)**

SCALE 1:200

DRAWING NO  
KL29/7&8/BLK5&7/A/PR-07/A

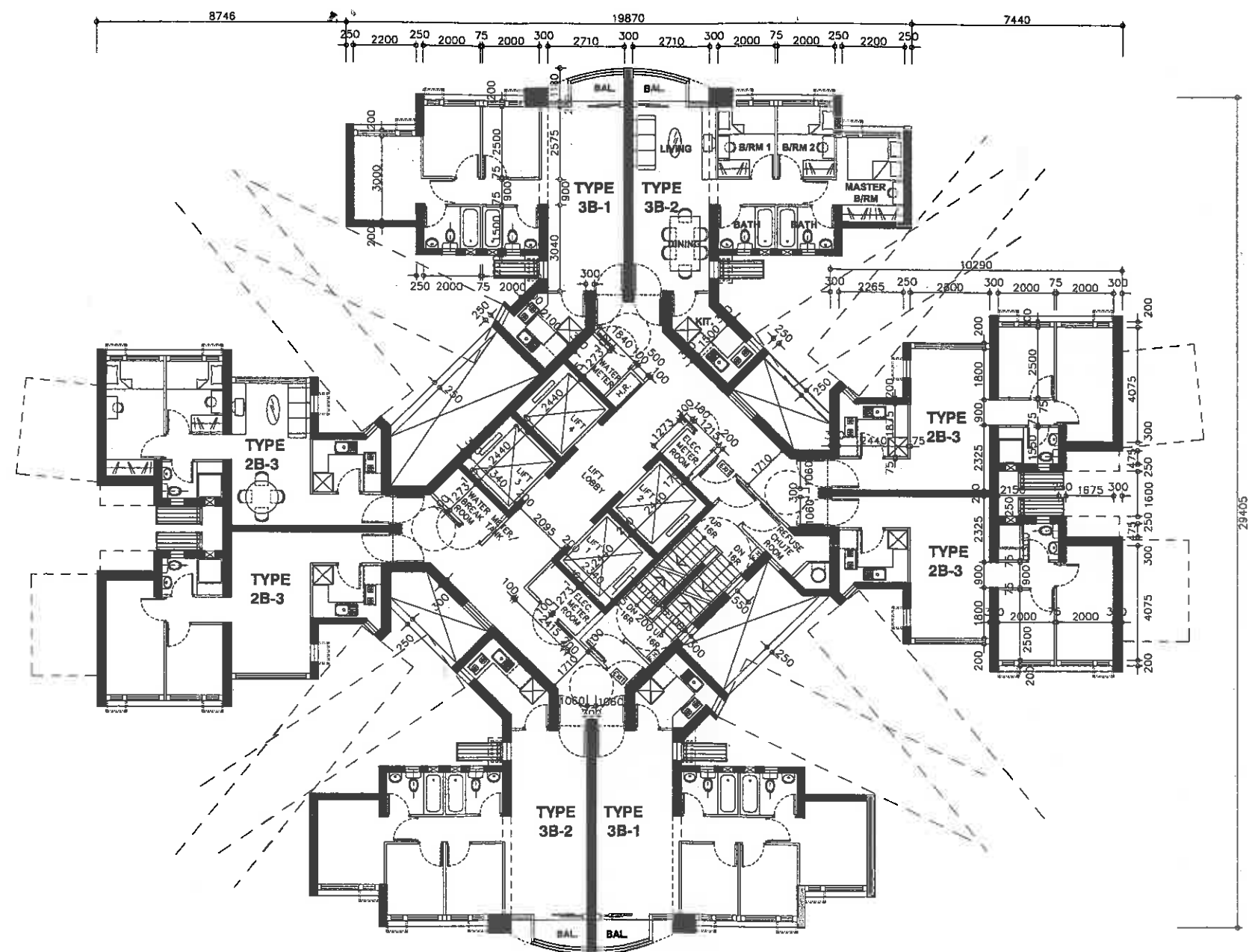
SOURCE





## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS  
ADJOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



BLOCK 6 - LOW ZONE

## REVISION

NO DESCRIPTION AND DATE

INITIAL/

DESIGNATION

DESIGNATION	INITIAL	DATE
AUTHORISED CA/3 ATC	JOHN C.Y. NG	17.4
CHECKED SA/3 ATC	JOSEPH W.Y. HO	17.4
DRAWN TO/4/47	M.Y. LEE	17.4

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**TYPICAL FLOOR PLAN -  
BLOCK 6 (LOW ZONE)**

SCALE 1:200

DRAWING NO  
KL29/7&8/BLK6/A/PR-08

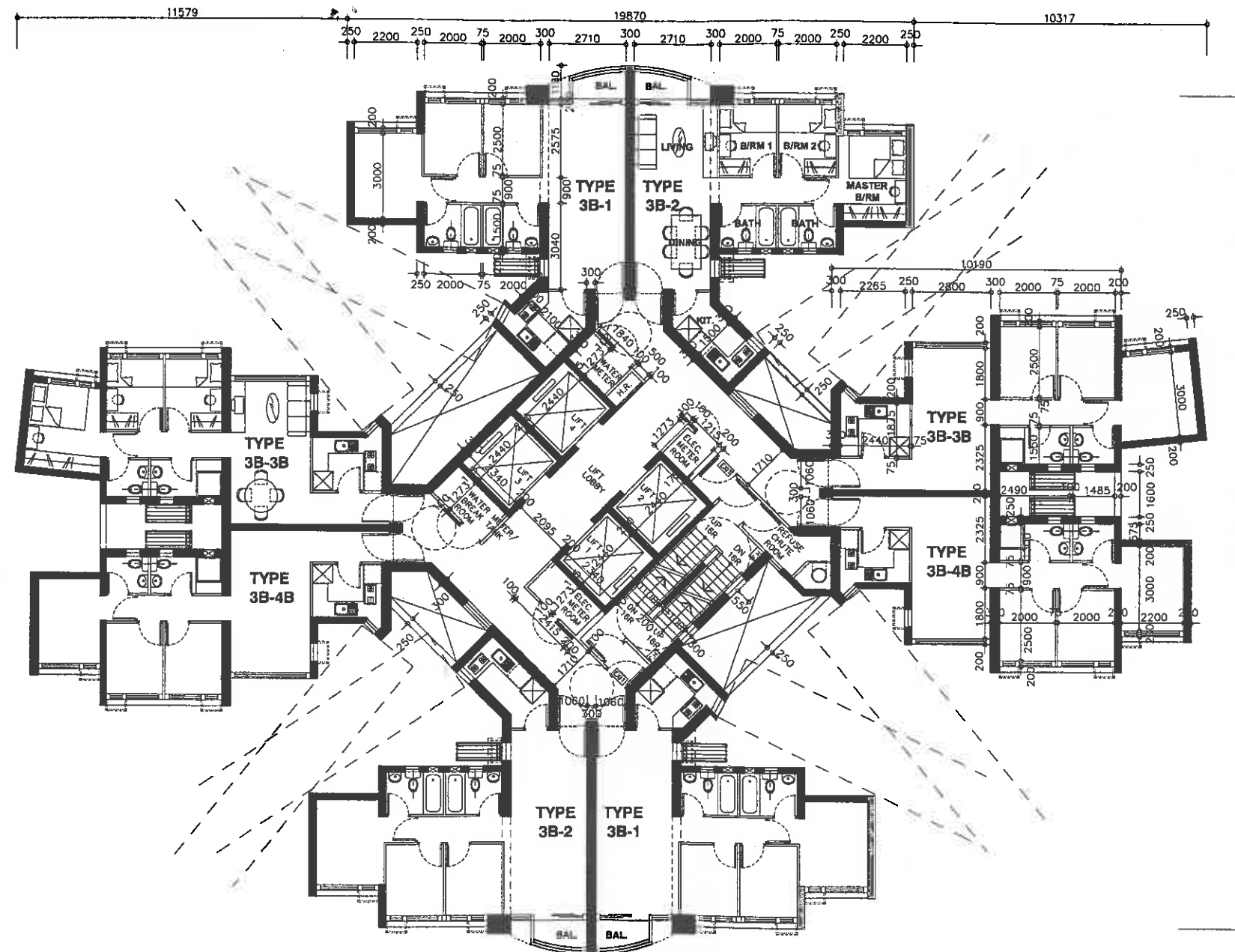
SOURCE



HOUSING DEPARTMENT

## NOTES

1. FOR EXACT ALIGNMENT OF BEDROOMS  
ADJOINING WITH OTHER BLOCK, REFER  
TO SITE PLANS & ELEVATIONS.



## BLOCK 6 - HIGH ZONE

## REVISION

NO DESCRIPTION AND DATE

INITIAL/

DESIGNATION

DESIGNATION INITIAL DATE

AUTHORISED CA/3 JOHN C.Y. NG 17.1.4

SA/2 JOSEPH W.Y. HO 17.1.4

CHECKED A/43 CLAUDIA L.L. NG 17.1.4

STDA/36 W.S. TANG 17.1.4

DRAWN TOX/47 M.Y. LEE 17.1.4

PROJECT

LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8

DRAWING TITLE

TYPICAL FLOOR PLAN -  
BLOCK 6 (HIGH ZONE)

