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政府總部
香港下亞厘畢道

GOVERNMENT SECRETARIAT
LOWER ALBERT ROAD
HONG KONG

本函檔號 Our Ref.: CSO/ADM CR 1/5281/05(07) Pt. 30
來函檔號 Your Ref.:

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立法會大樓
立法會行政管理委員會秘書
盧程燕佳女士

盧女士：

為討論與新立法會綜合大樓有關事宜而
於二零零七年六月一日舉行的諮詢會議

謝謝你於二零零七年六月五日及六月七日致函行政署長，轉達立法會議員於上述會議提出的問題。

我們理解立法會議員希望知道添馬艦發展工程的標書詳細內容，但我們未能透露標書的詳細內容及它們如何達到招標文件內列出的招標要求。

根據世界貿易組織《政府採購協定》及政府的一貫做法，我們必須保持標書機密。這個保密的要求是為了確保投標過程的完整性，及避免在過程中出現任何不當的操縱行為。由於標書的詳情涉及該些私人機構的敏感商業資料及生意經營狀況，這個保密要求對於保護投標者的利益及聲譽亦是必需的。所有的投標者都簽署了保密協議，政府亦必須遵守同樣的原則，不能透露標書詳情。因此，政府及投標者均不適宜談論招標文件以外的標書詳情。

雖然如此，我們察覺到議員所提出的大部份問題，均涉及長約六千頁的招標文件內所載的投標要求。我們已於早前將五份招標文件放存於立法會秘書處。我現將有關的投標要求節錄於本信的附件，以便議員參考。

希望以上的資料能有助你了解情況。正如我們在五月十八日的文件中所提及，我們會認真看待公眾的意見，亦會待正式批出合約後，向立法會或有關的事務委員會報告最新情況。

行政署長

（王明慧  代行）

二零零七年六月十八日

副本送：

建築署（經辦人：袁家達先生）

添馬艦發展工程的「設計及建造」合約
投標文件節錄摘要

(由於招標文件只有英文版，此附件內容乃招標文件有關內容的翻譯本。一切內容以招標文件為準。)

(1) 評審標書的基礎

標書評審將依照一系列詳盡的因素。有關質素方面的考慮佔總分的六成，其中包括設計和美感；規劃、可持續性和環境保護；以及功能和技術性的考慮。而價格方面的考慮因素，則佔總分的四成。有關評審準則載於**附錄 A** 作參考。*[請參閱招標文件《投標須知》的附錄 B]。*

(2) 工地範圍

添馬艦發展工程的工地範圍，南至夏慤道，東至添美道(D9 路)，西至添華道（D8 路)，北至 P2 路（將於中環填海計劃第三期完工後建成)。工地範圍亦已標示於圖則編號 AB/6104/ERI/SK-01（見**附錄 B**)。*[請參閱招標文件《僱主要求》第 I 部分「一般規定及要求」第 3 段]*

(3) 工程項目的相互關係

設計須反映政府總部大樓及立法會綜合大樓的獨立身分，但同時亦須表達它們在憲制角色上的特殊關係。政府總部大樓須要象徵著一個負責任、開明及透明度高的政府，及包括不少於兩幢建築物：一幢低座作為行政長官辦公室，及行政會議和其秘書處的辦公地方；及不少於一幢的辦公大樓，以容納各個具主要制定政策職能的辦公室。立法會綜合大樓須凸顯立法會獨立及獨特的地位及形象(即透明度高及莊嚴)。立法會綜合大樓將會矗立於其他建築群外，及可以無遮擋地從維港對岸容易看到。*[請參閱招標文件《僱主要求》第 I 部分「一般規定及要求」第 1 段；第 II 部分 A 節「一般要求」第 1.2.3 段；及第 II 部分 C 節「立法會綜合大樓」第 2.1 段。]*

