



THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Proposed Master Layout Plan and Project Development Budget for the Redevelopment at Shek Lei Estate Phase 10

PURPOSE

To seek Members' approval to the Proposed Master Layout Plan and Project Development Budget for the Redevelopment at Shek Lei Estate Phase 10.

BACKGROUND

2. Shek Lei Estate was earmarked for redevelopment under the Comprehensive Redevelopment Programme. The whole redevelopment process consists of 12 phases. Phases 1 to 4, 7 and 8 had been completed while Phases 9 and 12 are under construction. Blocks 10 and 11 in Phases 5 & 6 have been converted to Interim Housing with no programme for redevelopment. Location Plan of the Redevelopment of Shek Lei Estate is shown in **Part I** of the **Annex**.

3. In connection with the flexible housing production mix policy approved by the Housing Authority on 16 November 2000 (Paper No. HA 66/2000). Shek Lei Phase 10 was changed from the original HOS to Group 1 development and was approved by the Strategic Planning Committee (SPC) on 14 June 2001.

4. Due to the change of housing type, the development parameters of Phase 10 were revised from 3 nos. 33-residential storeyed standard Concord 1 Blocks to 2 nos. 40-residential storeyed standard New Harmony I Blocks on 3-storeys of carpark podium. Compared with the past HOUSCOM's control list, the flat production for Phase 10 was increased by 766 flats to a total of 1,558 flats.

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

| Date | Events |
|----------------|---|
| (a) 13.12.1989 | Planning Brief approved by the then Development Progress Committee (DPC). |
| (b) 10.11.1992 | Client Brief, Concept Plan and Project Estimates approved by Building Committee (BC), (Paper No. BC 153/92). |
| (c) 19.6.1997 | Revised Client Brief, Concept Plan and Project Estimates approved by BC (Paper No. BC 104/97). |
| (d) 22.1.1998 | Revised Planning Brief approved by the District Planning Conference (DipCon). |
| (e) 6.1.1999 | Revised Planning Brief approved by the DipCon. |
| (f) 25.5.2001 | Revised Development Parameters, Conceptual Layout and Cost Estimates for Phases 5, 6, 10 and 11 endorsed by Project Design Review Committee (PDRC) for submission to Strategic Planning Committee (SPC). (PDRC Paper No. 17/01) |
| (g) 14.6.2001 | Revised Development Parameters and Conceptual Layout for the Redevelopment of Shek Lei Phases 5, 6, 10 & 11 approved by SPC. (Paper No. SPC 28/2001) |
| (h) 20.9.2001 | Proposed Master Layout Plan and Project Development Budget for Phase 10 endorsed by PDRC for submission to Building Committee (PDRC Paper No. 23/2001). |

MASTER LAYOUT PLAN

6. The Proposed Master Layout Plan of Shek Lei Estate Phase 10, follows generally the revised Development Parameters and Conceptual Layout as approved by SPC via Paper No. SPC 28/2001, it comprises -

- (a) 2 nos. 40-residential storeyed standard New Harmony 1 Blocks (options 1 and 6);

- (b) 1 no. of 3-storeyed podium carpark;
- (c) 1 no. of footbridge and lift tower connecting the existing Phases 8 Commercial Centre; and
- (d) Associated external work:

7. This Project will provide a total of 1,558 flats for Year 2006/07 with a total car parking provision for 308 nos. of private cars, 13 nos. of motor-cycles and 63 nos. of Light Goods Vehicles (LGV) of which includes 80 nos. of private cars, 8 nos. of motor-cycles and 16 nos. of LGV for Phase 10 and make up for the shortfall in other Phases of work before.

8. A reduction of 50 nos. of private carparks is made as compared with the revised Development Parameters and Conceptual Layout in SPC submission. This reduction is corresponding to the market survey on carpark requirement for Shek Lei Estate carried out by the Department's Commercial Property Division. The related traffic issue is being pursued with Transport Department (TD).

9. An adjustment of site boundary is also made to bring the plot ratio to 8.0 which is the maximum permissible for this site.

10. The major Development Parameters are summarized as follows (Details as given in Part I of the Annex) -

Table 1: Comparison of Development Parameters

| | Housing Type | No. of Flats | Design Population | Gross Site Area | Domestic GFA | Plot Ratio |
|----------|--------------|--------------|-------------------|-----------------|-----------------------|------------|
| Phase 10 | Group 1 | 1,558 | 5,000 | 0.91 ha | 72,400 m ² | 8.00 |

11. The Master Layout Plan drawings are attached in Part II of the Annex. The main features of the overall development are as follows -

Planning Context

- (a) Shek Lei Estate consists of a series of building platforms formed mainly in fill and partly in cut in the early 60's for public housing. These platforms vary from approximately +55.0 to + 73.0 m PD.

- (b) Green views of Kam Shan (Golden Hill) on the South and South-east and open views on the West.
- (c) More than 12 m level difference between the north boundary (Shek Li Street) and south boundary (Shek Pai Street).
- (d) A level difference of about 9 m between the Phase 10 and Phases 5&6 sites.
- (e) The vehicular access point is at Shek Li Street where ingress and egress to the Level 1 LGV parking and Levels 2 & 3 private car parking is provided.
- (f) Emergency Vehicular access (EVA) for direct access to podium roof is provided at Shek Pai Street.

Building Design

- (g) A set back of 10 m is provided for the future road widening of Shek Pai Street to form part of the planned Kwai Chung Circumferential Road.
- (h) The Domestic Blocks are set back further from the boundary to enhance noise mitigation. Orientation of the domestic blocks is set to maximize open view with no overlooking between blocks.
- (i) The standard New Harmony 1 Blocks are designed with architectural features and fins at roof and gable end walls to provide character for the redevelopment which differs from other standard blocks built.
- (j) The landscaped podium roof provides a covered pedestrian circulation system for the estate connects the existing lift tower and footbridge at Shek Pai Street to the commercial centre and Public Transport Interchange (PTI) at Phase 8.
- (k) Expansion of the podium carpark into the Phases 5 & 6 works is allowed.

Landscape Design

- (l) Active and passive recreational facilities are provided in the landscaped open space over the podium deck of carparks.

- (m) The passive recreation facilities include a variety of open, shaded sitting areas, with trees, pergolas, seats and chess tables. The seating areas are located away from the blocks to attain safety from falling objects. Within the seating areas, proprietary steel pergolas are provided to create a sense of enclosure.
- (n) The active open space includes a children play area of 450 m². Ornamental planting are located in the seating areas providing variety, interest and colour.

PROJECT DEVELOPMENT BUDGET

12. The proposed Project Development Budget for the development is estimated to be HK\$692.180M for phase 10. A breakdown of the proposed Development Budget is given in Part IV of the Annex and the key elements are summarized in Table 2.

Table 2: Proposed Project Development Budget

| Cost Heads | | Works Elements | Total \$M |
|------------|--|---|----------------|
| (a) | Site Development Cost | Demolition | 8.930 |
| | | Sub-total | |
| (b) | Construction Cost | Foundation | 156.070 |
| | | Building | 421.610 |
| | | Soft Landscape & Others | 0.930 |
| | | Sub-total | 578.610 |
| (c) | Other Project Cost [2% on (a) and (b)] | Civil engineering and geotechnical studies, site investigation, material testing and the like | 11.750 |
| (d) | Total Site Development and Construction Cost [(a) + (b) + (c)] | | 599.290 |
| (e) | Project Management Cost [15.5% of (d)] | Professional services and overheads, consultation fee and consultant site staff etc. | 92.890 |
| (f) | Project Development Budget [(d) + (e)] | | 692.180 |

PROJECT DEVELOPMENT COST

13. The proposed Project Development Cost of Phase 10 based on the Master Layout Plan as compared with the Approved Project Development Cost Ceiling is indicated in Table 3.

Table 3 : Combined Cost Comparison

| | (a) | (b) | (c) | (d1) | (d2) |
|------------------------|---|---|--|--|---|
| Buildings/ Portions | Proposed Project Development Cost (\$/m ² CFA) | Approved Project Development Cost Ceiling (Paper No. SPC) (\$/m ² CFA) | Proposed Unit Construction Cost adjusted to tender-in date (\$/m ² CFA) | June 2001 Construction Cost Yardstick for Group 1 (Note 1) (\$/m ² CFA) | June 2001 Construction Cost Yardstick for Group 1 adjusted to tender-in date (Note 1) (\$/m ² CFA) |
| PRH | 6,980 | 7,277 | 5,207 | 4,402 | 4,372 |
| Private Car Parking | 6,749 | 7,265 | 4,920 | 4,427 | 4,398 |
| LGV Parking | 6,804 | 7,830 | 4,960 | 4,885 | 4,854 |

Note 1 For comparing with Construction Cost Yardstick, external works, soft landscaping and other sundry cost such as drainage, utility connections, other project cost and project management cost etc. have been excluded from the Unit Construction Cost.

14. With reference to Table 3, the proposed unit development costs for PRH, private car parking and LGV parking, are all within the respective Approved Development Cost Ceilings and with some savings.

15. With reference to Table 3, the proposed unit construction cost for the PRH is 19.10% over the Construction Yardstick of Group 1 (based on New Harmony 1 (NH1)) for the reasons as follows -

| | % over Yardstick |
|--|------------------|
| (a) Foundation based on project specific site condition and recent high tender prices for large diameter bored piles of Engineer's design. Cost per meter of average 20 meter deep piles ranges from \$40,000 to \$70,000 per meter. | 13.06 % |

- (b) Extension of the domestic blocks through the carpark podium floors. 3.13 %
- (c) Other adjustments including modification to external façade, apportioned cost for carpark lift core, architectural fins and increased fluctuation allowance. 2.92 %
- (Total) 19.10%

16. With reference to Table 3, the proposed unit construction cost for the carpark and LGV parking is 11.87% and 2.18% over the June 2001 Cost Yardstick which is a nominal provision.

AVAILABILITY OF FUNDS

17. Based on the Proposed Development Cost Budget, the estimated yearly expenditure for the project is as follows -

| Estimated Expenditure (\$/M) | | | |
|------------------------------|---------|--------------|---------|
| 2001/02 | 2002/03 | Post 2002/03 | Total |
| 6.660 | 95.120 | 590.400 | 692.180 |

DEVELOPMENT PROGRAMME

18. The key dates for the development programme are as follows -

| | | |
|------------------------|--------------|-------|
| (a) Master Layout Plan | PDRC(2) | 09/01 |
| (b) Master Layout Plan | BC | 11/01 |
| (c) Detailed Design | DDRP | 07/02 |
| (d) Demolition | Tender Out | 09/01 |
| | Commence | 12/01 |
| | Completion | 07/02 |
| (e) Piling | Tender Out | 05/02 |
| | Commencement | 09/02 |
| | Completion | 10/03 |
| (f) Building | Tender Out | 06/03 |
| | Commencement | 10/03 |
| | Completion | 12/06 |

RECOMMENDATION

19. It is recommended that the Proposed Master Layout Plan and Proposed Development Budget of \$692.180M for the redevelopment at Shek Lei Phase 10 as described above and in the Annexes to this paper be approved.

DISCUSSION

20. At the next meeting of the Building Committee to be held on 22 November 2001, Members will be invited to approve the recommendation in Paragraph 18 above.

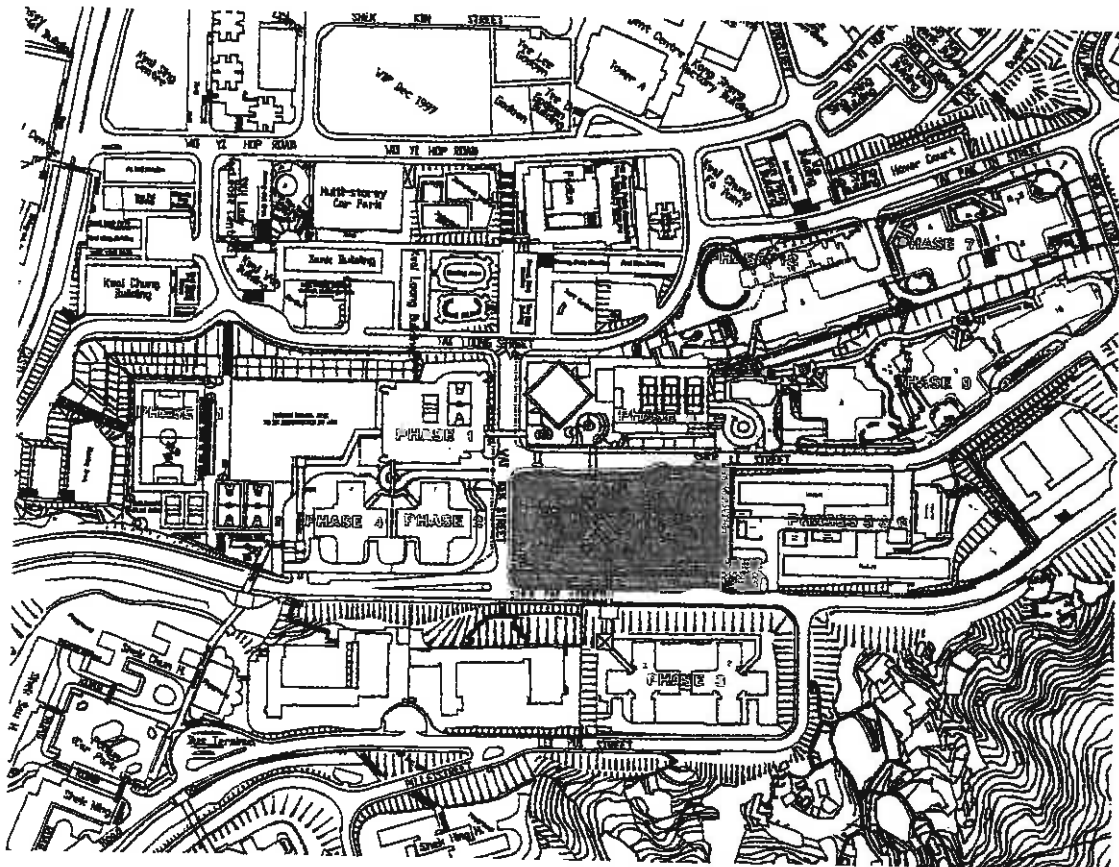
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Date : 16 November 2001

