

卡拉 OK 條例專案小組
立法會

敬啓者：

卡拉 OK 條例關注組委託了 NORTHCROFT 公司（測量師－QUANTITY SURVEYOR）就卡拉 OK 場所需要符合草案安全要求重新改裝，做了一份實際的評估報告。而在眾多的卡拉 OK 場所中選擇了 3 個中型場地（曾為立法會議員巡視的場地）。報告中詳細分析下列各項所需要更改工程：

- A) 拆除現有裝修
- B) 重新裝上有耐火功能的走廊
- C) 防火門製造及安裝
- D) 重新裝上地板／地毯
- E) 天花裝修
- F) 牆身裝修
- G) 重新安裝電視螢幕、安全電線
- H) 消防系統
- I) 更改冷氣、抽氣系統
- J) 重新駁電線

跟據分析各場所需花費如下：

地點	面積 (平方米)	原有房間 數量(個)	更改後房間 數量(個)	費用 (港幣)
A. 加州紅卡拉 OK 九龍尖沙咀加拿芬道 20 號 加拿芬廣場 4 樓-5 樓	805	60	54	\$3,702,400.40
B. NEWAY 卡拉 OK 九龍尖沙咀寶勒巷 3-7 號 萬事昌廣場 3 樓	1196	72	59	\$4,897,395.-
C. BIG ECHO 卡拉 OK 九龍尖沙咀廣東道 30 號 新港中心 3 樓	923	60	60	\$3,687,300.-

以上之結果顯示雖以較保守的計算方式（所有的單位價值在市場上都是偏低），並且只計算改裝成本，但改裝價值不菲，尚有下列各項損失未計算在內：

		加州紅 卡拉 OK	NEWAY 卡拉 OK	BIG ECHO 卡拉 OK
		港 幣	港 幣	港 幣
1	2½個月至 3 個月改裝期的租金	1,200,000	約 1,250,000 50 萬 x2½月	900,000
2	雖然不是營業，但仍須付政府差餉	15,850	60,000	REFER TO POINT 6
3	員工的工資：	800,000		
	a)管理階層需留守繼續支薪	—	60,000	78,000 (2 人)
	b)須遣散員工付長期服務金、假期、 雙糧等等	—	600,000	600,000
4	裝修期間的特別保險費	50,000	20,000	30,000
5	牌照費用包括：飲食牌照會所牌照、酒牌及兩個音樂牌照在空置期間亦不能退回牌費	40,000	50,000	47,000
6	大廈管理費每月，每呎約港幣\$6-10，不會因裝修而減少	300,000	240,000	RATE+MGT FEE 252,000
7	電話費、水費、電費、亦是必須的支出	150,000	120,000	150,000
8	政府地稅不能豁免	10,000		REFER TO POINT 6
9	重新開張的廣告費用	200,000	300,000	200,000
10	專業費用：如律師、則師及申領牌照顧問的費用	200,000	200,000	200,000
	合共港幣：	\$2,965,850	\$2,900,000	\$2,457,000
	(加) Northcroft 評估改裝費用：	3,702,400	4,897,395	3,687,300
	損失的總數應是：	\$6,668,250	\$7,797,395	\$6,144,300

更改後房間的面積會比以前細小，房間的數目亦減少。還有條例加添的經營成本亦沒法計算在內，例如：長期訓練卡拉 OK 員工，新加系統的保養費用等等。

現附上 Northcroft 的詳細報告，同時卡拉 OK 條例關注組亦收到愛丁堡大學 Drysdale教授對 ERM 評估報告的評核，現一併呈上。

卡拉 OK 條例關注組
秘書處謹啓

Appendix I

Northcroft

ESTIMATED COST

FOR

ALTERATION WORKS AT
KARAOKE ESTABLISHMENTS BILL TO LEGCO

TO

CALIFORNIA RED KARAOKE BOX

FOR

CARNARVON PLAZA
KOWLOON

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24 August 2001

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Appendix I - Elemental Cost Built-up detail by Parts

Part I - 4/F Karaoke Room

Part II - 5/F Karaoke Room

SUMMARY OF ESTIMATED COSTS BY ELEMENTS

Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Code	Elements	WHOLE PROJECT (CFA 805.00 m2)		4/F KARAOKE ROOM (CFA 386.00 m2)		5/F KARAOKE ROOM (CFA 419.00 m2)	
		Total Cost HK\$	Cost/m2 HK\$ / m2	Total Cost HK\$	Cost/m2 HK\$ / m2	Total Cost HK\$	Cost/m2 HK\$ / m2
	BUILDER'S WORK						
DM	DEMOLITION FOR INTERIOR DECORATION	320,000	397.52	160,000	414.51	160,000	381.86
IW	INTERNAL WALLS	316,520	393.19	145,140	376.01	171,380	409.02
DR	DOORS	154,000	191.30	72,800	188.60	81,200	193.79
FF	FLOOR FINISHES	169,196	210.18	77,635	201.13	91,562	218.52
CF	CEILING FINISHES	241,500	300.00	115,800	300.00	125,700	300.00
WF	WALL FINISHES	266,484	331.04	122,430	317.18	144,054	343.80
FI	BUILT- IN FITMENT	127,500	158.39	60,000	155.44	67,500	161.10
FT	LOOSE FURNITURES	400,000	496.89	200,000	518.13	200,000	477.33
		<u>1,995,200</u>	<u>2,478.51</u>	<u>953,805</u>	<u>2,471.00</u>	<u>1,041,396</u>	<u>2,485.43</u>
	M & E SYSTEMS						
FS	FIRE SERVICES SYSTEM	394,200	489.69	195,480	506.42	198,720	474.27
AC	A/C & VENTILATION WORKS	340,000	422.36	170,000	440.41	170,000	405.73
EL	ELECTRICAL SYSTEM	330,000	409.94	165,000	427.46	165,000	393.79
		<u>1,064,200</u>	<u>1,321.99</u>	<u>530,480</u>	<u>1,374.30</u>	<u>533,720</u>	<u>1,273.79</u>
	<i>Subtotal</i>	<u>3,059,400</u>	<u>3,800.50</u>	<u>1,484,285</u>	<u>3,845.30</u>	<u>1,575,116</u>	<u>3,759.23</u>
*	Preliminaries (10%)	306,000	380.12	148,458	384.61	157,542	376.00
	<i>Subtotal</i>	<u>3,365,400</u>	<u>4,180.62</u>	<u>1,632,742</u>	<u>4,229.90</u>	<u>1,732,658</u>	<u>4,135.22</u>
*	Contingencies (10%)	337,000	418.63	163,497	423.57	173,503	414.09
	<i>Subtotal</i>	<u>3,702,400</u>	<u>4,599.26</u>	<u>1,796,240</u>	<u>4,653.47</u>	<u>1,906,161</u>	<u>4,549.31</u>
		<u>643,000</u>	<u>798.76</u>	<u>311,955</u>	<u>808.17</u>	<u>331,045</u>	<u>790.08</u>
	TOTAL	3,702,400	4,599.25	1,796,240	4,653.47	1,906,161	4,549.31

PROJECT SUMMARY
Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Total Construction Floor Area (CFA) 805 m2		<u>Total CFA</u> m2	<u>Total Cost</u> (HK\$)	<u>Cost per CFA</u> (HK\$/m2)
A	4/F KARAOKE ROOM	386	1,484,284.80	3,845.30
	A1 Builder's Works	386	953,804.80	2,471.00
	A2 Mechanical & Electrical Installation		530,480.00	
B	5/F KARAOKE ROOM	419	1,575,115.60	3,759.23
	B1 Builder's Works	419	1,041,395.60	2,485.43
	B2 Mechanical & Electrical Installation		533,720.00	
	<i>Sub Total (HK\$)</i>		3,059,400.40	
C	Preliminaries (10%)		306,000.00	
	<i>Sub Total (HK\$)</i>		3,365,400.40	
D	Contingencies (10%)		337,000.00	
	<i>Sub Total (HK\$)</i>		3,702,400.40	

Total Estimated Cost as at August 2001 is (HK\$) 3,702,400.40

TOTAL ESTIMATED COST PER CONSTRUCTION FLOOR AREA (HK\$) 4,599.26 / m2

2.0 BASIS OF COST ESTIMATE

- 2.1 This cost estimate has been prepared to reflect the anticipated cost of the alteration works to the California Red Karaoke Box, Carnarvon Plaza, Kowloon to comply with the license requirement under the proposed Karaoke Establishment Bill to be vetted by the Legislation Council.

A site visit was arranged on 10th May 2001 to inspect the existing status of the building and to collect all the relevant data to prepare this cost estimate.

The cost estimate is based on the measurement and pricing of quantities wherever information is provided and / or reasonable assumptions for other works not covered in the drawings or outline specification as stated within this document.

Unit rates are current market rates at May 2001. The unit rates are composite of labour, materials, equipment and all other associated costs.

Unit rates contain no provision for any possible future fluctuations in tender prices occurring between the time of preparing the estimate and time of calling tender and prices escalation risk during the construction period.

