

**立法會**  
***Legislative Council***

LC Paper No. CB(1)94/09-10(07)

Ref: CB1/PL/DEV

**Panel on Development**

**Meeting on 27 October 2009**

**Background brief on Tamar Development Project**

**Purpose**

This paper provides background information on the Tamar Development Project (the Project) and a summary of the views and concerns of Members on the Project.

**The Project**

2. The Finance Committee (FC) approved funding for the Project on 23 June 2006 at a project estimate of \$5,168.9 million (M) in money-of-the-day prices. The Project covers the design and construction of --

- (a) the Central Government Complex (CGC), with a total construction floor area (CFA) of 124 680 square metres (m<sup>2</sup>);
- (b) the Legislative Council Complex (LegCo Complex), with a total CFA of 36 230m<sup>2</sup>;
- (c) an open space with a minimum area of two hectares;
- (d) 500 car parking spaces, loading and unloading areas and other ancillary facilities with a total CFA of 41 000m<sup>2</sup>; and
- (e) two covered pedestrian footbridges.

3. Subsequently, a design-and-build (D&B) contract for the Project was awarded to Gammon-Hip Hing Joint Venture (the Contractor) in January 2008 at a contract sum of \$4,940M.

4. A chronology of the events relevant to the Project is given in **Appendix I**. For details of the events for the period from April 2002 to November 2003 and the major concerns and views expressed by Members during this period, please refer to LC Paper No. CB(1)289/05-06(05).

### **Re-launch of the Project in November 2005 and issues discussed prior to funding approval for the Project**

5. In November 2005, the Administration briefed the then Panel on Planning, Lands and Works<sup>1</sup> (the Panel) on the re-launch of the Project. The Administration explained to the Panel the justifications for the re-launch, the modification in project scope with the excision of the Exhibition Gallery, and the adoption of the D&B approach for delivery of the Project.

6. In view of the wide public concern over the Project as well as the land-use planning for the new Central waterfront, the Panel decided in December 2005 to set up a subcommittee to review the planning for the Central waterfront including the Tamar site. In April 2006, the Subcommittee submitted a report (LC Paper No. CB(1)1320/05-06(04)) on its deliberations in relation to the Project. The Panel discussed the funding proposal for the Project on 25 April 2006 and 11 May 2006. The funding proposal was endorsed by the Public Works Subcommittee on 29 May 2006 and approved by FC on 23 June 2006.

7. The major issues discussed at the various forums include the following --

- (a) whether the Tamar site was a suitable site for providing a new CGC and LegCo Complex;
- (b) whether the Tamar site should be put to alternative uses;
- (c) whether there were better options to meet the long-term accommodation needs of the Government Secretariat and the Legislative Council;
- (d) the future use of the existing sites of the Central Government Offices and Murray Building;

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<sup>1</sup> The Panel has been re-named as "Panel on Development" since the 2007-2008 legislative session.

- (e) the intensity and height of the buildings under the Project;
- (f) the appropriateness of adopting the D&B approach to deliver the Project;
- (g) the possible visual, environmental and traffic impacts of the Project; and
- (h) the schedule of accommodation and the budget for the Project.

### **Discussions after funding approval and before the award of contract**

8. The Government invited tenders for the project in September 2006. In March 2007, the Government launched a two-month exhibition for the public to view and provide comments on the design proposals for the Project submitted by the four prequalified tenderers.

9. In view of the new developments, the Subcommittee invited the Administration to attend the Subcommittee meeting on 7 May 2007 to discuss the relevant planning issues. While providing an information paper to address members' concern about the coordination between the Project and the planning for the future Central Waterfront Promenade, the Administration declined to send representatives to attend the discussion, on grounds that it was necessary to avoid any perception of the Government favouring any particular tenderer or misrepresenting any tender details.

10. At the Subcommittee meeting, members expressed disappointment that there was no opportunity for them to understand more about the proposals and related planning issues. They also expressed the view that being the future users of the new LegCo Complex under the Project, there should be opportunities for Legislative Council (LegCo) Members to seek relevant information about the design proposals for the new Complex and express views on related planning issues, such as details of the environmental protection features proposed for the new Complex, the connectivity between the new Complex and its adjoining developments/sites, and the design of the facilities within the Complex for use by the public etc. It was agreed that The Legislative Council Commission (LCC) should be requested to convene a meeting to provide a forum for Members to seek clarification from the Administration in respect of the information on the new LegCo Complex.

11. In response to the Subcommittee's request, the Chairman of LCC conducted a consultative meeting on 1 June 2007 to discuss matters relating to the new LegCo

Complex. The meeting was open to all Members, but the Administration declined to send any representative to attend the meeting. The questions raised by Members at the meeting were subsequently forwarded to the Director of Administration for response and the views expressed by Members were forwarded to the Special Selection Board for the Project for consideration. The summaries of questions and views expressed by Members at the consultative meeting are in **Appendices II and III**, and the reply letter from the Administration is in **Appendix IV**.

### **Discussions after the award of contract for the Project**

12. Upon the award of the D&B contract for the Project, the Administration briefed the Panel on the key design concepts, the building components, the environmentally-friendly measures, and the arrangements for the execution of the Project on 10 January and 26 February 2008. On members' concerns about the provision and design of facilities that would be accessible to the public, the Administration advised that subject to security and operational requirements, the foyer to the multi-purpose hall in CGC could be made open to the public for enjoying the harbour view. On the provision of designated areas for public gatherings, petitions and other activities, the Administration advised that arrangements for these activities had yet to be confirmed and the exact arrangements would depend on the detailed design. The open space within the Tamar site would be made available for public use as far as possible, while a balance had to be struck among the needs of different users.

13. Members also raised concern on how the public could access the future waterfront promenade from the hinterland through the "gateway" under CGC and how the design of the Project could integrate with that of the new Central waterfront. The Administration explained that the Project would provide a pedestrian-friendly network. There would be footbridges linking the project site with the pavement to the south of Harcourt Road where the MTR Admiralty Station was located and the CITIC Tower to the east. There would also be a landscaped deck over Road P2 to link the site with the future waterfront promenade. An MTR station to the north of the site had been planned and it would provide direct access to the site.

