

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Government Offices – Intra-governmental services**

#### **125KA – Joint-user Government Office Building in Area 67, Tseung Kwan O**

Members are invited to recommend to the Finance Committee the upgrading of **125KA** to Category A at estimated costs of \$5,228.4 million in money-of-the-day prices for the construction of a joint-user government office building in Area 67, Tseung Kwan O.

### **PROBLEM**

The Government has decided to relocate the bureaux/departments (b/ds) and the Judiciary in the Wan Chai Government Offices Compound (WCGOC)<sup>1</sup> in phases to make way for the development of convention and exhibition facilities, hotel facilities and Grade A office space.

2. It is government policy to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those with no location requirements out of high value areas, including the central business districts. The construction of the proposed building is necessary for re-provisioning the existing offices and facilities of respective b/ds currently accommodated in WCGOC, some offices and facilities currently located in various districts and leased premises, and for accommodating the related ancillary facilities.

**/PROPOSAL .....**

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1 Comprising the Immigration Tower, the Revenue Tower and the Wanchai Tower.

## PROPOSAL

3. The Director of Architectural Services, with the support of the Secretary for Financial Services and the Treasury, proposes to upgrade **125KA** to Category A at an estimated cost of \$5,228.4 million in money-of-the-day (MOD) prices for the construction of a joint-user government office building in Area 67, Tseung Kwan O (to be named as Tseung Kwan O Government Offices (TKOGO)).

## PROJECT SCOPE AND NATURE

4. The proposed TKOGO will be located at Chi Shin Street, Area 67, Tseung Kwan O (TKO), adjacent to the Immigration Headquarters currently under construction. The project site occupies an area of about 16 680 square metres (m<sup>2</sup>) in TKO Town Centre. The site is close to the Mass Transit Railway TKO and Tiu Keng Leng Stations, and is easily accessible via various means of public transport and pedestrian walkways.

5. The proposed 18-storey TKOGO will provide a net operational floor area (NOFA)<sup>2</sup> of about 44 000 m<sup>2</sup> for accommodating the following key facilities –

- (a) offices and facilities of three departments<sup>3</sup> currently accommodated in the Wan Chai Government Offices Compound (WCGOC), five departments in leased private premises<sup>4</sup> and five departments in other government-owned premises<sup>5</sup>;

/(b) .....

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2 NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for basic facilities (if any) such as toilets, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipes or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.

3 These include the Environmental Protection Department (EPD), the Innovation and Technology Commission (ITC), and the Census and Statistics Department, accounting for about 21 300 m<sup>2</sup> of the NOFA of the proposed TKOGO.

4 These include the Education Bureau (EDB), EPD, a post office and a delivery office of the Hongkong Post, the Social Welfare Department and the Independent Commission Against Corruption, accounting for about 7 900 m<sup>2</sup> of the NOFA of the proposed TKOGO.

5 These include EDB, ITC, the Rating and Valuation Department, a branch office of the Employees' Compensation Division of the Labour Department and the Department of Justice, accounting for about 5 400 m<sup>2</sup> of the NOFA of the proposed TKOGO.

- (b) a general out-patient clinic;
- (c) a job centre;
- (d) a government families clinic and a government dental clinic for civil servants and eligible persons; and
- (e) a child care centre for government employees.

6. The project also provides about 100 parking spaces for government vehicles, staff and visitors to government departments, and over 300 public parking spaces (including about 100 public parking spaces for goods vehicles and coaches, and over 200 public parking spaces for private cars, motorcycles and light buses).

7. A site and location plan, floor plans, a sectional drawing, an artist's impression and a barrier-free access plan for the project are at **Enclosures 1 to 8**. Subject to the funding approval of the Finance Committee, we plan to commence construction in the third quarter of 2020 for completion in the first quarter of 2025.

## JUSTIFICATION

8. The proposed TKOGO is one of the nine replacement building projects to facilitate the release of the WCGOC site for commercial development, thus enabling a better use of scarce land resources in Central Business District (CBD).