2.2 Items affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to: -

- Modification of the scope of work included in this cost estimate;
- Special phasing requirements;
- Restrictive technical specification;
- Any specified item of equipment, material, or product that cannot be obtained from at least three different sources;
- Any other non-competitive bid situations;
- Bids delayed beyond the projected schedule and;
- Cost and delay associated for obtaining the cleared site;
- Type of contractual arrangement and type of contractor used.

2.3 Contingencies

A design contingency of 5% has been allowed for Contractor's work. This is to allow for items not included in the drawings or specification undefined at this stage.

A construction contingency of 5% has been allowed for Contractor's work. This is to cover unforeseen expenditure during construction.

3.0 DESCRIPTION OF THE WORKS

- 3.1 The cost estimate comprises the alteration works to the California Red Karaoke Box, which is located on the 4/F & 5/F at Carnarvon Plaza, Kowloon.

The alteration works comprises all the works to alter the existing Karaoke box to comply with the license requirements under the proposed Karaoke Establishment Bill as listed in Raymond Chan Surveyors Limited's letter ref. PR010419/01 on 26th April 2001.

4.0 SCOPE OF PRELIMINARY ESTIMATE

4.1 The estimate is for all works normally contained in the building alteration contract and includes:

- Demolition of works in the existing building;
- General finishes and architectural works;
- Doors and ironmongery;
- Fittings and furnitures;
- Fire services installation;
- Electrical installation;
- Air-conditioning installation and ventilation works.

4.2 The estimate excludes:

- Structural / services survey;
- Operating equipment and supplies;
- Works outside 4/F & 5/F Public area;
- Diversion of existing utilities;
- Local authority contribution charges, design & installation fee, connection costs;
- Professional fees;
- Finance and legal expenses

5.0 DRAWINGS AND INFORMATION

5.1 The following drawings / information were used in the preparation of this estimate:

<u>Drawing No.</u>	<u>Description</u>	<u>Received by Northcroft on</u>
-	4/F Floor Plan (Revised)	15 August 2001
-	5/F Floor Plan (Revised)	15 August 2001
-	4/F Ventilation Plane (Existing)	3 May 2001
-	5/F Ventilation Plane (Existing)	3 May 2001
-	4/F Floor Plan (Proposed)	3 May 2001
-	5/F Floor Plan (Proposed)	3 May 2001

6.0 AREA ANALYSIS

6.1	<u>Functional Area</u>	<u>GFA (m²)</u>
1.	Karaoke Room area	618
2.	Corridor	187
	Total Gross Floor Area (m ²):	<hr/> <u>805</u>

6.2 Gross Floor Areas (m²)

Computed by measuring from the outside face of exterior walls (or in the absence of such walls, the external perimeter) of the buildings. It shall include all stair wells, balconies but exclude open courts, terraces and external canopies.

7.0 OUTLINE SPECIFICATIONS

7.1 Builder's Works

Demolition for Interior Decoration

Allowance for taking down and remove from the site of existing doors including ironmongery.

Allowance for taking down and removing from the site of existing internal partitions including finishes and system.

Allowance for replacement of all existing sofa seating.

Allowance for replacement of existing ceiling system.

Allowance for relocation of existing fixtures, furniture and equipment.

Internal Walls

Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories.

Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories.

Doors

Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery.

Internal Finishes

Allowances for applying new finishes as shown in Section 8.0 - Schedule of Internal Finishes to affected area to suit new layout.

New partition applying with new finishes to suit existing finishes and new layout.

Floor inside Karaoke room applying with new finishes to suit existing finishes.

Built - in Fitment

Allowance for new Service Counter of various sizes and all fixing accessories.

Allowance for new T.V Cabinet of various sizes and all fixing accessories.

Loose Furnitures

Allowance for provision of new sofa seating with fire resistance material for all Karaoke rooms and all fixing accessories.

7.0 OUTLINE SPECIFICATIONS (CONT'D)

7.2 Fire Services System

Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings.

Supply and installation of low level directional signs along internal corridors.

Display of schematic exit plan at each karaoke rooms.

Provision of an audio-visual advisory system to interrupt or overrult or override sound and visual images produced by karaoke equipment in case of alarm.

Alternation of part of existing fire services installation and equipment to suit new layout.

Supply and installation of new alarm bell of the fire alarm system at each karaoke room.

Supply and installation of emergency light fitting at each karaoke room.

7.3 A/C & Ventilation Works

Relocation and modification of existing air ducts, chilled water pipes, fan coils and other MVAC equipment to suit new layout.

Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions.

Supply and installation of automatic cut-off devices for mechanical ventilation system.

7.4 Electrical System

Supply and installation of new galvanized iron wiring conduits and re-wiring of all electrical cables and wires.

Application of fire-proof sealant around conduits passing through new fire-rated partition.

8.0 SCHEDULE OF FINISHES

Zone	Floor/Skirting	Wall/Partition	Ceiling
Karaoke Room area	Carpet (F-1)	Wall Paper (W-1) Plastic laminated sheet including 9mm thick plywood backing (W-2)	Gypsum board false ceiling with emulsion paint (C-1)
Corridor	300 X 300mm thick PVC flooring tiles (F-2)	Wall Paper (W-1)	Gypsum board false ceiling with emulsion paint (C-1)

PROJECT ELEMENTAL ANALYSIS
Alteration Works to California Red Karaoke Box
H0287_CA Version 1

CFA: HKS 805.00m2
 Cost/m2: 4,599.26
 Total: HKS 3,702,400.40

Item	Description	Cost/m2	Total HKS	%tage
DM	DEMOLITION FOR INTERIOR DECORATION	397.52	320,000.00	8.643
IW	INTERNAL WALLS	393.19	316,520.00	8.549
DR	DOORS	191.30	154,000.00	4.159
FF	FLOOR FINISHES	210.18	169,196.40	4.570
CF	CEILING FINISHES	300.00	241,500.00	6.523
WF	WALL FINISHES	331.04	266,484.00	7.198
FI	BUILT- IN FITMENT	158.39	127,500.00	3.444
FT	LOOSE FURNITURES	496.89	400,000.00	10.804
FS	FIRE SERVICES SYSTEM	489.69	394,200.00	10.647
AC	A/C & VENTILATION WORKS	422.36	340,000.00	9.183
EL	ELECTRICAL SYSTEM	409.94	330,000.00	8.913
*	Preliminaries (10%)	380.12	306,000.00	8.265
*	Contingencies (10%)	418.63	337,000.00	9.102
Grand Total		4,599.26	3,702,400.40	100.00

ZONE ELEMENTAL ANALYSIS

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

Zone A

4/F KARAOKE ROOM

CFA: 386.00m2
Cost/m2: HK\$ 3,845.30
Total: HK\$ 1,484,284.80

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			10,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			30,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			20,000.00
DM05	Allow for relocation of existing fixtures, furniture and equipment	Item			50,000.00
DM06	Allow for replace of existing Ceiling System	Item			50,000.00
	DM – Subtotal				160,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories	M2	319.00	340.00	108,460.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	131.00	280.00	36,680.00
	IW – Subtotal				145,140.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery	No	26.00	2,800.00	72,800.00
	DR – Subtotal				72,800.00
FF	FLOOR FINISHES				
FF06	300 x 300 PVC flooring tiles	M2	17.00	240.00	4,080.00
FF09	Carpet	M2	266.00	250.00	66,500.00
FF10	Allow for 10% skirting	Item			7,054.80
	FF – Subtotal				77,634.80
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing gypsum board false ceiling, emulsion paint and all fixing accessories	M2	386.00	300.00	115,800.00
	CF – Subtotal				115,800.00
WF	WALL FINISHES				
WF14	Wall paper fixed with adhesive (approx.1.2m high)	M2	385.00	48.00	18,480.00
WF15	plastic laminated sheet wall panel including 9mm thick plywood backing (approx.1.2m high)	M2	385.00	270.00	103,950.00
	WF – Subtotal				122,430.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Zone A

4/F KARAOKE ROOM

CFA: 386.00m2
 Cost/m2: HK\$ 3,845.30
 Total: HK\$ 1,484,284.80

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
FI	BUILT-IN FITMENT				
FI04	Allow for T.V Cabinet and all fixing accessories	Item			50,000.00
FI05	Allow for miscellaneous	Item			10,000.00
	FI - Subtotal				60,000.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			200,000.00
	FT - Subtotal				200,000.00
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings	Item			15,000.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			10,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS06	Provision of an audio-visual advisory system to interrupt or overrump or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			85,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			20,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	28.00	900.00	25,200.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	26.00	780.00	20,280.00
FS08	Allow for miscellaneous works	Item			10,000.00
	FS - Subtotal				195,480.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			50,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			50,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			50,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
	AC - Subtotal				170,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new g.i wiring conduits and re-wiring of all electrical cables and wires	Item			150,000.00
EL02	Application of fire-proof sealant around conduits passing	Item			15,000.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Zone A
4/F KARAOKE ROOM

