

THE HONG KONG HOUSING AUTHORITY

Memorandum for Building Committee

Proposed Master Layout Plan, Scheme Design and Project Development Budget for the Redevelopment of Un Chau Street Estate Phases 2 and 4

PURPOSE

To seek Member's approval to the proposed Master Layout Plan, Scheme Design and Project Development Budget for the Redevelopment of Un Chau Street Estate (UCSE) Phases 2 and 4.

BACKGROUND

2. UCSE Phases 2 and 4 are parts of the overall UCSE Comprehensive Redevelopment Programme (CRP) that comprises of 4 phases. Phases 1 and 3 were already completed in early 2000. Phase 2 is to be developed for HOS and Phase 4 for public rental housing which is a supplementary reception site for Shek Kip Mei Redevelopment. Phase 4 is a designated NCC site which was released by the Home Affairs Department (HAD) in August 1997 for public housing development on condition that Housing Department (HD) would provide facilities for the elderly and the community.

3. Demolition of existing buildings at Phases 2 and 4 is in progress and will be completed by February 2001.

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

Date	Event
(a) 19 January 1994	Development Progress Committee approved the Planning Brief for UCSE (Paper No. DPC 10/94 refers).
(b) 23 February 1995	Client Brief, Control Plan and Project Estimate of all Phases and Scheme Design and Project Budget for Phase 1 approved by BC (Paper No. BC 32/95 refers).
(c) 23 November 1995	Revised Client Brief, Control Plan and Project Estimate of all Phases and Revised Scheme Design and Project Budget for Phase 1 approved by BC (Paper No. BC 184/95 refers).
(d) 12 January 2000	Approval of the Development Parameters, Conceptual Layout, and Development Cost Ceiling of Phases 2 and 4 by the Strategic Planning Committee (SPC) (Paper No. Paper No. SPC 9/2000 refers).
(e) 3 May 2000	Planning Brief Amendment approved by Tsuen Wan West Kowloon District Planning Conference (DipCon Paper No. 1/2000 refers).
(f) 21 July 2000	Proposed Master Layout Plan, Scheme Design and Project Development Budget endorsed by PDRC on 21 July 2000. (Paper No. PDRC 22/00 refers).

MASTER LAYOUT PLAN AND SCHEME DESIGN

5. The proposed Master Layout Plan and Scheme Design at **Part I** and **Part II** of the attached **Annex** follow the endorsed Development Parameters and the Conceptual Layout approved by SPC.

6. The proposed development comprises –

Phase 2: 2 nos. 37-storey and 2 nos. 38-storey New Harmony 1 (Option 4) HOS blocks providing 2400 flats on top of a 2-storey podium carpark providing 600 private car parking spaces and 50 motor-cycle parking spaces.

Phase 4: A 17-storey single-aspect Small Households Development (SHD) on top of a 3-storey podium with welfare facilities.

7. The main features of the design are –

- (a) Special roof design at both Phases 2 and 4 to add identity to the development.
- (b) Enlarged bay windows and projecting architectural features to add interest to the gable ends of the Harmony Blocks in Phase 2 and to capture views.
- (c) A temporary wall inside the existing Phase 3 Commercial Center (CC) at the interface with Phase 4 will be replaced by a glass wall to match the existing atrium glazing. A pedestrian link is also proposed to connect Phase 4's entrance lobbies with the CC.
- (d) A comprehensive system of covered walkways and canopies will link up all major entrances in Phases 2 & 4 with public transportation and the CC in Phase 3.
- (e) Landscape design will adopt an 'Urban Oasis' theme thus providing an identity to the external works for this development.

- (f) In Phase 2, major open spaces are located adjacent to the covered walkway at ground level and at the podium level where a series of functional areas such as children's play area, fitness station, sitting area, chess table, tai-chi and table tennis are proposed to provide passive and active recreation areas for the residents. In Phase 4, major open space is located at the podium level where sitting area is provided for passive recreation use for the elderly residents.

PROJECT DEVELOPMENT BUDGET

8. The proposed Project Development Budget of Un Chau Street Phases 2 and 4 is estimated to be \$1,571.422M. The breakdown of the proposed Project Development Budget is given in **Part III** of **Annex** and the key elements are as follows –

	Cost Heads	Work Elements	Phase 2 (\$M)	Phase 4 (\$M)	Total (\$M)
(a)	Site Development Cost	Site Formation	-	-	-
		Demolition	10.937	0.942	11.879
		Sub-total :	10.937	0.942	11.879
(b)	Construction Cost	Foundation	192.619	15.407	208.026
		Building	1,009.587	142.517	1,152.104
		Soft Landscape and Others	3.254	0.281	3.535
		Sub-total :	1,205.460	158.205	1,363.665
(c)	Other Project Costs [2% on (a) & (b)]	Civil engineering and geotechnical studies, site investigation, material testing and the like	24.328	3.183	27.511
(d)	Total site Development & Construction costs [(a) + (b) + (c)] :		1,240.725	162.330	1,403.055
(e)	Project Management Cost [12% on (d)]	Professional Services and Overheads, Consultation Fees and Consultant Site Staff	148.887	19.480	168.367
(f)	Project Development Budget [(d) + (e)] :		1,389.612	181.810	1,571.422

Note: Development contingencies of \$13.3618M for the standard block superstructure, as well as \$24.027M and \$ 7.578M for the non-standard blocks/buildings and elements in Phases 2 and 4 respectively are included in the Site Development and Construction Costs. These contingencies are allowed in accordance with Paper No. SPC 45/2000 to cover for unforeseen development risks and change in client's requirements.