14. On the execution arrangements to ensure compliance of the Project with all relevant legislation and employer's requirements, the Administration explained that the Contractor was required to engage independent consultant engineers and independent consultant architects to conduct compliance checks on items like building designs and building materials to see whether they met relevant legislation and the requirements specified in the tender documents. The Architectural Services Department (ArchSD) would then double check for compliance again. The Project was exempted works under the Buildings Ordinance. However, the independent

consultants and ArchSD would check to ensure that the project was in compliance with the legislation.

15. On 26 May 2009, the Administration briefed the Panel on the request by LCC to provide additional area in the LegCo Complex in the Project for certain communal facilities and for LegCo Secretariat's office. A summary of the request and a preliminary cost estimate provided by the Contractor is in **Appendix V**. According to the Administration, given the change in project scope involving an anticipated increase in the approved project estimate beyond the Administration's delegated authority, approval from FC was required. Moreover, the addition of one floor for the Secretariat's office would result in an increase in the gross floor area and a change in the plot ratio which required permission from the Town Planning Board (TPB). While the Administration's plan was to seek funding approval from FC by the end of 2009, to avoid any abortive works, it was necessary to make a decision by the end of May 2009 on whether to proceed with the relevant preparatory works, which was estimated to cost around \$3 million.

16. While members were supportive of proceeding with the preparatory works, they queried why it was necessary to seek planning permission for the expansion works from TPB and whether the cost would be lower if the expansion works were carried out after completion of the first phase of the Project.

17. On planning permission, the Administration explained that the Contractor had previously sought planning permission from TPB in 2007 because its tender design had deviated from the original Outline Zoning Plan. In accordance with the terms of the tender requirements, the Contractor was required to apply for the necessary planning permission before it could be awarded the contract. Since the contract did not include the construction of expansion works for the LegCo Complex, the planning application in 2007 did not cover such works. The need to seek further planning permission was not due to negligence of any party. The Administration would seek planning permission from TPB for all future development phases in one-go to eliminate the need for submitting separate planning applications.

18. Regarding the timing and cost of expansion works, the Administration advised that if the expansion works were proceeded with at present, the completion of the Project could still be on schedule. The expansion works could also be carried after the completion of the first phase of the Project, as there was a reserved area of 9 200m<sup>2</sup> on the site for future expansion. However, it was difficult to estimate the respective costs of the expansion works under the two scenarios at this stage. The figures quoted in the Administration's Paper (LC Paper No. CB(1)1634/08-09(12)) were very rough estimates only, which were being verified by ArchSD and would be subject to further negotiations with the Contractor.

### **Latest developments**

19. The Administration will consult the Panel at its meeting on 27 October 2009 on the items of the Project which require additional funding from FC. Those items include additional area to be provided at the LegCo Complex, procurement of art pieces for Tamar and additional green features.

### **Relevant papers**

20. A list of the relevant papers is in **Appendix VI**.

Council Business Division 1  
Legislative Council Secretariat  
22 October 2009

## Appendix I

### Tamar Development Project

#### Chronology of events

Time	Event
30 April 2002	The Administration decided to proceed with the development of the Tamar site for a new CGC, a LegCo Complex and other community facilities including an exhibition gallery, leisure facilities and open space.
31 May 2002	The Administration briefed the Panel on Planning, Lands and Works (the Panel) on the Project.
16 August 2002	The Administration published the prequalification document and invited applications for prequalification for participation in the subsequent tendering exercise for the design and construction of the Project.
18 December 2002	The Administration announced that five applicants were prequalified.
4 April 2003	The Administration briefed the Panel on the proposal to upgrade the Project to Category A.
7 May 2003	The funding proposal for the Project was considered and endorsed by PWSC.
26 May 2003	The Administration announced its decision to temporarily put the Project on hold in order to review its spending priorities.
6 June 2003	The Panel discussed the Administration's decision to temporarily put the Tamar development project on hold.
19 November 2003	The Administration announced its decision to defer the Project and to terminate the procurement exercise for the D&B contract for the Project.
12 October 2005	The Chief Executive announced in his Policy Address the re-launch of the Project.

Time	Event
22 November 2005	The Administration briefed the Panel on the re-launch of the Project.
17 December 2005	The Panel further discussed the Project and related issues and decided to appoint a subcommittee to review the planning for the Central waterfront (including the development of the Tamar site). The Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) submitted a report on its deliberations on the Project to the Panel in April 2006.
20 December 2005	The Administration invited interested parties to apply for prequalification for the contract of the Project.
25 April 2006	The Administration briefed the Panel on the funding proposal for the design and construction of a new CGC, LegCo Complex, open space and associated facilities at Tamar.
11 May 2006	The Panel further discussed the Project and received views from deputations.
15 May 2006	The Administration announced that the Special Selection Board for the Project had prequalified a total of four applicants for the contract for the Project.
29 May 2006 23 June 2006	PWSC endorsed the upgrading of the Project (63KA) to Category A at an estimated cost of \$5,168.9 million in money-of-the-day prices for the design and construction of the CGC, LegCo Complex, open space and associated facilities at Tamar. FC approved the funding for the Project on 23 June 2006
29 September 2006	The Administration invited the four prequalified tenderers to submit tenders for the contract for the Project.
16 February 2007	Upon the close of the tender invitation period, the Administration received four tenders for the contract of the Project.
22 March 2007	The Administration made arrangements for the public to look at the design proposals submitted by four tenderers for the



Time	Event
	Project and comment on the design and aesthetic aspects of the design proposals from 28 March to 27 May 2007.
7 May 2007	The Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) held a meeting and decided to request LCC to convene a meeting and invite all other Legislative Council Members to attend in order to provide a forum for them to seek clarification from the Administration and the tenderers on information relating to the LegCo Complex.
1 June 2007	LCC conducted a consultation meeting on the Project for Legislative Council Members. Subsequent to the meeting, views expressed by Members were forwarded to the Special Selection Board for the Project for consideration, and questions raised by Members were forwarded to the Director of Administration for response.
17 July 2007	The Administration issued a Letter of Intent to Gammon - Hip Hing Joint Venture for the Project.
10 January 2008	The Administration briefed the Panel on Development on the latest development of the Project.
10 January 2008	The Administration issued a Letter of Acceptance to Gammon - Hip Hing Joint Venture for the Project.
26 February 2008	The Administration briefed the Panel on Development on the detailed design features of the Project.
28 January 2008	The Administration and Gammon - Hip Hing Joint Venture signed the contract for the Project.
27 May 2009	The Administration briefed the Panel on Development on the preparatory works for the proposed expansion of the LegCo Complex.