CFA: 386.00m2
Cost/m2: HK\$ 3,845.30
Total: HK\$ 1,484,284.80

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
	through new fire-rated partitions				
	EL - Subtotal				165,000.00
Grand Total					1,484,284.80

ZONE ELEMENTAL ANALYSIS

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

Zone B

5/F KARAOKE ROOM

CFA: 419,00m2
Cost/m2: HK\$ 3,759.23
Total: HK\$ 1,575,115.60

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			10,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			30,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			20,000.00
DM05	Allow for relocation of existing fixtures, furniture and equipment	Item			50,000.00
DM06	Allow for replace of existing Ceiling System	Item			50,000.00
	DM - Subtotal				160,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories	M2	383.00	340.00	130,220.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	147.00	280.00	41,160.00
	IW - Subtotal				171,380.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery	No	29.00	2,800.00	81,200.00
	DR - Subtotal				81,200.00
FF	FLOOR FINISHES				
FF06	300 x 300 PVC flooring tiles	M2	39.00	240.00	9,360.00
FF09	Carpet	M2	296.00	250.00	74,000.00
FF11	Allow for 10% skirting	Item			8,201.60
	FF - Subtotal				91,561.60
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing gypsum board false ceiling, emulsion paint and all fixing accessories	M2	419.00	300.00	125,700.00
	CF - Subtotal				125,700.00
WF	WALL FINISHES				
WF14	Wall paper fixed with adhesive (approx. 1.2m high)	M2	453.00	48.00	21,744.00
WF15	plastic laminated sheet wall panel including 9mm thick plywood backing (approx. 1.2m high)	M2	453.00	270.00	122,310.00
	WF - Subtotal				144,054.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Zone B

5/F KARAOKE ROOM

CFA: 419.00m2

Cost/m2: HK\$ 3,759.23

Total: HK\$ 1,575,115.60

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
FI	BUILT-IN FITMENT				
FI01	Allow for new service counter and all fixing accessories	No	3.00	2,500.00	7,500.00
FI02	Allow for T.V Cabinet and all fixing accessories	Item			50,000.00
FI05	Allow for miscellaneous	Item			10,000.00
	FI - Subtotal				67,500.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			200,000.00
	FT - Subtotal				200,000.00
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings	Item			15,000.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			10,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS06	Provision of an audio-visual advisory system to interrupt or overrult or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			85,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			20,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	29.00	900.00	26,100.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	29.00	780.00	22,620.00
FS08	Allow for miscellaneous works	Item			10,000.00
	FS - Subtotal				198,720.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			50,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			50,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			50,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
	AC - Subtotal				170,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new g.i wiring conduits and re-wiring of all electrical cables and wires	Item			150,000.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Zone B
5/F KARAOKE ROOM

CFA: 419.00m2
Cost/m2: HK\$ 3,759.23
Total: HK\$ 1,575,115.60

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
EL02	Application of fire-proof sealant around conduits passing through new fire-rated partitions	Item			15,000.00
	EL - Subtotal				165,000.00
Grand Total					1,575,115.60

DETAILED BREAKDOWN

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

**Zone A – Level A1
Builder's Works**

**CFA: 386.00m2
Cost/m2: HK\$ 2,471.00
Total: HK\$ 953,804.80**

Item	Description	Unit	Quantity	Rate	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			10,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			30,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			20,000.00
DM05	Allow for relocation of existing fixtures, furniture and equipment	Item			50,000.00
DM06	Allow for replace of existing Ceiling System	Item			50,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories	M2	319.00	340.00	108,460.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	131.00	280.00	36,680.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery	No	26.00	2,800.00	72,800.00
FF	FLOOR FINISHES				
FF06	300 x 300 PVC flooring tiles	M2	17.00	240.00	4,080.00
FF09	Carpet	M2	266.00	250.00	66,500.00
FF10	Allow for 10% skirting	Item			7,054.80
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing gypsum board false ceiling, emulsion paint and all fixing accessories	M2	386.00	300.00	115,800.00
WF	WALL FINISHES				
WF14	Wall paper fixed with adhesive (approx.1.2m high)	M2	385.00	48.00	18,480.00
WF15	plastic laminated sheet wall panel including 9mm thick plywood backing (approx.1.2m high)	M2	385.00	270.00	103,950.00
FI	BUILT-IN FITMENT				
FI04	Allow for T.V Cabinet and all fixing accessories	Item			50,000.00
FI05	Allow for miscellaneous	Item			10,000.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			200,000.00

DETAILED BREAKDOWN

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

**Zone A – Level A1
Builder’s Works**

**CFA: 386.00m2
Cost/m2: HK\$ 2,471.00
Total: HK\$ 953,804.80**

Item	Description	Unit	Quantity	Rate	Total HK\$
Zone A - Level A1 Grand Total					953,804.80
Grand Total x Factor (1.0) ==> Total to Summary					953,804.80

DETAILED BREAKDOWN

Alteration Works to California Red Karaoke Box
H0287_CA Version 1

Zone A – Level A2

Mechanical & Electrical Installation

CFA: m2

Cost/m2: HK\$

Total: HK\$ 530,480.00

Item	Description	Unit	Quantity	Rate	Total HK\$
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings	Item			15,000.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			10,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS06	Provision of an audio-visual advisory system to interrupt or overrump or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			85,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			20,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	28.00	900.00	25,200.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	26.00	780.00	20,280.00
FS08	Allow for miscellaneous works	Item			10,000.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			50,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			50,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			50,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new g.i wiring conduits and re-wiring of all electrical cables and wires	Item			150,000.00
EL02	Application of fire-proof sealant around conduits passing through new fire-rated partitions	Item			15,000.00
Zone A - Level A2 Grand Total					530,480.00
Grand Total x Factor (1.0) ==> Total to Summary					530,480.00

DETAILED BREAKDOWN

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

**Zone B – Level B1
Builder's Works**

**CFA: 419.00m2
Cost/m2: HK\$ 2,485.43
Total: HK\$ 1,041,395.60**

Item	Description	Unit	Quantity	Rate	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			10,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			30,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			20,000.00
DM05	Allow for relocation of existing fixtures, furniture and equipment	Item			50,000.00
DM06	Allow for replace of existing Ceiling System	Item			50,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories	M2	383.00	340.00	130,220.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	147.00	280.00	41,160.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery	No	29.00	2,800.00	81,200.00
FF	FLOOR FINISHES				
FF06	300 x 300 PVC flooring tiles	M2	39.00	240.00	9,360.00
FF09	Carpet	M2	296.00	250.00	74,000.00
FF11	Allow for 10% skirting	Item			8,201.60
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing gypsum board false ceiling, emulsion paint and all fixing accessories	M2	419.00	300.00	125,700.00
WF	WALL FINISHES				
WF14	Wall paper fixed with adhesive (approx.1.2m high)	M2	453.00	48.00	21,744.00
WF15	plastic laminated sheet wall panel including 9mm thick plywood backing (approx.1.2m high)	M2	453.00	270.00	122,310.00
FI	BUILT-IN FITMENT				
FI01	Allow for new service counter and all fixing accessories	No	3.00	2,500.00	7,500.00
FI02	Allow for T.V Cabinet and all fixing accessories	Item			50,000.00
FI05	Allow for miscellaneous	Item			10,000.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			200,000.00

DETAILED BREAKDOWN

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

**Zone B – Level B1
Builder’s Works**

**CFA: 419.00m2
Cost/m2: HK\$ 2,485.43
Total: HK\$ 1,041,395.60**

Item	Description	Unit	Quantity	Rate	Total HK\$
Zone B - Level B1 Grand Total					1,041,395.60
Grand Total x Factor (1.0) ==> Total to Summary					1,041,395.60

DETAILED BREAKDOWN

**Alteration Works to California Red Karaoke Box
H0287_CA Version 1**

Zone B – Level B2

Mechanical & Electrical Installation

CFA: m2
Cost/m2: HK\$
Total: HK\$ 533,720.00

Item	Description	Unit	Quantity	Rate	Total HK\$
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings	Item			15,000.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			10,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS06	Provision of an audio-visual advisory system to interrupt or overrump or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			85,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			20,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	29.00	900.00	26,100.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	29.00	780.00	22,620.00
FS08	Allow for miscellaneous works	Item			10,000.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			50,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			50,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			50,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new g.i wiring conduits and re-wiring of all electrical cables and wires	Item			150,000.00
EL02	Application of fire-proof sealant around conduits passing through new fire-rated partitions	Item			15,000.00
Zone B - Level B2 Grand Total					533,720.00
Grand Total x Factor (1.0) ==> Total to Summary					533,720.00

Appendix II

Northcroft

ESTIMATED COST

FOR

ALTERATION WORKS AT
KARAOKE ESTABLISHMENTS BILL TO LEGCO

TO

NEWAY KARAOKE BOX

FOR

HARBOUR CRYSTAL CENTRE
KOWLOON

Northcroft Hong Kong Ltd.
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24 August 2001