SCALE 1:200

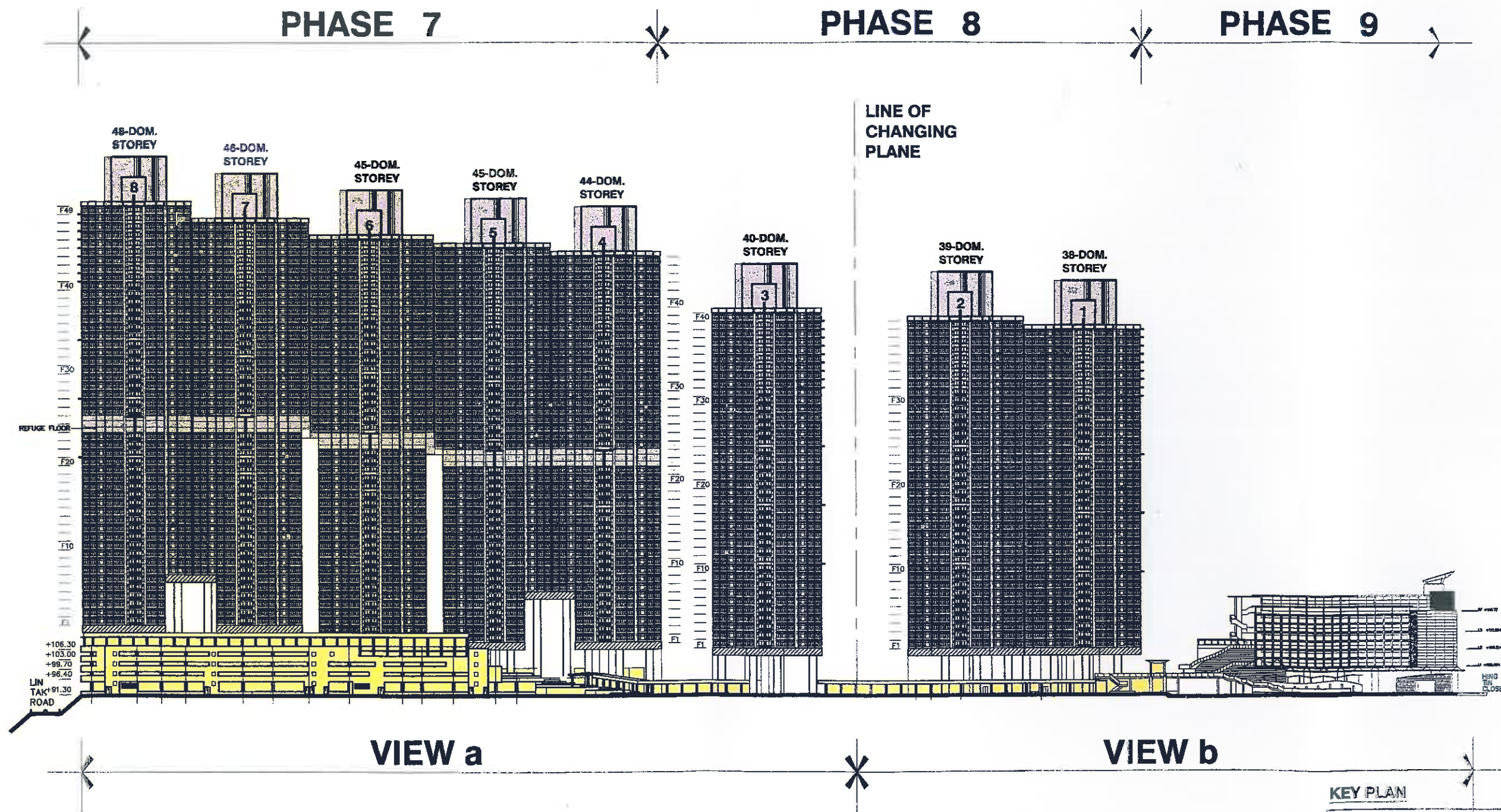
DRAWING NO

KL29/7&8/BLK6/A/PR-09

SOURCE



NOTES



REVISION

INITIAL/

NO. DESCRIPTION AND DATE

A. 1. PHASE NO. CLARIFIED.  
2. LEVEL OF REFUGE FLOOR  
REVISED.

DESIGNATION

INITIAL

DATE

AUTHORISED

SA/3  
ATC

JOHN C.Y. HO

ORIGINAL SIGNED 17.04.01

SA/3  
ATC

JOSEPH W.Y. HO

ORIGINAL SIGNED 17.04.01

SA/3  
ATC

CLAUDE L.L. WU

ORIGINAL SIGNED 17.04.01

SA/3  
ATC

W.S. TANG

ORIGINAL SIGNED 11.04.01

SA/3  
ATC

W.S. CHENG

ORIGINAL SIGNED 11.04.01

PROJECT

LAM TIN ESTATE

REDEVELOPMENT

PHASE 7 & 8

DRAWING TITLE

WEST ELEVATION

SCALE 1:1500

DRAWING NO.

KL29/7&8/SITE/A/PR-03/A

SOURCE

HOUSING DEPARTMENT



NOTES

REVISION	INITIAL/DESIGNATION
NO DESCRIPTION AND DATE	OWN CKD AUTH
A 1. LEVEL OF REFUGE FLOOR REVISED.	30/10/11

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/2 ATC JOHN C.Y. NG	ORIGINAL SIGNED	17.04.01
	SA/9 ATC JOSEPH W.Y. HO	ORIGINAL SIGNED	17.04.01
CHECKED	A/43 CLAUDIA L.L. WU	ORIGINAL SIGNED	17.04.01
	STD(A)/26 W.S. TANG	ORIGINAL SIGNED	11.04.01
DRAWN	TD(A)/117 MUI CHONG	ORIGINAL SIGNED	11.04.01

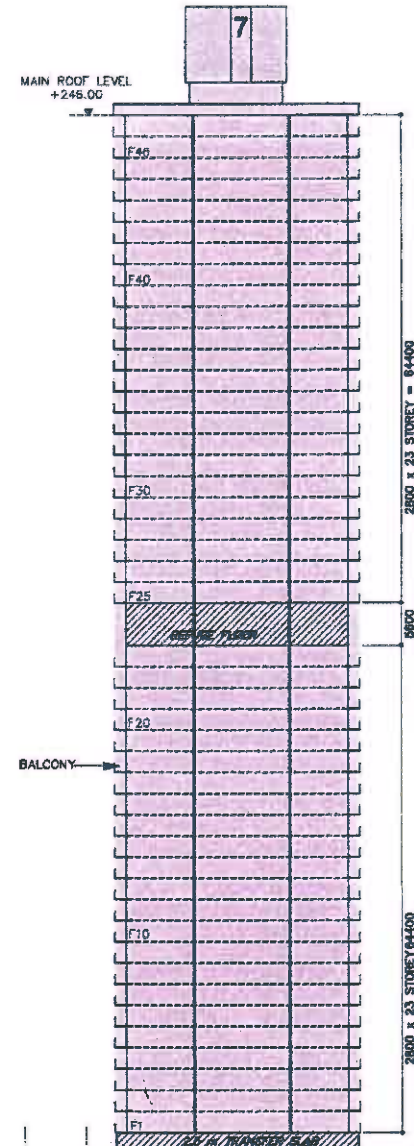
PROJECT  
**LAM TIN ESTATE REDEVELOPMENT PHASE 7 & 8**