(4) **行人連接**

設計需以縱向及橫向的方式，連接地盤內外，提供一個安全、方便和舒適的行人通道接駁地盤及附近建築。承建商需設計及建造兩條有蓋高架行人走廊，其中一條高架行人走廊需建於地盤東面，接通現時連結中信大廈的高架行人走廊系統。另一條則需建於地盤南面，橫跨夏慤道。通往休憩用地及其他公眾地方的連接系統，需以直接、寬闊及方便的設計提供最佳的行人可達性，並需配以高質素的園藝設計。地盤及海濱長廊之間將由一個休憩平台連接起來，此平台位於中環填海計劃第三期內擬建之 P2 路的一段隧道之上。承建商並需確保為公眾(包括殘疾人士)提供令人滿意的接駁到此休憩平台。*[請參閱招標文件《僱主要求》第 II 部分 A 節「一般要求」第 2.5.1、2.5.2 及 2.5.5 段]*

(5) **公眾休憩用地 – 綠化及易達**

公眾休憩用地將佔地不少於兩公頃，及發展為供公眾休閒及供公眾享用的文娛用地。公眾休憩用地將會開放予所有公眾人士，並配以高質素的園林景觀設計，以切合其多用途的功能。公眾人士將可以從附近的行人路線安全及容易地到達該休憩用地。除了為金鐘區提供綠化地帶外，公眾休憩用地亦作為繁盛的金鐘區及將來的海濱長廊間的一條綠化通道，方便行人往來。除了休憩用地外，在合適情況下，建築物的可用天台範圍亦會設有園林區和種植樹木及其他植物。

我們亦在公眾休憩用地內包括了一個露天廣場，融入整個休憩用地設計主體當中。該露天廣場將會連繫用地內的主要行人路線，讓公眾容易到達。露天廣場將會是公眾休憩用地的焦點，用作舉行各項表演，及社區及娛樂活動，讓公眾參與及享用。*[請參閱招標文件《僱主要求》第 II 部分 D 節「公眾休憩用地」第 1.0、2.5、2.6、2.9 及 5.2 段；及第 II 部分 A 節「一般要求」第 7.1(c)及(d)段。]*

(6) **水體**

在休憩用地內，應包括一片休閒空間，設計可以水為主體，及／或草地，及/或噴泉項目等亦可，以分開政府總部大樓及休憩用

地。政府總部大樓有時可能須限制出入，而休憩用地乃指定給公眾使用。

休閒空間應是不少於 10 米闊，在政府總部大樓範圍以外，沿着政府總部大樓界線，設計應提供視覺上的享受，同時防止空間受不當的侵擾。*[請參閱招標文件《僱主要求》第 II 部分 G 節「公眾休憩用地的保安要求」第 2.1 及 2.2 段。]*

(7) 供公眾享用的觀景廊

新政府總部大樓將設置一個「多用途會議廳」，作大型會議、招待及宴會之用。多用途會議廳的入口大堂既是會議廳的入口，亦可作為活動舉行前的招待區。其設計將可容納大量包括公眾在內的訪客及來賓，並有最少一面主要／最闊的外牆擁有全海景。多用途會議廳及入口大堂的主要間隔牆將可全部開啟，確保會議廳內大部分地方均能見入口大堂的全海景。*[請參閱招標文件《僱主要求》第 II 部分 E 節「補充要求」第 6.1、7.1 及 7.4 段]*

我們原則上支持盡量開放多用途會議廳予公眾，以便舉辦各種不同形式的活動。在考慮政府總部的保安及運作需要後，我們會定出實際安排。

(8) 環境保護及可持續發展

為確保添馬艦發展工程符合環保及可持續發展的原則，我們已於招標文件的多處地方列出節能及環保的要求。投標者除了要符合基本的節約能源要求(包括符合機電工程署發出的《能源守則》；提供各種節約能源的屋宇裝備設備／裝置；採用設有節約能源程式及例程的智慧型大廈管理系統)之外，還須要說明他們如何盡量把節約能源措施及環保策略納入其工程項目設計內。以下是環保設計方面須考慮的一般事項(並非盡錄)：

(a) *可持續發展的規劃* – 採用「低生命周期費用」的物料及設備。

(b) *改善環境* – 以園景(包括天台／空中花園、露台、水景等設施)改善小氣候等。

(c) *植樹及其他綠化措施* – 在個別建築物四周植樹，提供綠化環境；興建“綠化天台”等。

(d) *節約能源* – 利用適合的建築物外形和坐向，減低吸熱量；使用可再生及潔淨能源；安裝節約能源的屋宇裝備系統及設備(節能電燈、自動關燈和關閉空調感應器等)；考慮裝設太陽能發熱系統等。