ALTERATION WORKS AT KARAOKE ESTABLISHMENTS BILL TO LEGCO
NEWAY KARAOKE BOX - 2/F (PORTION) & 3/F, HARBOUR CRYSTAL CENTRE

Northcroft

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PROJECT SUMMARY
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Total Construction Floor Area (CFA) 1,196 m²		<u>Total CFA</u> m ²	<u>Total Cost</u> (HK\$)	<u>Cost per CFA</u> (HK\$/m ²)
A	3/F Karaoke Room	1,196	2,551,475.00	2,133.34
B	Mechanical & Electrical Installation		1,495,920.00	
		<i>Sub Total (HK\$)</i>	4,047,395.00	
C	Preliminaries (10%)		405,000.00	
		<i>Sub Total (HK\$)</i>	4,452,395.00	
D	Contingencies (10%)		445,000.00	
		<i>Sub Total (HK\$)</i>	4,897,395.00	

Total Estimated Cost as at August 2001 is (HK\$) 4,897,395.00

TOTAL ESTIMATED COST PER CONSTRUCTION FLOOR AREA (HK\$) 4,094.81/m²

SUMMARY OF ESTIMATED COSTS BY ELEMENTS

Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Code	Elements	WHOLE PROJECT (CFA 1,196.00 m2)		3/F Karaoke Room (CFA 1,196.00 m2)		Total Cost HK\$	Cost/m2 HK\$ / m2
		Total Cost HK\$	Cost/m2 HK\$ / m2	Total Cost HK\$	Cost/m2 HK\$ / m2		
	BUILDER'S WORK						
DM	DEMOLITION FOR INTERIOR DECORATION	255,000	213.21	255,000	213.21		
IW	INTERNAL WALLS	381,640	319.10	381,640	319.10		
DR	DOORS	193,200	161.54	193,200	161.54		
FF	FLOOR FINISHES	254,925	213.15	254,925	213.15		
CF	CEILING FINISHES	358,800	300.00	358,800	300.00		
WF	WALL FINISHES	535,410	447.67	535,410	447.67		
FI	BUILT- IN FITMENT	122,500	102.42	122,500	102.42		
FT	LOOSE FURNITURES	450,000	376.25	450,000	376.25		
		<u>2,551,475</u>	<u>2,133.34</u>	<u>2,551,475</u>	<u>2,133.34</u>		
	M & E SYSTEMS						
FS	FIRE SERVICES SYSTEM	575,920	481.54	575,920	481.54		
AC	A/C & VENTILATION WORKS	520,000	434.78	520,000	434.78		
EL	ELECTRICAL SYSTEM	400,000	334.45	400,000	334.45		
		<u>1,495,920</u>	<u>1,250.77</u>	<u>1,495,920</u>	<u>1,250.77</u>		
	<i>Subtotal</i>	<u>4,047,395</u>	<u>3,384.11</u>	<u>4,047,395</u>	<u>3,384.11</u>		
*	Preliminaries (10%)	405,000	338.63	405,000	338.63		
	<i>Subtotal</i>	<u>4,452,395</u>	<u>3,722.74</u>	<u>4,452,395</u>	<u>3,722.74</u>		
*	Contingencies (10%)	445,000	372.07	445,000	372.07		
	<i>Subtotal</i>	<u>4,897,395</u>	<u>4,094.81</u>	<u>4,897,395</u>	<u>4,094.81</u>		
		<u>850,000</u>	<u>710.70</u>	<u>850,000</u>	<u>710.70</u>		
	TOTAL	4,897,395	4,094.81	4,897,395	4,094.81		

2.0 BASIS OF PRELIMINARY ESTIMATE

2.1 This cost estimate has been prepared to reflect the anticipated cost of the alteration works to the Neway Karaoke Box, Harbour Crystal Centre, Kowloon to comply with the license requirement under the proposed Karaoke Establishment Bill to be vetted by the Legislation Council.

A site visit was arranged on 10th May 2001 to inspect the existing status of the building and to collect all the relevant data to prepare this cost estimate.

The cost estimate is based on the measurement and pricing of quantities wherever information is provided and / or reasonable assumptions for other works not covered in the drawings or outline specification as stated within this document.

Unit rates are current market rates at May 2001. The unit rates are composite of labour, materials, equipment and all other associated costs.

Unit rates contain no provision for any possible future fluctuations in tender prices occurring between the time of preparing the estimate and time of calling tender and prices escalation risk during the construction period.

2.2 Items affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to: -

- Modification of the scope of work included in this cost estimate;
- Special phasing requirements;
- Restrictive technical specification;
- Any specified item of equipment, material, or product that cannot be obtained from at least three different sources;
- Any other non-competitive bid situations;
- Bids delayed beyond the projected schedule and;
- Cost and delay associated for obtaining the cleared site;
- Type of contractual arrangement and type of contractor used.

2.3 Contingencies

A design contingency of 5% has been allowed for Contractor's work. This is to allow for items not included in the drawings or specification undefined at this stage.

A construction contingency of 5% has been allowed for Contractor's work. This is to cover unforeseen expenditure during construction.

3.0 DESCRIPTION OF THE WORKS

- 3.1 The cost estimate comprises the alteration works to the Neway Karaoke Box, which is located on the 3/F at Harbour Crystal Centre, Kowloon.

The alteration works comprises all the works to alter the existing Karaoke box to comply with the license requirements under the proposed Karaoke Establishment Bill as listed in Raymond Chan Surveyors Limited's letter ref. PR010419/01 on 26th April 2001.

4.0 SCOPE OF COST ESTIMATE

4.1 The estimate is for all works normally contained in the building alteration contract and includes:

-
- Demolition of works in the existing building;
- General finishes and architectural works;
- Doors and ironmongery;
- Fittings and furnitures;
- Fire services installation;
- Electrical installation;
- Air-conditioning installation and ventilation works.

4.2 The estimate excludes:

- Structural / services survey;
- Operating equipment and supplies;
- Works outside 2/F & 3/F Public area;
- Diversion of existing utilities;
- Local authority contribution charges, design & installation fee, connection costs;
- Professional fees;
- Finance and legal expenses

5.0 DRAWINGS AND INFORMATION

5.1 The following drawings / information were used in the preparation of this estimate:

<u>Drawing No.</u>	<u>Description</u>	<u>Received by Northcroft on</u>
-	Existing Layout Plan of Restaurant 2/F (Portion) & 3/F (Revised)	15 August 2001
-	Proposed Layout Plan of Restaurant 2/F (Portion) & 3/F	3 May 2001
-	Ventilation Plan (Existing)	3 May 2001

6.0 AREA ANALYSIS

6.1	<u>Functional Area</u>	<u>GFA (m²)</u>
1.	Karaoke Room area	927
2.	Corridor	269
	Total Gross Floor Area (m ²):	<hr/> <u>1196</u>

6.2 Gross Floor Areas (m²)

Computed by measuring from the outside face of exterior walls (or in the absence of such walls, the external perimeter) of the buildings. It shall include all stair wells, balconies but exclude open courts, terraces and external canopies.

7.0 OUTLINE SPECIFICATIONS

7.1 Builder's Works

Demolition for Interior Decoration

Allowance for taking down and remove from the site of existing doors including ironmongery.

Allowance for taking down and removing from the site of existing internal partitions including finishes and system.

Allowance for replacement of all existing sofa seating.

Allowance for replacement of existing ceiling system.

Allowance for relocation of existing fixtures, furniture and equipment.

Internal Walls

Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories.

Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories.

Doors

Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery.

Internal Finishes

Allowances for applying new finishes as shown in Section 8.0 - Schedule of Internal Finishes to affected area to suit new layout.

New partition applying with new finishes to suit existing finishes and new layout.

Floor inside Karaoke room applying with new finishes to suit existing finishes.

Built - in Fitment

Allowance for new Service Counter of various sizes and all fixing accessories.

Allowance for new T.V Cabinet of various sizes and all fixing accessories.

Loose Furnitures

Allowance for Provision of new sofa seating with fire resistance material for all Karaoke rooms and all fixing accessories.

7.0 OUTLINE SPECIFICATIONS

7.2 Fire Services System

Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings.

Supply and installation of low level directional signs along internal corridors.

Display of schematic exit plan at each karaoke rooms.

Provision of an audio-visual advisory system to interrupt or overrump or override sound and visual images produced by karaoke equipment in case of alarm.

Alternation of part of existing fire services installation and equipment to suit new layout.

Supply and installation of new alarm bell of the fire alarm system at each karaoke room.

Supply and installation of emergency light fitting at each karaoke room.

7.3 A/C & Ventilation Works

Relocation and modification of existing air ducts, chilled water pipes, fan coils and other MVAC equipment to suit new layout.

Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions.

Supply and installation of automatic cut-off devices for mechanical ventilation system.

7.4 Electrical System

Supply and installation of new galvanized iron wiring conduits and re-wiring of all electrical cables and wires.

Application of fire-proof sealant around conduits passing through new fire-rated partition.