9. We propose to construct the TKOGO mainly for relocating some of the government offices currently accommodated in WCGOC. The proposed TKOGO will also be used to accommodate some government offices located in leased private premises, and to consolidate government offices and public services accommodated in other government-owned premises to enhance operational efficiency. Since the project will also accommodate government offices currently accommodated in leased private premises, it will release office spaces in the private sector and achieve an estimated annual saving in rental expenditure of up to about \$45 million.

10. The proposed TKOGO will also benefit the local district through the provision of public services/facilities by the user departments therein. They include –

/(a) .....

- (a) a total of over 300 public parking spaces for goods vehicles, coaches, private cars, motorcycles and light buses, the number of which has been increased following district consultation, to meet the local demand for parking spaces in the district;
- (b) a general out-patient clinic to be operated by the Hospital Authority to provide general out-patient services, including medical consultations, nursing and allied health services, to the public;
- (c) a job centre and a branch office of the Employees' Compensation Division of the Labour Department to provide employment, recruitment and employees' compensation services to job seekers, employers and injured employees respectively;
- (d) a post office and a delivery office of the Hongkong Post to provide postal and delivery services to the public;
- (e) a Social Security Field Unit of the Social Welfare Department to provide social security services to people in need;
- (f) customer service counters of the EPD to process applications for environmental permits or licences; and
- (g) a regional office of the Independent Commission Against Corruption to provide anti-corruption services to the public.

11. The proposed TKOGO will facilitate the relocation of the bureaux/departments at WCGOC. The relocation exercise will release valuable land in Wan Chai for convention, exhibition and commercial uses, adding new impetus to the economic development of Hong Kong. The relocation of government offices to non-CBD may also promote office decentralisation, resulting in better utilisation of land resources and more balanced distribution of employment and economic activities territory-wide.

**/FINANCIAL .....**



**FINANCIAL IMPLICATIONS**

12. We estimate the capital cost of the project to be \$5,228.4 million in money-of-the-day (MOD) prices, broken down as follows –

|  | <b>\$ million<br/>(in MOD prices)</b> |
|--|---------------------------------------|
| (a) Site works   | 11.8                                  |
| (b) Piling <sup>6</sup>  | 266.2                                 |
| (c) Basement <sup>7</sup>  | 263.5                                 |
| (d) Building <sup>8</sup>  | 2,403.2                               |
| (e) Building services <sup>9</sup>                                 | 1,380.8                               |
| (f) Drainage   | 24.8                                  |
| (g) External works <sup>10</sup>                                   | 176.1                                 |
| (h) Additional energy conservation,<br>green and recycled features | 66.6                                  |
| (i) Furniture and equipment <sup>11</sup>                          | 102.5                                 |
| (j) Consultants' fees for  | 16.7                                  |
| (i) contract administration  | 11.8                                  |

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|    | <b>/\$ million .....</b>   |
|----|--|
| 6  | Piling works cover construction of piles and all related works including tests and monitoring.   |
| 7  | Basement works cover construction of basement enclosure, waterproofing and excavation works.   |
| 8  | Building works cover construction of substructure and superstructure of the building.  |
| 9  | Building services works cover electrical installation, ventilation and air-conditioning installations, fire services installations, lift and escalator installations and other specialist installations. |
| 10 | External works cover external pavings, hard and soft landscape and pedestrian linkbridge.  |
| 11 | The estimated cost is based on an indicative list of furniture and equipment required.   |

|  | <b>\$ million</b><br><b>(in MOD prices)</b> |
|--|---|
| (ii) management of resident site staff (RSS) | 4.9   |
| (k) Remuneration of RSS                      | 40.9  |
| (l) Contingencies                            | 475.3                                       |
| Total  | <hr/> 5,228.4 <hr/>                         |

13. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Enclosure 9**. The construction floor area (CFA) of this project is about 108 400 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$34,908 per m<sup>2</sup> of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