Project Development Costs

9. The Project Development Costs of Un Chau Street Estate Phases 2 and 4 comparing with the Project Development Cost Ceilings as approved in Paper No. SPC 9/2000 are shown as follows –

	(a)	(b)	(c)	(d)	(e)	(f)
	Project Development Cost (\$/m² CFA)	Project Development Cost Ceiling (\$/m² CFA)	Project Development Cost Ceiling updated to June 2000 Cost Yardsticks (\$/m² CFA)	Unit Construction Cost (\$/m² CFA)	June 2000 Construction Cost Yardsticks (\$/m² CFA)	June 2000 Construction Cost Yardsticks Adjusted to Tender-in Date (\$/m² CFA)
Phase 2						
Domestic (HOS)	7,756	9,237	7,787	5,934	4,566	4,732
Private Carpark	7,729	8,562	7,748	5,792	4,888	5,066
Phase 4						
Domestic (PRH)	11,782	13,974	12,070	9,171	7,205	7,468
Welfare	11,577	13,735	11,612	8,995	-	-

Note: 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 Unit Construction Cost.

10. The Project Development Costs are below the Project Development Cost Ceilings approved by the Strategic Planning Committee vide Paper No. SPC 9/2000.

11. The difference between the Unit Construction Cost (excluding external works) and the June 2000 Cost Yardsticks adjusted to Tender-in-Date is mainly attributable to the followings –

Phase 2

Domestic (HOS)

- | | | |
|-----|---|-----------|
| (a) | Extra cost for deep foundation. | (+11.9 %) |
| (b) | Extra cost due to construction of blocks on podium. | (+8.5 %) |
| (c) | Extra building services cost based on actual estimate on truncated blocks. | (+1.8 %) |
| (d) | Provisions of A/C units for 1200 flats as noise mitigation measure. | (+1.7 %) |
| (e) | Design modifications to standard blocks to add identity to the development. | (+0.62 %) |

Private carpark

- | | | |
|-----|--|-----------|
| (a) | Extra superstructure cost due to domestic blocks with transfer plate. | (+11.0 %) |
| (b) | Extra cost for deep foundation. | (+7.9 %) |
| (c) | Extra cost for mechanical ventilation. | (+6.4 %) |
| (d) | Extra cost for feature screen walls to enhance streetscape and podium elevation design. | (+2.5 %) |
| (e) | Temporary works for pile caps construction and pre-boring for piling within MTR protection zone. | (+1.3 %) |

Phase 4

Domestic (PRH)

- | | | |
|-----|---|----------|
| (a) | Extra cost for single aspect block. | (+8.7 %) |
| (b) | Extra cost for window enclosure and suspended ceiling to conceal pipeworks. | (+6.3 %) |
| (c) | Extra cost due to construction of blocks on podium. | (+4.7 %) |
| (d) | Extra cost for deep foundation. | (+3.0 %) |

12. The Project Development Cost for the domestic (PRH/HOS) buildings can be further broken down into cost per flat as follows –

	Flat Type	Project Development Cost per Flat (\$)	Construction Cost per Flat (\$)	June 2000 Construction Cost Yardstick (\$)	June 2000 Construction Cost Yardstick adjusted to Tender-in-Date (\$)
Phase 2	1 B	389,351	297,887	229,213	237,546
	2 B	507,242	388,084	298,616	309,473
	3 B	622,807	476,500	366,650	379,980
Phase 4	1p/2p	543,621	423,150	332,439	344,574

Note: 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 Construction Cost per Flat.

AVAILABILITY OF FUNDS

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

	Estimated Yearly Expenditure (\$/M)			
	2000/01	2001/02	Post 2001/02	Total
Phase 2	9.995	271.616	1,108.001	1,389.612
Phase 4	0.861	28.795	152.154	181.810

14. Provision in the Housing Authority's Capital Budget for the year 2000/2001 is \$41.495M for Phase 2 and \$3.131M for Phase 4 (Paper No. FC 2/2000 refers) and is adequate to meet the estimated expenditure.

15. SWD confirmed that the construction cost of the Residential Care home for the Elderly (RCHE) will be met from Lotteries Fund.

DEVELOPMENT PROGRAMME

16. Details of the development programme are in **Part IV** of the **Annex**. Key dates are –

(a) Scheme Design	PDRC(2)	07/00
(b) Scheme Design and Budget	BC	09/00
(c) Detailed Design	DDRP	01/01
(d) Piling (Phase 2)	Commencement	05/01
	Completion	04/02
(Phase 4)	Commencement	05/01
	Completion	12/01
(e) Building (Phase 2)	Commencement	04/02
	Completion	12/04
(Phase 4)	Commencement	12/01
	Completion	04/04

RECOMMENDATION

17. It is recommended that the proposed Master Layout Plan, Scheme Design and Project Development Budget of \$1,571.422M for the Redevelopment of Un Chau Street Estate Phases 2 and 4 as described above and in the **Annex** to this Paper be approved.

DISCUSSION

18. At the next meeting of the Building Committee to be held on 21 September 2000, Members will be invited to approve the recommendation in paragraph 17 above.

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File Ref. : HD(AR) 7/713/2

Date : 21 September 2000