8.0 SCHEDULE OF FINISHES

Zone	Floor	Wall/Partition	Ceiling
Karaoke Room area	Carpet (F-1)	Plastic laminated sheet including 9mm thick plywood backing (W-2)	Gypsum board false ceiling with emulsion paint (C-1)
Corridor	Carpet (F-1)	Plastic laminated sheet including 9mm thick plywood backing (W-2)	Gypsum board false ceiling with emulsion paint (C-1)

PROJECT ELEMENTAL ANALYSIS

Alteration Works to Neway Karaoke Box
H0287_NW Version 1

CFA: HKS 1,196.00m²
Cost/m²: 4,094.81
Total : HKS 4,897,395.00

Item	Description	Cost/m ²	Total HKS	%tage
DM	DEMOLITION FOR INTERIOR DECORATION	213.21	255,000.00	5.207
IW	INTERNAL WALLS	319.10	381,640.00	7.793
DR	DOORS	161.54	193,200.00	3.945
FF	FLOOR FINISHES	213.15	254,925.00	5.205
CF	CEILING FINISHES	300.00	358,800.00	7.326
WF	WALL FINISHES	447.67	535,410.00	10.933
FI	BUILT- IN FITMENT	102.42	122,500.00	2.501
FT	LOOSE FURNITURES	376.25	450,000.00	9.189
FS	FIRE SERVICES SYSTEM	481.54	575,920.00	11.760
AC	A/C & VENTILATION WORKS	434.78	520,000.00	10.618
EL	ELECTRICAL SYSTEM	334.45	400,000.00	8.168
*	Preliminaries (10%)	338.63	405,000.00	8.270
*	Contingencies (10%)	372.07	445,000.00	9.086
Grand Total		4,094.81	4,897,395.00	100.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Zone A
3/F Karaoke Room

CFA: 1,196.00m2
Cost/m2: HK\$ 2,133.34
Total: HK\$ 2,551,475.00

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			20,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			80,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			50,000.00
DM06	Allow for taking down and remove form the site of existin hose reel including all necessary system	Item			5,000.00
DM05	Allow for relocation of existing fixtures, funiture and equipment	Item			50,000.00
DM07	Allow for replace of existing Ceiling System	Item			50,000.00
	DM - Subtotal				255,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition of 1 hour up to suspended slab and all fixing accessories	M2	896.00	340.00	304,640.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	275.00	280.00	77,000.00
	IW - Subtotal				381,640.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery	No	69.00	2,800.00	193,200.00
	DR - Subtotal				193,200.00
FF	FLOOR FINISHES				
FF09	Carpet	M2	927.00	250.00	231,750.00
FF10	Allow for 10% skirting	Item			23,175.00
	FF - Subtotal				254,925.00
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing Gypsum board false ceiling, emulsion paint and all fixing accessories	M2	1,196.00	300.00	358,800.00
	CF - Subtotal				358,800.00
WF	WALL FINISHES				
WF14	Plastic laminated sheet wall panel including 9mm thick plywood backing	M2	1,983.00	270.00	535,410.00
	WF - Subtotal				535,410.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Zone A
3/F Karaoke Room

CFA: 1,196.00m2
Cost/m2: HK\$ 2,133.34
Total: HK\$ 2,551,475.00

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
FI	BUILT-IN FITMENT				
FI01	Allow for hose reel and all fixing accessories	No	1.00	2,500.00	2,500.00
FI04	Allow for T.V Cabinet and all fixing accessories	Item			100,000.00
FI02	Allow for miscellaneous	Item			20,000.00
	FI - Subtotal				122,500.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			450,000.00
	FT - Subtotal				450,000.00
Grand Total					2,551,475.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Zone B

Mechanical & Electrical Installation

CFA: **m2**
Cost/m2: **HK\$**
Total: **HK\$ 1,495,920.00**

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings	Item			30,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	69.00	900.00	62,100.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			20,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	69.00	780.00	53,820.00
FS06	Provision of an audio-visual advisory system to interrupt or overrump or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			250,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			100,000.00
FS08	Allow for miscellaneous works	Item			50,000.00
	FS - Subtotal				575,920.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			350,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			50,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			100,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
	AC - Subtotal				520,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new galvanized iron wiring conduits and re-wiring of all electrical cables and wires	Item			350,000.00
EL02	Application of fire-proof sealant around conduits passing through new fire-rated partitions	Item			50,000.00
	EL - Subtotal				400,000.00
	Grand Total				1,495,920.00

DETAILED BREAKDOWN
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Zone A
3/F Karaoke Room

CFA: 1,196.00m2
Cost/m2: HK\$ 2,133.34
Total: HK\$ 2,551,475.00

Item	Description	Unit	Quantity	Rate	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			20,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			80,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			50,000.00
DM06	Allow for taking down and remove form the site of existin hose reel including all necessary system	Item			5,000.00
DM05	Allow for relocation of existing fixtures, funiture and equipment	Item			50,000.00
DM07	Allow for replace of existing Ceiling System	Item			50,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition of 1 hour up to suspended slab and all fixing accessories	M2	896.00	340.00	304,640.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	275.00	280.00	77,000.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery	No	69.00	2,800.00	193,200.00
FF	FLOOR FINISHES				
FF09	Carpet	M2	927.00	250.00	231,750.00
FF10	Allow for 10% skirting	Item			23,175.00
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing Gypsum board false ceiling, emulsion paint and all fixing accessories	M2	1,196.00	300.00	358,800.00
WF	WALL FINISHES				
WF14	Plastic laminated sheet wall panel including 9mm thick plywood backing	M2	1,983.00	270.00	535,410.00
FI	BUILT-IN FITMENT				
FI01	Allow for hose reel and all fixing accessories	No	1.00	2,500.00	2,500.00
FI04	Allow for T.V Cabinet and all fixing accessories	Item			100,000.00
FI02	Allow for miscellaneous	Item			20,000.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			450,000.00

DETAILED BREAKDOWN
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Zone A
3/F Karaoke Room

CFA: 1,196.00m2
Cost/m2: HK\$ 2,133.34
Total: HK\$ 2,551,475.00

Item	Description	Unit	Quantity	Rate	Total HK\$
Zone A Grand Total					2,551,475.00
Grand Total x Factor (1.0) ==> Total to Summary					2,551,475.00

DETAILED BREAKDOWN
Alteration Works to Neway Karaoke Box
H0287_NW Version 1

Zone B

Mechanical & Electrical Installation

CFA: m2
Cost/m2: HK\$
Total: HK\$ **1,495,920.00**

Item	Description	Unit	Quantity	Rate	Total HK\$
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings	Item			30,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	69.00	900.00	62,100.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			20,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	69.00	780.00	53,820.00
FS06	Provision of an audio-visual advisory system to interrupt or overrpt or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			250,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			100,000.00
FS08	Allow for miscellaneous works	Item			50,000.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			350,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			50,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			100,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new galvanized iron wiring conduits and re-wiring of all electrical cables and wires	Item			350,000.00
EL02	Application of fire-proof sealant around conduits passing through new fire – rated partitions	Item			50,000.00
Zone B Grand Total					1,495,920.00
Grand Total x Factor (1.0) ==> Total to Summary					1,495,920.00

Appendix III

Northcroft

ESTIMATED COST

FOR

**ALTERATION WORKS AT
KARAOKE ESTABLISHMENTS BILL TO LEGCO**

To

BIG ECHO CLUB KARAOKE BOX

For

SILVERCORD, KOWLOON

Northcroft Hong Kong Ltd.
Chartered Quantity Surveyors
Construction Cost Consultant
Tel: (852) 2893 0889
Fax: (852) 2893 3601
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24 August 2001

ALTERATION WORKS AT KARAOKE ESTABLISHMENTS BILL TO LEGCO
BIG ECHO CLUB KARAOKE BOX - 3/F (PORTION), SILVERCORD

Northcroft

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A	ELEMENTAL COST PLAN
B	ELEMENTAL COST BUILD-UP

PROJECT SUMMARY
Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Total Construction Floor Area (CFA) 923 m2		<u>Total CFA</u> m2	<u>Total Cost</u> (HK\$)	<u>Cost per CFA</u> (HK\$/m2)
A	3/F Karaoke Room (portion)	923	1,886,460.00	2,043.84
B	Mechanical & Electrical Installation		1,160,840.00	
		<i>Sub Total (HK\$)</i>	3,047,300.00	
C	Preliminaries (10%)		305,000.00	
		<i>Sub Total (HK\$)</i>	3,352,300.00	
D	Contingencies (10%)		335,000.00	
		<i>Sub Total (HK\$)</i>	3,687,300.00	