14. Subject to funding approval, we plan to phase the expenditure as follows –

| <b>Year</b> | <b>\$ million</b><br><b>(in MOD prices)</b> |
|-------------|---|
| 2020 – 2021 | 83.8  |
| 2021 – 2022 | 286.0                                       |
| 2022 – 2023 | 923.9                                       |
| 2023 – 2024 | 1,212.6                                     |
| 2024 – 2025 | 1,573.2                                     |
| 2025 – 2026 | 636.4                                       |

/Year .....

| Year        | \$ million<br>(in MOD prices) |
|-------------|-------------------------------|
| 2026 – 2027 | 346.4                         |
| 2027 – 2028 | 144.3                         |
| 2028 – 2029 | 21.8                          |
|             | <hr/> 5,228.4 <hr/>           |

15. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2020 to 2029. We will deliver the construction works through a design and build contract and award the contract on a lump-sum basis as the scope of the works can be clearly defined in advance. The contract will provide contractual terms for price adjustment.

16. We estimate the annual recurrent expenditure arising from this project to be \$183.9 million.

## **PUBLIC CONSULTATION**

17. We consulted the Sai Kung District Council (SKDC) on 3 January 2017. Members expressed support for the project. Since then, we have updated SKDC on the developments of the project from time to time through a working group set up under it. In planning for the TKOGO, the views of SKDC on matters including the provision of a general out-patient clinic, a job centre and a public car park, have been taken into account.

18. We consulted the Legislative Council Panel on Financial Affairs on the project on 6 January 2020. Members supported the project and the submission of its funding application to the Public Works Subcommittee. At the request of the Panel, we provided supplementary information on 29 January 2020.

**/ENVIRONMENTAL .....**

## ENVIRONMENTAL IMPLICATIONS

19. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impacts. We have included in the project estimate the cost to implement suitable mitigation measures during construction to control the short-term environmental impacts.

20. At the planning and design stages, we have considered measures to reduce the generation of construction waste wherever possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>12</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

21. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

22. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These measures include the use of silencers, mufflers and temporary acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to minimise dust generation.

/23. ....

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12 PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

23. We estimate that the project will generate in total about 194 200 tonnes of construction waste. Of these, we will reuse about 2 600 tonnes (1.3%) of inert construction waste on site and deliver about 185 400 tonnes (95.5%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 6 200 tonnes (3.2%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$14.4 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

24. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

25. This project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

26. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) variable speed drive for chillers;
- (b) automatic condenser tube cleaning system;
- (c) heat pump for space heating/dehumidification;
- (d) demand control of supply air;
- (e) heat energy reclaim of exhaust air;
- (f) building energy management system; and
- (g) photovoltaic system.

27. For greening features, we will provide landscaping and greening features on ground level, podium levels, rooftops and vertical surfaces in the new building as appropriate for environmental and amenity benefits.

28. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

29. The total estimated additional cost for adoption of the above features is around \$66.6 million (including \$25.5 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

30. We upgraded **125KA** to Category B in September 2014. We engaged consultants to undertake various services, including Section 16 planning application, underground services investigation, ground investigation, topographical and tree surveys, traffic impact assessments and quantity surveying services for the preparation of tender documents at a total cost of \$5.6 million. The services and investigation works by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. All the above consultancy services and investigation works have been completed.

31. No tree<sup>13</sup> was found within the site or in close proximity to the site boundary. We will incorporate planting proposals as part of the project, including the planting of about 46 trees, 76 000 shrubs, 7 500 groundcovers and 750 m<sup>2</sup> of grassed area.

32. We estimate that the proposed works will create about 1 610 jobs (1 460 for labourers and 150 for professional or technical staff) providing a total employment of 36 900 man-months.

/33. ....