## Appendix II

### Consultative meeting to discuss matters relating to the Legislative Council Complex held on 1 June 2007

#### Summary of questions raised by Members

Hon TAM Heung-man	<ul style="list-style-type: none"><li>• There are critics alleging that certain design proposals for the Tamar Development Project (the Project) resemble some existing famous buildings. How would the Administration or the Special Selection Board (SSB) deal with the issue of infringement of intellectual property rights?</li></ul>
Dr Hon KWOK Ka-ki	<ul style="list-style-type: none"><li>• Will there be any viewing gallery at the Central Government Complex (CGC) for the public to enjoy the harbour view?</li><li>• What are the construction and maintenance costs for various building elements in the design proposals?</li><li>• What environmental protection measures are included in the design proposals?</li><li>• What are the design features in the design proposals, such as water features, to segregate the public from CGC?</li></ul>
Hon LEE Wing-tat	<ul style="list-style-type: none"><li>• Can the windows in the design proposals be opened?</li><li>• Can the design proposals achieve "reduction of peak demand of electrical load" as required in the tender document? If so, how?</li><li>• What is the actual amount of open space with amenities dedicated for public use? Is the open space easily accessible to the general public?</li></ul> <p>How far can changes be made to the design and other aspects of the Project before and after the award of contract?</p>

Hon WONG Kwok-hing	<ul style="list-style-type: none"> <li>• Is there any plan to relocate the "Monument in Commemoration of the Return of Hong Kong to China" to the Tamar site? If not, will the Administration consider this arrangement?</li> <li>• What facilities will be available for pedestrian access to the future open space at the Tamar site?</li> <li>• What facilities will be available to ensure barrier-free access for the disabled to the future facilities at the Tamar site?</li> <li>• What facilities will be provided at the future Civic Place at the Tamar site to facilitate the expression of public opinions?</li> </ul>
Ir Dr Hon Raymond HO	<ul style="list-style-type: none"> <li>• What is the percentage of the "building-free zone" below the ridgeline in the design proposals?</li> <li>• What is the amount of open space and green areas in the design proposals and the boundary of the project site?</li> <li>• How far would the factor of sustainable development be taken into account in the tender selection process, in terms of design, building materials, cost of maintenance etc?</li> <li>• Are there special requirements regarding the inter-relationship among the major components of the Project; i.e LegCo Complex, CGC and Chief Executive's Office?</li> </ul>
Hon Mrs Selina CHOW	<ul style="list-style-type: none"> <li>• What is the weighting given to the element of originality of design in the tender selection process?</li> <li>• How far do the design proposals comply with the requirements specified for the LegCo Complex?</li> <li>• How far would LegCo Members' views on the design of the LegCo Complex be taken into account in the tender selection process?</li> </ul>

## Appendix III

### Consultative meeting to discuss matters relating to the Legislative Council Complex held on 1 June 2007

#### Summary of views expressed by Members

<b>A. Public viewing exercise</b>	
Dr Hon KWOK Ka-ki	It is unfair to the public to ask them to give views on the design proposals based on the very limited information released to them. It is also not clear how the views given by the public will be dealt with. This is not a genuine public consultation exercise.
Hon WONG Kwok-hing	<p>The amount of information released to the public during the public viewing period is inadequate and the publicity materials failed to clearly convey the nature and major components of the project. The whole exercise is more a public relations tactic than a genuine public engagement exercise.</p> <p>The drawings and models on the design proposals displayed for public viewing show a large amount of open space with amenities, but it is unclear which part of the open space will be implemented under the project and which part will not. As such, the public may have given their comments on the design proposals based on an incorrect understanding of the scope of the project that would be implemented under the four design proposals.</p>
<b>B. Tender assessment</b>	
Prof Hon Patrick LAU	The Administration should explain to the public that tender prices are confidential information and will only be revealed to the Special Selection Board (SSB) after all the non-price aspects of the tenders have been assessed.
<b>C. Facility provision</b>	
Hon Margaret NG	There is a misconception that area for public to express views should be regarded as a "demonstrations zone". Confining the demonstrating public to a

	<p>fenced area is not a respectful way of treating public views.</p> <p>The library of the Legislative Council (LegCo) plays an important role in archiving the documents relevant to Hong Kong's constitutional development. Sufficient facilities and resources should be provided to ensure that this role can be successfully performed. The library should also be easily accessible to the public and its collections conveniently available to the public.</p>
Hon LEE Wing-tat	<p>There should be public access to the "Viewing Tower" in the Central Government Complex. The multi-purpose function hall should also be open to use by the public.</p>
Hon Abraham SHEK	<p>It appears that the standards adopted for the building materials and various electrical and mechanical elements of the project in the proposals are very much above the normal standards. This would result in higher costs. It is questionable whether the adoption of such high standards is necessary and cost-effective.</p> <p>The Ante-Chamber of the new LegCo Complex (LCC) should be more spacious.</p>
Hon SIN Chung-kai	<p>There should be free and undisrupted use of wireless Internet access by Members and the public within the new LCC. The acquisition of facilities for wireless Internet access, such as Wireless Fidelity (or commonly known as "Wi-Fi") should be timely but not too early so as to keep in pace with the advancement of technology and upgrading of standards,</p> <p>There should be adequate space and proper arrangements to facilitate demonstrations and petitioning of views to Members and Government officials within the future LegCo precincts.</p> <p>There should be adequate dining facilities and services in the new LCC.</p>

Hon Ronny TONG	<p>Facilities such as LegCo's library which provide important support to Members' work should be easily accessible to Members and well equipped.</p> <p>There should be an area dedicated for demonstrations and petitioning of views by the public near the main entrance of the new LCC.</p>
<b>D. Design aspects</b>	
Hon Mrs Selina CHOW	The new LCC belongs to Hong Kong people and their participation is pivotal in LegCo's performance of its functions. As such, the design for the complex should take into consideration and accommodate as far as possible the needs of the public, both in their using and touring the facilities of the complex.
Dr Hon KWOK Ka-ki	Members of the public are concerned about the environmental protection measures included under the design proposals, and how far the design of the facilities can help achieve the saving of energy and other environmental objectives. Such information is not available in the current public consultation exercise.
Hon Margaret NG	The outlook of the buildings under the Tamar project is very important, as this reflects the image and value ascribed by the community to the organizations to be accommodated thereat. The design of the LCC should suitably reflect the fact that LegCo Members are representatives of Hong Kong people, and the close relationship between LegCo Members and the people.
Hon LEE Wing-tat	More openable windows should be provided on top of the statutory requirement to allow more fresh air intake and to reduce energy consumption.
Hon SIN Chung-kai	There should be separate facilities and circulation arrangements for observation of the proceedings of LegCo and for touring around the new LCC by the public.