Total Estimated Cost as at August 2001 is (HK\$) 3,687,300.00

TOTAL ESTIMATED COST PER CONSTRUCTION FLOOR AREA (HK\$) 3,994.91/m2

SUMMARY OF ESTIMATED COSTS BY ELEMENTS

Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Code	Elements	WHOLE PROJECT (CFA 923.00 m2)		3/F Karaoke Room (portion) (CFA 923.00 m2)		Total Cost HK\$	Cost/m2 HK\$ / m2
		Total Cost HK\$	Cost/m2 HK\$ / m2	Total Cost HK\$	Cost/m2 HK\$ / m2		
	BUILDER'S WORK						
DM	DEMOLITION FOR INTERIOR DECORATION	240,000	260.02	240,000	260.02		
IW	INTERNAL WALLS	389,640	422.15	389,640	422.15		
DR	DOORS	176,400	191.12	176,400	191.12		
FF	FLOOR FINISHES	207,020	224.29	207,020	224.29		
CF	CEILING FINISHES	300,960	326.07	300,960	326.07		
WF	WALL FINISHES	97,440	105.57	97,440	105.57		
FI	BUILT- IN FITMENT	75,000	81.26	75,000	81.26		
FT	LOOSE FURNITURES	400,000	433.37	400,000	433.37		
		<u>1,886,460</u>	<u>2,043.84</u>	<u>1,886,460</u>	<u>2,043.84</u>		
	M & E SYSTEMS						
FS	FIRE SERVICES SYSTEM	430,840	466.78	430,840	466.78		
AC	A/C & VENTILATION WORKS	370,000	400.87	370,000	400.87		
EL	ELECTRICAL SYSTEM	360,000	390.03	360,000	390.03		
		<u>1,160,840</u>	<u>1,257.68</u>	<u>1,160,840</u>	<u>1,257.68</u>		
	<i>Subtotal</i>	<u>3,047,300</u>	<u>3,301.52</u>	<u>3,047,300</u>	<u>3,301.52</u>		
*	Preliminaries (10%)	305,000	330.44	305,000	330.44		
	<i>Subtotal</i>	<u>3,352,300</u>	<u>3,631.96</u>	<u>3,352,300</u>	<u>3,631.96</u>		
*	Contingencies (10%)	335,000	362.95	335,000	362.95		
	<i>Subtotal</i>	<u>3,687,300</u>	<u>3,994.91</u>	<u>3,687,300</u>	<u>3,994.91</u>		
		<u>640,000</u>	<u>693.39</u>	<u>640,000</u>	<u>693.39</u>		
	TOTAL	3,687,300	3,994.91	3,687,300	3,994.91		

2.0 BASIS OF COST ESTIMATE

2.1 This Cost estimate has been prepared to reflect the anticipated cost of the alteration works to the Big Echo Club Karaoke Box, Silvercord, Kowloon to comply with the license requirement under the proposed Karaoke Establishment Bill to be vetted by the Legislation Council.

A site visit was arranged on 10th May 2001 to inspect the existing status of the building and to collect all the relevant data to prepare this cost estimate.

The cost estimate is based on the measurement and pricing of quantities wherever information is provided and / or reasonable assumptions for other works not covered in the drawings or outline specification as stated within this document.

Unit rates are current market rates at May 2001. The unit rates are composite of labour, materials, equipment and all other associated costs.

Unit rates contain no provision for any possible future fluctuations in tender prices occurring between the time of preparing the estimate and time of calling tender and prices escalation risk during the construction period.

2.2 Items affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to: -

- Modification of the scope of work included in this preliminary estimate;
- Special phasing requirements;
- Restrictive technical specification;
- Any specified item of equipment, material, or product that cannot be obtained from at least three different sources;
- Any other non-competitive bid situations;
- Bids delayed beyond the projected schedule and;
- Cost and delay associated for obtaining the cleared site;
- Type of contractual arrangement and type of contractor used.

2.3 Contingencies

A design contingency of 5% has been allowed for Contractor's work. This is to allow for items not included in the drawings or specification undefined at this stage.

A construction contingency of 5% has been allowed for Contractor's work. This is to cover unforeseen expenditure during construction.

3.0 DESCRIPTION OF THE WORKS

- 3.1 The cost estimate comprises the alteration works to the Big Echo Karaoke Box, which is located on the 3/F (portion) at Silvercord, Kowloon.

The alteration works comprises all the works to alter the existing Karaoke box to comply with the license requirements under the proposed Karaoke Establishment Bill as listed in Raymond Chan Surveyors Limited's letter ref. PR010419/01 on 26th April 2001.

4.0 SCOPE OF COST ESTIMATE

4.1 The estimate is for all works normally contained in the building alteration contract and includes:

- Demolition of works in the existing building;
- General finishes and architectural works;
- Doors and ironmongery;
- Fittings and furnitures;
- Fire services installation;
- Electrical installation;
- Air-conditioning installation and ventilation works.

4.2 The estimate excludes:

- Structural / services survey;
- Operating equipment and supplies;
- Works outside 3/F (portion) public area;
- Diversion of existing utilities;
- Local authority contribution charges, design & installation fee, connection costs;
- Professional fees;
- Finance and legal expenses

5.0 DRAWINGS AND INFORMATION

5.1 The following drawings / information were used in the preparation of this estimate:

<u>Drawing No.</u>	<u>Description</u>	<u>Received by Northcroft on</u>
-	3/F Layout Plan (Revised)	15 August 2001
-	3/F Ventilation Plane Existing	3 May 2001
-	3/F Layout Plan (Proposed)	3 May 2001

6.0 AREA ANALYSIS

<u>6.1 Functional Area</u>	<u>GFA (m²)</u>
1. Karaoke Room area	655
2. Corridor	268
Total Gross Floor Area (m ²):	<hr/> <u>923</u>

6.2 Gross Floor Areas (m²)

Computed by measuring from the outside face of exterior walls (or in the absence of such walls, the external perimeter) of the buildings. It shall include all stair wells, balconies but exclude open courts, terraces and external canopies.

7.0 OUTLINE SPECIFICATIONS

7.1 Builder's Works

Demolition for Interior Decoration

Allowance for taking down and remove from the site of existing doors including ironmongery.

Allowance for taking down and removing from the site of existing internal partitions including finishes and system.

Allowance for replacement of all existing sofa seating.

Allowance for replacement of existing ceiling system.

Allowance for relocation of existing fixtures, furniture and equipment.

Internal Walls

Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories.

Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories.

Doors

Construct new 50mm thick 1/2 hour fire resistance period self-closing door with vision panel including hardcore door frames, painting and ironmongery.

Internal Finishes

Allowances for applying new finishes as shown in Section 8.0 - Schedule of Internal finishes to affected area to suit new layout.

New partition applying with new finishes to suit existing finishes and new layout.

Floor inside Karaoke room applying with new finishes to suit existing finishes.

Built - in Fitment

Allowance for new Service Counter of various sizes and all fixing accessories.

Allowance for new T.V Cabinet of various sizes and all fixing accessories.

Loose Furnitures

Allowance for provision of new sofa seating with fire resistance material for all Karaoke rooms and all fixing accessories.

7.0 OUTLINE SPECIFICATIONS (con't)

7.2 Fire Services System

Prepare surface and apply three coats of fire retardant paint or solution to all new combustible materials use for ceiling, partitions or wall furnishings.

Supply and installation of low level directional signs along internal corridors.

Display of schematic exit plan at each karaoke rooms.

Provision of an audio-visual advisory system to interrupt or overrult or override sound and visual images produced by karaoke equipment in case of alarm.

Alternation of part of existing fire services installation and equipment to suit new layout.

Supply and installation of new alarm bell of the fire alarm system at each karaoke room.

Supply and installation of emergency light fitting at each karaoke room.

7.3 A/C & Ventilation Works

Relocation and modification of existing air ducts, chilled water pipes, fan coils and other MVAC equipment to suit new layout.

Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions.

Supply and installation of automatic cut-off devices for mechanical ventilation system.

7.4 Electrical System

Supply and installation of new galvanized iron wiring conduits and re-wiring of all electrical cables and wires.

Application of fire-proof sealant around conduits passing through new fire-rated partition.