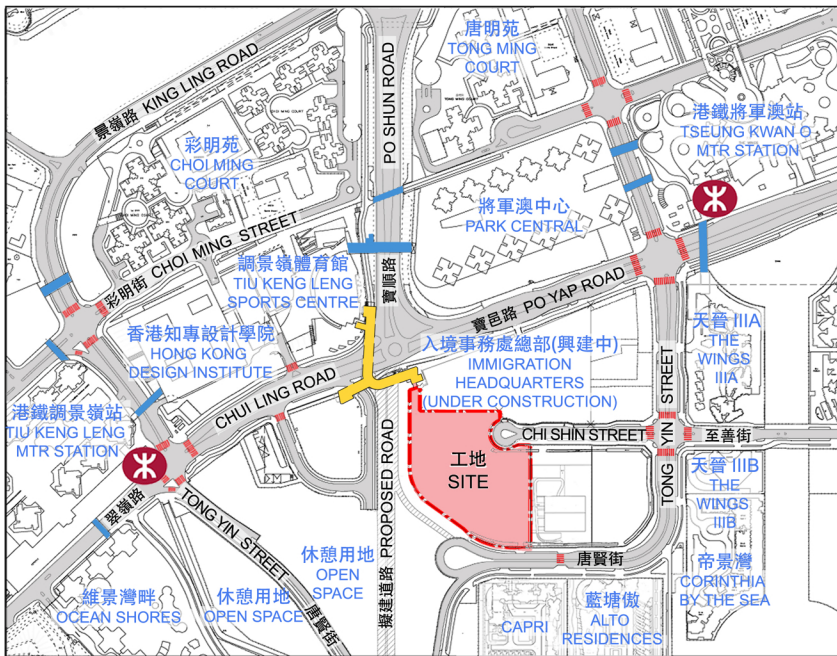
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13 “Tree” refers to a plant if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level as stipulated in Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation.

33. We invited tenders for the proposed works in June 2019. Having assessed the returned tender prices for the contract, we have updated the project estimate accordingly to \$5,228.4 million in MOD prices, which is lower than our estimate of \$6,172.8 million in MOD prices when we consulted the Panel on Financial Affairs in January 2020. The latest project estimate reflects the prevailing market situation and should be adequate for the proposed works.

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Financial Services and the Treasury Bureau  
May 2020