SECTIONS

SCALE 1:1000  
DRAWING NO KL29/7&8/SITE/A/PR-05/A

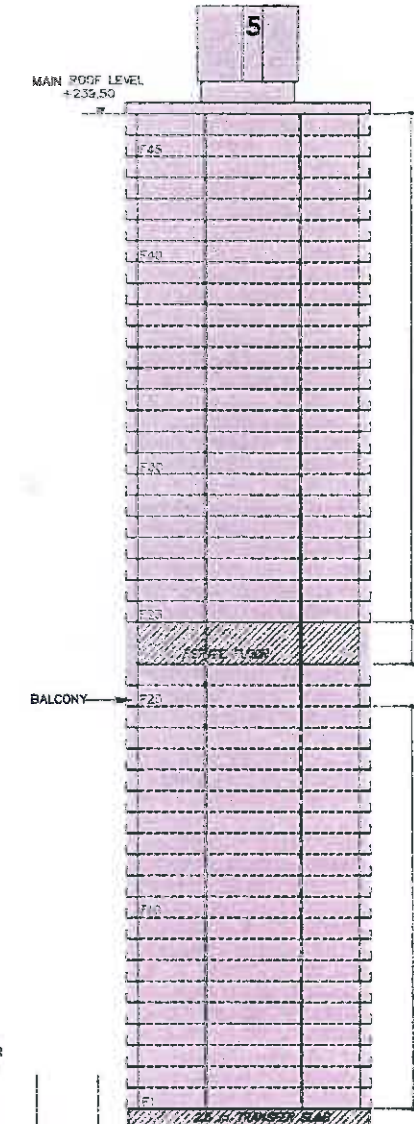


46-DOMESTIC STOREY



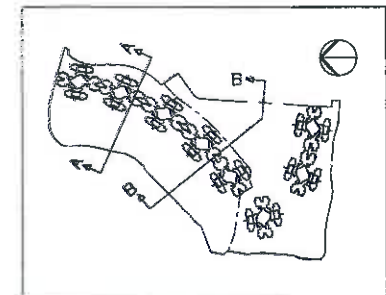
SECTION A-A

45-DOMESTIC STOREY

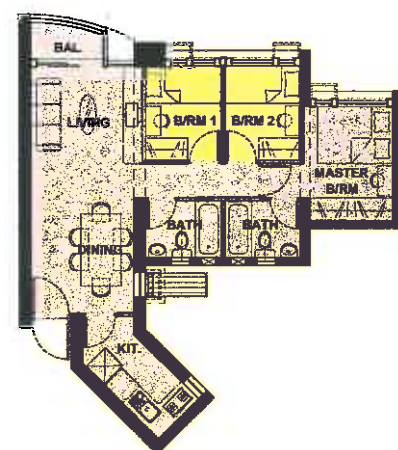


SECTION B-B

KEY PLAN



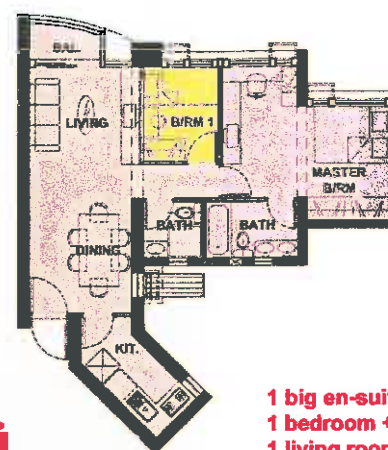
NOTES



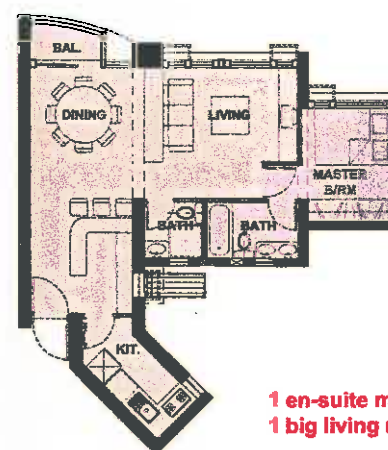
Basic 3B - Flat Module



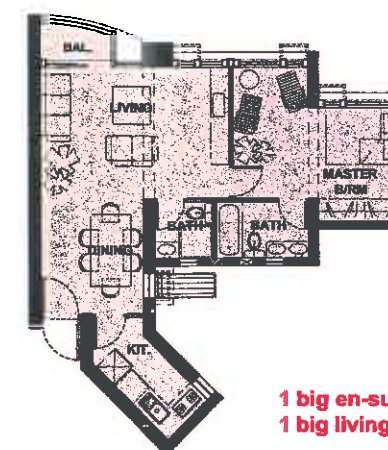
1 Couple and 2 Children

1 en-suite master bedroom +  
2 bedrooms +  
1 living room1 en-suite master bedroom +  
1 bedroom/ reading room +  
1 living room

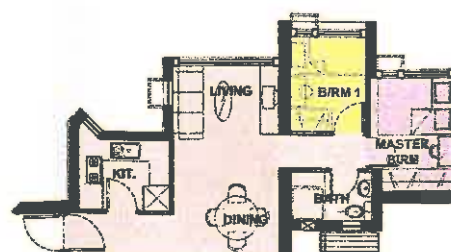
1 Couple and 1 Children

1 big en-suite master bedroom +  
1 bedroom +  
1 living room1 en-suite master bedroom +  
1 bedroom +  
1 big living room

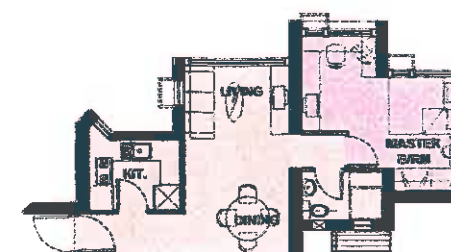
1 Couple

1 en-suite master bedroom +  
1 big living room1 big en-suite master bedroom +  
1 big living room

Basic 2B - Flat Module



1 Couple and 1 Children

2 bedrooms +  
1 living room

1 Couple

1 big master bedroom +  
1 living room

BASIC FLAT MODULE

FLEXIBLE INTERNAL LAYOUT (By Future Tenant)

REVISION

NO DESCRIPTION AND DATE

INITIAL/

DESIGNATION

DWG | CDO | ALTY

DESIGNATION

INITIAL

DATE

AUTHOR

CA/S

ATG

JOHN C.Y. NG

SA/S

ATG

JOSEPH W.T. HO

CHECKED

A/A3

CLAUDIA L.L. WU

DRAWN

TO(A)/36

W.S. TANG

TO(A)/137

C.K. HUNG

PROJECT

LAM TIN ESTATE

REDEVELOPMENT

PHASE 7 &amp; 8

DRAWING TITLE

FLEXIBLE INTERNAL

LAYOUT

SCALE

1:200

DRAWING NO

KL29/7&amp;8/BLK/A/PR-03

SOURCE









HOUSING DEPARTMENT





**PHASE  
12**  
IRC SITE  
(Original  
Phase 9  
Site)

- NOTES  
LEGEND:**

	SCREEN PLANTING TREE & SHRUB
	ROAD-SIDE TREES ALONG SLOPE EDGE
	AZALEA PLANTING ON FILLED SLOPE
	HYDROSEEDED SLOPE WITH TREE & SHRUB PLANTING
	LAWN
	CHILDREN'S PLAY AREA
	SPECIMEN TREE
	COVERED WALKWAY

<b>REVISION</b>		<b>INITIAL/ DESIGNATION</b>		
<b>NO DESCRIPTION AND DATE</b>		<b>DWN</b>	<b>CKD</b>	<b>AUTH</b>
A	1. ARCHITECTURAL & LANDSCAPE LAYOUT REVISED. 25/05/01	TDW/AS 11	STW/AS 11	LA 11

	DESIGNATION	INITIAL	DATE	
AUTHORISED	SA/3 ATE	ORIGINAL SIGNED	17.04.01	
CHECKED	SA/2	EYANIS JJ	ORIGINAL SIGNED	17.04.01
	LA/11	SIMON GHAN	ORIGINAL SIGNED	17.04.01
	STO(A)/1	K.F. P	ORIGINAL SIGNED	17.04.01
DRAWN	TS(A)/28	P.C. GHAN	ORIGINAL SIGNED	17.04.01

**PROJECT**  
**LAM TIN ESTATE**  
**REDEVELOPMENT**  
**PHASE 7 & 8**

DRAWING TITLE

**MASTER LANDSCAPE PLAN**

SCALE 1:1000

DRAWING NO  
KL29/7&8/SITE/L/PR-01/A

SOURCE





NOTES

## Landscape Theme

- Terrace garden with different characters
- Lawns and azalea garden
- Flowering trees
- Theme Sculptures



REVISION	INITIAL/DESIGNATION
NO DESCRIPTION AND DATE	OWN. / CKD / AUTH.