(e) *減低噪音* – 透過建築物外牆設計及整體布置，房間和機房的設計安排等減低噪音。

(f) *節約用水* – 使用節約用水的裝置及器具；使用循環再用水；收集、儲存和使用雨水等。

(g) *使用物料* – 使用環保物料，例如循環再造成份高和用後可循環再造的物料、無需經常護理的物料、排放量低的物料等。

(h) *營運及維修* – 採取措施減少維修成本及更換；為裝備／設備提供計量及表現監察裝置等。

[詳情請參閱《僱主要求》第 II 部分 A 節「一般要求」第 7.2 段，及第 IV 部分 BS1 節「一般要求」第 1.2.3(a)段]

(9) 空氣流通評估

所有投標者須在招標期間就其設計進行空氣流通評估，並須把有關報告列為標書的一部份呈交。投標者須根據招標文件《僱主要求》第 VI 部分的附錄 ERVI/PR/C 內的技術細則，就其設計對行人區域內的通風環境的影響進行空氣流通評估。*[請參閱招標文件《僱主要求》第 VI 部分「建築要求」第 7.2(a)段]*

就此，我們會就各投標設計在空氣流通方面的表現，以評審準則內「空氣流通」這項甄選準則對作出評估及給與評分。再加上評審準則內的其他甄選準則，如建築物的座向、布局和與兩公頃的休憩用地的相互配合，我們的目標是要確保在添馬艦用地上的發展不會對該地及其周圍的地方的空氣流通情況造成負面影響。

(10) 廢物處理

添馬艦發展項目將設置一套自動廢物收集系統。設計這套設備的操作系統時，需以環保、自動化、高效率和容易進行維修為目標，以達致減少臭氣，提供更佳的衛生控制和減省人手。該系統亦應提供分開收集循環再用物料，壓縮廢物和控制臭氣散發的功能。*[請參閱招標文件《僱主要求》第 IV 部分 BS3 節「詳細要求及規格」第 3.11.2(A)段。]*

(11) 可開啟的窗戶

玻璃幕牆和窗戶的設計及安裝必須符合有關可作自然通風用的可開啟的窗戶／通風口的法例要求，每樓層內必須要裝有窗戶／通風口，其合計面積須為該樓層樓面面積的十六分之一。此外，在每間接近建築物外牆的房間或開放式辦公室內，亦必須於玻璃幕牆/窗戶系統的高處安裝最少一個可開啟的窗戶。再者，每個房間內可開啟的窗戶的合計面積並不能少於該房間的樓面面積的十六分之一。*[請參閱招標文件《僱主要求》第 II 部分 F 節「特殊要求」第 2.10 段]*

(12) 無障礙通道

為方便不同傷健人士進出各座大廈和休憩用地，整個發展項目的設計必須符合由建築署發出，有關 Universal Accessibility 的詳細研究報告內的規定。有關的設計及建築工程亦必須符合由屋宇署所發出的 Design Manual on Barrier Free Access 1997 內的規定。此外，建築商亦必須根據 Australian Standard AS 1428.4-1992 的指引，為視障人士提供凹凸紋引導徑(以不銹鋼磨沙細紋面或其他物料製造)。*[請參閱招標文件《僱主要求》第 II 部分 A 節「一般要求」第 2.7、3.7.1 及 3.7.2 段]*

Notes To Tenderers

Appendix NTT/B – Assessment of Tenders

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Appendix NTT/B – Assessment of Tenders

A. Assessment of the tenders comprises two stages.

B. At Stage 1, the tenders will be vetted against a set of Mandatory Requirements. At Stage 2, the tenders will be assessed based on a pre-determined Marking Scheme.

C. The assessment will be carried out by the Special Selection Board with technical advice and support from the Technical Committee.

