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Legislative Council Building
8 Jackson Road
Central
Hong Kong
(Attn: Miss Flora Tai)

15 December 2006

Dear Miss Tai,

Panel on Home Affairs**Subcommittee to Follow Up the Outstanding Leisure and
Cultural Services Projects of the Former Municipal Councils****Minutes of Meeting on 23 October 2006**

Referring to paragraph 29 of the captioned minutes of meeting held on 23 October 2006, we provide the pre-construction processes and timeframe required for the Siu Sai Wan Complex project based on the fast-tracked programme noted by the Subcommittee after discussion with the Administration and professional bodies in December 2005.

In view that the scope of Siu Sai Wan Complex project includes a library, a community hall, an indoor swimming pool complex and an indoor sports center, the pre-construction process time to complete the work including sketch design; detailed design; production of working drawings and tender documents requires 16 months plus tendering and assessment of tenders require 4 months. The overall construction period for this project will be 32 months including 6 months for slippage and handover.

Please note that the start date of the project is now advanced by 4 months from the original programme commencement in July 2008 and completion in March 2011.

We have examined the proposal of adopting separate piling contract arrangement to fast track the delivery of the Siu Sai Wan Complex project. It is noted that the commencement of construction work, i.e. piling work, could be advanced to November 2007 instead of March 2008 as currently scheduled.

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However, the overall completion of the project, could only be advanced to September 2010 which is one month ahead of the current proposed programme.

Using two separate contractors for piling and superstructure work as compared with one main contractor responsible for both works, the contractor would not be able to take the advantage of overlapping some construction sequences and to exercise better construction management and control of site activities. Besides, slippage has to be allowed for both the piling and superstructure contract. Thus the project could only be completed one month earlier in this case. However there is the need to bear the risk of a longer programme in the case of unsatisfactory performance of the smaller size piling contractor.

We propose that separate piling contract arrangement should be adopted in projects where there would be obvious programme advantage. There is no such advantage in the Siu Sai Wan Complex case. Please refer to the attached Paper "Review on the Adoption of Separate or Combined Contract Strategy for Piling and Superstructure Works for Implementing the 25 Leisure and Cultural Priority Projects" for your reference. We will continue to explore the adoption of the separate piling contract arrangement in other suitable projects.

Yours sincerely,

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