Hon Ronny TONG	The new LCC should be reminiscent of the historical and cultural context in which the legislature performs its functions. The four design proposals are disappointing in this respect.
Hon WONG Kwok-hing	Special attention should be given to ergonomics in designing or purchasing the chairs for use by Members at the LCC.
Hon Abraham SHEK	There appears to be too many lifts which may result in excessive use of electricity.
<b>E. Others</b>	
Dr Hon KWOK Ka-ki	<p>On certain past occasions, the Director of Administration advised LegCo Members that as Hon Rita Fan and Hon Miriam LAU were sitting on SSB, they could reflect LegCo Members' views on the project in the tender selection process. It was subsequently confirmed that Mrs FAN and Ms LAU were in fact appointed to the SSB in their personal capacity. He is disappointed with this arrangement. Nevertheless, he hopes that Mrs FAN and Ms LAU would take into account the views expressed by Members at this consultation meeting and reflect them duly when the SSB meets to consider the design proposals.</p> <p>When considering the design proposals, it is equally important to give regard to the cost in maintenance after construction.</p>
Prof Hon Patrick LAU	Many details are available in the tender documents and the exhibition materials, but one has to read them very carefully to locate the needed information. It is a regret that the Administration refuses to attend this meeting to explain the details to Members.
Hon Ronny TONG	A working group comprising Members should be set up to facilitate exchange of views with the Government in the course of implementing the project.

<b>F. Individual Members' preferences</b>	
Hon WONG Kwok-hing	Mr WONG is personally in favour of Design Proposal A.
Hon TAM Heung-man	Miss TAM is personally in favour of Design Proposal A, but is concerned that the design may have copied from another design.



政府總部  
香港下亞厘畢道



Appendix IV  
GOVERNMENT SECRETARIAT  
LOWER ALBERT ROAD  
HONG KONG

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

Tel.: 2810 3603

來函檔號 Your Ref.:

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Mrs Anna Lo  
Secretary  
Legislative Council Secretariat  
Legislative Council Building  
6 Jackson Road  
Central  
Hong Kong

18 June 2007

Dear Mrs Lo,

**Consultation meeting  
to discuss matters relating to the new Legislative Council Complex  
held on 1 June 2007**

Thank you for your letters dated 5 June and 7 June 2007 to the Director of Administration sending us questions raised by LegCo Members at the above meeting.

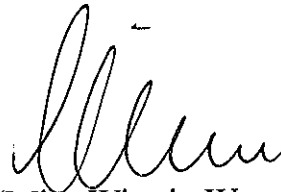
We appreciate that LegCo Members are keen to know more about the details of the tender submissions for the Tamar Development Project. However, we are not in a position to disclose details of the tender submissions and to explain how they respond to the tender requirements set out in the tender document.

As required by the World Trade Organisation Agreement on Government Procurement and the Government's established practice, we are obliged to treat tenders in confidence. The confidentiality requirement serves to ensure the integrity of the tender process and to avoid any manipulation during the tender process. It is also necessary to protect the interests and reputation of the tenderers whose tender details touch on sensitive commercial information and conduct of business of these private enterprises. All tenderers have signed a confidentiality undertaking. The

Government must act in the like manner and should not divulge the tender details. As such, both the Government and the tenderers cannot speak on the tender details, above and beyond what are specified and listed in the tender document.

Notwithstanding the above, we note that many of the questions raised by Members are related to the requirements set out in the 6000-page tender document, which we have sent five full sets to LegCo Secretariat earlier. I set out at the *Annex* the relevant tender requirements for Members easy reference.

I hope the above is of use to you. As we have stated in our paper of 18 May, please rest assured that the views of the public will not be taken lightly and we will be in a position to provide a detailed update to the Council and the relevant Panel upon the award of the contract.

A handwritten signature in black ink, appearing to be 'Winnie Wong', written in a cursive style.

(Miss Winnie Wong)  
for Director of Administration

c.c. ArchSD (Attn.: Mr Peter Yuen)

**Summary Excerpts from Tender Document  
for the Design-and-Build Contract of the Tamar Development Project**

**(1) Basis for tender evaluation**

Tender submissions are evaluated against a comprehensive list of criteria set out in the Marking Scheme. The quality considerations will take up 60% of the overall score. These include the design and aesthetic aspects; planning, sustainability and environmental aspects; and functional and technical aspects, etc. Price considerations will take up the remaining 40%. A copy of the Marking Scheme is in **Appendix A**. (*See Appendix B to the Notes to Tenderers*)

**(2) Site Boundary**

The building site is bounded by Harcourt Road to the south, Tim Mei Avenue (Road D9) to the east, Tim Wa Avenue (Road D8) to the west and the future Road P2 to the north upon the completion of the Central Reclamation III project. The boundary of the building site is also delineated on a drawing No. AB/6104/ERI/SK-01 (**Appendix B**). (*See para. 3 of General Obligations and Requirements of Part I of Employers' Requirements*)

**(3) Interrelationship Amongst Project Components**

The design should reflect the independent identities of the Central Government Complex (CGC) and the Legislative Council (LegCo) Complex, but also convey the special relationship linking their constitutional roles. The design of the CGC should symbolise a responsible, open and transparent Government, and it should comprise no less than two blocks: a low block for accommodating the Chief Executive's Office, the Executive Council and its Secretariat; and office block(s) for accommodating offices with core policy formulation functions. The LegCo Complex should project its independent and special status and image (transparent and dignified) of the Legislature. It should be free standing and distinguishable from the rest of the

development, and easily observable from the harbour without any view blockage. (*See para. 1 of General Obligations and Requirements of Part 1 of Employers' Requirements; para. 1.2.3 of Section A - General Requirements, and para. 2.1 of Section C - Legislative Council Complex, in Part II of Employer's Requirement.*)

