

**Cost Implications on Major Design Changes to BC54-00 Annex  
Standard New Cruciform Block  
Between September 1998 and September 1999 Drawing Editions  
(All at June 1999 Price Level)**

Items	Description of Major Changes	Remark / Reference	Cost (HK\$) / Block
<b>Architectural</b>			
<b>1.</b>	<b><u>Government Departments and Utilities Companies Requirements</u></b>		
1.1	Relocation of staircase 3 to avoid interference with lift machine room door opening	BD's memo dated 20.5.99	9,000.00
1.2	Enclosing the landing of staircase 3 by wall at roof level	COP FRC 1996 para. 14.1	5,000.00
1.3	To revise the 4 pipe ducts inside lift machine room from 65mm thick to 225mm thick brick wall	COP FRC 1996 para. 14.1	1,000.00
1.4	To revise the height of railing from 900mm to 1,100mm and external diameter of handrail to 40mm for staircase 1, 2 & 3	B(C)R 8.(2) (a) B(P)R39(3)(3)(i)	18,000.00
1.5	To revise the trap door at lift machine room to 1 hour F.R.P.	COP FRC 1996 para. 14.1	-
1.6	To add fire damper at the louvres of lift shafts (on roof only)	COP FRC 1996 para. 11.1 & 18.1	5,000.00
1.7	The exit door of staircase 1, 2 & 3 changed to 1 hour FRP proprietary timber door (on roof only)	COP FRC 1996 para.18.1	3,000.00
1.8	To add the reinforcement for the walls of lift machine room to 1%	COP FRC 1996 para. 14.1	See structural cost - item 1.3
1.9	To add the reinforcement for the wall between mail room and switch room and walls of switch room, TBE room & transformer room at ground floor to 1%	COP FRC 1996 para. 14.1	See structural cost - item 1.4
1.10	To add % of the reinforcement for staircase 1, 2 & 3 (on roof only) to 1%	COP FRC 1996 para. 14.1	See structural cost - item 1.5
1.11	To add % of the reinforcement for the emergency generator room at roof to 1%	COP FRC 1996 para. 14.1	See structural cost - item 1.6
1.12	To add % of the reinforcement for the cable route (on roof ) to 1%	COP FRC 1996 para. 14.1	See structural cost - item 1.7

Note : NFE - No financial effect

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<b>2.</b>	<b><u>DCMB Instruction</u></b>		
2.1	Revised bonding details for metallic fittings inside bathroom	DCMBI No. P19/98	See building services cost - item 2.8
2.2	Automated Refuse Collection System (ARCS) installation in HA Development Projects	DCMBI No. D05/99	*
2.3	Modifications to Refuse Rooms in Standard Blocks, Self Disposal of Refuse by Residents	DCMBI No. D09/99	87,000.00
2.4	Waterproofing materials for roofs and external tanking of lift pits	DCMBI No. D10/99	**62,000.00
2.5	Booster pump room provision on roof to upgrade water pressure	DCMBI No. D14/99	See building services cost - item 2.3
2.6	Improvement to avoid communal flushing water pipes traversing domestic flats	DCMBI No.D20/99	See building services cost - item 2.10
<b>3.</b>	<b><u>Feedback (F.B.) Proposals</u></b>		
3.1	Revision of detail of letter boxes for Owners' Corporation office and return mail	F.B. 913 & 1047	1,000.00
3.2	Addition of CCTV for roof gates	F.B. 1108 & 1212	See building services cost - item 3.1
3.3	Addition of Sealant around H.R. and F.S.I door frame	F.B. 1166	3,600.00
3.4	Provision of U-trap for residents' washing machine	F.B. 1259	28,000.00
3.5	List of approved proprietary names and suppliers - Selection of alternative suppliers	F.B. 1336	NFE
3.6	Labelling of precast concrete facade	F.B. 1451	NFE
3.7	Addition of equivalent approved brands for supply of ironmongery - locksets	F.B. 1345	NFE

Note : \* The estimated cost is \$690,000.00 excluding refuse conveyance, outdoor disposal inlet and the central plant. This is NOT included in the cost estimate

of the standard NCB because this system is to be implemented on project basis.  
\*\* Cost of lift pit work excluded.  
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<b>Architectural</b>			
<b>3.</b>	<b><u>Feedback (F.B.) Proposals</u></b> (cont'd)		
3.8	Clarification of dimension of metal doors to the switch room	F.B. 1352	NFE
3.9	Clarification of dimension of flat type 'A' entrance	F.B. 1353	NFE
3.10	Clarify the discrepancy with structural drawings on the size of the ground beam	F.B. 1354	NFE
3.11	Clarification of setting blocks for the openable windows	F.B. 1454	NFE
3.12	Deletion of painting on the flange at G/F water tank.	F.B. 1458	NFE
3.13	Architraves of door revise for a better junction detail	TAU's comment dated 6.7.98	NFE
<b>4.</b>	<b><u>Design / Technical Review</u></b>		
4.1	Change bathtub to shower area	Paper No. BC 189/99	less 496,000.00
4.2	Clarify the window sizes of domestic flats		NFE
4.3	Addition of an emergency access door on ground floor		2,500.00
4.4	Addition of non-toxic smooth finish (e.g. ceramic tiles) for the soffit of potable water tank		6,000.00
4.5	Add metal gate near staircase 3 and lift shaft no. 2		3,000.00
4.6	Addition of tactile warning strips at ground floor entrance and amended detail at staircase landing		65,000.00
4.7	The door of electrical meter room change to ½ hour component door		less 1,900.00
4.8	Change of bathroom louvres to windows in flat types "A" & "B"		less 23,000.00
4.9	New Signage drawings		207,000.00*

Note : \* This signage cost has been included in individual project budget previously. This cost is included in Standard Block due to availability of standard signage drawings.

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<b>Architectural</b>			
<b>4.</b>	<b><u>Design / Technical Review</u></b> (cont'd)		
4.10	Builder's work drawings for openings		NFE
4.11	To produce standard handed drawings		NFE
4.12	To adopt Concord List of Approved Proprietary Names of W.C. Suite for NCB		440,000.00*
<b>Total :</b>			<b>425,200.00</b>

Note : \* This is to unify the standard of W.C. Suite with Concord Block.

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