Stage 1 - Screening

The Tenderer's submission must satisfy all Mandatory Requirements (MRs) listed below. In the event that the Tenderer's submission does not satisfy any **one** of the MRs, his tender shall be treated as non-conforming and shall **not** be considered.

Mandatory Requirements (MRs)

A. Central Government Complex

CGC-1 The Central Government Complex (CGC) shall comprise no less than two blocks.

CGC-2 The low block of CGC shall not be connected to any other building at or above the level of its Main Entrance Foyer, except for any covered walkways that may be provided at the level of its Main Entrance Foyer.

CGC-3 The office block (or in case there is more than one block, the office blocks as a single unit) of CGC shall not be connected to any other building at or above the level of its Main Entrance Foyer, except for any covered walkways that may be provided.

CGC-4 There shall be no carparks, plant rooms or other compartments within the footprint of the low block of CGC below the level of the Main Entrance Foyer, except for separated lift lobbies and staircases giving access to (a) a safe and dedicated passageway leading to the office block(s) of the CGC, (b) a passageway leading to a dedicated drop-off/ pick up area at the lower ground level, and (c) a secured passageway from the loading and unloading area of the CGC.

B. LegCo Complex

LC-1 The LegCo Complex shall be free standing on the project site.

LC-2 The LegCo Complex shall comprise one low block and at least one higher block.

LC-3 The building height of the higher block(s) shall not exceed 86 metres measuring from the street level to the level of roof over the highest usable floor space in the block(s) concerned.

LC-4 The Chamber shall be of a size of not less than 1,574 m^2 (NOFA), of which a seating area of not less than 300m^2 (NOFA) shall be provided behind the last row to allow for any future expansion of Members' seating.

LC-5 The roof of the Chamber shall be the highest point of the low block.

LC-6 The plenary hall of the Chamber and the Ante-Chamber shall be located on the same floor and the travel distance between the nearest entrances of the two facilities shall not exceed 50 metres.

LC-7 The total horizontal travel distance (as measured on plan) between the furthest entrances of the plenary hall of the Chamber and any Members' offices shall not exceed 140 metres.

LC-8 The total horizontal travel distance (as measured on plan) between the furthest entrances of the plenary hall of the Chamber and the Dining Hall shall not exceed 140 metres.

LC-9 The Main Entrance Foyer which serves as the main entrance to the low block shall comprise a lobby hall of a size not less than 470m^2 (NOFA).

LC-10 There shall be not less than two entrances in the low block: the Main Entrance for all users and formal reception for VIP, and the Members' Entrance for the sole use by LegCo Members. The passenger drop-off point and the walkway from the drop-off point to the Main Entrance shall be covered.

LC-11 There shall be not less than two entrances in the high block(s): a public entrance with access to the facilities in the high block(s) and a vehicular access to a loading bay.

LC-12 There shall be not less than 120 parking spaces for private cars, be they on ground level or underground level(s). The total horizontal travel distance (as measured on plan) between any of the parking spaces and the furthest entrance of the lift lobby(ies) leading to the Main Entrance Foyer(s) of the low block and high block(s) shall not exceed 140 metres.

LC-13 The design of the Complex shall allow for any future expansion horizontally and/or vertically. Each phase of expansion shall be capable of providing an additional NOFA of about 2,300 m^2 (for 15 additional Members). The total potential expansion need not be more than 9,200 m^2 (NOFA).

Stage 2 - Marking

The technical submission (quality aspect) and tender price (price aspect) of a tender will be assessed in parallel by two assessment teams. The Technical Committee will assess the technical submission of a tender against the Quality Aspect of the Marking Scheme and a Price Assessment Team appointed by the Director of Architectural Services will assess the price submission. The assessment of the Price Assessment Team will only be given to the Technical Committee after completion of the assessment of the technical submissions by the Technical Committee. The Technical Committee will present its assessments on the quality aspect of the technical submission and the price submission to the Special Selection Board for marking. The Special Selection Board will take into account the assessments made by the Technical Committee, and the public viewing analysis made by the consultant, prior to making assessment of the tender submissions against the Marking Scheme. The assessment by the Special Selection Board will be completed before any tenderer is asked to obtain town planning permission pursuant to the Special Condition of Tender SCT Clause 19 of the tender document.