ANNEX

**Public Rental Housing Redevelopment at
Shek Lei Estate Phase 10**

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



Issue No.1

**BC SUBMISSION
NOVEMBER 2001**

DEVELOPMENT AND CONSTRUCTION BRANCH

HOUSING DEPARTMENT

CONTENT

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1 Location Plan

2. Evaluation of Master layout Plan

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2.1.2 Adjacent Land Uses

2.2 Environmental Mitigation

2.3 Site Formation

2.4 Zoning Consideration

2.5 Infrastructure

2.5.1 Drainage and Sewerage

2.5.2 Water Supply

2.5.3 Utilities

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3.2 Plot Ratio

3.3 Design Population

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3.6 Community and Welfare Facilities

3.7 Parking Provision

3.8 Management Accomodation

3.9 Recreation Facilities

3.10 Refuse Collection Facilities

CONTENT

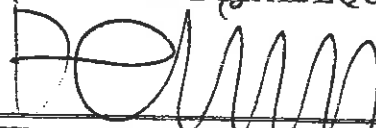
Part II : Master Layout Drawings

- 1. Master Layout Plan**
- 2. Architectural Perspective & Landscape Drawings**
- 3. General Layout Plans**
- 4. Elevations & Sections**
- 5. Typical Flat Layout Plans**

Part III : Development Programme

Part IV : Project Development Budget

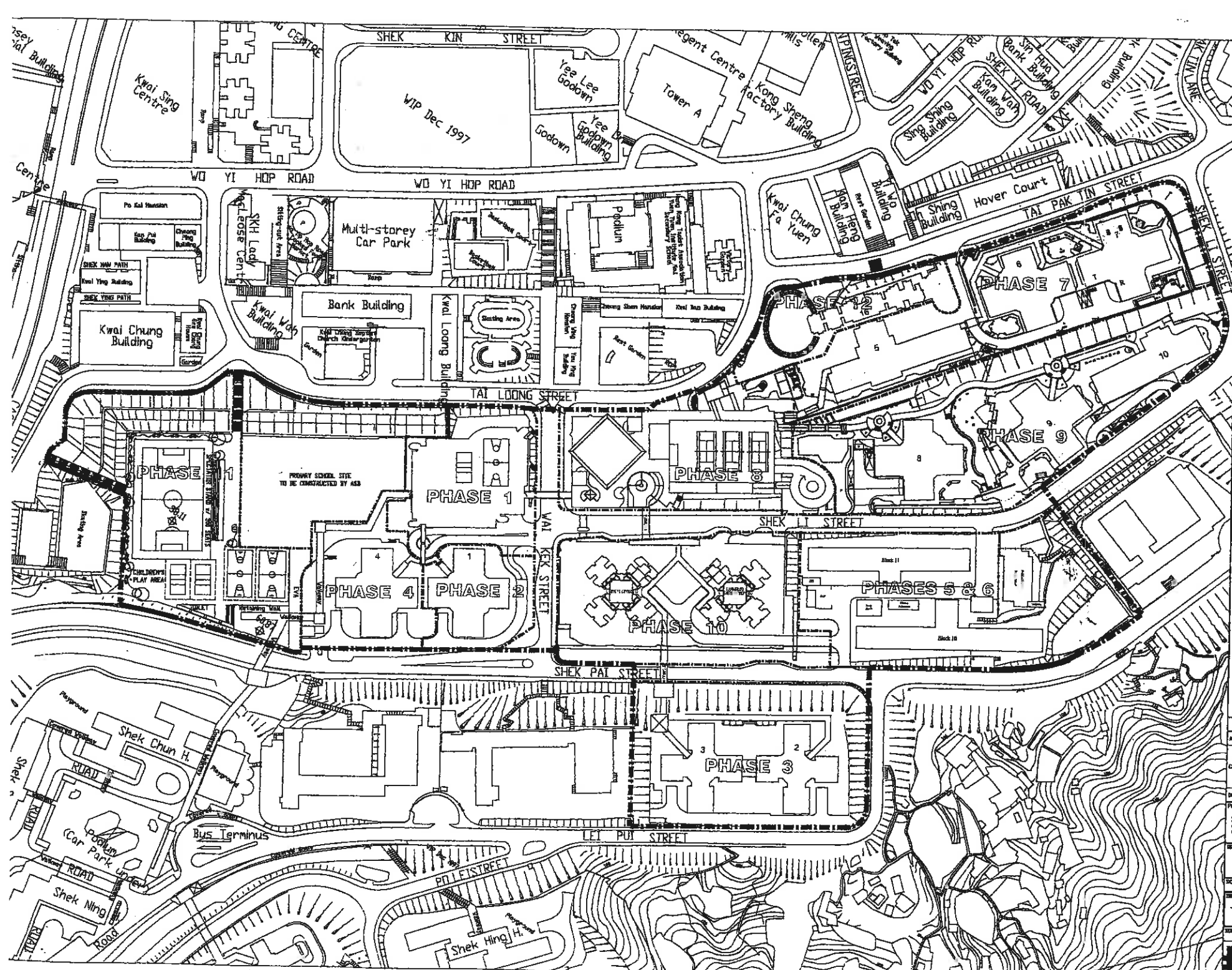
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AND APPROVED FOR ADEQUACY**



SIGNED : Mr. C.W. KO (CA/1)

Date : 14 November 2001

PART I : MASTER LAYOUT PLAN



NOTES

--- BOUNDARY OF SHEK LEI ESTATE REDEVELOPMENT

--- PHASE BOUNDARY

REVISIONS

| NO. | DESCRIPTION AND DATE | INITIALS | DATE |
|-----|----------------------|----------|------|
| | | | |
| | | | |
| | | | |

| NAME AND OCCUPATION | NOTES | DATE |
|-------------------------------|-------|------|
| APPROVED: CAS, CIVIL ENGINEER | | |
| | | |
| | | |
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| | | |
| | | |
| | | |

SHEK LEI ESTATE REDEVELOPMENT

LOCATION PLAN

SCALE: 1:2000

PROJECT NO: TW17/SITE/A/SLO-01

SOURCE: T.J177-STEAMSK001

WORKS GROUP
HOU (SING) DEPARTMENT

Part 1 – MASTER LAYOUT PLAN

| Evaluation of Master Layout Plan | | |
|--|---|---|
| Development Parameters | Master Layout Plan | Remarks |
| <p>2.1 <u>The Site</u></p> <p>2.1.1 <u>Site Location</u> Shek Lei Redevelopment is situated on the eastern fringe of Kwai Chung with Kwai Chung 9 H Estate to the north and Shek Lei Extension to the south.</p> <p>2.1.2 <u>Adjacent Land Use</u> The land rises steeply to the east whilst to the west is narrow belt of private housing blocks and GIC uses with the industrial areas of Kwai Chung beyond.</p> | <p>As in the Development Parameters.</p> <p>As in the Development Parameters.</p> | |
| <p>2.2 <u>Environmental Mitigation</u></p> <p>Opportunities to minimise traffic noise from Shek Pai Street (Kwai Chung Circumferential Road) and Wai Kek Street should be taken into account in the location and orientation of housing blocks and community facilities.</p> <p>The traffic noise impact based on the worst case scenerio with the KCCR, complies with the standard of 70 dB(A) as per the Hong Kong Planning Standards and Guidelines.</p> | | <p>Reference : Draft Preliminary Report - Traffic Noise Assessment Study at 2/97 prepared by Wilbur Smith Associates Limited.</p> |

Part 1 – MASTER LAYOUT PLAN

| Evaluation of Master Layout Plan | | |
|--|-----------------------------------|----------------|
| Development Parameters | Master Layout Plan | Remarks |
| <p>2.3 <u>Site Formation</u></p> <p>Existing platforms are to be re-formed to suit the master layout plan. The arrangement of site formation works are to be determined at individuals phase by the project team.</p> | As in the Development Parameters. | |
| <p>2.4 <u>Zoning Consideration</u></p> <p>The site is zoned Residential (Group A) 1 on the Outline Zoning Plan.</p> | As in the Development Parameters. | |
| <p>2.5 <u>Infrastructure</u></p> <p>2.5.1 <u>Drainage and Sewerage</u> Preliminary investigation suggests that no major reconstruction work is required for the existing stormwater/ foulwater drainage.</p> <p>2.5.2 <u>Water Supply</u> Existing fresh/ salt water supply are available.</p> <p>2.5.3 <u>Utilities</u> Some diversions of utilities services may be required. Detailed advice on the new supply system should be sought from various utility companies at detailed design stage.</p> | As in the Development Parameters. | |

Part 1 – MASTER LAYOUT PLAN

| Accommodation & Facilities | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|------|------|-----|-------|----|-------|--|-----|-----|-----|-----|----|-------|---|----|------|------|------|-----|-----|--|
| Approved by SPC (Paper No. SPC no. 28/2001) | Proposed Scheme | Remarks | | | | | | | | | | | | | | | | | | | | | |
| 3.1 <u>Site Area</u> Gross site area : 0.87 ha | Gross Site Area : 0.91 ha | Phase boundary is adjusted to include the slope and part of EVA in phases 5 & 6.. | | | | | | | | | | | | | | | | | | | | | |
| 3.2 <u>Plot Ratio</u> Gross Floor Area (Domestic) is 72,400m ² Domestic P.R. is 8.3. | As in SPC Development Parameters. Domestic P.R. is 8.0. | Due to the adjustment of Phase boundary, the domestic P.R. is reduced. | | | | | | | | | | | | | | | | | | | | | |
| 3.3 <u>Design Population</u> The Total Design Population is 5,000. | As in SPC Development Parameters. | | | | | | | | | | | | | | | | | | | | | | |
| 3.4 <u>Flat Number and Flat Mix</u> The proposed housing development is planned to provide a total of 1,558 rental flats. | Provision of 1,558 rental flats in two 40 residential storeys New Harmony 1 (Options 1 & 6) Blocks. <table border="1"> <thead> <tr> <th>Flat</th> <th>1/2P</th> <th>2/3P</th> <th>1B</th> <th>2B</th> <th>3B</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td>278</td> <td>320</td> <td>600</td> <td>320</td> <td>40</td> <td>1,558</td> </tr> <tr> <td>%</td> <td>18</td> <td>20.5</td> <td>38.5</td> <td>20.5</td> <td>2.5</td> <td>100</td> </tr> </tbody> </table> | Flat | 1/2P | 2/3P | 1B | 2B | 3B | Total | | 278 | 320 | 600 | 320 | 40 | 1,558 | % | 18 | 20.5 | 38.5 | 20.5 | 2.5 | 100 | |
| Flat | 1/2P | 2/3P | 1B | 2B | 3B | Total | | | | | | | | | | | | | | | | | |
| | 278 | 320 | 600 | 320 | 40 | 1,558 | | | | | | | | | | | | | | | | | |
| % | 18 | 20.5 | 38.5 | 20.5 | 2.5 | 100 | | | | | | | | | | | | | | | | | |
| 3.5 <u>Retail Provision</u> Catered by the existing provision | As in SPC Development Parameters. | | | | | | | | | | | | | | | | | | | | | | |
| 3.6 <u>Community/Welfare Facilities</u> Catered by the existing provision | As in SPC Development Parameters. | | | | | | | | | | | | | | | | | | | | | | |

Accommodation and Facilities
BC Submission – Shek Lai Phase 10

Part 1 – MASTER LAYOUT PLAN

| Accommodation & Facilities | | |
|---|---|--|
| Approved by SPC (Paper No. SPC no. 17/01) | Proposed Scheme | Remarks |
| 3.7 <u>Parking Provision</u> | | |
| 3.7.1 <u>Carpark Spaces*</u> 358 nos. (1 space per 13 flats) | <u>Carpark Spaces</u> Phase 10 : 80 (1 space per 16 flats) To make up shortfall of other phases : 228 Total : 308 | PDRC endorsed reduction of 50 carpark space for the whole Estate to be considered. Carpark space for Phase 10 is reduced to 308 (with carpark provision of 1:16 for Phases 5&6 and 10, 28 nos. of carparks can be reduced. The remaining reduction of 22 nos. of carpark spaces is in liaison with TD.) Contingency plan to accommodate the 22 nos. of carparks in Phases 5&6 is allowed if the proposal is rejected by TD.. |
| 3.7.2 <u>Motor-cycle Spaces</u> 15 nos. | <u>Motor-cycle Spaces</u> Phase 10 : 8 (10% of carpark spaces) To make up shortfall of other phases : 5 Total : 13 | |
| 3.7.3 <u>Light Good Vehicle (LGV) Spaces</u> 63 (1 space per 80 rental flat) | <u>Light Good Vehicle (LGV) Spaces</u> Phase 10 : 16 To make up shortfall of other phases : 47 Total : 63 | |
| * Calculation exclude 1P / 2P flats | | |
| 3.8 <u>Management Accommodation</u> Refer to attached Appendix. | As in SPC Development Parameters. | |
| 3.9 <u>Recreation Facilities</u> Details not mentioned | Children Play Area of 450 m ² will be provided in phase 10. | |
| | | |

Part 1 – MASTER LAYOUT PLAN

| Accommodation & Facilities | | |
|---|---|----------------|
| Approved by SPC (Paper No. SPC no. 17/01) | Proposed Scheme | Remarks |
| 3.10 Refuse Collection Facilities Details not mentioned | Due to varied platform levels and the ground condition with relatively high rock level of the whole Shek Lei Estate , the provision of Automated Refuse Collection System (ARCS) is not implemented for the whole Estate. | |

Revised Client's Requirements for Group 1 Estate
Project : Redevelopment of Shek Lei Estate Ph. 10
(as at 26.3.2001)

(A) Project Data

- (1) No. of Flats : 2198
- (2) Anticipated Completion Date : 1206

(B) Management Accommodations

Rental Estate (As per Appendix I)

The Estate Management Office (EMO) should be conveniently located and is accessible to the disabled. Management Branch (MB) is to be consulted on the location and the layout of all management premises. The completion date of EMO should tie in with the first intake.