**(4) Pedestrian Linkages**

The design shall provide linkage both vertically and horizontally, within and outside the building site to facilitate pedestrian access to the building site and nearby structures and facilities in a safe, convenient and comfortable manner. The Contractor shall design and construct two covered elevated walkways for the development. To the east of the building site, one elevated walkway shall be provided for connecting the existing elevated walkway system linking CITIC Tower. The other elevated walkway shall be provided to the south of the building site across Harcourt Road. Pedestrian accessibility to the Open Space and public realm should be maximized by providing direct, wide and convenient physical linkages of high landscape quality. The building site will be linked to the waterfront promenade by an open space pedestrian deck over the underpass of the proposed Road P2 constructed under the CRIII project. The Contractor shall ensure satisfactory connection to the deck for public use including the disabled. (*See paras. 2.5.2 and 2.5.5 of Section A –General Requirements of Part II of Employers' Requirements*)

**(5) Open Space – Greening and Accessibility**

The Open Space, with an area of no less than two hectares, shall be designed as a recreational open space for leisure and enjoyment of the public. The Open Space will be open to all members of the public. The design of the Open Space shall have a high quality landscape setting to cater for multi-purpose functions, and shall be safe and easily accessible from surrounding pedestrian routes. In addition to creating a significant green space in the Admiralty area, the Open Space should also act as a green conduit between the developed areas of Admiralty and the future waterfront promenade with convenient pedestrian connections. Apart from the open space, usable roof areas shall be landscaped and trees and other vegetation shall be planted wherever appropriate.

An open piazza shall be provided and well integrated in the design theme of the Open Space. It shall be easily accessed by the public and linked with the main pedestrian routes within the site. It shall be a focal point in the open space, where performances, community and entertainment events could be staged for public participation and enjoyment. *(See paras. 1.0, 2.5, 2.6, 2.9 and 5.2 of Section D - Open Space; and para. 7.1 (c)&(d) in Section A – General Requirements of Part II of Employer's Requirement)*

**(6) Water feature**

Within the Open Space, there should be a strip of amenity space of water surface (preferably), and/or grassland, and/or fountain-features etc. to separate the Central Government Complex (CGC), for which access may be restricted from time to time, from the rest of Open Space which will be designated for use of the public. The strip of amenity space should no where be less than 10m wide outside and along the perimeter of the CGC. It should be so designed to promote visual enjoyment and to discourage unscrupulous intrusion into the space. *(See paras. 2.1 and 2.2 of Section G – Security Requirements for Open Space of Part II of Employers' Requirements).*

**(7) Viewing gallery for the public**

There shall be a Multi-Purpose Hall in the future CGC for holding large conferences, receptions, and banquets. The Entrance Foyer to Multi-purpose Hall serves both as an entrance to the Multi-purpose Hall and as a pre-function reception area for events, and shall be designed to accommodate large number of visitors and guests, including members of the public. It shall have a full sea view for at least one of its major / widest external façade. The main partitioning between the Entrance Foyer and the Multi-purpose Hall Proper shall be able to open entirely so that full sea-view of the Entrance Foyer could be seen from most part of the Multi-purpose Hall Proper. *(See paras. 6.1, 7.1 and 7.4 of Section E – Supplementary Requirements of Part II of Employers' Requirements).*

We agree in principle that the Multi-purpose Hall should be open

to the public as far as possible for different kinds of events. The actual arrangement would be worked out having regard to security and operational needs of the CGC.

**(8) Environmental Protection and Sustainability**

To ensure that the Tamar development would be environmentally friendly and sustainable, we have set out in different parts of the tender document energy efficient and environmental requirements. Apart from compliance with the basic energy saving requirements set out in the tender document (including complying with Energy Codes” issued by EMSD; providing various energy saving building services equipment/devices; and using intelligent building management system with energy saving programmes and routines, etc), tenderers are required to demonstrate how their designs have taken every opportunity to develop and integrate energy saving measure and green strategies into the project. The following items, by no means exhaustive, are general areas for environmental design considerations -

- (a) *Sustainable Planning* - use of materials and equipment with low life cycle cost
- (b) *Enhancement to Environment* - landscaping to improve micro-climate, including roof/sky gardens, balconies, use of water features, etc.
- (c) *Planting and Other Vegetation* - planting trees around individual buildings to share the flat surfaces; “green roofs”, etc.
- (d) *Energy Conservation* - appropriate building form and orientation to reduce heat gain; use of renewable and clean energy source; use of energy-efficient building services systems and equipment (energy efficient lamps, occupancy sensors for switching off lighting and air-conditioning etc.); solar heat considerations, etc.
- (e) *Noise Impact* - noise attenuation through building envelope design, master layout of building blocks, general layout of rooms and plant areas, etc.
- (f) *Water Conservation* - use water-saving fittings and

appliances; use of recycled water; collection, storage and use of rainwater, etc.

- (g) *Use of Materials* - use environmentally friendly materials such as materials with high recycled content and recyclable at disposal, materials requiring low maintenance, low-emission materials, etc.
- (h) *Operation and Maintenance* – measures to reduce maintenance costs and replacement; provide metering and performance monitoring devices for building services/equipments, etc.

*(For full details, please see para. 7.2 of Section A – General Requirements of Part II of Employers’ Requirements; and para. 1.2.3 (a) of Section BS1 – General Requirements of Part IV of Employers’ Requirements)*

#### **(9) Air Ventilation Study**

All tenderers are required to carry out Air Ventilation Assessment at the tender stage and a report shall be submitted as part of the tender submission. Specific technical requirements as set out in Appendix ERVI/PR/C to Part VI of Employers’ Requirements shall be followed for carrying out the AVA to assess the impacts of the design proposal on the pedestrian wind environment. *(See para. 7.2 (a) of Part VI of Employers’ Requirements - Planning Requirements)*

Pursuant to this, a tender design’s performance in air ventilation will be assessed and marked against the assessment criterion on “air ventilation” under the Marking Scheme. Coupled with other relevant considerations in the Marking Scheme, our goal is to ensure that the development on the Tamar site would not adversely affect the air ventilation on the site and in the surrounding area.