Tender submissions will be marked as follows–

Marking Scheme

I. Quality Aspect (Weighting: 60%)

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
1.0 Planning, Sustainability and Environmental Aspects, Functional Aspects, Technical Aspects, Maintenance Aspects and Life Cycle Plan, Construction Aspects, Quality Assurance and Safety, and Offer Exceeding Requirements (Maximum: 55 marks)				
	1.1	**Planning, Sustainability and Environmental Aspects (Maximum: 15 marks)**		
		(i) Planning aspects	7	- Conformity with planning requirements, i.e. land use zonings, open space provision, building height restrictions, and protection of ridgeline and harbour views (2) - Connectivity to the public transport nodes, waterfront promenade and surrounding areas (2) - Building disposition and relation between buildings and open space (1) - Air ventilation (2)
		(ii) Environmental aspects	5	- Environmentally friendly design incorporating innovative green features (2) - Building orientation and design to optimize daylight utilization and to control undesirable heat gain and to enhance cooling effect in summer (1) - Project-specific Environmental Management Plan including Environmental Policy with proposals and procedures for prevention of dust, water, noise, odor pollution; and proposal to minimize wastes and cost effective solutions to handle wastes during and after construction of the project (1) - Response to land contamination issue and avoidance of encroachment on former seabed with practical and effective proposal to handle contaminated wastes (1)
		(iii) Energy efficiency aspects	3	- Incorporation of energy saving measures including cost benefit analysis (1) - Overall energy approach and consideration of the use of clean and renewable energy technologies (1) - Compliance with the Energy Codes (1)

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
	1.2	**Functional Aspects (Maximum: 13 marks)**		
		(i) Site parameters	2	- Compliance with site parameters in Engineering Conditions (2)
		(ii) Schedule of accommodation area requirements	4	- Meeting Schedule of Accommodation and Room Data Sheet requirements, including car parking and ancillary provisions (3) - Adequacy of construction floor area and gross floor area provisions (1)
		(iii) Function and spatial requirements and circulation design	7	Functional and spatial requirements: - Appropriate grouping and zoning of facilities to meet operational and security requirements (1.5) - Efficient internal layouts and circulation routes (1) - Modular approach to office planning to achieve functional efficiency (0.5) - Quality office environment in terms of headroom, natural lighting, views and spatial proportions (0.5) - Compliance with Building (Planning) Regulations (1) - Meeting design requirements of the Open Space and contribute to the vibrancy and sense of place of the harbourfront (0.5) Circulation design: - Clear and efficient vehicular circulation design including location, planning and layout of pedestrian and vehicular entrances, drop-off areas, loading/ unloading areas, traffic routes, emergency vehicular access, refuse collection and car parking to meet operational needs (1) - Direct and convenient pedestrian circulation including location, planning and layout of pedestrian entrances with adequate vertical and horizontal linkages and appropriate combination of at-grade and elevated pedestrian links and provision of barrier-free design for the disabled (1)
	1.3	**Technical Aspects (Maximum: 10 marks)**		

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
		(i) Structural requirements	4	- Structural design to facilitate buildability and minimise construction risks (0.5) Effectiveness of structure: - Effectiveness of superstructure (1.5) - Effectiveness of foundation and basement (0.5) - Effectiveness of the elevated walkways (0.5) Robustness: - Approach and methodology (0.5) - Identification and consideration of key structural elements (0.5)
		(ii) Building Services requirements	4	- Efficient design and planning of services and plant rooms (1) - Intelligent and innovative building services design to include intelligent building management control, energy management control, interactive communication services and IT infrastructure to cope with advanced technology (1) - Allowance for future changes to building services systems and flexibility to cater for irregular operating hours in separate zones (1) - Meeting of required indoor environment and air quality standards (1)
		(iii) Design for future expansion	2	- Compliance with future expansion requirements (0.5) - Flexibility and ease of future expansion (0.5) - Minimal disruption to existing operations during expansion works (0.5) - Cost effective design solution for future expansion (0.5)
	1.4	**Maintenance Aspects and Life Cycle Plan (Maximum: 8 marks)**		
		(i) Ease of maintenance	3	- Construction design and materials to facilitate low maintenance cost (1)
				- Application of flexible systems to cater for easy re-planning during and after construction of the project (1) - Easy and convenient access to building services and utility installations (0.5)

