

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Information on The Implementation Programme of a Capital Works Project

Introduction

This note sets out an overview of the administrative and planning procedures for implementation of capital works projects, for the information of PWSC members.

Acceleration of Project Delivery

2. With the recent implementation of the following measures, the lead time from inception to commencement of construction of a typical engineering and building project has been shortened from six years to less than four years -

- (a) simplifying the preliminary technical appraisal for admitting projects into the Capital Works Programme and keeping as far as practicable the time allowed for such appraisals to four months;
- (b) allowing bureaux to submit funding bids in-year, between the annual resource allocation cycles;
- (c) streamlining procedures for the creation of minor works items (under \$15 million);
- (d) allowing Controlling Officers the option to initiate works-related tendering and consultant selection procedures before funding is secured. The acceptance of any tender or bid must still be subject to funding approval and conditions attached to such;
- (e) taking parallel actions for the environmental impact assessment and gazetting; and

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- (f) streamlining the tender procedures for capital works projects under \$50 million (e.g. dropping the gazettal requirement since tender notices are published on the Internet) and allowing Controlling Officers the option to approve tender awards for straightforward cases under specified circumstances.

The updated flow charts incorporating the above changes for a typical engineering and building project are attached.

Engineering Projects

3. The flow chart in Enclosure 1 illustrates the main activities involved in the delivery of a medium size typical engineering project.

4. A capital works engineering project starts with a Technical Feasibility Statement, which is to be completed within a short time, to confirm the feasibility on a prima facie basis, define the scope of works and establish the rough order of cost.

5. Once included in the Capital Works Programme, the project enters into the Preliminary Design Stage for developing the preliminary technical details of the project and undertaking various impact assessments, including Environmental Impact Assessment (EIA), Traffic Impact Assessment, and Drainage Impact Assessment. For projects not sensitive in environmental impacts terms gazetting under statutory ordinances could be carried out in parallel with EIA and procedures under EIAO.

6. After the preliminary technical details have been affirmed and the procedures of EIAO completed, the project will move onto the Detailed Design Stage for preparing the design details and tender documents for the works contracts, with the procedures under relevant statutory ordinances and land resumption proceeding in tandem.

7. Funding application will also be made in parallel with the detailed design so that construction on site will commence after completing the tendering procedures.