#### **(10) Waste Management**

There will be an Automatic Refuse Collection System (ARCS) for the development. The whole operation shall be designed to be environmental-friendly, automatic, efficient and easy for maintenance access which shall minimize the spread of odour,

provide better hygienic control, and minimize the use of labour. It shall also provide a way of collecting the recycling materials separately, compacting the refuse and containing the smell. (*See para. 3.11.2 of Section BS3 – Detailed Requirements and Specifications of Part IV of Employers’ Requirements- Building Services Requirements*)

**(11) Openable Windows**

The curtain wall systems or window systems shall be designed and installed to comply with the statutory requirements for openable windows/venting for the purpose of natural ventilation or make up area of 1/16 of floor area of each floor. Moreover, each peripheral cellular or open plan office shall be provided with at least one openable window at high level of the curtain wall/window systems. In addition, the overall area of openable window(s) in the cellular room shall not be less than 1/16 of the floor area of the room. (*See para. 2.10 of Section F – Particular Specifications of Part II of Employers’ Requirements*).

**(12) Barrier Free Access**

To facilitate better opportunities for people with different abilities to access buildings and open spaces, the overall designs should comply with the provisions of the comprehensive study on the issue of Universal Accessibility by Architectural Services Department. The design and construction of the Works shall comply with the Design Manual on Barrier Free Access 1997, issued by the Buildings Department. In addition, tactile guide paths (of satin stainless steel finish or other suitable materials) in accordance with Australian Standard AS 1428.4-1992, shall be provided for the visually handicapped in accordance with stipulated guidelines. (*See para. 2.7, 3.7.1 and 3.7.2 of Section A – General Requirements of Part II of Employers’ Requirements- Architectural Requirements*)



**Appendix A**  
(English Version Only)

**NTT**  
**Appendix NTT/B**

**Notes To Tenderers**

**Appendix NTT/B – Assessment of Tenders**

## **Notes To Tenderers**

### **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 carpark, 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<sup>2</sup> (NOFA), of which a seating area of not less than 300m<sup>2</sup> (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<sup>2</sup> (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<sup>2</sup> (for 15 additional Members). The total potential expansion need not be more than 9,200 m<sup>2</sup> (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
<b>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)</b>			
	<b>1.1</b>	<b>Planning, Sustainability and Environmental Aspects (Maximum: 15 marks)</b>	
	(i) Planning aspects	7	<ul style="list-style-type: none"> <li>- Conformity with planning requirements, i.e. land use zonings, open space provision, building height restrictions, and protection of ridgeline and harbour views (2)</li> <li>- Connectivity to the public transport nodes, waterfront promenade and surrounding areas (2)</li> <li>- Building disposition and relation between buildings and open space (1)</li> <li>- Air ventilation (2)</li> </ul>
	(ii) Environmental aspects	5	<ul style="list-style-type: none"> <li>- Environmentally friendly design incorporating innovative green features (2)</li> <li>- Building orientation and design to optimize daylight utilization and to control undesirable heat gain and to enhance cooling effect in summer (1)</li> <li>- 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)</li> <li>- Response to land contamination issue and avoidance of encroachment on former seabed with practical and effective proposal to handle contaminated wastes (1)</li> </ul>
	(iii) Energy efficiency aspects	3	<ul style="list-style-type: none"> <li>- Incorporation of energy saving measures including cost benefit analysis (1)</li> <li>- Overall energy approach and consideration of the use of clean and renewable energy technologies (1)</li> <li>- Compliance with the Energy Codes (1)</li> </ul>

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)		
		(i) Structural	4	- Structural design to facilitate buildability and

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
		requirements		<p>minimise construction risks (0.5)</p> <p>Effectiveness of structure:</p> <ul style="list-style-type: none"> <li>- Effectiveness of superstructure (1.5)</li> <li>- Effectiveness of foundation and basement (0.5)</li> <li>- Effectiveness of the elevated walkways (0.5)</li> </ul> <p>Robustness:</p> <ul style="list-style-type: none"> <li>- Approach and methodology (0.5)</li> <li>- Identification and consideration of key structural elements (0.5)</li> </ul>
		(ii) Building Services requirements	4	<ul style="list-style-type: none"> <li>- Efficient design and planning of services and plant rooms (1)</li> <li>- 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)</li> <li>- Allowance for future changes to building services systems and flexibility to cater for irregular operating hours in separate zones (1)</li> <li>- Meeting of required indoor environment and air quality standards (1)</li> </ul>
		(iii) Design for future expansion	2	<ul style="list-style-type: none"> <li>- Compliance with future expansion requirements (0.5)</li> <li>- Flexibility and ease of future expansion (0.5)</li> <li>- Minimal disruption to existing operations during expansion works (0.5)</li> <li>- Cost effective design solution for future expansion (0.5)</li> </ul>
	<b>1.4</b>	<b>Maintenance Aspects and Life Cycle Plan (Maximum: 8 marks)</b>		
		(i) Ease of maintenance	3	<ul style="list-style-type: none"> <li>- Construction design and materials to facilitate low maintenance cost (1)</li> </ul>
				<ul style="list-style-type: none"> <li>- Application of flexible systems to cater for easy re-planning during and after construction of the project (1)</li> <li>- Easy and convenient access to building services and utility installations (0.5)</li> <li>- Resilient and reliable design to cater for break</li> </ul>

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
				down and regular servicing (0.5)
		(ii) Quality and durability	2	<ul style="list-style-type: none"> <li>- High quality, durable and environmental friendly building materials (1)</li> <li>- High quality, durable and reliable building services design and equipment requiring minimum replacement, repair and maintenance (1)</li> </ul>
		(iii) Life Cycle Plan	3	<ul style="list-style-type: none"> <li>- Cost effective design with consideration on design life and life cycle plan (1.5)</li> <li>- Analysis of the design with life cycle cost or energy projections (1.5)</li> </ul>
	<b>1.5</b>	<b>Construction Aspects (Maximum: 6 marks)</b>		
		(i) Method Statement	4	<ul style="list-style-type: none"> <li>- Understanding and analysis of the major and critical design and construction activities (1)</li> <li>- Understanding of site constraints and effect on adjoining structures (0.5)</li> <li>- Detailed description of design and construction sequences and building services installations (0.5)</li> <li>- Adoption of fast track or innovative construction methods (1)</li> <li>- Incorporation and description of major specialist works (0.5)</li> <li>- Proposals for temporary works and monitoring construction impacts (0.5)</li> </ul>
		(ii) Programme	2	<ul style="list-style-type: none"> <li>- Detailed and comprehensive programme with realistic and achievable targets and milestones for both design and construction activities (1.5)</li> <li>- Differentiating completion of the Works in different work packages to facilitate monitoring, testing and commissioning, and handover (0.5)</li> </ul>
	<b>1.6</b>	<b>Quality Assurance and Safety (Maximum: 2 marks)</b>		
		(i) Quality management system and procedures	1	<ul style="list-style-type: none"> <li>- Project specific Quality Plan including Quality Policy and Quality System (1)</li> </ul>
		(ii) Safety plan	1	<ul style="list-style-type: none"> <li>- Project specific Safety Plan including the Policy Statement, risk assessment and</li> </ul>