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
				- Resilient and reliable design to cater for break down and regular servicing (0.5)
		(ii) Quality and durability	2	- High quality, durable and environmental friendly building materials (1) - High quality, durable and reliable building services design and equipment requiring minimum replacement, repair and maintenance (1)
		(iii) Life Cycle Plan	3	- Cost effective design with consideration on design life and life cycle plan (1.5) - Analysis of the design with life cycle cost or energy projections (1.5)
	1.5	**Construction Aspects (Maximum: 6 marks)**		
		(i) Method Statement	4	- Understanding and analysis of the major and critical design and construction activities (1) - Understanding of site constraints and effect on adjoining structures (0.5) - Detailed description of design and construction sequences and building services installations (0.5) - Adoption of fast track or innovative construction methods (1) - Incorporation and description of major specialist works (0.5) - Proposals for temporary works and monitoring construction impacts (0.5)
		(ii) Programme	2	- Detailed and comprehensive programme with realistic and achievable targets and milestones for both design and construction activities (1.5) - Differentiating completion of the Works in different work packages to facilitate monitoring, testing and commissioning, and handover (0.5)
	1.6	**Quality Assurance and Safety (Maximum: 2 marks)**		
		(i) Quality management system and procedures	1	- Project specific Quality Plan including Quality Policy and Quality System (1)
		(ii) Safety plan	1	- Project specific Safety Plan including the Policy Statement, risk assessment and

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
				proposals to address the risks identified (1)
	1.7	**Offer Exceeding Requirements (Maximum: 1 mark)**		
		Added-value offers	1	- Use of innovative and advance technology and promote transfer of technology (0.5) - Added-value proposals other than those stated in the Employer's Requirements which provide the Employer with long term benefits (0.5)
2.0 Design and Aesthetic Aspects (Maximum: 45 marks)				
	2.1	Projection of Hong Kong's position as Asia's world city	9	Considerations include: - Distinct Hong Kong identity and projecting Hong Kong's image as a cosmopolitan city; - Distinct design concept; - Quality of architectural design; - Quality of landscape design; and - Prestigious and dignified appearance appropriate for the project
	2.2	Response to the urban context and development of a prime civic core in Hong Kong	9	Considerations include: - Enhancement of the urban fabric, the cityscape and the image of Hong Kong's Central Business District; - Projection of distinctive images as Hong Kong's prime civic core; - Promotion of public perception of an open and accessible government through the design; - Connectivity with waterfront and surrounding areas; and - Integration of landscaping design to enhance quality of open space and complement building design.
	2.3	Response to the natural context of the development, including the ability to respond to its unique waterfront setting, ridgeline protection, view to the harbour, visual permeability, and to achieve	9	Considerations include: - Response to the protection of ridgeline, the protection of harbour vista, and integration with the waterfront setting; - Height, disposition and design of buildings and layout of open space to achieve visual

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
		sustainability and environmental friendliness		permeability; and - Promotion of environmentally friendly designs for the building and the open space
	2.4	Projection of the distinct identities of the Central Government Complex and the Legislative Council Complex.	9	Considerations include: - Distinct and identifiable image for CGC and LegCo Complex; - Visual projection of open, transparent, efficient and responsible image of Government for CGC; and - Visual projection of LegCo's independent, open and transparent image for LegCo Complex
	2.5	User-friendliness	9	Considerations include: - Operational efficiency; - Quality of spatial and interior design; - User-friendliness of the building and the open space; and - Flexibility and capacity for future change
Total			**100**	

Each aspect of the sub-criteria of Evaluation Criteria 1.0 and 2.0 will be assessed to derive the marks awarded for the respective sub-criteria. The cumulative marks of all sub-criteria will be the sub-total marks for each criterion. The cumulative marks of Evaluation Criteria 1.0 and 2.0 will derive the total marks for quality aspect.