(C) Estate Road Control

Effective means of control of ingress and egress of traffic at the main entrance of the estate/service road are necessary. Essential items to be provided include guard kiosk, manual drop bars and supporting builder works/building services for automatic carpark control system (ACPCS). The ACPCS is to be installed later by carpark operator under the carpark privatization scheme. Control kiosk should be located at the middle of the estate road entrance.

(D) Pedestrian Circulation

- (1) Covered walkway/footbridge is to be provided to link all domestic blocks with all major facilities such as Commercial Centre/Carpark/Bus Terminus, etc. within the estate where possible.
- (2) Security aspect of the covered walkway adjoining domestic blocks should be given due consideration.
- (3) Should there be any footbridge/covered walkway linking the rental estate with other development, division of maintenance and management responsibilities should be decided at an early stage so that complication on cleansing, artificial lighting etc. will not arise.

(E) Refuse Collection

- (1) The attention of FEHD should be drawn to make specific proposals on the safety measures required for the proper implementation of daily refuse/junk collection.
- (2) Only in very exceptional circumstances should block by block refuse collection be adopted.

(3) Notwithstanding the adoption of traditional or automated refuse collection system, separate junk collection points are to be provided for blocks at different platforms and prescribed distance.

(4) Premises for refuse and junk collection must be physically separated and preferably with independent access for each

(F) Landscaping & Estate Boundary

(1) Landscaping is to be designed in a safe and secure manner and at the same time care should be taken to avoid creating nuisance to the nearby residents.

(2) Clear definition of the boundary between the rental estates and the public roads/pavements, preferably in the form of boundary wall/fencing/ railing, is necessary to clear grey area in the event of taking enforcement action.

(G) Sample Wing and Sample Flats/Furnished Show Flats

Sample wing with sample flats and furnished show flats should be provided in conveniently located and easily accessible premises.

(1) Sample Wing and Sample Flat

Sample wing and sample flats in the condition at handover should be provided in each phase of the development.

(2) Furnished Show Flat (For rental portion)

One furnished show flat is required for *each phase* of rental estate.

(H) Ancillary Facilities

(1) One estate layout panel to guide visitors is required.

(2) Sufficient temporary covered debris removal points during intake period are to be provided. HM/Pre-management is to be consulted on the location and the number of the same.

(3) To facilitate future maintenance, it is required to allow an extra 5% of finishing material to be included in the building contract. Exact quantity of spare material and storage space provision shall be agreed with HM of the estate.

Preliminary Provision for PSC office
Project : Redevelopment of Shek Lai Estate Ph. 10 - Ph. 5 & Ph. 6 (Rental)

Total nos. of domestic unit : 1198

| <u>A. Functional Area</u> | <u>Proposed Area</u> (m ²) |
|---------------------------|---|
| Waiting Hall | 25 |
| Conference Room | 35 |
| Rent Office | 15 |
| Security Control Room | 15 |
| Storeroom | 15 |
| Printing Room | 10 |
| Pantry | 5 |
| Toilet @10 x 2 | <u>20</u> |
| | 140 |

B. Operational Area for PSC staff

- 77m² (35m² for every 1,000 domestic units including two offices with full-height partitions for two Estate Managers, with about 8m² for each manager)

C. Office space reserved for TMU staff

- 10-25m² to be reserved for TMU staff to handle tenancy matters with full height partition and lockable door

D. Ancillary Management Accommodation (Detached from estate office)

- Service/Store room for fitters and electricians (50 - 100m²)
- Service room for cleansing services (10 - 20m²)
- Plant nursery (30- 80m²)

E. MAC office of 15-20m² per block

Client's Requirement for Group 1 Estate

Project : Redevelopment of Shek Lei Estate Phase 10, Phases 5 & 6

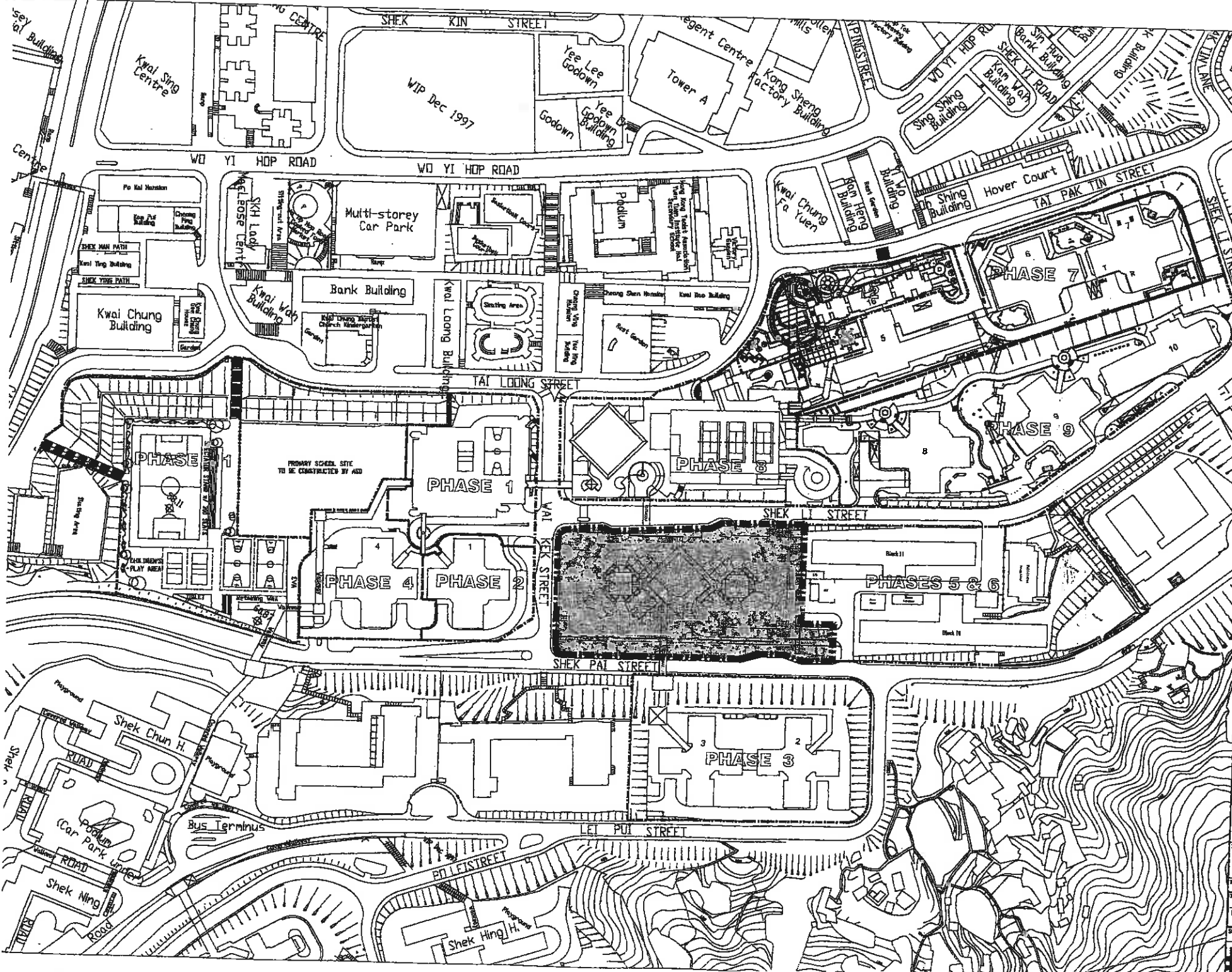
(A) Project Data (Scheme C)

No. of Parking Spaces : PC - 148-240
LGV - 24
MC - 15-24
L/UL - 3 (domestic)

(B) Carpark

A shroff office cum control room of about 10m² should be provided at an agreed location. Signal of the CCTV cameras for the estate road entrance and dark corners of the carpark should go to this control room. A carpark wash point and disabled carpark(s) should be provided for each carpark. Separate entrances are best to be provided for loading/unloading/refuse collection as far as practicable to avoid conflict to traffic flow.