DESIGNATION	INITIAL	DATE
AUTHORISED	JOHN C.Y. HO	18.5.01
CLARK	EVANS N.	18.5.01
CHECKED	WONG CHAN	18.5.01
STUDY/11	K.F. P.	18.5.01
DRAWN	P.O. CHAN	18.5.01

PROJECT:  
LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8

DRAWING TITLE:  
LANDSCAPE THEME

SCALE:  
DRAWING NO:  
KL29/7&8/SITE/L/PR-02

NOTES

TYPICAL FLOOR PLAN		NEW CRUCIFORM BLOCK (SEP 99 EDITION)	NEW HARMONY 1 - OPT.5 (JAN 00 EDITION)	GUIDELINE AS PER DCMBI NO. D36/00.	NEW HOS BLOCK FOR LAM TIN PH. 7 & 8	
3-B FLAT (SQ-M)	G.F.A.	67.13 - 77.60	75.59	-	72.51 - 77.09 (*)	71.10 - 75.59 (*)
	S.F.A.	51.42 - 59.44	55.96	-	58.12-61.79 (*)	
	I.F.A.	45.55 - 53.73	49.06	54	50.32-54.00 (*)	
2-B FLAT (SQ-M)	G.F.A.	48.58	61.10 - 62.19	-	58.64 - 61.73	57.50 - 60.53
	S.F.A.	37.21	45.24 - 46.04	-	47.00 - 49.48	
	I.F.A.	31.58 - 31.72	39.74	40	40.08 - 41.83	
EFFICIENCY RATIO		77%	74%	78%	80.15% 81.56% (w/ BALCONY**)	81.74% 83.18% (w/ BALCONY**)

\* 1.91m<sup>2</sup> OF BALCONY AREA IS EXCLUDED IN CALCULATION.\*\* 1.91m<sup>2</sup> OF BALCONY AREA IS EXCLUDED IN G.F.A. BUT INCLUDED IN S.F.A. CALCULATION

REVISION		INITIAL/ DESIGNATION
NO.	DESCRIPTION AND DATE	DWN   CKD   AUTH.
A	1. AREAS CLARIFIED.	TD(A)/STDA/ J/A/43 04/7 ORIGINAL SIGNED
B	2. I.F.A. OF NCB SHOWN.	TD(A)/STDA/ J/A/43 04/7 ORIGINAL SIGNED

	DESIGNATION	INITIAL	DATE
AUTHORISED	CA/3 ATG	JOHN C.T. HO	ORIGINAL SIGNED
	SA/8 ATG	JOSEPH W.Y. HO	ORIGINAL SIGNED
CHECKED	A/43	CLAUDIA L.L. WU	ORIGINAL SIGNED
	STO(A)/36 ATG	K.S. TANG	ORIGINAL SIGNED
DRAWN	TD(A)/47	M.Y. LEE	ORIGINAL SIGNED

PROJECT  
**LAM TIN ESTATE  
REDEVELOPMENT  
PHASE 7 & 8**

DRAWING TITLE  
**COMPARISON OF PROPOSED  
DESIGN AND STANDARD BLOCK**

SCALE N.T.S.

DRAWING NO.

KL29/7&amp;8/BLK/A/PR-01/B

SOURCE





**ANNEX 9**

**Redevelopment of Lam Tin Estate Phase 7& 8  
Budget Estimate**

## PHDP Code :

**PROJECT : Redevelopment of Lam Tin Estate Phases 7 & 8**

[illegible]

**/....Con'd**

**ANALYSIS OF SITE DEVELOPMENT &  
CONSTRUCTION COST BUDGET NO. 8**  
(For Financial Viability Assessment Purpose)

PHASES 7 & 8

PROJECT : Redevelopment of Lam Tin Estate Phases 7 & 8 PHDP Code : \_\_\_\_\_

**Legend for Cost Portion :**

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

DN - Day Nursery  
UN - Unallocable  
GN - Government Non-reimbursable

**Notes :**

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5% per annum from June 2001 to December 2001 and 0.8% per annum from January 2002 onwards.
- (2) Special External Works cost comprises both foundation and building costs of those items classified as special external works included in building contract.
- (3) Apportionment of the Site Development and Construction Costs are in accordance with relevant DCM31.
- (4) The entire construction & fitting-out costs for the SWD and HAD Businesses are presented in this budget as under separate funding, subject to the funding arrangement to be confirmed by HKHA.
- (5) Development Contingencies are set at 2% for all standard blocks superstructure and 5% for all non-standard blocks and all standard block elements other than superstructure.
- (6) 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.) are set at 2% on Site Development Costs, Construction Costs and Development Contingencies.

**Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.

**Basis of the Estimate :**

Refer Summary Sheet of each Phase

Prepared by : Michael Ching (D.G.Jones & Partners)

Date : 5 June 2001

# Summary of Cost Apportionment of Commonly Shared Elements in Construction and Site Development Cost Budget No. 8

	Phase 7	Phase 8	Phase 9	Total
Total CFA (m2)	166,148	75,083	11,886	241,231
Total CFA excluding PWP items (m2)	-	-	-	-
CFA of buildings/portions served by ARCS (m2)	-	-	-	-

COST ELEMENTS	(excluding provisions for fluctuations)			Total (\$,000)
	Phase 7	Phase 8	Phase 9	
<b>A. Cost Items (incl. tender price inflation) expended under different phases before Cost Apportionment</b>				
1 Site Formation	-	-	-	-
2 Demolition	12,482	5,907	-	18,389
3 External Works	43,750	61,150	2,462	107,362
4 Transfer Structures	38,018	19,508	-	57,526
5 Automated Refuse Collection System	10,699	22,371	-	33,070
6 Other Separate Contracts (incl. Softlandscape)	6,104	17,312	-	23,416
<b>Total :-</b>	<b>111,053</b>	<b>126,248</b>		<b>239,763</b>

<b>B. Construction Cost Budget (incl. tender price inflation) to respective Tender-in dates</b>				
1 Foundation	127,731	68,676	-	196,407
2 Building (excl. building services)	712,011	317,343	-	1,029,354
3 Building Services	139,068	67,468	-	206,536
4 External Works for Specific Businesses	-	-	-	-
5 Public Transport Interchange	-	-	-	-
6 Others (please specify)	-	-	-	-
<b>Construction Cost Budget :- (excl. commonly shared elements)</b>	<b>978,810</b>	<b>453,487</b>		<b>1,432,297</b>

<b>C. Adjustment for Costs of Common Elements Apportioned to each Phases within the Whole Development Site (see Note 1 and 2))</b>				
1 Demolition	12,070	5,455	864	18,389
2 Site Formation	-	-	-	-
3 Transfer Structures	39,621	17,905	-	57,526
4 External Works for Commonly shared elements	73,866	33,380	116	107,362
5 Automated Refuse Collection System	22,777	10,293	-	33,070
6 Other Separate Contracts (incl. Softlandscape)	15,475	6,994	947	23,416
<b>Total of Common Apportioned Elements :- (Phase split in %)</b>	<b>163,809</b> <b>68.32%</b>	<b>74,027</b> <b>30.88%</b>	<b>1,927</b> <b>0.80%</b>	<b>239,763</b> <b>100.00%</b>

<b>D. Total Cost Budget (incl. common elements apportioned across all phases within the Whole Development Site) (Item D = Item B + Item C)</b>				
1 Demolition	12,070	5,455	864	18,389
2 Site Formation	-	-	-	-
3 Foundation	127,731	68,676	-	196,407
4 Building (excl. building services)	712,011	317,343	-	1,029,354
5 Building Services	139,068	67,468	-	206,536
6 Transfer Structures	39,621	17,905	-	57,526
7 External Works	73,866	33,380	116	107,362
8 Public Transport Interchange	-	-	-	-
9 Automated Refuse Collection System	22,777	10,293	-	33,070
10 Other Separate Contracts (incl. Soft landscape)	15,475	6,994	947	23,416
<b>Total Cost Budget for Financial Viability :- (excl. Provisions for Fluctuations)</b>	<b>1,142,619</b>	<b>527,514</b>	<b>1,927</b>	<b>1,672,060</b>

## Notes :

- (1) 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
- (2) The costs for demolition in Phase 7 & 8, ball courts on roof of Phase 9 and the road works in Phase 7 & 8 are apportioned across Phases 7, 8 & 9.



## SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 8

PROJECT : Redevelopment of Lam Tin Estate Phase : 7 PHDP Code :

	COST HEADS	WORK ELEMENTS	BUDGET COST (SM)
(a)	Site Development Cost	Site Formation	-
		Demolition	12.482
		Sub-total :	12.482
(b)	Construction Cost	Foundation	127.731
		Building	943.546
		Other separate contracts (incl. soft landscape)	6.104
		Sub-total :	1,077.381
(c)	Other Project Cost (2% on (a) & (b))	Civil engineering and geotechnical studies, site investigation, material testing and the like	21.797
(d)	Total Site Development and Construction Cost (a) + (b) + (c) :		1,111.660

### Notes :

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on per annum from June 2001 to December 2001 and 0.8% per annum from January 2002 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in DCMBI No. P24/00.
- (3) Reasons for Cost Difference from Standard Cost Yardsticks are highlighted.
- (4) The costs for softlandscaping works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. Roadworks or slopeworks outside boundaries under separate contracts but charged to the project are grouped under Other Separate Contracts.
- (5) The fluctuation provisions is worked out based on the formula as shown on the Guidance Notes for Standard Cost Yardsticks.
- (6) Development contingencies of \$52.493M for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

### Inclusions :

### Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Construction Site Staff.
- (2) Publicity cost, financing and legal costs/expenses, etc.

### Assumptions :

### Basis of the Budget :

- (1) Please refer to Phase Summary.

Prepared by D.G. Jones & Partners (HK) Ltd.

Date : 5 June 2001

## SUMMARY OF SITE DEVELOPMENT &amp; CONSTRUCTION COST BUDGET NO. 8

PHASE 7

PROJECT : Redevelopment of Lam Tin Estate

PHASE : 7 PHDP Code : \_\_\_\_\_

	COST PORTIONS								Common Items		Total
	PRH	HOS	CC	CP	WEL	PTI	UN	GN	TS	EW	
CFA of Cost Portions (m2)		140,082		26,066							166,148
<b>COST ITEMS</b>	<b>Estimated Cost in \$,000</b>										
<b>A. Site Development &amp; Construction Cost Budget At June 01 (Excluding Other Project Costs &amp; Tender Price Inflation)</b>											
<b>1.0 Site Development Costs</b>											
1.1 Site Formation Contract		10,524		1,958							12,482
1.2 Demolition Contract											
<b>2.0 Construction Costs</b>											
2.1 Foundation Contract		103,843		25,417							129,260
2.2 Building Contract											
2.21 Building (excl. building services)		626,674		88,074							714,748
2.22 Building Services		126,502		13,101							139,603
2.23 External Works for commonly shared elements									43,918		43,918
2.24 External Works for Specific Businesses											
2.25 Automated Refuse Collection System									10,740		10,740
2.26 Transfer Structures									38,164		38,164
2.27 Public Transport Interchange										6,127	6,127
2.3 Other Separate Contracts (incl. Softlandscape)											
<b>Cost Budget At June 01 Price Level (A)</b>		<b>867,543</b>		<b>128,550</b>					<b>38,164</b>	<b>60,785</b>	<b>1,095,042</b>
<b>B. Site Development &amp; Construction Cost Budget At June 01 (Incl. Tender Price Inflation) (Cost in Item (A) plus Cost x (v), (w), (y) or (z))</b>											
<b>1.0 Site Development Costs</b>											
1.1 Site Formation Contract		10,524		1,958							12,482
1.2 Demolition Contract											
<b>2.0 Construction Costs</b>											
2.1 Foundation Contract		102,615		25,116							127,731
2.2 Building Contract											
2.21 Building (excl. building services)		624,274		87,737							712,011
2.22 Building Services		126,017		13,051							139,068
2.23 External Works for commonly shared elements									43,750		43,750
2.24 External Works for Specific Businesses											
2.25 Automated Refuse Collection System									10,699		10,699
2.26 Transfer Structures									38,018		38,018
2.27 Public Transport Interchange										6,104	6,104
2.3 Other Separate Contracts (incl. Softlandscape)											
<b>Cost Budget Projected To Proposed Dates Of Tenders (B)</b>		<b>863,430</b>		<b>127,862</b>					<b>38,018</b>	<b>60,553</b>	<b>1,089,863</b>

## Types of Contract

Site Formation

Demolition

Foundation

Building &amp; Footing ( for inflation adjustment, "External Works", "Others", etc.,

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

## Tender In Dates

## Adjustment for months after Jan 01

	-	Months x -2.5 % / 12 +	-	Months x 0.8 % / 12 =	-
01/02	0	Months x -2.5 % / 12 +	0	Months x 0.8 % / 12 =	0.00000
01/03	6	Months x -2.5 % / 12 +	1	Months x 0.8 % / 12 =	-0.01183
	6	Months x -2.5 % / 12 +	13	Months x 0.8 % / 12 =	-0.00383

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

# SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 8 (cont'd)

PROJECT : Redevelopment of Lam Tin Estate PHASE : 7 PIIDP Code : \_\_\_\_\_

## Legend for Cost Portions :

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

## Notes :

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5% per annum from June 2001 to December 2001 and 0.8% per annum from January 2002 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBI.

## Inclusions :

## Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Development Contingencies.
- (3) 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.) are set at 2% on Site Development Costs, Construction Costs and Development Contingencies.

## Assumptions :

## Basis of the Budget :

- (1) Project information included in the following documents:
  - Architectural drawings and information from A/43 fax ref. HD(AR)61/700/7&8 dated 19/1/01 & 11/4/01; fax ref. HD(AR)61/700/7&8 dated 25/5/01 memo ref. HD(AR)55/700/7&8 dated 23/3/01, letter ref. HD(AR)61/700/7&8 dated 9/5/01 & 10/5/01 and revised drawings received on 27/3/01
  - Ditto from A/54 memo ref. HD(AR)55/700/7&8 dated 5/12/00, 16/1/01 & 5/2/01
  - Structural information from SE/99 memo ref. HD(SE)14/700/7 dated 29/11/00, 16/1/01, 7/3/01, 22/3/01, 27/3/01, 10/4/01 & 29/5/01
  - Geotechnical information from GE/13 memo ref. HD(GE)552/118/01 dated 26/3/01 & 27/3/01
  - Building services estimates and information from BSE/C19 fax ref. HD(BS)GEN/700/7 dated 6/3/01 & 9/3/01, memo ref. HD(BS)Gen/700/7 dated 12/5/01
  - Landscape information from LA/11 memo ref. HD(CB/L)91/700/7&8 dated 18/1/01
  - Civil Engineering information from CE/27 memo ref. HD(CE)545/113/08 dated 16/1/01 and ref. HD(CE)229/117/01 dated 10/4/01
  - The cost for demolition is shared with Lam Tin Phase 9 Project.
  - Revised construction programme received from A/43 on 5/6/01

Prepared by : Michael Ching (D.G.Jones & Partners)

Date : 5 June 2001

Construction Cost Budget No. 8 (Home Ownership Scheme Portion)

Project : Redevelopment of Lam Tin Estate Phase 7 (PHDP Code:       )

Domestic Blocks : 1 No. 46-storeys, 2 No. 47-storeys, 1 No. 48-storey and 1 No. 50-storeys non-standard block