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
				proposals to address the risks identified (1)
	<b>1.7</b>	<b>Offer Exceeding Requirements (Maximum: 1 mark)</b>		
		Added-value offers	1	<ul style="list-style-type: none"> <li>- Use of innovative and advance technology and promote transfer of technology (0.5)</li> <li>- Added-value proposals other than those stated in the Employer's Requirements which provide the Employer with long term benefits (0.5)</li> </ul>
<b>2.0 Design and Aesthetic Aspects (Maximum: 45 marks)</b>				
	<b>2.1</b>	Projection of Hong Kong's position as Asia's world city	9	<p>Considerations include:</p> <ul style="list-style-type: none"> <li>- Distinct Hong Kong identity and projecting Hong Kong's image as a cosmopolitan city;</li> <li>- Distinct design concept;</li> <li>- Quality of architectural design;</li> <li>- Quality of landscape design; and</li> <li>- Prestigious and dignified appearance appropriate for the project</li> </ul>
	<b>2.2</b>	Response to the urban context and development of a prime civic core in Hong Kong	9	<p>Considerations include:</p> <ul style="list-style-type: none"> <li>- Enhancement of the urban fabric, the cityscape and the image of Hong Kong's Central Business District;</li> <li>- Projection of distinctive images as Hong Kong's prime civic core;</li> <li>- Promotion of public perception of an open and accessible government through the design;</li> <li>- Connectivity with waterfront and surrounding areas; and</li> <li>- Integration of landscaping design to enhance quality of open space and complement building design.</li> </ul>
	<b>2.3</b>	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 sustainability and	9	<p>Considerations include:</p> <ul style="list-style-type: none"> <li>- Response to the protection of ridgeline, the protection of harbour vista, and integration with the waterfront setting;</li> <li>- Height, disposition and design of buildings and layout of open space to achieve visual</li> </ul>



Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
		environmental friendliness		permeability; and - Promotion of environmentally friendly designs for the building and the open space
	<b>2.4</b>	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
	<b>2.5</b>	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
<b><u>Total</u></b>			<b>100</b>	

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:-

$$\text{Quality Score} = \frac{60}{x} \times \frac{Q_n}{Q_1}$$

Where **Q<sub>n</sub>** is total marks for quality aspect of the respective conforming tender in question; and  
**Q<sub>1</sub>** 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:

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

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.

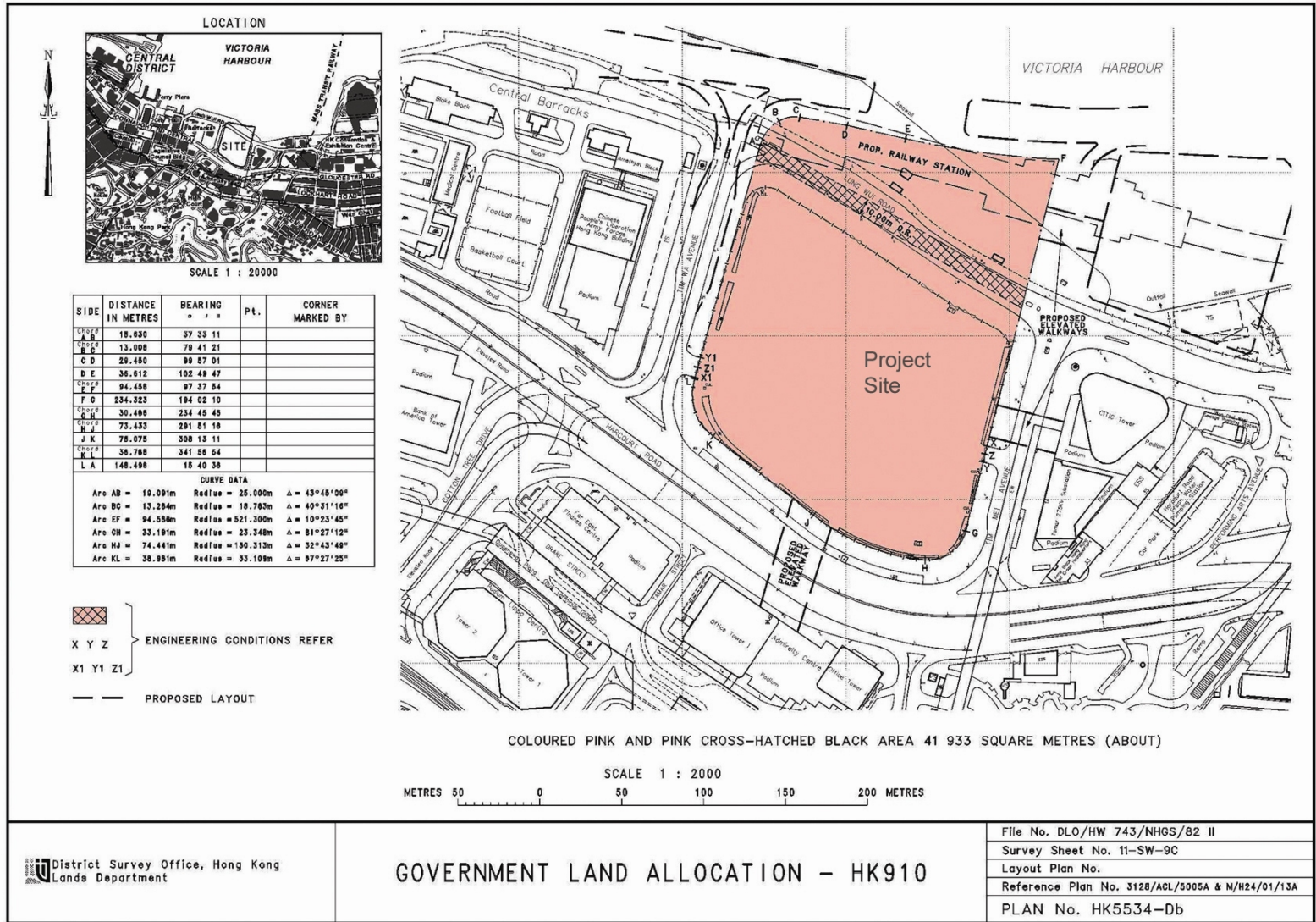
Point	CO-ORDINATES DATA (ORIGIN 1989 DATUM...)	
	N	E
A	815916.655	835047.512
B	815931.425	835058.867
C	815933.753	835071.665
D	815928.684	835100.672
E	815920.534	835136.370
F	815907.990	835228.990
G	815880.863	835173.159
H	815863.085	835148.275
J	815890.421	835080.119
K	815738.724	835018.780
L	815773.682	835007.387
CURVE DATA		
A-B	815909.900	835071.582
B-C	815915.253	835068.419
E-F	816428.820	835252.127
G-H	815886.326	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 1988	Jun 2002	Jul 2006	
Plan No.	HK5534	HK5534	HK5534	