PART II : MASTER LAYOUT DRAWINGS



NOTES

--- BOUNDARY OF SHEK LEI ESTATE PHASE 10 REDEVELOPMENT

--- PHASE BOUNDARY

REVISIONS

| NO. | DESCRIPTION AND DATE | INITIALS | DATE |
|-----|----------------------|----------|------|
| | | | |

| NO. | DATE | BY | FOR |
|-----|------|----|-----|
| | | | |

PROJECT: SHEK LEI ESTATE REDEVELOPMENT

DRAWING TITLE: MASTER LAYOUT PLAN

SCALE: 1:800

DRAWING NO.: TW17/10/SITE/A/SLO-01

SOURCE: TW17/SITE/MSK001





REDEVELOPMENT OF
SHEK LEI ESTATE PHASE 10



HOUSING DEPARTMENT

PERSPECTIVE 1



REDEVELOPMENT OF
SHEK LEI ESTATE PHASE 10

 HOUSING DEPARTMENT

PERSPECTIVE 2



REDEVELOPMENT OF
SHEK LEI ESTATE PHASE 10



HOUSING DEPARTMENT

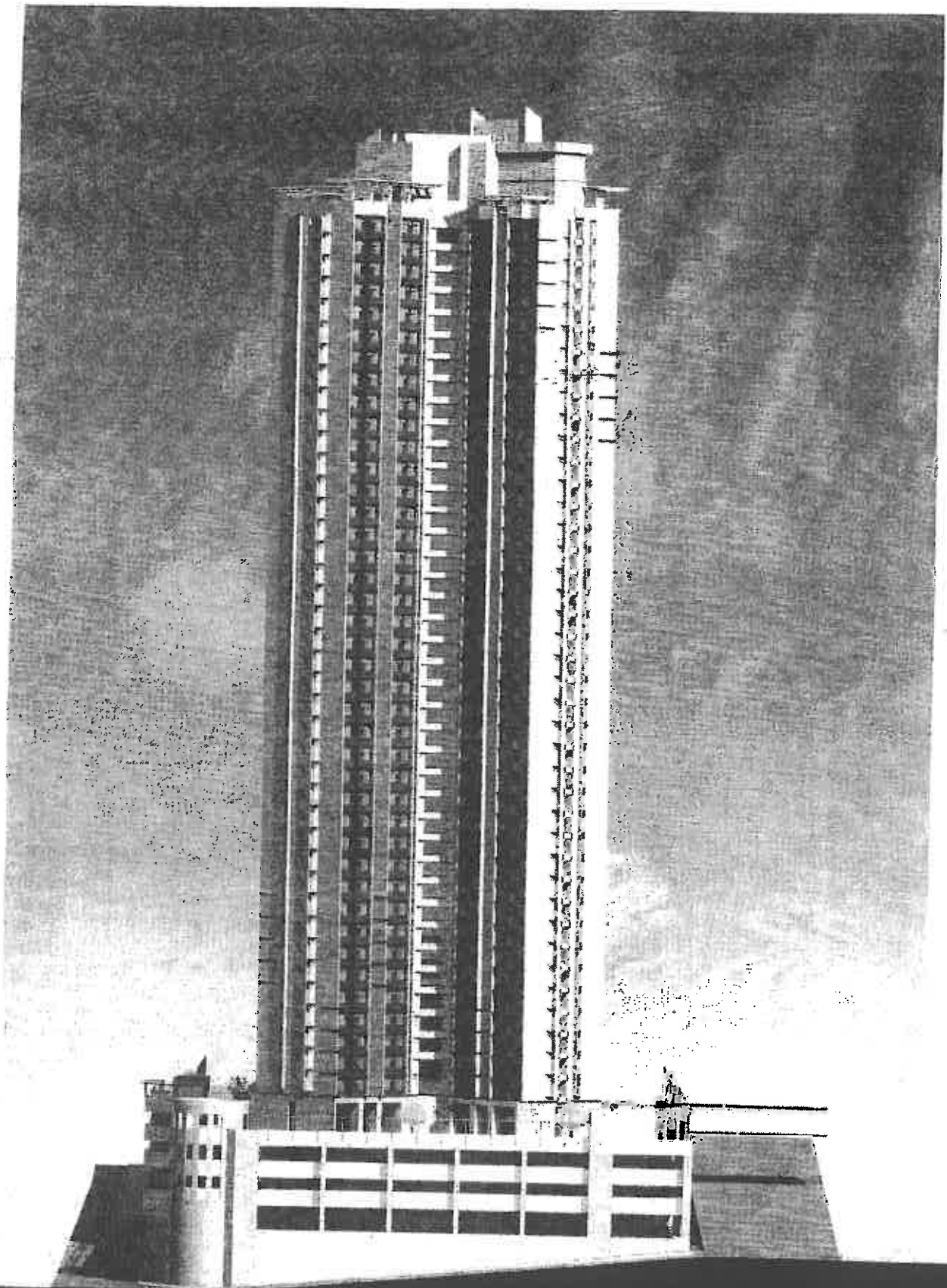
ELEVATION 1



DEVELOPMENT OF
HEK LEI ESTATE PHASE 10

 HOUSING DEPARTMENT

ELEVATION 2

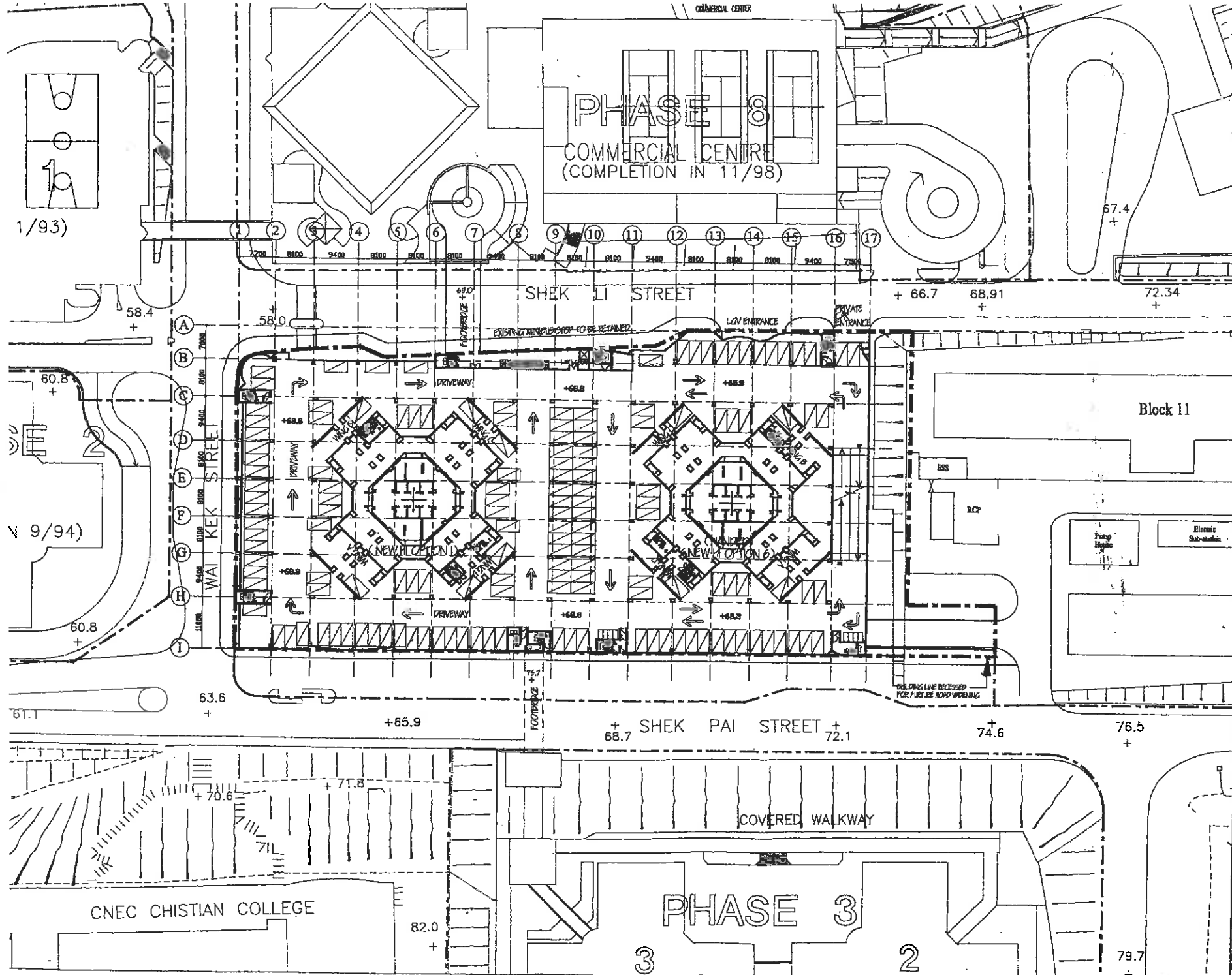


REDEVELOPMENT OF
SHEK LEI ESTATE PHASE 10



HOUSING DEPARTMENT

ELEVATION 3



NOTES

REVISIONS

| NO. | DESCRIPTION AND DATE | BY | CHKD. |
|-----|--|----|-------|
| 1 | 1. One elevator shaft revision, is enclosure wall for lift core revised. | | |
| 2 | 2. A enclosure wall, for lift core revised, is lobby of staircase revised. | | |

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|-------------|------|--------|-------|
| 1 | SA/2 | 04/1 | cyun | ... |
| 2 | SA/2 | 04/1 | street | ... |
| 3 | SA/2 | 04/1 | ... | ... |
| 4 | SA/2 | 04/1 | ... | ... |
| 5 | SA/2 | 04/1 | ... | ... |
| 6 | SA/2 | 04/1 | ... | ... |
| 7 | SA/2 | 04/1 | ... | ... |
| 8 | SA/2 | 04/1 | ... | ... |
| 9 | SA/2 | 04/1 | ... | ... |
| 10 | SA/2 | 04/1 | ... | ... |
| 11 | SA/2 | 04/1 | ... | ... |
| 12 | SA/2 | 04/1 | ... | ... |
| 13 | SA/2 | 04/1 | ... | ... |
| 14 | SA/2 | 04/1 | ... | ... |
| 15 | SA/2 | 04/1 | ... | ... |
| 16 | SA/2 | 04/1 | ... | ... |
| 17 | SA/2 | 04/1 | ... | ... |

REDEVELOPMENT OF SHEK LI ESTATE PHASE 10

FIRST FLOOR PLAN

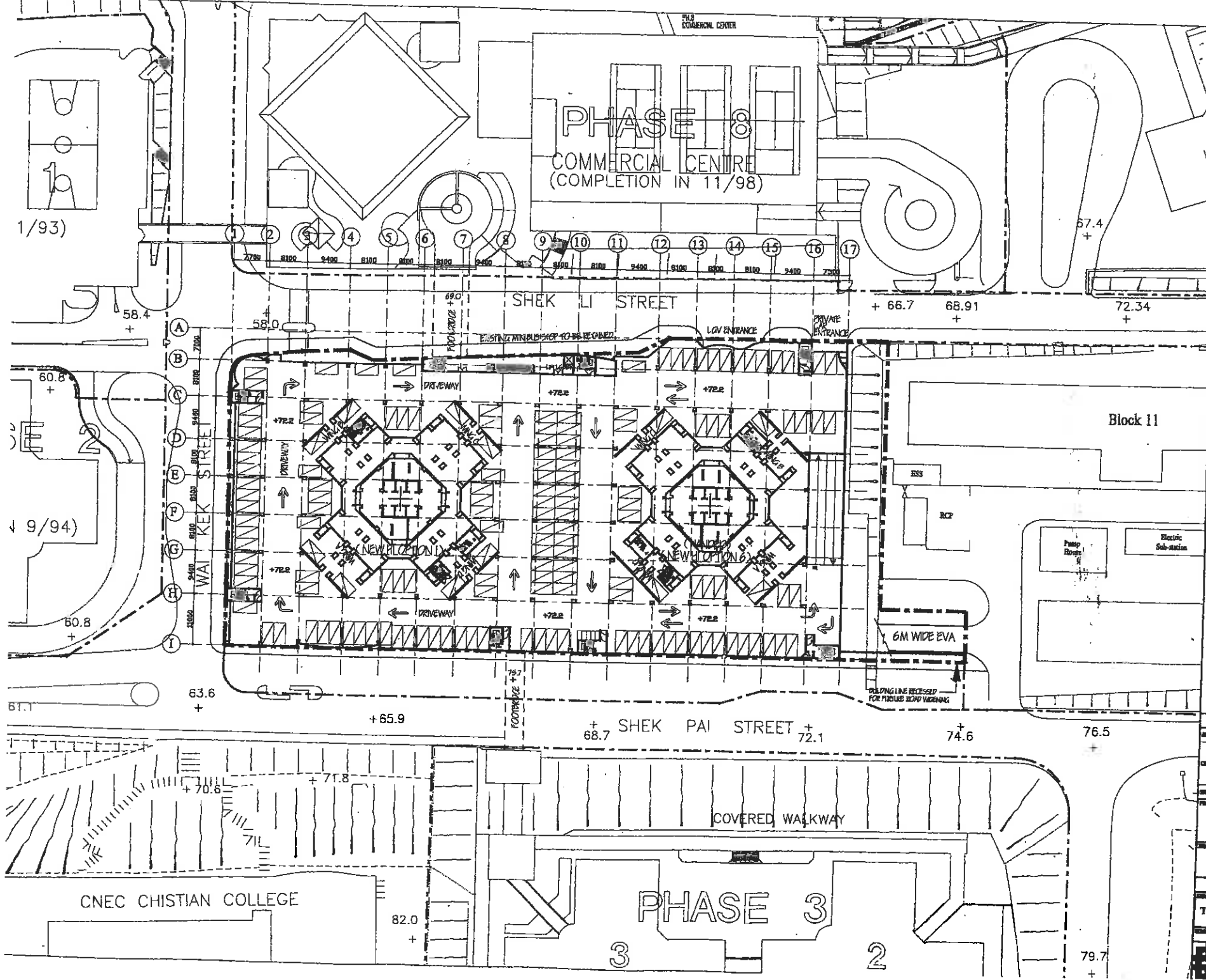
DATE: 02/98

TW17/10/CP/A/SLO-02/B

SCALE: 1/100



WORKS GROUP HOUSING DEPARTMENT



NOTES

REVISIONS

| NO. | DESCRIPTION AND DATE | BY | CHKD. |
|-----|--|----|-------|
| 1 | 1. ONE PARKING SPACE REVISION | | |
| 2 | 2. ELECTRICAL WALL FOR LIFT CORRECTION | | |
| 3 | 3. ONE PARKING SPACE REVISION | | |
| 4 | 4. ELECTRICAL WALL FOR LIFT CORRECTION | | |
| 5 | 5. LAYOUT OF STRUCTURAL REVISIONS | | |

| NO. | DATE | BY | CHKD. |
|-----|----------|-----|-------|
| 1 | 01/01/98 | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |

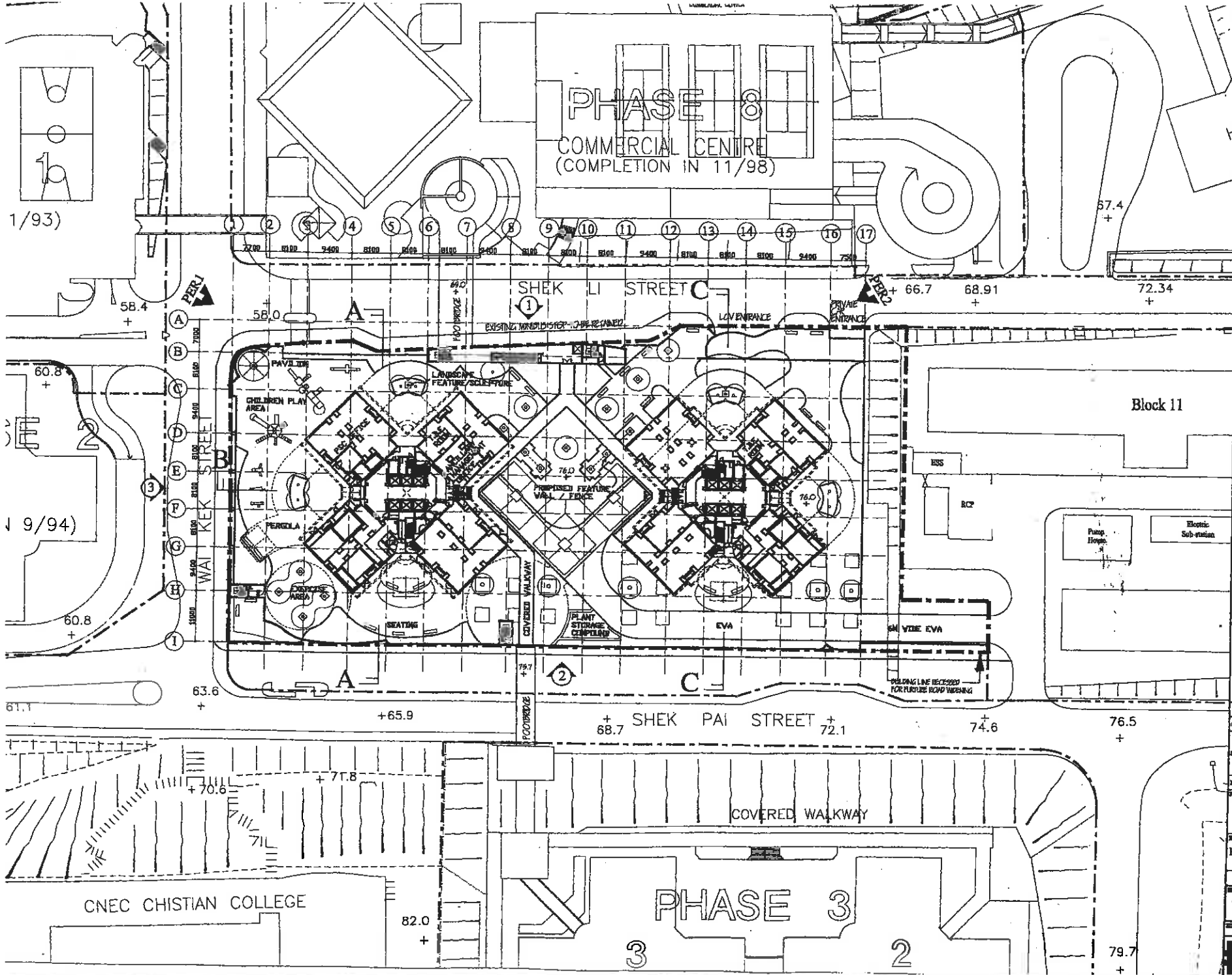
REDEVELOPMENT OF
SHEK LI ESTATE
PHASE 10