Cost at June 01 Price Level	m2 CFA	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Non-Standard Blocks</b>				
(a) 5 No. non-standard blocks	140,082	706	4,777	5,483
<div> <div>2 B Flat</div> <div>No. of Flats</div> <div>664</div> </div> <div> <div>3 B Flat</div> <div>1,112</div> <div>1,776</div> </div>				
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = 140,082 m2)		<div>\$,000.00</div> <div>98,898      669,172      768,070</div> <div>(\$5,483/m2 CFA) (\$432,472 per Flat)</div>		
<b>2.0 Adjustments to Item 1.0 Above</b>				
(a) Add cost for provision of A/C units to domestic flats		-	16,921	16,921
(b) Allow cost for construction of blocks on podium		-	31,217	31,217
Sub-Total (B)	0		48,138	48,138
				(\$344/m2 CFA) (\$27,105 per Flat)
<b>3.0 Non-standard Blocks</b>				
N/A				
Sub-Total (C)		-	-	
<b>4.0 Development Contingency</b>				
(a) All standard blocks superstructure only		4,945	35,866	40,811
(b) All non-standard blocks and all standard block elements other than superstructure				
Sub-Total (D)		4,945	35,866	40,811
				(\$291/m2 CFA) (\$22,979 per Flat)
Total Cost of Domestic Block - Home Ownership Scheme Portion at June 01 Price Level = (A) + (B) + (C) + (D) (Including Provisions for Contract Fluctuations)		<div>\$,000.00</div> <div>103,843      753,176      857,019</div> <div>(\$6,118/m2 CFA) (\$482,556 per Flat)</div>		



Construction Cost Budget No. 8 (Carpark Portion)

PHASE 7

Project : Redevelopment of Lam Tin Estate Phase 7 (PHDP Code:       )Building : Carpark Podium (2 storeys)

Cost at June <u>01</u> Price Level	Space (No.)	Estimated Cost		TOTAL
		Foundation (Incl. Caps)	Building (Excl. Caps)	
<b>1.0 Estimated cost for Carpark under Podium of Domestic Buildings</b>				
(a) Carpark Portion		24,207	83,880	108,087
- Private	678			
- Motorcycle	68			
	746			
(b) Building Services		-	12,477	12,477
<b>Sub-total (A) :-</b>		24,207	96,357	120,564
(Total CFA based on Actual Design = <u>26,066</u> m2 & Average CFA per carparking space = <u>37.89</u> m2)				(\$4,625/m2 CFA) (\$175,238 per space) 4.4% over that calculated based on Standard Yardsticks
<b>2.0 Development Contingency</b>		1,210	4,818	6,028
<b>Total Cost of Carpark Portion at June 01 Price Level</b> = (A) + Item 2.0 (including Provisions for Contract Fluctuations)		25,417	101,175	126,592
				(\$4,857/m2 CFA) (\$184,000 per space)
<b>3.0 Difference between Actual Design (Item 1.0 above) and Cost Yardsticks due to the following :</b>				
(a) Adjust for deep foundation		5,161	-	5,161

## Remark:

- The 68 No. of motorcycle carparking space is regarded as 10 No. of private carparking space

Construction Cost Budget No. 8(Transfer Structures - Commonly Shared Across  
Phases of the Development and Amongst Various  
HA Businesses)Project : Redevelopment of Lam Tin Estate PHASE 7 (PHDP Code:       )

Cost at June <u>01</u> Price Level	Estimated Cost		TOTAL
	Building	Others	
1.0 <b>Transfer Plate based on Actual Design</b> (a) Transfer structure for domestic blocks	36,347	-	36,347
Sub-Total (A)	36,347	-	36,347
2.0 <b>Development Contingency</b>	1,817	-	1,817
Sub-Total (B)	1,817	-	1,817
<b>Total Cost of Commonly Shared Transfer Structures at June 01 Price Level = (A) +(B) (including Provisions for Contract Fluctuations)</b>	38,164	0	38,164

+

Project : Redevelopment of Lam Tin Estate Phase 7 (PHDP Code:       )

Total GEA = 13,797 m2

Total CFA = 166,148 m2

GEA : CFA = 1 : 12.04

Cost at June 01 Price Level	Estimated Cost		TOTAL
	Foundation (Excl Caps)	Building (Incl Caps)	
<b>1.0 External Works based Cost Yardsticks (Incl. Contract Price Fluctuation)</b>	\$,000.00		
(a) Hard Landscape Works (Amenities)	-	19,288	19,288
(b) Underground Drainage	-	8,802	8,802
<b>Sub-total (A)</b>	0	28,090	28,090 (\$169/m2 CFA) (\$2,036 /m2 GEA)
<b>2.0 Special External Works based on Actual Design (Incl. Contract Price Fluctuation)</b>	\$,000.00		
(a) Add allowance for utilities diversion works	-	4,257	4,257
(b) Free standing noise barrier	-	7,920	7,920
(c) Retaining wall for carpark podium	-	1,560	1,560
<b>Sub-total (B)</b>	0	13,737	13,737 (\$83/m2 CFA) (\$996 /m2 GEA)
<b>3.0 Development Contingency</b>	\$,000.00		
	0	2,091	2,091
<b>Sub-Total (C)</b>	0	2,091	2,091 (\$13/m2 CFA) (\$152 /m2 GEA)
<b>Total Cost of Commonly Shared External Works at June 01 Price Level = (A) + (B) + (C) (Including Provisions for Contract Fluctuations)</b>	0	43,918	43,918 (\$264/m2 CFA) (\$3,183 /m2 GEA)
<b>4.0 Cost of Automated Refuse Collection System at June 01 Price Level</b>	\$,000.00		
	0	10,229	10,229
<b>5.0 Development Contingency</b>	0	511	511
<b>Total Cost of Automated Refuse Collection System at June 01 Price Level = Total of Items 4.0 to 5.0 (including provisions for Contract Fluctuation)</b>	0	10,740	10,740 (\$65/m2 CFA) (\$778 /m2 GEA)
Cost at June 01 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Fees & Others	
<b>6.0 Cost of Other Separate Contracts (Incl. Softlandscaping Work) at June 01 Price Level</b>	\$,000.00		
	524	5,311	5,835
<b>7.0 Development Contingency</b>	26	266	292
<b>Cost of Other Separate Contracts (Incl. Softlandscaping Work) at June 01 Price Level = Total of Items 6.0 to 7.0 (including Provisions for Contract Fluctuations)</b>	550	5,577	6,127 (\$37/m2 CFA) (\$444 /m2 GEA)

**Remark:**

- The cost for road improvement works (\$4.621M) at Hing Tin Close and Tak Tin Street is included in item 6.0 (Fee & Others)
- The costs for road works are to be shared with Lam Tin Phase 9.

Project : Redevelopment of Lam Tin Estate Phase 7 (PHDP Code:       )

Cost at June <u>01</u> Price Level	Estimated Cost		TOTAL
	Demolition	Others	
<b>1.0 Estimated Cost for Demolition</b>	\$,000.00		
(a) Demolition of Lam Tin Phase 7 (Based on Awarded Tender Sum of Contract No. 3 of 98)	11,888	0	11,888
<b>Sub-Total (A)</b>	11,888	0	11,888
<b>2.0 Development Contingency</b>	\$,000.00		
	594	0	594
<b>Sub-Total (B)</b>	594	0	594
<b>Total Cost of Demolition at June 01 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)</b>	12,482	0	12,482

Remark:

- The cost for demolition is to be shared with Lam Tin Phase 9.

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**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 8****PROJECT : Redevelopment of Lam Tin Estate Phase : 8 PHDP Code :**

	<b>COST HEADS</b>	<b>WORK ELEMENTS</b>	<b>BUDGET COST (\$M)</b>
(a)	<b>Site Development Cost</b>	<b>Site Formation</b>	-
		<b>Demolition</b>	5.907
		<b>Sub-total :</b>	<b>5.907</b>
(b)	<b>Construction Cost</b>	<b>Foundation</b>	70.264
		<b>Building</b>	486.252
		<b>Other separate contracts (incl. soft landscape)</b>	17.312
		<b>Sub-total :</b>	<b>573.828</b>
(c)	<b>Other Project Cost (2% on (a) &amp; (b))</b>	<b>Civil engineering and geotechnical studies, site investigation, material testing and the like</b>	11.595
(d)	<b>Total Site Development and Construction Cost (a) + (b) + (c) :</b>		<b>591.330</b>

**Notes :**

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on per annum from June 2001 to December 2001 and 0.8% per annum from January 2002 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in DCMBI No. P24/00.
- (3) Reasons for Cost Difference from Standard Cost Yardsticks are highlighted.
- (4) The costs for softlandscaping works, utilities connections, diversion works by Government Departments or Utility Companies, and minor works carried out specifically for the project, eg. Roadworks or slopeworks outside boundaries under separate contracts but charged to the project are grouped under Other Separate Contracts.
- (5) The fluctuation provisions is worked out based on the formula as shown on the Guidance Notes for Standard Cost Yardsticks.
- (6) Development contingencies of \$27.606 M for non-standard blocks/buildings and non-standard elements such as civil engineering works (site formation, slope protection, etc.) demolition, foundation, external works and underground drainage, etc. are included in the Site Development and Construction Cost.