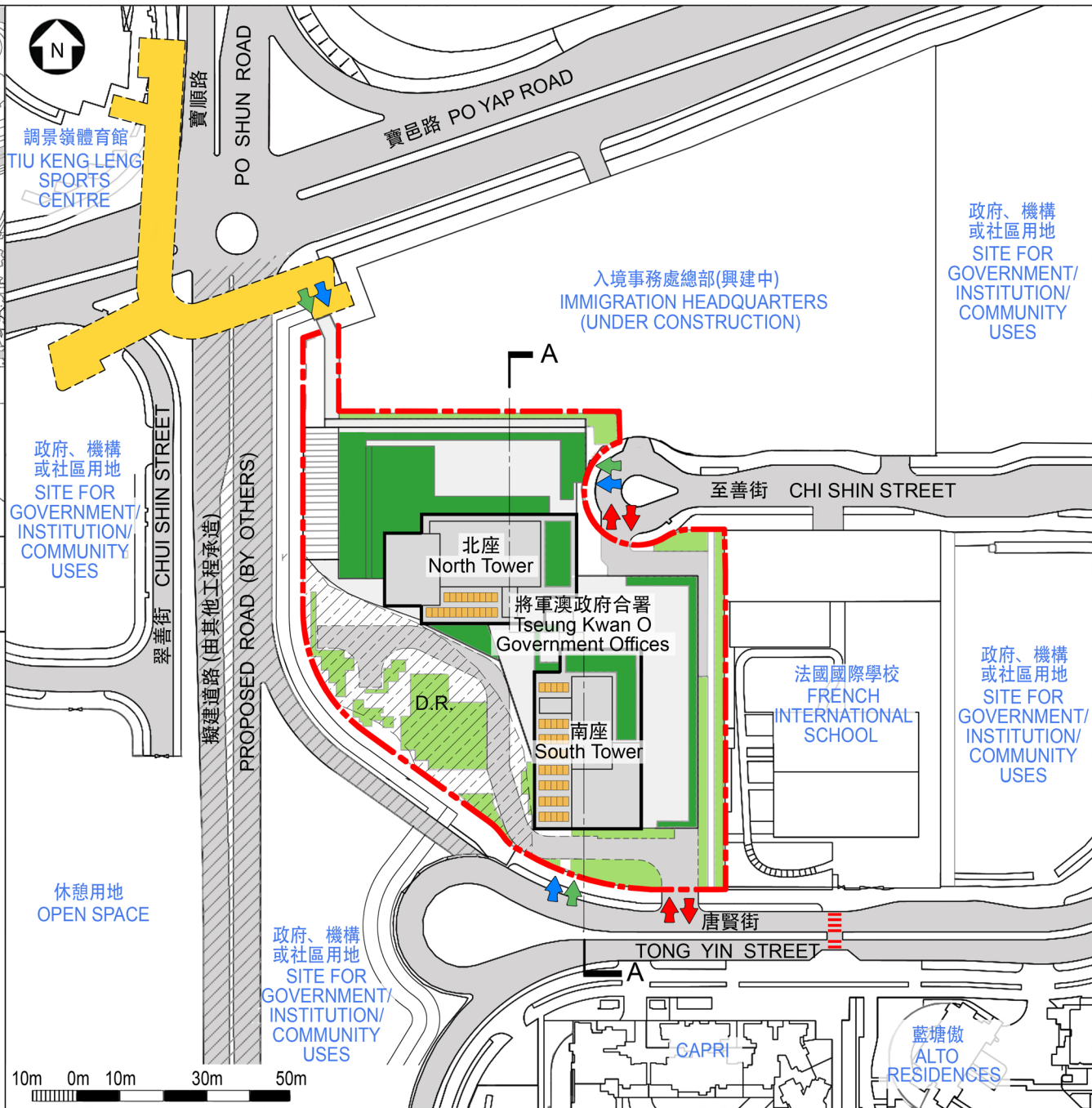


位置圖 LOCATION PLAN

圖例 LEGEND

- |  |  |  |  |
|--|--|--|--|
|  | 工地界線<br>SITE BOUNDARY                                    |  | 現有行人天橋 / 隧道<br>EXISTING FOOTBRIDGE / TUNNEL                                    |
|  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT                      |  | 擬建行人天橋<br>(不包括在 125KA 內)<br>PROPOSED FOOTBRIDGE<br>(NOT FORMING PART OF 125KA) |
|  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT                   |  | 地面綠化<br>AT-GRADE GREENING  |
|  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS                      |  | 天台/平台綠化<br>LANDSCAPED ROOF   |
|  | 現有地面行人過路處<br>EXISTING AT-GRADE<br>PEDESTRIAN<br>CROSSING |  | 太陽能光伏板<br>PHOTOVOLTAIC PANEL   |
|  |  |  | 渠務保留地<br>DRAINAGE RESERVE  |

備註: 設計視乎將來的設計發展、淨作業樓面面積和其他項目要求。  
REMARKS: DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT, NOFA AND OTHER PROJECT REQUIREMENTS.



工地平面圖  
SITE PLAN

125KA  
將軍澳第67區政府聯用辦公大樓  
JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O

