

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 242RS – Tseung Kwan O Sports Ground

INTRODUCTION

In considering PWSC(2005-06)45 on “242RS – Tseung Kwan O Sports Ground” at the PWSC meeting on 11 January 2006, Members requested the Administration to provide information on a comparison between the proposed Tseung Kwan O Sports Ground and the Ma On Shan Sports Ground in terms of costs and facilities.

THE ADMINISTRATION’S RESPONSE

2. A cost comparison between the proposed Tseung Kwan O Sports Ground and Siu Sai Wan Sports Ground instead of Ma On Shan Sports Ground is at **Enclosure**.

3. Since the facilities and project scope of Ma On Shan Sports Ground are much smaller in scale than that for Tseung Kwan O Sports Ground, it is not appropriate to compare these two projects of different extent and standard. Also, the contractor of Ma On Shan Sports Ground had gone into liquidation. The site was re-entered by Architectural Services Department in December 1997, i.e. about 17 months after commencement of work. It is suspected that the low tender pricing might be one of the possible reasons in causing the liquidation. Therefore, it is considered **not** appropriate to take the cost figures of Ma On Shan Sports Ground as a project for comparison with Tseung Kwan O Sports Ground.

4. Furthermore, Ma On Shan Sports Ground was designed for local district sports activities, of much smaller scale than that of Tseung Kwan O Sports Ground. Instead, another sports ground project, Siu Sai Wan Sports Ground completed in late 1996 is considered more relevant in view of its scale and facilities, which are of much higher standard than Ma On Shan Sports Ground. Details of major facilities of Siu Sai Wan Sports Ground are also listed in the Enclosure.

OTHER INFORMATION REQUESTED

5. Other related information on the project requested by Members of PWSC at the meeting on 11 January 2006 has been provided in PWSC(2005-06)53 for the PWSC meeting scheduled for 15 February 2006.

Home Affairs Bureau
February 2006

242RS - Tseung Kwan O Sports Ground
Cost comparison with similar project

		(i)	(ii)
		Revised project estimate of Tseung Kwan O Sports Ground	Updated project estimate of Siu Sai Wan Sports Ground
		\$ million	\$ million
(a)	Site formation	1.6	5.6
(b)	Piling	35.3	25.3
(c)	Main sports ground facilities	28.0	Included in (e)
(d)	Secondary sports ground facilities	13.6	Not applicable
(e)	Spectator stand (including the ancillary facilities below)	99.7	69.1
(f)	Administration block	34.3	Not applicable
(g)	Building services	66.5	24.2
(h)	Drainage	9.4	6.6
(i)	External works	36.5	31.7
(j)	Soft landscaping works	5.0	5.0
(k)	Furniture and equipment (F&E)	3.2	4.8
(l)	Consultant's fee for contract administration	3.2	In-house staff
(m)	Contingencies	16.0	12.4
	Total	352.3	184.7

Construction unit cost

(excluding site formation, external works, soft landscaping, F&E, consultancy fee)

Construction cost = (b) to (h) + (m)	\$302.8M	\$137.6M
Construction unit cost:	\$16,800 per sq.m.	\$16,300 per sq.m.

Note:

The following net construction unit rates were quoted at the Home Affairs Panel meeting held on 23 January 2006 for cost comparison purpose.

	<u>Tseung Kwan O</u> <u>Sports Ground</u>	<u>Siu Sai Wan</u> <u>Sports Ground</u>
Net building unit cost is based on construction cost of items (c) to (f)	\$9,800 /m ²	\$8,200 /m ²
Net building services unit cost is based on construction cost of item (g)	\$3,700 /m ²	\$2,900 /m ²
Net construction unit cost is based on construction cost of items (c) to (g)	\$13,500 /m ²	\$11,100 /m ²

Major facilities of Siu Sai Wan Sports Ground

(a) Main Sports Ground

- (i) track and field provisions including an eight-lane 400-metre all-weather synthetic running track, a javelin-throw circle, high jump take-off runways and pits, long jump and triple jump runways and pits, pole-vault runway and landing area, steeple chase facilities, a hammer and discus cage, and a shot-put throwing area;
- (ii) an 11-a-side natural turf football pitch conforming to the Federation Internationale de Football Association standards; and
- (iii) a covered spectator stand with a seating capacity of about 10,000.

(b) Ancillary Facilities

- (i) vehicle parking spaces for 24 private cars and 20 coaches;
- (ii) a ticketing office and associated facilities; and
- (iii) ancillary facilities including administration offices, function rooms, conference rooms, changing rooms, toilets, doping control, first-aid, store rooms, maintenance and service yards, refuse collection chambers and electrical and mechanical plant rooms.