**Inclusions :****Exclusions :**

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Construction Site Staff.
- (2) Publicity cost, financing and legal costs/expenses, etc.

**Assumptions :****Basis of the Budget :**

- (1) Please refer to Phase Summary.

**Prepared by** D.G. Jones & Partners (HK) Ltd.**Date :** 5 June 2001

**SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 8**

PROJECT : Redevelopment of Lam Tin Estate

PHASE : 8 PHDP Code : \_\_\_\_\_

**PHASE 8**

	COST PORTIONS										Common Items		Total
	HOS	PRH	CC	CP	WEL	WEL (DN)	UN	GN	Others	TS	EW		
CFA of Cost Portions (m2)	72,565				885	746	887					75,083	
COST ITEMS													
Estimated Cost in \$,000													
A. Site Development & Construction Cost Budget At June 01 (Excluding Other Project Costs & Tender Price Inflation)													
1.0 Site Development Costs													
1.1 Site Formation Contract	5,732				70	59	70					5,931	
1.2 Demolition Contract													
2.0 Construction Costs													
2.1 Foundation Contract	65,983				1,203	1,014	1,206				1,605	71,011	
2.2 Building Contract													
2.21 Building (excl. building services)	305,901				5,022	2,431	4,785					318,139	
2.22 Building Services	59,527				2,276	1,944	3,891					67,638	
2.23 External Works for commonly shared elements											59,711	59,711	
2.24 External Works for Specific Businesses													
2.25 Automated Refuse Collection System													
2.26 Transfer Structures										19,557	22,427	22,427	
2.27 Public Transport Interchange												19,557	
2.3 Other Separate Contracts (incl. Softlandscape)											17,355	17,355	
Cost Budget At June 01 Price Level (A)	437,143				8,571	5,448	9,952			19,557	101,098	581,769	
B. Site Development & Construction Cost Budget At June 01 (Incl. Tender Price Inflation) (Cost in Item (A) plus Cost x (v), (w), (y) or (z))													
	Contract Total (\$'M)												
1.0 Site Development Costs													
1.1 Site Formation Contract	-				70	59	70					5,907	
1.2 Demolition Contract	\$5.907	5,708											
2.0 Construction Costs													
2.1 Foundation Contract	-	65,290			1,190	1,003	1,193				1,588	70,264	
2.2 Building Contract	\$556.516												
2.21 Building (excl. building services)		305,136			5,009	2,425	4,773					317,343	
2.22 Building Services		59,378			2,270	1,939	3,881					67,468	
2.23 External Works for commonly shared elements											59,562	59,562	
2.24 External Works for Specific Businesses													
2.25 Automated Refuse Collection System													
2.26 Transfer Structures										19,508	22,371	22,371	
2.27 Public Transport Interchange												19,508	
2.3 Other Separate Contracts (incl. Softlandscape)	\$17.312										17,312	17,312	
Cost Budget Projected To Proposed Dates Of Tenders	\$579.735 (B)	435,512			8,539	5,426	9,917	0	0	19,508	100,833	579,735	

**Types of Contract**

Site Formation

Demolition

Foundation

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

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

**Tender In Dates**

08/01

03/02

03/03

**Adjustment for months after Jun 01**

-	Months x -2.5 % / 12 +	-	Months x 0.8 % / 12 =	-
2	Months x -2.5 % / 12 +	0	Months x 0.8 % / 12 =	-0.00417
6	Months x -2.5 % / 12 +	3	Months x 0.8 % / 12 =	-0.01050
6	Months x -2.5 % / 12 +	15	Months x 0.8 % / 12 =	-0.00250

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

# SUMMARY OF CONSTRUCTION COST BUDGET NO. 8 (cont'd)

Phase 8

PROJECT : Redevelopment of Lam Tin Estate PHASE : 8 PHDP Code : \_\_\_\_\_

## Legend for Cost Portions :

PRF - Public Rental Housing	RCHE - Residential Care Home for the Elderly	TS - Transfer Structure
HOE - Home Ownership Scheme	ORSWB - Out-reaching Social Work Base	EW - External Works
CC - Commercial (shopping) Centre	UN - Unallocable	
CP - Carpark	GN - Government Non-reimbursable	

## Notes :

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts based on -2.5% per annum from June 2001 to December 2001 and 0.8% per annum from January 2002 onwards.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBI.

## Inclusions :

## Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees, etc.
- (2) Development Contingencies.
- (3) 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.) are set at 2% on Site Development Costs, Construction Costs and Development Contingencies.

## Assumptions :

## Basis of the Budget :

- (1) Project information included in the following documents:
  - Architectural drawings and information from A/43 fax ref. HD(AR)61/700/7&8 dated 19/1/01 & 11/4/01; fax ref. HD(AR)61/700/7&8 dated 25/5/01 memo ref. HD(AR)55/700/7&8 dated 23/3/01, letter ref. HD(AR)61/700/7&8 dated 9/5/01 & 10/5/01 and revised drawings received on 27/3/01
  - Ditto from A/54 memo ref. HD(AR)55/700/7&8 dated 5/12/00, 16/1/01 & 5/2/01
  - Structural information from SE/99 memo ref. HD(SE)14/700/7 dated 29/1/00, 16/1/01, 7/3/01, 22/3/01, 27/3/01, 10/4/01 & 29/5/01
  - Geotechnical information from GE/13 memo ref. HD(GE)55/118/01 dated 26/3/01 & 27/3/01
  - Building services estimates and information from BSE/C19 fax ref. HD(BS)GEN/700/7 dated 6/3/01 & 9/3/01, memo ref. HD(BS)Gen/700/7 dated 12/5/01
  - Landscape information from LA/11 memo ref. HD(CB/L)91/700/7&8 dated 18/1/01
  - Civil Engineering information from CE/27 memo ref. HD(CE)545/113/08 dated 16/1/01 and ref. HD(CE)229/117/01 dated 10/4/01
  - Revised construction programme received from A/43 on 5/6/01

Prepared by : Michael Ching (D.G.Jones & Partners)

Date : 5 June 2001

Construction Cost Budget No. 8 (Home Ownership Scheme Portion)

Project : Redevelopment of Lam Tin Estate Phase 8 (PHDP Code:       )

Domestic Blocks : 1 No. 39-storey, 1 No. 40-storey and 1 No. 41-storey non-standard blocks

Cost at June 01 Price Level	m2 CFA	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Non-Standard Blocks</b>				
(a) 3 No. non-standard blocks	72,565	866	4,674	5,540
- 2 B Flat	<u>No. of Flats</u> 314			
- 3 B Flat	622			
	936			
Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = <u>72,565</u> m2)		62,841	339,169	402,010 ((\$5,540/m2 CFA) (\$429,498 per Flat)
<b>2.0 Adjustments to Item 1.0 Above</b>				
(a) Add cost for provision of A/C units for domestic flats		-	8,858	8,858
Sub-Total (B)		0	8,858	8,858 ((\$122/m2 CFA) (\$9,464 per Flat)
<b>3.0 Non-standard Blocks</b>				
N/A				
Sub-Total (C)		-	-	
<b>4.0 Development Contingency</b>				
(a) All standard blocks superstructure only		-	-	-
(b) All non-standard blocks and all standard block elements other than superstructure		3,142	17,401	20,543
Sub-Total (D)		3,142	17,401	20,543 ((\$283/m2 CFA) (\$21,948 per Flat)
Total Cost of Domestic Block - Home Ownership Scheme Portion at June 01 Price Level = (A) + (B) + (C) + (D) (including Provisions for Contract Fluctuations)		65,983	365,428	431,411 ((\$5,945/m2 CFA) (\$460,909 per Flat)



Project : Redevelopment of Lam Tin Estate Phase 8 (PHDP Code:       )