Date : 21/07/2006

title

063KA  
DESIGN & CONSTRUCTION OF  
TAMAR DEVELOPMENT PROJECT

GOVERNMENT LAND ALLOCATION PLAN (HK910) -  
THE PROJECT SITE

drawn by

date

drawing no.

scale

approved

date

AB/6104/ER1/SK-01

N.T.S.

office

ARCHITECTURAL BRANCH



ARCHITECTURAL  
SERVICES  
DEPARTMENT

**Tamar Development Project --  
Legislative Council Complex**

**Summary of request and preliminary cost estimate**

<i>Item</i>		<sup>1</sup> <b>NOFA (m<sup>2</sup>)</b>	<sup>2</sup> <b>Estimated CFA (m<sup>2</sup>)</b>	<b>Cost estimated by the Contractor</b>
<b><i>Communal Facilities</i></b>				
(a)	Expansion of the existing LegCo Library into a Constitutional Library	220	220	} \$28M
(b)	Establishment of additional LegCo Archives	140	140	
(c)	Studio for use by sign language interpreters for proceedings of LegCo	50	50	\$4M
(d)	Photographers' room	53	53	\$4M
<b><i>Secretariat office</i></b>				
(e)	26 posts created in 2007 and 2008 Resource Allocation Exercises	250	} 2 006	} \$77M
(f)	35 posts and 73 posts to be created in 2009 and 2010 Resource Allocation Exercises respectively or to be funded by LegCo reserve	483		
(g)	5% reserve area for future expansion of staff offices	219		
<b>Total</b>		<b>1 415</b>	<b>2 469</b>	<b>\$113M</b>

*Source: LC Paper No. CB(1)1634/08-09(12)*

<sup>1</sup>

NOFA = total area of all functional rooms and spaces within buildings.

<sup>2</sup>

CFA = Gross Floor Area (i.e. NOFA + lift lobbies and lift shafts, staircases, light wells, corridors, pipe ducts, wall thickness, refuse collection rooms, toilets, etc.) + plant rooms + refuge floors, etc. The estimate is subject to adjustment during detailed design development process.

## Appendix VI

### Tamar Development Project

#### List of relevant papers

Date	Committee	References
22 November 2005 17 December 2005	Panel on Planning, Land and Works	Discussion papers <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1122cb1-289-3e.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1122cb1-289-3e.pdf</a> <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1122cb1-289-4e.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1122cb1-289-4e.pdf</a>  Background brief <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1122cb1-289-5e.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1122cb1-289-5e.pdf</a>  Minutes of meetings <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl051122.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl051122.pdf</a> <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl051217.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl051217.pdf</a>
April 2006	Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site)	Report <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1320-4e.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1320-4e.pdf</a>
25 April 2006 11 May 2006	Panel on Planning, Land and Works	Discussion papers <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1319-1e.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1319-1e.pdf</a> <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1320-3e.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1320-3e.pdf</a>

Date	Committee	References
		<p>Minutes of meetings  <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl060425.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl060425.pdf</a>  <a href="http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl060511.pdf">http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl060511.pdf</a></p>
<p>29 May 2006 23 June 2006</p>	<p>Public Works Subcommittee and Finance Committee</p>	<p>Discussion paper  <a href="http://www.legco.gov.hk/yr05-06/english/fc/pwsc/papers/p06-15e.pdf">http://www.legco.gov.hk/yr05-06/english/fc/pwsc/papers/p06-15e.pdf</a></p> <p>Minutes of meetings  <a href="http://www.legco.gov.hk/yr05-06/english/fc/pwsc/minutes/pw060529.pdf">http://www.legco.gov.hk/yr05-06/english/fc/pwsc/minutes/pw060529.pdf</a>  <a href="http://www.legco.gov.hk/yr05-06/english/fc/fc/minutes/fc060623.pdf">http://www.legco.gov.hk/yr05-06/english/fc/fc/minutes/fc060623.pdf</a></p>
<p>January 2008</p>	<p>Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site)</p>	<p>Report  <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/plw_cw/reports/plw_cwcb1-580-e.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/plw_cw/reports/plw_cwcb1-580-e.pdf</a></p>
<p>10 January 2008 26 February 2008</p>	<p>Panel on Development</p>	<p>Discussion papers  <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0110cb1-578-1-e.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0110cb1-578-1-e.pdf</a>  <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0226cb1-860-5-e.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0226cb1-860-5-e.pdf</a></p> <p>Follow-up paper  <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0226cb1-2192-1-e.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0226cb1-2192-1-e.pdf</a></p> <p>Minutes of meetings  <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080110.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080110.pdf</a>  <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080226.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080226.pdf</a></p>

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26 May 2009	Panel on Development	<p>Discussion paper <a href="http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0526cb1-1634-12-e.pdf">http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0526cb1-1634-12-e.pdf</a></p> <p>Minutes of meeting <a href="http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20090526.pdf">http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20090526.pdf</a></p>
July 2009	Panel on Development	<p>Information paper <a href="http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/devcb1-2341-1-e.pdf">http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/devcb1-2341-1-e.pdf</a></p>