SECOND FLOOR PLAN

1998

TW17/10/CP/A/SLO-03/B

WORKS GROUP
HOUSING DEPARTMENT



- NOTES**
- KEY
 - TREE
 - PLANTER WITH SHED
 - PERGOLA
 - PAVILION
 - PLANT STORAGE COMPOND
 - CHILDREN PLAY AREA
 - CROSS TABLE
 - LANDSCAPE FURNITURE / SCULPTURE
 - PROPOSED FEATURE WALL / FENCE
 - SEATING
 - PAVING PATTERN

- LEGEND**
- ELEVATION MARK
 - SECTION MARK
 - PERSPECTIVE MARK

REVISIONS

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|---|----------|------|---------|
| 1 | RESERVED AND DWT | | | |
| 2 | A LINE OF DIMENSION REVISION & LAMPING SYMBOL | 05-06-00 | WONG | AM |

| NO. | REVISION | DATE | BY | CHECKED |
|-----|----------|------|----|---------|
| 1 | REVISED | | | |
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| 5 | REVISED | | | |

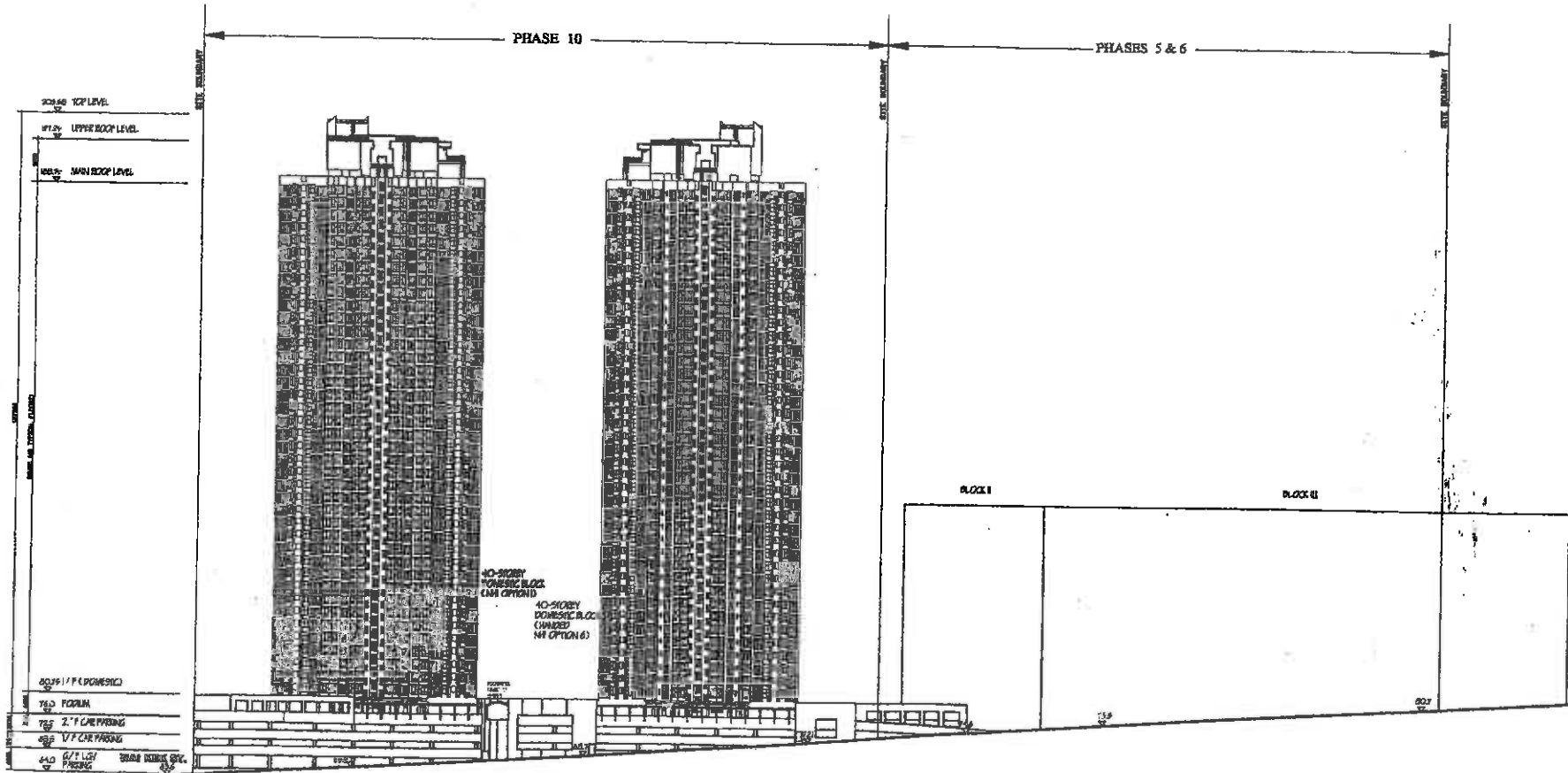
REDEVELOPMENT OF SHEK LI ESTATE PHASE 10

PODIUM LANDSCAPE PLAN

1/79

TW17/10/CP/A/SLO-04/A

WORKS GROUP HOUSING DEPARTMENT



ELEVATION 1
(NEW FROM SHEK LUI ESTATE)

REVISIONS

| NO. | DESCRIPTION AND DATE | BY | CHK | DATE |
|-----|-----------------------------------|----|-----|------|
| 1 | 1. PLACE OF PHASE 5 & 6 REVISION. | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| NAME AND IDENTIFICATION | INITIAL | DATE |
|--------------------------|---------|------|
| APPROVED: CHAI CASH | | 2007 |
| DESIGNED: SHAN SHERRY HO | | 2006 |
| CHECKED: AMY YAKONG | | 2006 |
| DRAWN: STEVEN TSEUNG | | 2006 |
| SCALE: TUNG HO TAMMUN | | 2006 |

PROJECT
REDEVELOPMENT OF SHEK LUI ESTATE PHASE 10

DRAWING TITLE
ELEVATION 1

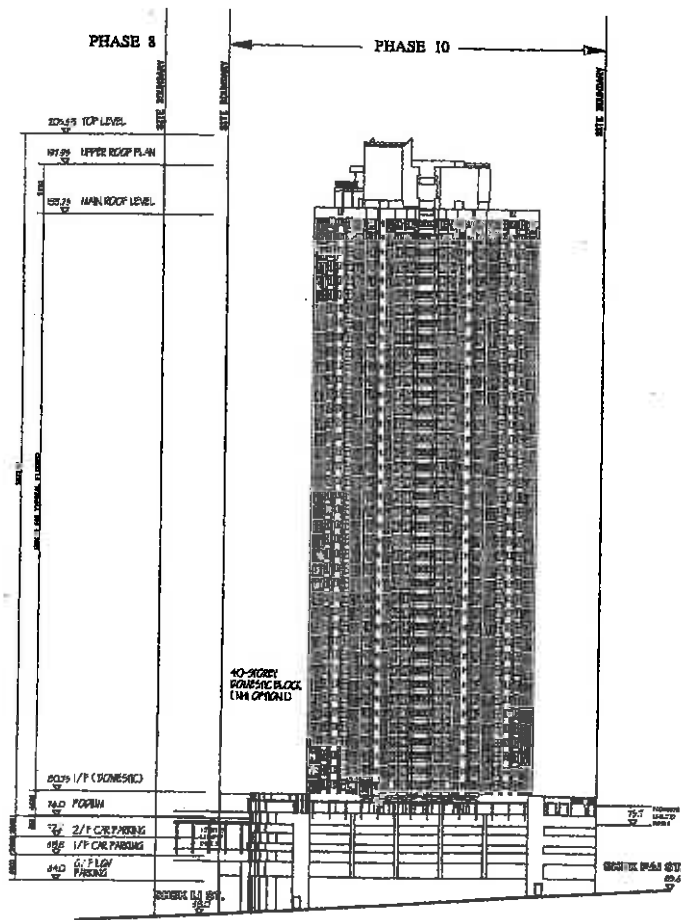
NO. 1400

PROJECT NO.
TW17/10/CP/A/SLO-06/A

SCALE: 1/1000



WORKS GROUP HOUSING DEPARTMENT



ELEVATION 3
(SEE FROM THE SIDE STREET)

NOTES

| REVISIONS | | DATE | | BY | | CHECKED | |
|-----------|------------------------|------|----|------|----|---------|----|
| NO. | DESCRIPTION AND DATE | DATE | BY | DATE | BY | DATE | BY |
| 1. | REVISIONS REVISION | | | | | | |
| 2. | REVISIONS OF THE BLACK | | | | | | |
| 3. | REVISIONS | | | | | | |
| 4. | REVISIONS | | | | | | |
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| 98. | REVISIONS | | | | | | |
| 99. | REVISIONS | | | | | | |
| 100. | REVISIONS | | | | | | |

PROJECT
**REDEVELOPMENT OF
SHEK LO ESTATE
PHASE 10**

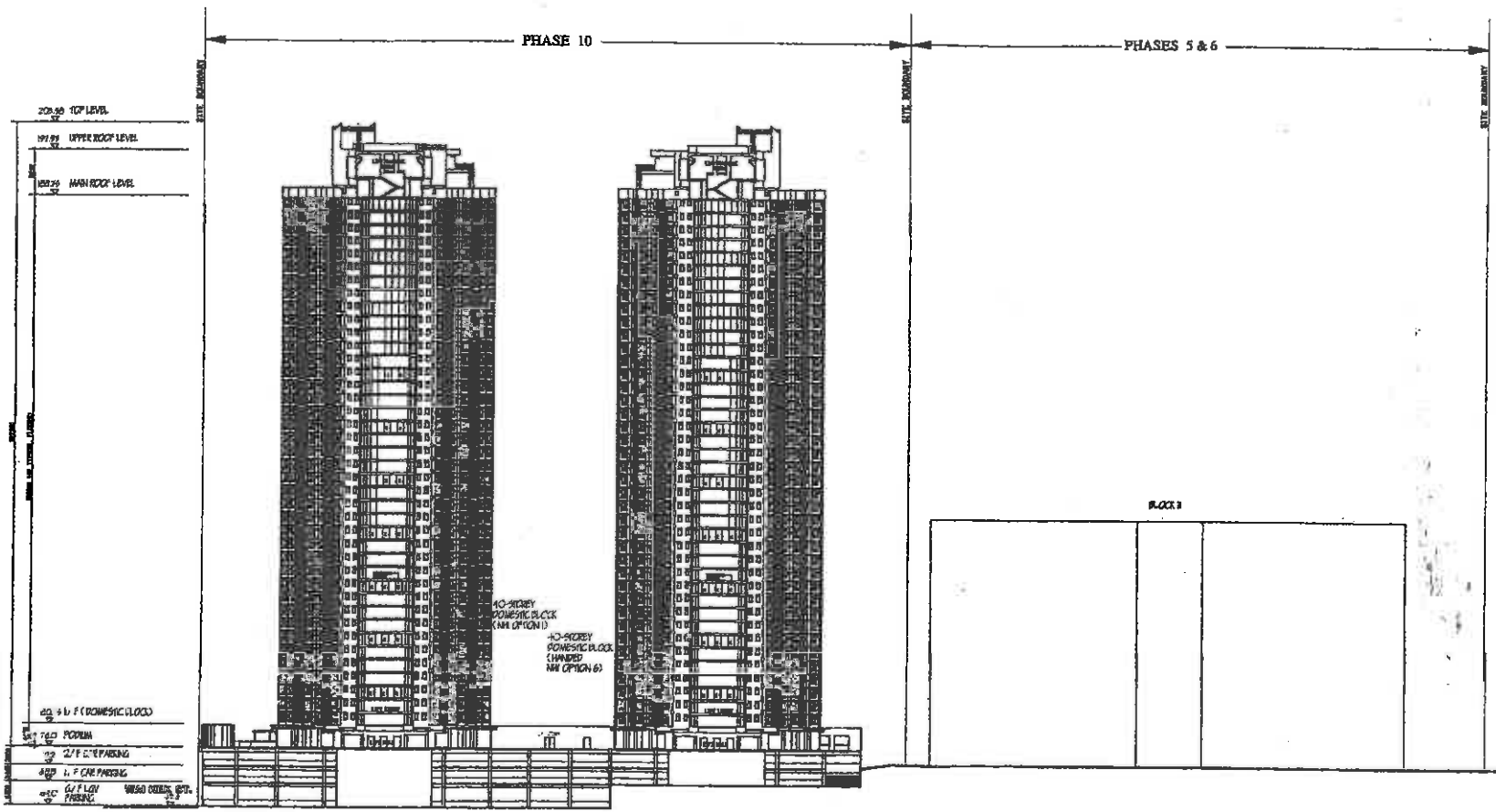
ISSUED DATE
ELEVATION 3

SCALE
1:1000

DESIGNED BY
TW17/10/CP/A/SLO-08/A

DATE
10/10/2010

WORKS GROUP
HOUSING REDEVELOPMENT



SECTION B-B

NOTES

REVISIONS

| NO. | DESCRIPTION AND DATE | INITIALS | DATE |
|-----|----------------------|----------|------|
| | | | |
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| | | | |

| APPROVED BY | DATE | INITIALS | DATE |
|-------------|------|----------|------|
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PROJECT
REDEVELOPMENT OF
SHEK LEI ESTATE
PHASE 10