Cost at June <u>01</u> Price Level	CFA (m2)	Cost per CFA		TOTAL
		Foundation (Incl. Caps)	Building (Excl Caps)	
<b>1.0 Ancillary/Welfare Facilities in Isolated Building (G/F)</b>				
(a) Ancillary facilities (no fitting out included)	887	1,295	7,076	8,371
<b>Cost per m2 CFA x m2 CFA</b>		<-----\$'000----->		
		1,149	6,276	7,425
(b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = 887 m2 GFA)	887	0	1,987	1,987
<b>2.0 Other Adjustments for Item 1.0 Above</b>				
<b>3.0 Development Contingency</b>		57	413	470
<b>Total Cost of Unallocable Portion at June 01 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		<-----\$'000----->		
		1,206	8,676	9,882 (\$11,141/m2 CFA)

**Remarks**

## 1. Unallocable Portion includes the following :

Estate Management Office	607	m2 CFA
Owner's Corporation Office	153	m2 CFA
Cleansing Contractor's Office	32	m2 CFA
Artisan workshop	27	m2 CFA
Junk Collection Point	68	m2 CFA
Total	887	m2 CFA

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Construction Cost Budget No. 8 (Welfare Portion)Project : Redevelopment of Lam Tin Estate Phase 8 (PHDP Code:       )

Cost at June <u>01</u> Price Level	CFA m2	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Estimated Cost for Rental Welfare Facilities</b>				
(a) Ancillary/Welfare facilities - Kindergarten (no fitting out included)	885	1,295	6,073	7,368
Cost per Flat x CFA (Total CFA = <u>885</u> m2)		←-----\$0,000.00-----→		
		1,146	5,375	6,521 (\$7,368/m2 CFA)
(b) Add for fitting out cost of ancillary/welfare facilities (total area to be fitted out = 885 m2 CFA)			1,575	1,575
<b>2.0 Adjustments to Item 1.0 Above</b>				
		←-----\$0,000.00-----→		
<b>3.0 Development Contingency</b>		57	348	405
		←-----\$0,000.00-----→		
<b>Total Cost of Welfare Portion at June <u>01</u> Price Level = Total of Items 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		1,203	7,298	8,501 (\$9,606/m2 CFA)

## Note:

1. The construction costs and fitting out costs for Kindergarten is entirely HA funded.

## Construction Cost Budget No. 8 (Welfare Portion - Day Nursery) (HA Funded Portion)

Project : Redevelopment of Lam Tin Estate Phase 8 (PHDP Code:       )Building : Day Nursery

Cost at June 01 Price Level	CFA m2	Cost per m2		TOTAL
		Foundation (Incl Caps)	Building (Excl Caps)	
<b>1.0 Estimated Cost for Day Nursery</b>				
(a) Day Nursery	746	1,295	5,586	6,881
Cost per Flat x CFA (Total CFA = <u>746</u> m2)		966	4,167	5,133 (\$6,881/m2 CFA)
<b>2.0 Adjustments to Item 1.0 Above</b>				
<b>3.0 Development Contingency</b>		48	208	256
<b>Total Cost of Welfare Portion - Day Nursery Portion at June 01 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations)</b>		1,014	4,375	5,389 (\$7,224/m2 CFA)

## Note:

- Only construction costs, but not fitting out costs, for Day Nursery is HA funded.

Construction Cost Budget No. 8( Transfer Structures - Commonly Shared Across  
Phases of the Development and Amongst Various  
HA Businesses)Project : Redevelopment of Lam Tin Estate PHASE 8 (PHDP Code:       )

Cost at June 01 Price Level	Estimated Cost		TOTAL
	Building	Others	
<b>1.0 Transfer Plate based on Actual Design</b>	\$,000.00		
(a) Transfer structure for Domestic Blocks	18,626	-	18,626
Sub-Total (A)	18,626	-	18,626
<b>2.0 Development Contingency</b>	\$,000.00		
	931	-	931
Sub-Total (B)	931	-	931
<b>Total Cost of Commonly Shared Transfer Structures at June 01 Price Level = (A) +(B) (including Provisions for Contract Fluctuations)</b>	19,557	0	19,557



Construction Cost Budget No. 8 ( External Works - Commonly Shared Across Phases of the Development and Amongst Various HA Businesses)

PHASE 8

Project : Redevelopment of Lam Tin Estate Phase 8 (PHDP Code:       )

Total GEA = 10,618 m2

Total CFA = 75,083 m2

GEA : CFA = 1 : 7.07

Cost at June 01 Price Level	Estimated Cost		TOTAL
	Foundation (Excl Caps)	Building (Incl Caps)	
<b>1.0 External Works based Cost Variaticks (incl. Contract Price Fluctuation)</b>	\$,000.00		
(a) Hard Landscape Works (Amenities)	-	14,844	14,844
(b) Underground Drainage	-	6,774	6,774
<b>Sub-total (A)</b>	0	21,618	21,618 (\$288/m2 CFA) (\$2,036 /m2 GEA)
<b>2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation)</b>	\$,000.00		
(a) Footbridge and lift tower to Phase 3, and covered walkway to Phase 11	1,529	13,190	14,719
(b) Footbridges to Phase 7	-	2,808	2,808
(c) Replacement of existing volley ball court with new badminton court and half sized basketball court at Phase 3	-	860	860
(d) Free standing noise barrier	-	12,747	12,747
(e) Retaining wall along Tak Tin Street	-	1,300	1,300
(f) Slope stabilization works near Block 3	-	1,631	1,631
(g) Add cost for gas kiosk	-	242	242
(h) Modification to existing retaining wall at Phase 3 for covered walkway footing	-	1,272	1,272
(i) Tree transplant and protection works	-	700	700
(j) Allow cost for relocation of gas kiosk and junk point at Phase 3	-	200	200
(k) Allow cost for extension of access road for post coach at Phase 3	-	100	100
(l) Allow cost for diversion of underground utilities at Phase 3	-	200	200
<b>Sub-total (B)</b>	1,529	35,250	36,779 (\$490/m2 CFA) (\$3,464 /m2 GEA)
<b>3.0 Development Contingency</b>	76	2,843	2,919
<b>Sub-Total (C)</b>	76	2,843	2,919 (\$39/m2 CFA) (\$275 /m2 GEA)
<b>Total Cost of Commonly Shared External Works at June 01 Price Level = (A) + (B) + (C) (Including Provisions for Contract Fluctuations)</b>	1,605	59,711	61,316 (\$817/m2 CFA) (\$5,775 /m2 GEA)

<b>4.0 Cost of Automated Refuse Collection System at June 01 Price Level</b>	\$,000.00		
	562	20,797	21,359
<b>5.0 Development Contingency</b>	28	1,040	1,068
<b>Total Cost of Automated Refuse Collection System at June 01 Price Level = Total of Items 4.0 to 5.0 (Including provisions for Contract Fluctuation)</b>	590	21,837	22,427 (\$299/m2 CFA) (\$2,112 /m2 GEA)

Cost at June 01 Price Level	Estimated Cost		TOTAL
	Soft Landscape	Fees & Others	
<b>6.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 01 Price Level</b>	\$,000.00		
	403	16,126	16,529
<b>7.0 Development Contingency</b>	20	806	826
<b>Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 01 Price Level = Total of Items 6.0 to 7.0 (Including Provisions for Contract Fluctuations)</b>	423	16,932	17,355 (\$231/m2 CFA) (\$1,634 /m2 GEA)

**Remark:**

- The cost for road improvement works (\$15.595M) at Hing Tin Close and Tak Tin Street is Included in item 6.0 (Fee & Others).
- The costs for road works are to be shared with Lam Tin Phase 9.

Project : Redevelopment of Lam Tin Estate Phase 8 (PHDP Code:       )

Cost at June <u>01</u> Price Level	Estimated Cost		TOTAL
	Demolition	Others	
<b>1.0 Estimated Cost for Demolition</b>	\$,000.00		
(a) Demolition of Lam Tin Estates Blocks 5 & 6 and a standard 6-storey schools	5,649	0	5,649
<b>Sub-Total (A)</b>	5,649	0	5,649
<b>2.0 Development Contingency</b>	\$,000.00		
	282	0	282
<b>Sub-Total (B)</b>	282	0	282
<b>Total Cost of Demolition at June 01 Price Level = (A) + (B) (including Provisions for Contract Fluctuations)</b>	5,931	0	5,931

## Remarks:

- The cost for demolition is to be shared with Lam Tin Phase 9.

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