Weighted marks for quality aspect (**Quality Score**) of a particular tender is determined as follows:

- The conforming tender with the highest total marks for quality aspect ("highest quality scorer") will score the maximum Quality Score of 60.
- Quality Score for other conforming tenders will be calculated using a formula:-

$$\textbf{Quality Score} = 60 \times \frac{Qn}{Q1}$$

Where **Qn** is total marks for quality aspect of the respective conforming tender in question; and
Q1 is the total marks for quality aspect of the "highest quality scorer"

II. Price Aspect (Weighting: 40%)

Weighted marks for price aspect (**Price Score**) of a particular conforming tender is determined as follows:

- The conforming tender with the lowest tender price ("lowest conforming tender") will attain the maximum Price Score of 40.

- Price Score for other conforming tenders will be calculated using a formula:

$$\textbf{Price Score} = 40 \times \frac{T1}{Tn}$$

Where **T1** is the tender price of the "lowest conforming tender"; and
Tn is the tender price of the respective conforming tender in question.

Note: For the purpose of calculating the Price Scores, tender prices will be reduced to "net present value".

Final Overall Score

Final overall score for any particular conforming tender is the sum of the respective Quality Score and Price Score attained by the tender in question.

For the purpose of calculation using the formula above, a conforming tender has to at least satisfy all Mandatory Requirements as listed under Stage 1 – Screening; has been submitted with all essential information specified in Clause 31 of the Special Conditions of Tender and should be submitted by a tenderer which complies with the conditions of participation.

SS P318 - Tamar

ERI/OR/B/1

Point	CO-ORDINATES DATA (ORIGIN 1980 DATUM) N	E
A	815916.655	835047.512
B	815931.425	835058.867
C	815933.753	835071.665
D	815928.684	835100.872
E	815920.534	835136.370
F	815907.990	835228.990
G	815680.663	835173.159
H	815663.085	835148.275
J	815690.421	835080.119
K	815738.724	835018.780
L	815773.682	835007.387
ARC CENTRE		
A-B	815909.900	835071.582
B-C	815915.253	835068.419
E-F	816428.820	835252.127
G-H	815686.326	835150.508
H-J	815792.800	835160.741
K-L	815764.736	835039.264

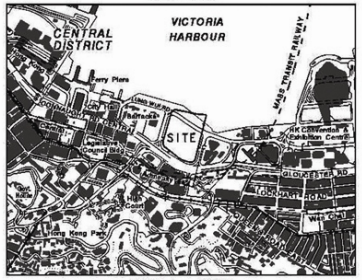
Plan approved by

Signed

(TONG KWAI HING)
District Land Surveyor
24 / 07 /2006

	DIM. PLAN	Da	Db	
Field Book				
Comp.Folder	HK5534	HK5534	HK5534	
Svy.Officer	WONG W.S.	CHU M.Y.		
Tech.Officer	YIP W.C.	YIP W.C.	CHIU P.Y.	
Date	Nov 1998	Jun 2002	Jul 2006	
Plan No.	HK5534	HK5534	HK5534	