DRAWING TITLE
SECTION B-B

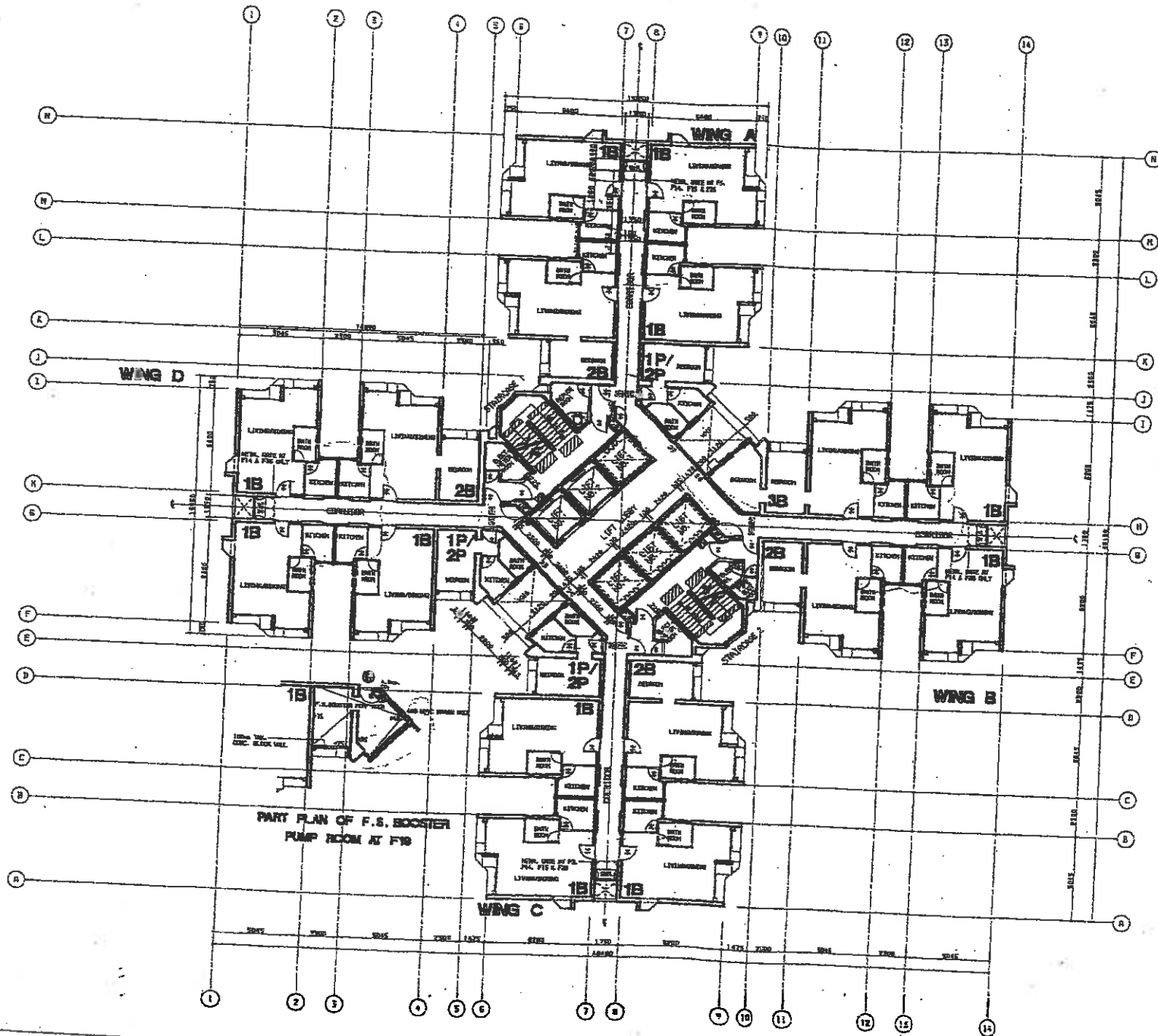
SCALE
1:100

DRAWING NO.
TW17/10/CP/A/SLG-10

DATE
17/01/2017



WORKS GROUP
HOUSING DEPARTMENT



- NOTES**
1. SHOW ALL PLUMBING LINES AND FITTINGS AT F10 TO BE USED AS P.L. FOR BOOSTER PUMP ROOM.
 2. SHOW ROOM NO. AND AREA FOR EACH ROOM.
 3. ALL ROOMS SHALL BE 10' HIGH UNLESS OTHERWISE SPECIFIED.
 4. REFER TO NEW HARMONY DRAWING BOARD FOR DETAILS OF TYPES, ALIQU.

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| | | | |

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |

REVISIONS

REVISION 00 SECTION

REVISION 01

1. SHOW ROOM NO. AND AREA FOR EACH ROOM.
2. SHOW ROOM NO. AND AREA FOR EACH ROOM.
3. SHOW ROOM NO. AND AREA FOR EACH ROOM.
4. SHOW ROOM NO. AND AREA FOR EACH ROOM.

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |

PROJECT

NEW HARMONY

OPTION 1

DRAWING TITLE

TYPICAL FLOOR PLAN

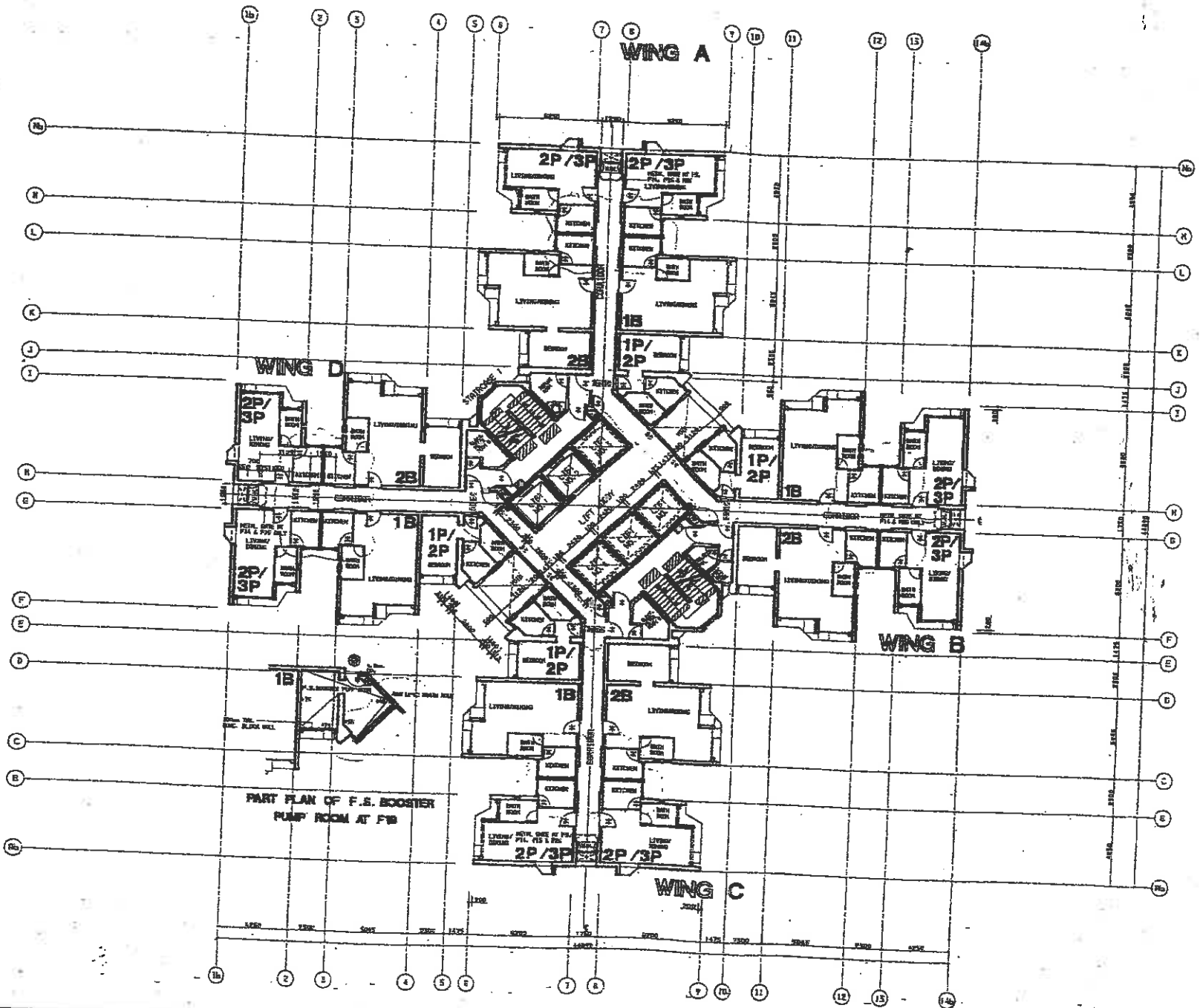
SCALE

1/4" = 1'-0"

DESIGNED BY

STD/MINI/RA/O-05/A





NOTES

1. REFER TO SPEC PLANS FOR LIGHT FIXTURES AT F10 TO BE USED IN E.C. SPACES FROM HERE.
2. REFER TO SPEC. NO. 501 FOR FINISHES.
3. ALL SLAB WALLS SHALL BE 12" MIN. THICK. THERE SHALL BE CONCRETE BLOCK WALLS ON THE INTERIOR SURFACES.
4. REFER TO THE ARCHITECT'S COMMENTS REGARDING THE SCHEDULE OF TYPICAL PLANS.

| REVISIONS | | INITIALS AND | DATE |
|-----------|--|--------------|------|
| NO. | DESCRIPTION AND DATE | DESIGNATED | DATE |
| 1 | JAN 4 68 REVISION | | |
| 2 | JUN 10 68 REVISION | | |
| 3 | 1. CORRECT DEVIATION OF 2'-2" STAIRS FROM F10 AT F11 | | |
| 4 | 2. FLOOR PLAN LAYOUT MODIFIED | | |
| 5 | 3. ADD 2' x 6' REVISION | | |
| 6 | 4. CORRECTING SIGN ERROR | | |

| NO. | DATE | REVISION | BY | CHKD. |
|-----|------|----------|----|-------|
| 1 | | | | |
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| | | |
|--------------------|----------------------|------|
| DESIGNED BY | ARCHITECT | DATE |
| DRAWN BY | ARCHITECT | DATE |
| CHECKED BY | ARCHITECT | DATE |
| APPROVED BY | ARCHITECT | DATE |
| PROJECT | NEW HARMONY OPTION 6 | |
| WORKS TITLE | TYPICAL FLOOR PLAN | |
| SCALE | 1/8" = 1'-0" | |
| DRAWING NO. | STD/HING/R/LD-03/R | |
| PROJECT | | |
| HOUSING DEPARTMENT | | |

PART III : DEVELOPMENT PROGRAMME

PART IV : PROJECT DEVELOPMENT BUDGET

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 2

PHASE 10

PROJECT : REDEVELOPMENT OF SHEK LEI PHASE : 10 PHDP Code : TW17RR 10

| | COST HEADS | WORK ELEMENTS | BUDGET COST (\$M) |
|-----|---|---|------------------------------------|
| (a) | Site Development Cost | Site Formation Demolition Sub-total : | 8.93 8.93 |
| (b) | Construction Cost | Foundation Building Other separate contracts Sub-total : | 156.07 421.61 0.93 578.61 |
| (c) | Other Project Cost (2% on (a) & (b)) | Civil engineering and geotechnical studies, site investigation, material testing and the like | 11.75 |
| (d) | | Total Site Development and Construction Cost (a)+(b)+(c) : | <u>599.29</u> |

Notes :

- (1) All prices are at June 2001 price level and adjusted for tender price inflation to tender in dates of contracts.
- (2) Apportionment of the Construction Costs are in accordance with the existing cost apportionment guidelines set out in relevant DCMBL.
- (3) Reasons for Cost Difference from Standard Cost Yardsticks shall be 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 site boundaries under separate contracts but charged to the project shall be grouped under Other Separate Contracts.
- (5) The fluctuation provisions shall be worked out based on the formula as shown on the Guidance Notes for Standard Cost Yardsticks.
- (6) Development contingencies of \$5.70M for the standard block superstructure and \$14.35M 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.

