

**For Information  
on 19 December 2006**

**SUBCOMMITTEE TO FOLLOW UP THE OUTSTANDING  
LEISURE AND CULTURAL SERVICES PROJECTS OF THE  
FORMER MUNICIPAL COUNCILS**

**Review on the Adoption of Separate or Combined Contract Strategy  
for Piling and Superstructure Works for Implementing  
the 25 Leisure and Cultural Priority Projects**

**Introduction**

In response to the Subcommittee's request at the meeting on 23 October 2006, a review has been carried out regarding the adoption of combined or separate contract strategy for piling and superstructure works in connection with the implementation of the 25 Leisure and Cultural Priority Projects.

**Combined Contract Strategy for Piling and Superstructure Works**

2. Based on the project characteristics, the advantages of Combined Contract Strategy are as follows -
  - (a) Overall construction period will be shortened as there is no need to allow slippage for the piling contract and the piling works can be carried out by phases to facilitate an early start of the superstructure that usually takes longer time for construction.
  - (b) Risk of a longer slippage period due to construction dispute between piling contractor and superstructure contractor on handover matters can be minimized.
3. The major disadvantage of adopting the combined contract strategy is that site works will only commence after the completion of all the design and development stages of the whole project.

## **Separate Contract Strategy for Piling and Superstructure Works**

4. The advantages of Separate Contract Strategy are -
  - (a) The project could commence much earlier as compared with the combined contract arrangement.
  - (b) More time would be provided for the preparation of detailed design and tender documentation for the superstructure contract.
5. The disadvantages of Separate Contract Strategy are -
  - (a) There is no significant gain in the project completion, as slippage has to be allowed for both the piling and superstructure contract.
  - (b) Potential risk of hindrance on progress of works would be higher if defects are found during or after the handover of site from the piling contractor to the superstructure contractor.

### **Assessments and Recommendations**

6. We have reviewed the following projects in the 25 Leisure and Cultural Services Priority Projects in which the preliminary designs have been completed -

(a) 47RG - Siu Sai Wan Complex, Chai Wan

By adopting separate piling contract, the project completion date would not be much advanced in this case. In view of the advantages of Combined Contract Strategy against Separate Contract Strategy is more prevailing in this particular project, it is recommended that one combined piling and superstructure contract would be applied for this project.

(b) 260RS – Swimming Pool Complex in Area 2, Tung Chung

The major constraint of this project is lack of site access and it is necessary to complete the access road before commencement of construction works for the swimming pool complex. A separate contract strategy is recommended as it would enable an early start of the construction of access road and foundation works and advance the overall completion of the project by two months.

(c) 48RG – Tin Shui Wai Library cum Indoor Recreation Centre

The recent ground investigation has revealed that underground marble cavities exist in the captioned site, which necessitate extensive foundation works and will lengthen the overall construction programme. A separate contract strategy is recommended as it would enable an early start of the foundation works and allow more time for the foundation construction. The design and layout of the proposed development should be submitted to Town Planning Board for approval. By adopting separate piling contract strategy, the project team may utilize the foundation construction period to further develop the detailed design to satisfy Town Planning Board's additional comments, if any, in respect of the layout of the development.

Architectural Services Department  
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