THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Cost Implications for Design Improvements to Standard New Cruciform Block Between September 1998 and September 1999 Drawing Editions

PURPOSE

This paper is to seek Members’ approval on the cost implications arising from the implementation of design improvements to the standard New Cruciform Block (NCB) between September 1998 and September 1999 Editions of the standard drawings.

BACKGROUND

2. The projected cost implications of the design improvements to the standard NCBs of September 1998 Drawing Edition have been included in the June 1998 construction cost yardsticks and these were endorsed by the Building Committee on 21 May 1998 (Paper No. BC 55/98 refers).

3. The September 1998 Drawing Edition also form the basis for the June 1999 construction cost yardsticks which were endorsed by the Building Committee on 20 May 1999 (Paper No. BC 86/99 refers).

DESIGN IMPROVEMENTS

4. The major design improvements endorsed by the Building Committee and other minor improvements implemented under respective delegated authority for September 1999 Drawing Edition are listed in Annex.
COST IMPLICATIONS

5. The cost adjustments for the design improvements of the September 1999 Drawing Edition NCBs are included in Annex. None of these costs were incorporated into the June 1999 cost yardsticks. These improvements will be included into the forthcoming June 2000 cost yardsticks.

6. The total additional costs (superstructure including fluctuation) from the September 1998 to the September 1999 Drawing Editions all at June 1999 price levels are as follows -

<table>
<thead>
<tr>
<th>Drawing Edition</th>
<th>Architectural Building Services</th>
<th>Structural</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>($/Block)</td>
<td>($/Block)</td>
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<tr>
<td>September 1998</td>
<td>55,406,000</td>
<td>27,224,000</td>
<td>57,320,000</td>
</tr>
<tr>
<td>Additional</td>
<td>(+) 425,200</td>
<td>(+) 831,800</td>
<td>(-) 45,200</td>
</tr>
<tr>
<td>September 1999</td>
<td>55,831,200</td>
<td>28,055,800</td>
<td>57,274,800</td>
</tr>
</tbody>
</table>

Note: The total CFA of September 1998 Drawing Edition is 26,604m²
The total CFA of September 1999 Drawing Edition is 26,666m²

IMPLEMENTATION

7. The cost adjustments for the design improvements to the NCBs listed in Annex will be used by Project Managers and Contract Managers in preparing the Project Development Budgets for projects using the September 1999 Drawing Edition and due for or under tender.

RECOMMENDATION

8. Members are requested to approve the cost implications of the design improvements for the September 1999 Drawing Edition standard
New Cruciform Block and the implementation at paragraphs 4, 5, 6 and 7 above.

**PRESUMPTION**

9. It is not thought that Members will object to the recommendation in paragraph 8 above. If no request for discussion is received by the Committees’ Secretary by noon on 18 May 2000, Members’ approval will be presumed.

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