8.0 SCHEDULE OF FINISHES

Zone	Floor/Skirting	Wall/Partition	Ceiling
Karaoke Room area	600 X 600mm thick PVC flooring tiles (F-3)	Wall Paper (W-1)	Wooden board false ceiling with emulsion paint (C-2)
Corridor	300 X 300mm thick PVC flooring tiles (F-2)	Wall Paper (W-1)	Wooden board false ceiling with emulsion paint (C-2)

PROJECT ELEMENTAL ANALYSIS

Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

CFA: HKS 923.00m2
Cost/m2: 3,994.91
Total : HKS 3,687,300.00

Item	Description	Cost/m2	Total HKS	%tage
DM	DEMOLITION FOR INTERIOR DECORATION	260.02	240,000.00	6.509
IW	INTERNAL WALLS	422.15	389,640.00	10.567
DR	DOORS	191.12	176,400.00	4.784
FF	FLOOR FINISHES	224.29	207,020.00	5.614
CF	CEILING FINISHES	326.07	300,960.00	8.162
WF	WALL FINISHES	105.57	97,440.00	2.643
FI	BUILT- IN FITMENT	81.26	75,000.00	2.034
FT	LOOSE FURNITURES	433.37	400,000.00	10.848
FS	FIRE SERVICES SYSTEM	466.78	430,840.00	11.684
AC	A/C & VENTILATION WORKS	400.87	370,000.00	10.034
EL	ELECTRICAL SYSTEM	390.03	360,000.00	9.763
*	Preliminaries (10%)	330.44	305,000.00	8.272
*	Contingencies (10%)	362.95	335,000.00	9.085
Grand Total		3,994.91	3,687,300.00	100.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Zone A
3/F Karaoke Room (portion)

CFA: 923.00m2
Cost/m2: HK\$ 2,043.84
Total: HK\$ 1,886,460.00

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			20,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			60,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			50,000.00
DM04	Allow for taking down and remove form the site of existing fire shutters including all necessary system	Item			10,000.00
DM05	Allow for relocation of existing fixtures, funiture and equipment	Item			50,000.00
DM06	Allow for replace of existing Ceiling System	Item			50,000.00
	DM - Subtotal				240,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories	M2	908.00	340.00	308,720.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	289.00	280.00	80,920.00
	IW - Subtotal				389,640.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing doors with vision panel including hardcore door frames, painting and ironmongery	No	63.00	2,800.00	176,400.00
	DR - Subtotal				176,400.00
FF	FLOOR FINISHES				
FF06	300 X 300 PVC flooring tiles (corridor)	M2	20.00	240.00	4,800.00
FF09	600 x 600 PVC flooring (karaoke room)	M2	655.00	280.00	183,400.00
FF10	Allow for 10% skirting	Item			18,820.00
	FF - Subtotal				207,020.00
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing wooden board false ceiling, emulsion paint and all fixing accessories	M2	912.00	330.00	300,960.00
	CF - Subtotal				300,960.00
WF	WALL FINISHES				
WF14	wall paper fixed with adhesive	M2	2,030.00	48.00	97,440.00
	WF - Subtotal				97,440.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Zone A
3/F Karaoke Room (portion)

CFA: 923.00m2
Cost/m2: HK\$ 2,043.84
Total: HK\$ 1,886,460.00

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
FI	BUILT - IN FITMENT				
FI01	Allow for T.V Cabinet and fixing accessories	Item			50,000.00
FI03	Allow for new step	Item			15,000.00
FI02	Allow for miscellaneous works	Item			10,000.00
	FI - Subtotal				75,000.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			400,000.00
	FT - Subtotal				400,000.00
Grand Total					1,886,460.00

ZONE ELEMENTAL ANALYSIS
Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Zone B
Mechanical & Electrical Installation

CFA: m2
Cost/m2: HK\$
Total: HK\$ **1,160,840.00**

Item	Description	Unit	Quantity	Rate HK\$	Total HK\$
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and supply three coats of fire retardant paint or solution to all new combustible materials used for ceiling, partitions or wall furnishings	Item			30,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	63.00	900.00	56,700.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			15,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	63.00	780.00	49,140.00
FS06	Provision of an audio-visual advisory system to interrupt or overrpt or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			200,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			50,000.00
FS08	Allow for miscellaneous works	Item			20,000.00
	FS - Subtotal				430,840.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			200,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			100,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			50,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
	AC - Subtotal				370,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new g.i wiring conduits and re-wiring of all electrical cables and wires	Item			320,000.00
EL02	Application of fire-proof sealant around conduits passing through new fire -rated partitions	Item			40,000.00
	EL - Subtotal				360,000.00
	Grand Total				1,160,840.00

DETAILED BREAKDOWN
Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Zone A

3/F Karaoke Room (portion)

CFA: 923.00m2
Cost/m2: HK\$ 2,043.84
Total: HK\$ 1,886,460.00

Item	Description	Unit	Quantity	Rate	Total HK\$
DM	DEMOLITION FOR INTERIOR DECORATION				
DM02	Allow for taking down and remove from the site of existing doors including ironmongery	Item			20,000.00
DM01	Allow for taking down and remove from the site of existing internal partitions including finishes and system	Item			60,000.00
DM03	Allow for replace of all the existing Sofa Seatings	Item			50,000.00
DM04	Allow for taking down and remove form the site of existing fire shutters including all necessary system	Item			10,000.00
DM05	Allow for relocation of existing fixtures, furniture and equipment	Item			50,000.00
DM06	Allow for replace of existing Ceiling System	Item			50,000.00
IW	INTERNAL WALLS				
IW01	Construct new 100mm thick 1 hour fire resistance period light weight partition up to suspended slab and all fixing accessories	M2	908.00	340.00	308,720.00
IW02	Construct new / existing 100mm thick gypsum plaster board partition up to false ceiling and all fixing accessories	M2	289.00	280.00	80,920.00
DR	DOORS				
DR01	Construct new 50mm thick 1/2 hour fire resistance period self-closing doors with vision panel including hardcore door frames, painting and ironmongery	No	63.00	2,800.00	176,400.00
FF	FLOOR FINISHES				
FF06	300 X 300 PVC flooring tiles (corridor)	M2	20.00	240.00	4,800.00
FF09	600 x 600 PVC flooring (karaoke room)	M2	655.00	280.00	183,400.00
FF10	Allow for 10% skirting	Item			18,820.00
CF	CEILING FINISHES				
CF09	Allow for replacement of part of existing wooden board false ceiling, emulsion paint and all fixing accessories	M2	912.00	330.00	300,960.00
WF	WALL FINISHES				
WF14	wall paper fixed with adhesive	M2	2,030.00	48.00	97,440.00
FI	BUILT - IN FITMENT				
FI01	Allow for T.V Cabinet and fixing accessories	Item			50,000.00
FI03	Allow for new step	Item			15,000.00
FI02	Allow for miscellaneous works	Item			10,000.00
FT	LOOSE FURNITURES				
FT03	Allow for provision of new sofa seatings with fire resistance material for all Karaoke rooms and all fixing accessories	Item			400,000.00

DETAILED BREAKDOWN
Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1

Zone A

3/F Karaoke Room (portion)

CFA: 923.00m2

Cost/m2: HK\$ 2,043.84

Total: HK\$ 1,886,460.00

Item	Description	Unit	Quantity	Rate	Total HK\$
Zone A Grand Total					1,886,460.00
Grand Total x Factor (1.0) ==> Total to Summary					1,886,460.00

DETAILED BREAKDOWN

**Alteration Works to Big Echo Karaoke Box
H0287_BE Version 1**

Zone B**Mechanical & Electrical Installation**

CFA: m2
Cost/m2: HK\$
Total: HK\$ 1,160,840.00

Item	Description	Unit	Quantity	Rate	Total HK\$
FS	FIRE SERVICES SYSTEM				
FS01	Prepare surface and supply three coats of fire retardant paint or solution to all new combustible materials used for ceiling, partitions or wall furnishings	Item			30,000.00
FS09	Supply and installation of new alarm bell of the fire alarm system at each Karaoke room	No	63.00	900.00	56,700.00
FS03	Supply and installation of low level directional signs along internal corridors	Item			15,000.00
FS04	Display of schematic exit plan at each Karaoke room	Item			10,000.00
FS0A	Supply and installation of emergency light fitting at each Karaoke room	No	63.00	780.00	49,140.00
FS06	Provision of an audio-visual advisory system to interrupt or overrpt or override sound and visual images produced by Karaoke equipment in case of an alarm	Item			200,000.00
FS07	Alteration of part of exiting fire services installation and equipment to suit new layout	Item			50,000.00
FS08	Allow for miscellaneous works	Item			20,000.00
AC	A/C & VENTILATION WORKS				
AC01	Relocation and modification of existing air duct, chilled water pipes, fan coils and other MVAC equipment to suit new layout	Item			200,000.00
AC02	Supply and installation of fire damp of 1 hour fire resistance period to air ducts passing through new fire-rated partitions	Item			100,000.00
AC03	Supply and installation of automatic cut-off devices for mechanical ventilation system	Item			50,000.00
AC04	Allow for miscellaneous works	Item			20,000.00
EL	ELECTRICAL SYSTEM				
EL01	Supply and installation of new g.i wiring conduits and re-wiring of all electrical cables and wires	Item			320,000.00
EL02	Application of fire-proof sealant around conduits passing through new fire -rated partitions	Item			40,000.00
Zone B Grand Total					1,160,840.00
Grand Total x Factor (1.0) ==> Total to Summary					1,160,840.00

Letterhead of FIRE SAFETY ENGINEERING

TELEFAX

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To: Karaoke Requirements Concerns Group, Hong Kong
Attention: Dr Kwan Lim Ho
Fax no.: 00 852 2524 0908

From: Professor D D Drysdale
Subject: Comments on ERM Report
Date: 3 June, 2001
No. of pages: 5

Dear Dr Kwan

Please find attached my revised comments on the ERM Report. I apologise that I could not get this to you on Friday. Please let me know if this covers all the issues.

I look forward to hearing from you.