Exclusions :

- (1) Project Management Costs, e.g. professional services & overheads, consultant fees and Consultant Site Staff.
- (2) Any additional cost due to implementation of Enhancing Public Housing Quality, etc. except those items included in June 2001 Construction Cost Yardsticks.

Basis of the Budget :

- (1) Memo from A/84 ref. HD(AR)7/10/R10 dated 7.9.2001 providing carpark plans, sections, finishing schedule and drawing showing details of architectural fins and modifications of façade for domestic blocks.
- (2) Proposed Project Development Programme received at the Design Co-ordination Meeting on 9.7.2001.
- (3) SE/8's memo ref. HD(SE)14/10/10 dated 6.9.2001 providing preliminary structural design information for the foundation and the carpark.
- (4) BSE/C1's memo ref. HD(BS)GEN/10/R/10 dated 7.9.2001 and e-mail dated 14.9.2001 advising on the estimate on BS works.
- (5) GE/20's memos ref. HD(GE)571/118/01 dated 4.9.2001 and 13.9.2001 providing preliminary geotechnical works details. As advised by GE/20 on 14.9.2001, the scope and details of the site formation and retaining wall were same as that in the SPC submission.
- (6) Advice from A/84 that the no. of parking spaces for private car and motorcycle were reduced to 308 and 13 respectively.

Prepared by : Kenneth Yung (QS/C11)

Date : 1.11.2001

SUMMARY OF SITE DEVELOPMENT & CONSTRUCTION COST (EXCLUDING OTHER PROJECT COSTS) BUDGET NO. 2

PHASE 10

PROJECT : REDEVELOPMENT OF SHEK LEI PHASE : 10 PHDP Code : TW17RR 10

| COST PORTIONS | COST PORTIONS | | | | | | | Common Items | | | Total (incl. Decontam.) |
|--|---------------------------------|----------------|----------|---------------|---------------|--------------|----------|--------------|----------|---------------|----------------------------|
| | PRH | HOS | CC | CP(PC) | CP(LGV) | UN | GN | DEMO | TS | EW | |
| CFA of Cost Portions (m2) | 79,921 | - | - | 14,156 | 5,342 | 540 | - | - | - | - | 99,959m2 CFA |
| COST ITEMS | Estimated Cost in \$,000 | | | | | | | | | | \$,000 |
| A. Cost Budget At June 2001 <i>(Excluding Other Project Costs & Tender Price Inflation)</i> | | | | | | | | | | | |
| 1.0 Site Development Costs | | | | | | | | | | | |
| 1.1 Demolition Contract | - | - | - | - | - | - | - | 8,925 | - | - | 8,925 |
| 1.2 Site Formation Contract | - | - | - | - | - | - | - | - | - | - | - |
| 2.0 Construction Costs | | | | | | | | | | | |
| 2.1 Foundation Contract & Site Formation Contract | 112,685 | - | - | 24,222 | 7,814 | 790 | - | - | - | 12,518 | 158,030 |
| 2.2 Building Contract | | | | | | | | | | | |
| 2.21 Building (excl. building services) | 266,189 | - | - | 42,573 | 15,549 | 2,652 | - | - | - | - | 326,963 |
| 2.22 Building Services | 52,137 | - | - | 6,911 | 3,533 | 174 | - | - | - | - | 62,756 |
| 2.23 Transfer Structures | - | - | - | - | - | - | - | - | - | - | - |
| 2.24 Public Transport Interchange | - | - | - | - | - | - | - | - | - | - | - |
| 2.25 External Works for commonly shared elements | - | - | - | - | - | - | - | - | - | - | - |
| 2.26 External Works for Specific Businesses | - | - | - | - | - | - | - | - | - | 34,190 | 34,190 |
| 2.27 Automated Refuse Collection System | - | - | - | - | - | - | - | - | - | - | - |
| 2.3 Other Separate Contracts (incl. Softlandscape) | - | - | - | - | - | - | - | - | - | 932 | 932 |
| Cost Budget At June 2001 Price Level | (A) | 431,011 | - | 73,707 | 26,897 | 3,615 | - | 8,925 | - | 47,641 | 591,796 |
| B. Cost Budget Projected To Proposed Dates of Tenders [Cost in Item (A) plus Cost x (v), (w), (y) or (z)] | | | | | | | | | | | |
| 1.0 Site Development Costs | | | | | | | | | | | |
| 1.1 Demolition Contract | | | | | | | | | | | |
| 1.2 Site Formation Contract | | | | | | | | | | | |
| 2.0 Construction Costs | | | | | | | | | | | |
| 2.1 Foundation Contract & Site Formation Contract | | | | | | | | | | | |
| 2.2 Building Contract | | | | | | | | | | | |
| 2.21 Building (excl. building services) | | | | | | | | | | | |
| 2.22 Building Services | | | | | | | | | | | |
| 2.23 Transfer Structures | | | | | | | | | | | |
| 2.24 Public Transport Interchange | | | | | | | | | | | |
| 2.25 External Works for commonly shared elements | | | | | | | | | | | |
| 2.26 External Works for Specific Businesses | | | | | | | | | | | |
| 2.27 Automated Refuse Collection System | | | | | | | | | | | |
| 2.3 Other Separate Contracts (inc | | | | | | | | | | | |
| Cost Budget Projected To Proposed Dates Of Tenders | (B) | 427,822 | - | 73,124 | 26,692 | 3,590 | - | 8,925 | - | 47,383 | 587,535 |

| Types of Contract | Tender In Dates | Adjustment for months after June 2001 |
|---|-----------------|---------------------------------------|
| Site Formation | - | Months x -3.3 % / 12 + |
| Demolition | 10/01 | N.A. Months x -3.3 % / 12 + |
| Foundation and Site Formation | 06/02 | 6 Months x -3.3 % / 12 + |
| Building (for inflation adjustment, 'Other Separate Contracts' | 07/03 | 6 Months x -3.3 % / 12 + |
| Tender-In Dates to be taken the same as "Building") | | 19 Months x 0.7 % / 12 = -0.0054 (z) |

| Legend for Cost Portions : | | | |
|-----------------------------------|----------------------------------|-------------------------|--|
| PRH - Public Rental Housing | CP(PC) - Carpark (Private Car) | UN - Unallocable | |
| HOS - Home Ownership Scheme | PC(LGV) - Carpark (LGV) | TS - Transfer Structure | |
| CC - Commercial (Shopping) Centre | GN - Government Non-reimbursable | EW - External Works | |

Construction Cost Budget No. 2 (Domestic Blocks: Public Rental Housing Portion)

Project : Redevelopment of Shek Lei Phase 10 (PHDP Code : TW17RR 10)

| Cost at June 2001 Price Level | No. of Flats | Cost per Flat | | TOTAL |
|--|--------------|--|-----------------------|---------|
| | | Foundation (Incl. Caps) | Building (Excl. Caps) | |
| 1.0 Standard Blocks | | | | |
| (a) New Harmony 1 Block (Option 1) | | | | |
| - 1 B Flat | 440 | 31,280 | 180,850 | 212,130 |
| - 2 B Flat | 160 | 41,190 | 238,110 | 279,300 |
| - 3 B Flat | 40 | 50,430 | 291,780 | 342,210 |
| - 1 P Flat | 119 | 19,320 | 111,700 | 131,020 |
| Total No. of Flats | 759 | | | |
| (b) New Harmony 1 Block (Option 6) | | | | |
| - 1 B Flat | 160 | 32,190 | 198,650 | 230,840 |
| - 2 B Flat | 160 | 42,940 | 265,040 | 307,980 |
| - 1 P Flat | 159 | 20,050 | 123,720 | 143,770 |
| - 2 P/3 P Flat | 320 | 24,490 | 151,110 | 175,600 |
| Total No. of Flats | 799 | | | |
| Cost per Flat x Flat No. = Sub-Total (A) (Total CFA = <u>76,106</u> m2) | | 47,715 | 284,852 | 332,568 |
| | | (\$4,370/m2 CFA) (\$213,458 per flat) | | |
| 2.0 Adjustments to Item 1.0 Above | | | | |
| (a) Adjust for foundation cost based on SE's preliminary design | | 58,825 | - | 58,825 |
| (b) Add for increased allowance for fluctuation for contract period of 38 months | | - | 1,537 | 1,537 |
| (c) Add fitting out cost for MAC of <u>80</u> m2 | | - | 211 | 211 |
| (d) Ddt. basic carcass of ancillary facilities in domestic block = <u>540</u> m2 | | (340) | (1,267) | (1,607) |
| (e) Add apportioned costs for the escalator and lift core from podium level to LGV level (apportioned CFA = <u>495</u> m2) | | 345 | 5,155 | 5,500 |
| (f) Add cost for domestic block extended from podium down to G/F of Carpark | | 774 | 13,319 | 14,093 |
| (g) Add for architectural fins as noise mitigation measures to domestic units next to Shek Pai Street | | - | 1,500 | 1,500 |
| (h) Add allowance for modification works to external facade | | - | 6,000 | 6,000 |
| Sub-Total (B) (Total CFA = <u>79,921</u> m2) | | 59,604 | 26,454 | 86,058 |
| | | (\$1,077/m2 CFA) (\$55,236 per flat) (\$25.88 % over that calculated based on Standard Yardsticks) | | |
| \$'000 | | | | |
| 3.0 Development Contingency | | | | |
| (a) All standard blocks superstructure only | | - | 5,697 | 5,697 |
| (b) All non-standard blocks and all standard block elements other than superstructure | | 5,366 | 1,323 | 6,689 |
| Sub-Total (C) | | 5,366 | 7,020 | 12,386 |
| | | (\$155/m2 CFA) (\$7,950 per flat) | | |
| \$'000 | | | | |
| Total Cost of Domestic Block - Public Rental Housing Portion at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations) | | 112,685 | 318,326 | 431,011 |
| | | (\$5,393/m2 CFA) (\$276,644 per flat) | | |

* Delete as appropriate

Note

- As advised by CE/30, architectural fins as noise mitigation measures were required to all domestic units below 5/F. Due to lack of design information, \$750,000.00 per block is allowed for this purpose.

Construction Cost Budget No. 2

(Unallocable Portion)

Project : Redevelopment of Shek Lei Phase 10 (PHDP Code : TW17RR 10)

| Cost at June 2001 Price Level | CFA (m2) | Estimated Cost | | TOTAL |
|---|-----------------|-------------------------|-----------------------|------------------|
| | | Foundation (Incl. Caps) | Building (Excl. Caps) | |
| ←-----\$'000-----> | | | | |
| 1.0 Ancillary/Welfare Facilities (at Podium level of Domestic Block) | | | | |
| (a) Ancillary facilities (no fitting out included) | 540 | 340 | 1,260 | 1,600 |
| <u>Facilities</u> | <u>CFA (m2)</u> | | | |
| EMO | 400 | | | |
| Cleansing Contractor's Office | 40 | | | |
| Services/Storeroom for Fitters & Electricians | 100 | | | |
| (b) Total | 540 | | | |
| (b) Fitting Out for Ancillary/Welfare Facilities (Total area to be fitted out = <u>540 m2 GFA</u>) | | - | 1,424 | 1,424 |
| 2.0 Other Adjustments for Item 1.0 Above | | | | |
| (a) Adjust for foundation cost based on SE's preliminary design | | 412 | | 412 |
| (b) Add for increased allowance for fluctuation for contract period of 38 months | | | 7 | 7 |
| 3.0 Development Contingency | | 38 | 135 | 172 |
| Total Cost of Unallocable Portion at June 2001 Price Level = Total of Items in 1.0 to 3.0 (including Provisions for Contract Fluctuations) | | 790 | 2,826 | 3,615 |
| | | | | (\$6,695/m2 CFA) |

* Delete as appropriate

Note :

- As advised by A/84 at the Design Co-ordination Meeting on 31.8.2001, the area of the above ancillary facilities would be the same as in the SPC submission.