LOCATION



SCALE 1 : 20000

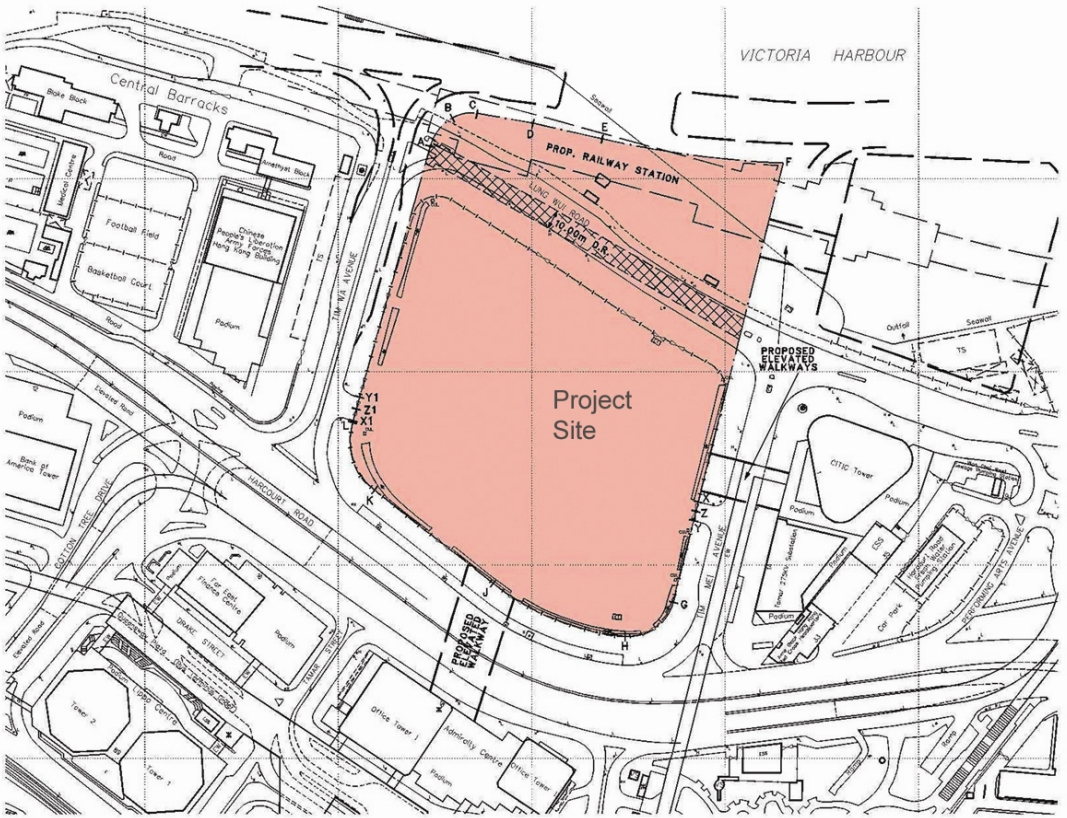
SIDE	DISTANCE IN METRES	BEARING ° ′ ″	Pt.	CORNER MARKED BY
Chord A B	18.630	37 33 11		
Chord B C	13.008	79 41 21		
C D	28.450	99 57 01		
D E	36.612	102 49 47		
Chord E F	94.458	97 37 54		
F G	234.323	194 02 10		
Chord G H	30.498	234 45 45		
Chord H J	73.433	291 51 16		
J K	78.075	308 13 11		
Chord K L	36.768	341 56 54		
L A	148.498	15 40 30		

CURVE DATA

Arc AB = 19.091m	Radius = 25.000m	Δ = 43°45'09"
Arc BC = 13.264m	Radius = 18.763m	Δ = 40°31'16"
Arc EF = 94.586m	Radius = 521.300m	Δ = 10°23'45"
Arc GH = 33.191m	Radius = 23.348m	Δ = 81°27'12"
Arc HJ = 74.441m	Radius = 130.313m	Δ = 32°43'49"
Arc KL = 38.981m	Radius = 33.109m	Δ = 97°27'25"

X Y Z
X1 Y1 Z1
} ENGINEERING CONDITIONS REFER

PROPOSED LAYOUT



COLOURED PINK AND PINK CROSS-HATCHED BLACK AREA 41 933 SQUARE METRES (ABOUT)

SCALE 1 : 2000

METRES 50 0 50 100 150 200 METRES

District Survey Office, Hong Kong
Lands Department

GOVERNMENT LAND ALLOCATION - HK910

File No. DLO/HW 743/NHGS/82 II
Survey Sheet No. 11-SW-9C
Layout Plan No.
Reference Plan No. 3128/ACL/5005A & M/H24/01/13A
PLAN No. HK5534-Db

Date : 21/07/2006

title

063KA
DESIGN & CONSTRUCTION OF
TAMAR DEVELOPMENT PROJECT

GOVERNMENT LAND ALLOCATION PLAN (HK910) - THE PROJECT SITE

drawn by | date
approved | date
office ARCHITECTURAL BRANCH

drawing no. AB/6104/ERI/SK-01
scale N.T.S.

ARCHITECTURAL SERVICES DEPARTMENT