Yours sincerely

Professor D D Drysdale

Comments on the Report “Regulatory Impact Assessment on the Licensing Control of Karaoke Establishments” (Environmental Resources Management, Hong Kong)

by

Professor D D Drysdale
School of Civil and Environmental Engineering
University of Edinburgh

Following a discussion with Dr Lim-Ho Kwan on Friday 20th April, I undertook to read and comment upon the report provided by Environmental Resources Management entitled “Regulatory Impact Assessment on the Licensing Control of Karaoke Establishments”.

I believe that there are several errors of fact and supposition in the report which will inevitably have affected the conclusions drawn by the authors. The most serious is the way in which the “statistics” of fires in KEs are developed. Perhaps less serious is the fact that the authors have given no thought to other fire safety measures which can be introduced to make these establishments much safer than they are now. This is in part due to a misunderstanding that the authors appear to have regarding some of the basic principles of fire safety engineering.

(1) Statistics of fires in KE in Hong Kong

In effect, these do not exist as they have not been collected. The authors base their “statistical argument” on a sample which consists of a single piece of data. They do not appear to have attempted to seek out any other data, other than study newspaper archives over a 10 year period. No consideration is given to the possibility that there may have been other fires in KE which were successfully extinguished either by the customers, the staff or the FSD. Newspapers are unlikely to report small fires: the absence of any other reported incidents (ignoring the fire in Yau Ma Tei in a building *housing* a KE) may be an indication that the Karaoke Industry has a good fire record. Unfortunately, the data held by the FSD are not broken down to distinguish fires occurring in KE from those occurring in other clubs and places of entertainment. I find it difficult to accept that in the last ten years there has been only one fire in a KE in Hong Kong. This lack of data means that a sensible analysis cannot be carried out. The authors of the report seem to be taking the Top One Club fire as an indication that 17 people will die in a fire in a KE every 10 years in Hong Kong, without any additional supporting evidence. Their suggestion in Section 4.4 (p.29) that 1 fatality could be expected every three months “if all KE were similar to Top One” is not borne out by the available evidence and is a complete misreading of the TOC incident.

It is tragic that this fire killed so many people but it must be remembered that this was an arson attack in which the perpetrators went out of their way to cause serious harm.

If there was a substantial database on fires in KE, the statistical significance of this one event could be examined. However, it must be considered in context. It was not an ordinary fire and should not be considered as such. It should be treated as an arson attack and - if arson is seen to be a major threat - measures taken to prevent such attacks happening in the future. There is no guarantee that there would be no life loss if there was a similar arson attack on a KE which conformed to the proposed legislation. I will return to this point again later.

(2) The Role of the Sprinkler System

I gather from reading the ERM report that many KE are already protected by sprinklers. This is by far the best method of protection. However on p.30, the authors make a statement in the first paragraph of the Discussion which is very misleading. To quote:

“The reason for the large change of risk between the Base Case and the Post-Legislation Cases is the impact of a well maintained sprinkler system. This was graphically illustrated in the Top One incident where of 50 sprinklers only 8 discharged, and even these were ineffectual.”

It is a commonly held misconception that when a fire occurs a large number of sprinklers (perhaps all) will discharge. This is wrong. The reason why there is a large number of sprinkler heads (50 at TOC) is to provide cover to all areas, but the purpose of the system is to control a fire with a small number of heads - perhaps only one or two in the immediate vicinity of the fire. Fire statistics show that this is indeed the case. If too many heads open, the pumps will be unable to maintain the pressure needed to discharge water from the individual heads in the required manner and the system may “fail” as a consequence. Under these circumstances, the fire will get out of control and continue to spread. What is interesting about the TOC fire is that *only* eight heads “discharged”. I submit that the system did *not* fail. If the fire had been out of control, then many more heads (perhaps all) would have opened as the fire developed. I do not have all the facts before me, but it seems reasonable to assume that the sprinkler system prevented the fire spreading much beyond the area initially involved. The fact that the fire caused eight heads to open before it was (apparently) brought under control is consistent with a fire started with a highly flammable liquid. This will develop very rapidly to involve all the spilt liquid and will be very difficult, if not impossible, to control with a water spray delivered by an ordinary sprinkler system. However, the sprinkler system will prevent the fire spreading to ordinary combustibles beyond the area affected by the flammable liquid.

In the Discussion in the ERM Report, it is assumed that the sprinkler system did not control the fire because it was not well maintained. This assumption cannot be justified as it appear that the system *did* prevent to fire spreading out of control after 8 heads had opened. If the fire had been an “accidental” one, it would probably have been controlled by only one or two heads, if indeed it had been allowed to grow to a size sufficient to activate the system.

(3) The Importance of Early Detection and Suppression

If it is assumed that KEs are to be protected against accidental fires, then there is great scope for using modern detection, alarm and suppression systems to provide an acceptable level of safety. As far as I am aware, the proposed regulations do not give any specifications about the types of detector, or type of sprinkler system that should be installed. These should be specified for *life safety*. While this may seem obvious, I do not know what type of sprinkler heads are routinely installed in KEs. These should be of the fast response type which will respond to a fire at a very early stage, thus giving the system the maximum opportunity of controlling the fire with only one head. The fire will remain small and occupants will have the maximum opportunity to escape to a place of safety. Early detection and alarm will alert the staff and give them the maximum time to shepherd the customers to a place of safety. A fire can be detected before it has grown beyond 10 - 15 kW in size (a wastepaper basket, fully burning). The people in the room of origin (if they were not able to extinguish the fire) would be able to leave the room safely, but the fire would have to exceed 50 - 100 kW before the occupants of surrounding rooms would come under threat. These figures are very approximate and are given for illustrative purposes only: the important point is that any accidental fire will take time to grow, giving time for action (escape, extinction, etc.) to be taken.

When the fire has increased in size to 500 - 1000 kW (0.5 - 1 MW) and above, the structure of the building will become threatened. It is only after this stage that the fire resistance period is relevant. The occupants must have escaped long before this time. Long before the structure is threatened, the levels of toxic smoke are likely to be fatal to anyone remaining within the establishment. FRP is for property protection, not for life safety in KEs - well fitting doors with self-closers would be much more appropriate to keep the smoke from infiltrating from one room to the rest of the building while occupants were making their way to safety.

Clearly, time is of the essence. At the TOC fire, there was no significant growth period as the flammable liquid used would have become fully involved immediately following ignition. This is probably the reason why so many heads opened and the question of whether the system was “ineffective” is not really relevant, for the reasons given in the last section.

(4) Importance of “Materials”

I note that the ERM Report refers to the Draft Regulations specifying “fire resisting fabrics”, medium hazard PU foam-filled furniture and carpets of good fire properties. This is highly desirable as, if implemented, the rate of fire growth would be reduced and thus more time would be available for escape. I understand that at TOC, the upholstered furniture contained “standard” polyurethane foam, a material which was banned in the UK from the 1980s. This would have become involved in the fire at an early stage and created significant quantities of thick, toxic smoke, capable of preventing customers escaping.

I note that ceilings, partitions and wall coverings (“furnishings”) are required to meet BS 476 Part 7, Class 1 *or* 2 Rate of Surface Spread of Flame. I believe that Class 1 (*only*) would be a more appropriate specification, particularly in the corridors. (In the UK, an even more stringent classification (“Class 0” according to BS476 Part 6) is required for the surface linings of escape routes.)

(5) Means of Escape

The issue of corridor widths and dead-ends is one that can only be dealt with on a case-by case basis. Obviously, wide corridors without dead ends are to be encouraged but, in existing KEs, may not be possible without huge financial penalty. This is exactly the situation in which discretion should be allowed, providing the owner with various options (early detection - alarm, well trained staff, etc.) which can be shown to result in acceptable levels of safety. However, overcrowding should be avoided and the Code of Practise regarding means of escape should be strictly observed at all materials times.

(6) Additional Factors

A number of other issues in the ERM Report deserve comment, although I am inhibited by my lack of detailed knowledge of the changes that have been made to the Draft Regulations since they were out for consultation. It is important to point out that the conclusions drawn in the Report are based on an Event Tree analysis which is used to show that benefit will accrue from the implementation of the Regulations. However, I believe that the analysis is flawed and is based on a number of misconceptions, the most significant is the “base line case” which has no statistical foundation. I would also like to see a clearer explanation of the data used in the Fault Tree.

(7) Conclusions

Major changes to the building regulations are introduced when there is clear evidence that such changes are necessary. Such evidence is gleaned from a careful analysis of the fire statistics over a number of years. It must be shown that the costs associated with these changes are justified. A regulatory impact assessment provides the means of testing whether or not the benefits are commensurate with the cost, but this it is difficult to quantify when the “benefits” are saving life and preventing injury. It can only be attempted when there is a large and reliable database on which the argument can be based. This is certainly not the case in the ERM Report in which the argument is based on the outcome of a single, very serious and determined arson attack. The Report does not contain the evidence to justify the proposed changes to the regulations. This is compounded by the fact that one of the most important arguments used to justify the changes is based on an incorrect conclusion about the role of the sprinklers in the TOC fire.