+

Construction Cost Budget No. 2 (Carpark Portion - Private Car)

Project : Redevelopment of Shek Lei Phase 10 (PHDP Code : TW17RR 10)

Building: 3 Storey Podium Carpark Building

| Cost at June 2001 Price Level | Space (No.) | Estimated Cost | | TOTAL |
|---|-------------|--|-----------------------|--------|
| | | Foundation (Incl. Caps) | Building (Excl. Caps) | |
| 1.0 Podium Carpark based on Actual Design | | | | |
| (a) Carpark Portion | | | | |
| - Private (45.65m2 CFA per space) | 308 | 23,069 | 40,546 | 63,615 |
| - Motorcycle (7.43m2 CFA per space) | 13 | | | |
| | 321 | | | |
| (b) Building Services | | - | 6,582 | 6,582 |
| (b) | | | | |
| Sub-total (A) :- | | ←-----\$'000-----> | | |
| | | 23,069 | 47,128 | 70,197 |
| (Total CFA based on Actual Design = 14,156 m2 & Average CFA per carparking space = 44.10 m2) | | (\$4,959/m2 CFA) (\$218,683 / space) (12.02 % over that calculated based on Standard Yardsticks) | | |
| 2.0 Development Contingency | | | | |
| | | ←-----\$'000-----> | | |
| | | 1,153 | 2,356 | 3,510 |
| Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations) | | 24,222 | 49,484 | 73,707 |
| | | (\$5,207/m2 CFA) (\$229,617 / space) | | |

| 3.0 Difference between Actual Design (Item 1.0 above) and Cost Ceiling due to the following :- <i>(The price levels of item 1.0 and the June Cost Yardstick should be the same)</i> | Foundation (Incl. Caps) | Building (Excl. Caps) | TOTAL |
|--|-------------------------|-----------------------|---------|
| | ←-----\$'000-----> | | |
| (a) Estimate for budget based on more information provided than previous estimate | - | -18,011 | -18,011 |

* Delete as appropriate

Notes

1. As advised by A/84, the nos. of private car and motorcycle parking were 308 and 13 respectively.

Construction Cost Budget No. 2 (Carpark Portion - LGV)

Project : Redevelopment of Shek Lei Phase 10 (PHDP Code : TW17RR 10)

Building: 3 Storey Podium Carpark Building

| Cost at June 2001 Price Level | Space (No.) | Estimated Cost | | TOTAL |
|---|-------------|--|-----------------------|--------|
| | | Foundation (Incl. Caps) | Building (Excl. Caps) | |
| 1.0 Podium Carpark based on Actual Design | | | | |
| (a) Carpark Portion | | | | |
| - Lorry -light (84.80m2 CFA per space) | 63 | 7,442 | 14,809 | 22,251 |
| | 63 | | | |
| (b) Building Services | | | 3,365 | 3,365 |
| (b) | | | | |
| Sub-total (A) :- | | ← \$'000 → | | |
| | | 7,442 | 18,174 | 25,616 |
| (Total CFA based on Actual Design = 5,342 m2 & Average CFA per carparking space = 84.80 m2) | | (\$4,795/m2 CFA) (\$406,606 / space) (-1.84 % over that calculated based on Standard Yardsticks) | | |
| 2.0 Development Contingency | | | | |
| | | ← \$'000 → | | |
| | | 372 | 909 | 1,281 |
| Total Cost of Carpark Portion at June 2001 Price Level = (A) + Item 2.0 (including Provisions for Contract Fluctuations) | | 7,814 | 19,083 | 26,897 |
| | | (\$5,035/m2 CFA) (\$426,937 / space) | | |

| 3.0 <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. Caps) | Building (Excl. Caps) | TOTAL |
|--|-------------------------|-----------------------|--------|
| | | ← \$'000 → | |
| (a) Estimate for budget based on more information provided than previous estimate | - | -5,283 | -5,283 |

* Delete as appropriate

Notes

- As advised by A/84 on 13.9.2001, the nos.of light lorry carpark was 63.

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

Project : Redevelopment of Shek Lei Phase 10 (PHDP Code : TW17RR 10)

Total GEA = 9,436 m2; Total CFA= 99,959 m2; Total LAA = 6,957 m2

| Cost at June 2001 Price Level | Estimated Cost | | TOTAL |
|--|----------------------------|--------------------------|--|
| | Foundation (Incl. Caps) | Building (Excl. Caps) | |
| 1.0 External Works based on Actual Design (incl. Contract Price Fluctuation) | ← \$'000 → | | |
| (a) Hard Landscape Works (Amenities) | - | 14,182 | 14,182 |
| (b) Underground Drainage | - | 6,476 | 6,476 |
| (b) | | | |
| Sub-Total (A) | - | 20,658 | 20,658 (\$207/m2 CFA) (\$2,189/m2 GEA) |
| 2.0 Special External Works based on Actual Design (incl. Contract Price Fluctuation) | ← \$'000 → | | |
| (a) Footbridge across Shek Li Street to Commercial Centre of Phase 8. | - | 10,584 | 10,584 |
| (b) Site formation works including retaining walls. | 11,422 | - | 11,422 |
| (c) Add allowance for modification and/or temporary protective works to foundation of footbridge from Phase 3 | 500 | - | 500 |
| (d) Extended portion of EVA near Phase 5 & 6 | - | 1,320 | 1,320 |
| Sub-Total (B) | 11,922 | 11,904 | 23,826 (\$238/m2 CFA) (\$2,525/m2 GEA) |
| 3.0 Development Contingency | Sub-Total (C) | ← \$'000 → | |
| | 596 | 1,628 | 2,224 |
| Total Cost of Commonly Shared External Works at June 2001 Price Level = (A) + (B) + (C) (including Provisions for Contract Fluctuations) | 12,518 | 34,190 | 46,708 (\$467/m2 CFA) (\$4,950/m2 GEA) |

| Cost at June 2001 Price Level | Estimated Cost | | TOTAL |
|--|----------------|--------|--------------------------------------|
| | Soft Landscape | Others | |
| 4.0 Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level | ← \$'000 → | | |
| | 502 | 386 | 888 |
| 5.0 Development Contingency | 25 | 19 | 44 |
| Total Cost of Other Separate Contracts (incl. Softlandscaping Work) at June 2001 Price Level Price Level = Total of Items 4.0 to 5.0 (including Provisions for Contract Fluctuations) | 527 | 405 | 932 (\$9/m2 CFA) (\$99/m2 GEA) |

Notes :

- As informed by SE/8, due to lack of existing foundation information for the footbridge from Phase 3, an amount of \$500,000 was agreed to allowed for modification of the foundation or protective measures.
- As advised by GE/20 on 14.9.2001, the scope and details of the site formation and retaining wall were same as that in the SPC submission.
- As advised by A/84, the footbridge across Shek Li Street was to be 12 m wide with double deck construction.

Site Development Cost Budget No. 2

(Demolition Works)

Project : Redevelopment of Shek Lei Phase 10 (PHDP Code : TW17RR 10)

| Cost at June 2001 Price Level | Estimated Cost | | TOTAL |
|---|----------------|--------|-------|
| | Demolition | Others | |
| 1.0 <u>Estimated Cost for Demolition Works</u> | ← \$,000.00 → | | |
| (a) Demolition of 2 nos. 15/16 Storey Domestic Block and 1 no. Primary School | 8,500 | - | 8,500 |
| (b) | | | |
| Sub-Total (A) | 8,500 | - | 8,500 |
| 2.0 <u>Development Contingency</u> | ← \$,000.00 → | | |
| | 425 | - | 425 |
| Sub-Total (B) | 425 | - | 425 |
| Total Cost of Demolition Works at June 2001 Price Level = (A) + (B) | ← \$,000.00 → | | |
| | 8,925 | - | 8,925 |

* Delete as appropriate

EXTERNAL WORKS - COST ESTIMATE

SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 2

* Elemental cost estimate at June 2001 tender prices.

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

| | | | |
|---|-----------------------|------------------------|-------------|
| Project Title : Redevelopment of Shek Lei Estate Phase 10 | | Phase Code (PHDP) : 10 | |
| Project Code (PHDP) : TW17RR 10 | | | |
| Gross Site Area (GSA) : | 9,436 m ² | Ratio GSA : GEA | = 1 : 1.00 |
| Gross Estate Area (GEA) : | 9,436 m ² | Ratio GEA : LAA | = 1 : 0.74 |
| Landscape Area (LAA) : | 6,957 m ² | Ratio GEA : CFA | = 1 : 10.59 |
| Plant Bed Area (PBA) : | m ² | Ratio GSA : PBA | = 1 : |
| CFA of All Buildings Within GEA : | 99,959 m ² | Ratio LAA : PBA | = 1 : |

| ELEMENT | Total Cost | Unit Costs/m ² | | | |
|--|---------------|---------------------------|----------------------|----------------------|-------------------|
| | | Gross Estate Area | CFA of All Buildings | Landscape Area | |
| | \$,000.00 | \$/m ² | \$/m ² | \$/m ² | \$/m ² |
| 1. Hard Landscape Works (Amenities) # | | | | | |
| 1.1 Site works (levelling/clearance) | 642 | (68) 68 | (10) 6 | (93) 92 | |
| 1.2 Walls (screen/toe/planter) | 1,047 | (111) 111 | (17) 10 | (152) 151 | |
| 1.3 Estate roads | 557 | (59) 59 | (9) 6 | (81) 80 | |
| 1.4 Open carparking spaces on estate roads | 19 | (2) 2 | (1) 0 | (3) 3 | |
| 1.5 Paving (inc. emergency access & safety mat) | 2,718 | (288) 288 | (44) 27 | (395) 391 | |
| 1.6 Pavilions/pergolas/shelters | 443 | (47) 47 | (7) 4 | (64) 64 | |
| 1.7 Water feature/pond | 75 | (8) 8 | (1) 1 | (11) 11 | |
| 1.8 Covered walkways (paving inc. in item 1.5) | 2,274 | (241) 241 | (37) 23 | (330) 327 | |
| 1.9 Play equipment | 302 | (32) 32 | (5) 3 | (44) 43 | |
| 1.10 Fencing/railings/guard house/drop gate | 443 | (47) 47 | (7) 4 | (64) 64 | |
| 1.11 Estate amenities (ball courts, seating etc.) | 745 | (79) 79 | (12) 7 | (108) 107 | |
| 1.12 Amphitheatre/estate entertainment | 113 | (12) 12 | (2) 1 | (16) 16 | |
| 1.13 Refuse collection area/junk points | 311 | (33) 33 | (5) 3 | (45) 45 | |
| 1.14 BS installations | | | | | |
| (a) External lighting | 802 | (85) 85 | (13) 8 | (116) 115 | |
| (b) Water pumps (for water feature/pond) | 28 | (3) 3 | (1) 0 | (4) 4 | |
| (c) Others(specify) | 94 | (10) 10 | (2) 1 | (14) 14 | |
| 1.15 Sundries | | | | | |
| (a) (specify major items) | 368 | (39) 39 | (6) 4 | (53) 53 | |
| (b) Miscellaneous | | | | | |
| Sub-total | 10,984 | (1,164) 1,164 | (179) 110 | (1,593) 1,579 | |
| 2. Soft Landscape # | 359 | (38) 38 | (6) 4 | (52) 52 | |
| 3. Other External Works | | | | | |
| 3.1 Mains/sub-mains etc. | 906 | (96) 96 | (15) 9 | (132) 130 | |
| 3.2 Irrigation | 66 | (7) 7 | (1) 1 | (10) 9 | |
| 3.3 Builder's work in connection with BS installation/services | 859 | (91) 91 | (14) 9 | (125) 123 | |
| 3.4 Connection works by Government Depts/Utility Co. | 472 | (50) 50 | (8) 5 | (68) 68 | |
| Sub-total | 2,302 | (244) 244 | (38) 23 | (335) 331 | |
| Total 1, 2 & 3 | 13,644 | (1,446) 1,446 | (223) 137 | (1,980) 1,961 | |

Enter 'nil' if the amount is zero

* Delete (by striking through) where not applicable.

EXTERNAL WORKS - COST ESTIMATE (Cont'd)
SITE DEVELOPMENT & CONSTRUCTION COST BUDGET NO. 2

Redevelopment of Shek Lei Estate Phase 10

| ELEMENT | Total Cost | Unit Costs/m ² | | | | | |
|---|------------|---------------------------|-------|----------------------|-----|----------------|-------|
| | | Gross Estate Area | | CFA of All Buildings | | Landscape Area | |
| | \$,000.00 | \$/m ² | | \$/m ² | | | |
| 4. <u>Underground Drainage</u> (inc. all U/G soil and surface water drainage and channels and gullies) | 5,831 | (618) | 618 | (95) | 58 | (847) | 838 |
| Total 1, 2, 3 & 4 | 19,476 | (2,064) | 2,064 | (318) | 195 | (2,827) | 2,799 |
| 5. <u>Special External Works</u> [#] | | | | | | | |
| 5.1 Footbridge across Shek Li Street to Commercial Centre of Phase 8. | 10,177 | | 1,079 | | 102 | | 1,463 |
| 5.2 Site formation works including retaining walls. | 10,983 | | 1,164 | | 110 | | 1,579 |
| 5.3 Add allowance for modification and/or temporary protective works to foundation of footbridge from Phase 3 | 481 | | 51 | | 5 | | 69 |
| 5.4 Extended portion of EVA near Phase 5 & 6 | 1,269 | | 135 | | 13 | | 182 |
| Sub-total | 22,910 | | 2,428 | | 229 | | 3,293 |
| Total 1, 2, 3, 4 & 5 | 42,386 | | 4,492 | | 424 | | 6,092 |

Inclusions (a) All elemental costs are inclusive of contingencies and preliminaries

Exclusions (a) Demolition not in building contract.
 (b) Fluctuations in labour and materials.
 (c) Fees & on costs.
 (d) Automatic refuse collection system (ARCS) including associated builder's work.

Prepared by : Kenneth Yung (QS/C11)

Enter 'nil' if the amount is zero

* Delete (by striking through) where not applicable.