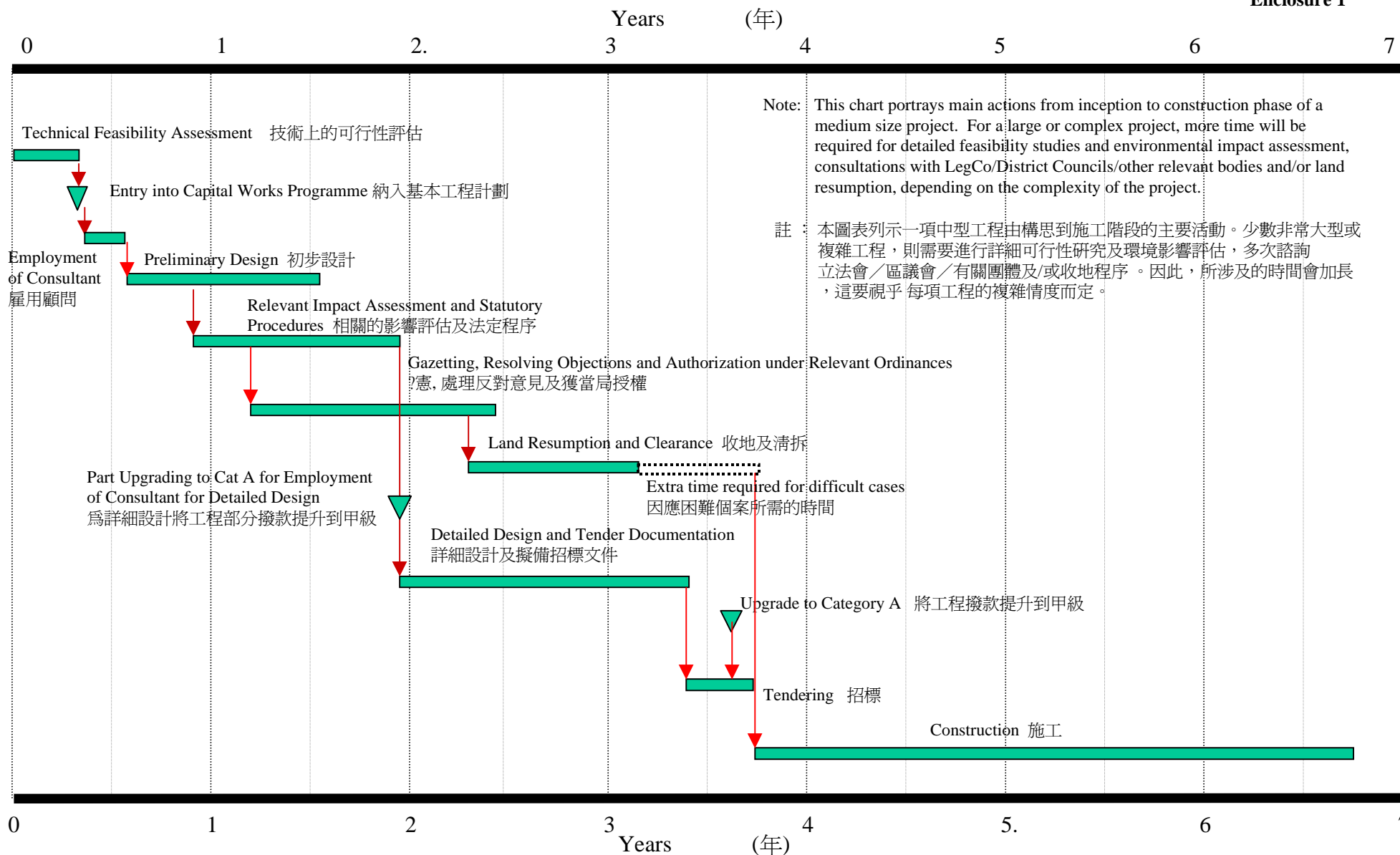
Building Projects

8. The flow chart in Enclosure 2 illustrates the main activities involved in the delivery of a medium size building project.

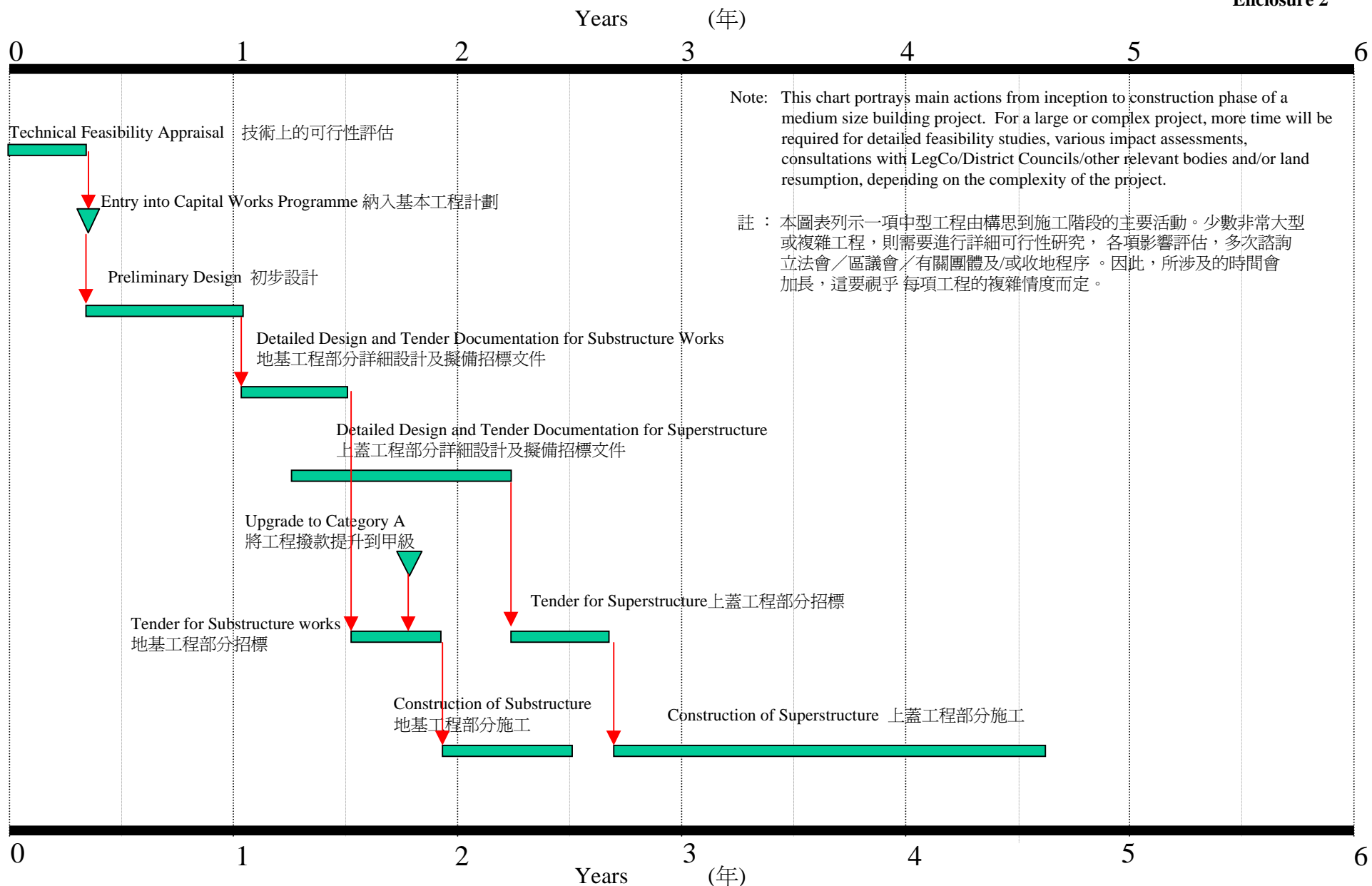
9. The delivery process of a building project is simpler than that of an engineering project as a building project is normally less sensitive in environmental impact terms and often does not require land resumption.

10. In general, the foundation works of a building project will start at about two years after inception and the superstructure works will commence after the completion of the foundation.

Works Bureau
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Flow Chart A - Programme of a Typical Medium Size Public Engineering Project
流程表A - 一般中型工務工程的實施程序



Flow Chart B - Programme of a Typical Medium Size Public Building Project
流程表 B - 一般中型工務建築工程的實施程序