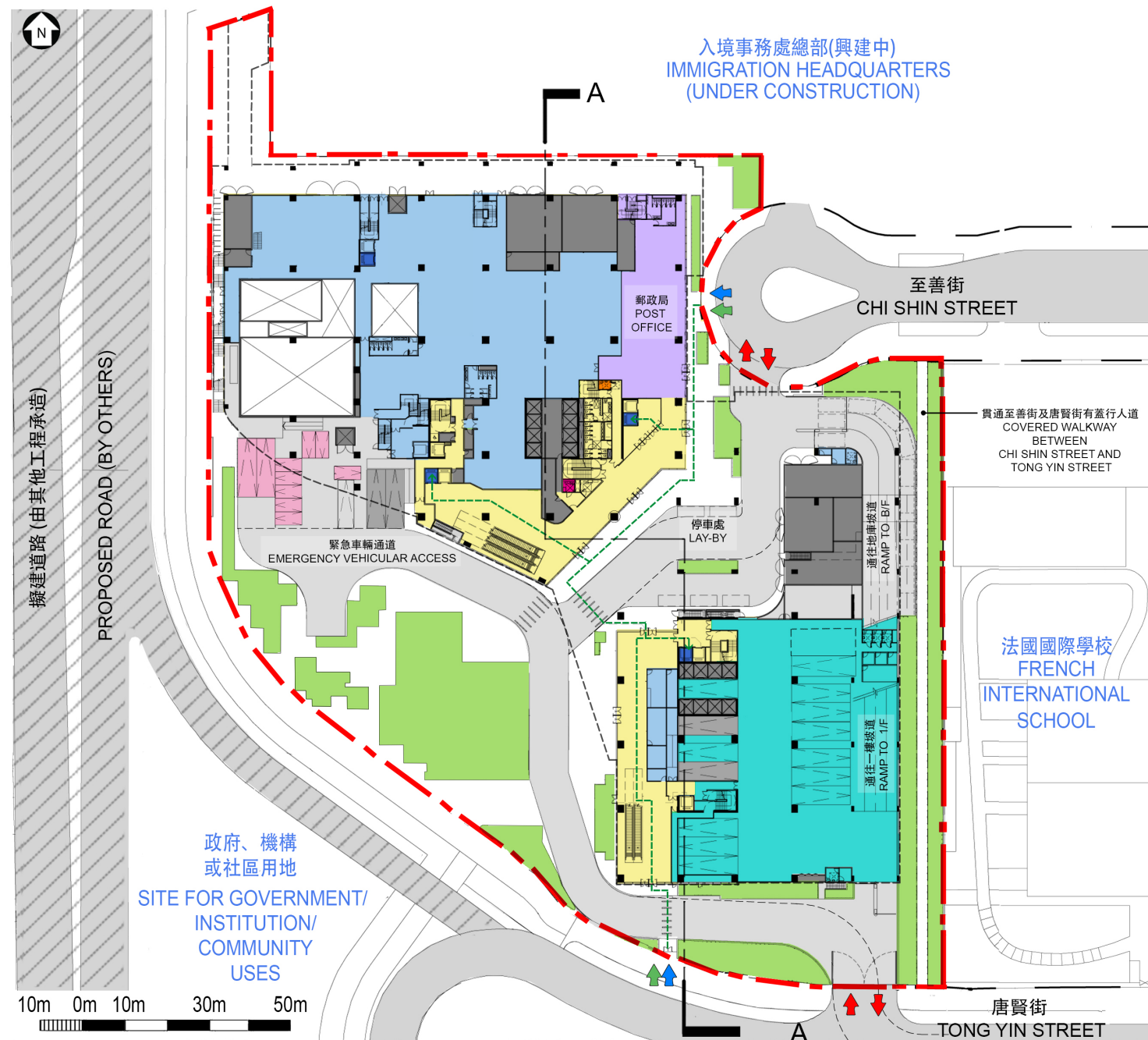


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- ↑ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- 無障礙通道  
BARRIER-FREE ACCESS
- 公共設施  
PUBLIC FACILITIES
- 辦公室 / 輔助空間 / 其他設施  
OFFICE / ANCILLARY AREA / OTHER ACCOMMODATIONS
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CAR PARK
- 部門停車場  
DEPARTMENTAL CAR PARK
- 上落客貨區  
LOADING / UNLOADING AREA
- 通用洗手間  
UNIVERSAL TOILET
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 地面綠化  
AT-GRADE GREENING



地下平面圖  
G/F PLAN

125KA

將軍澳第67區政府聯用辦公大樓

JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- - - 無障礙通道  
BARRIER-FREE ACCESS
- 公共設施  
PUBLIC FACILITIES
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CAR PARK
- 通用洗手間  
UNIVERSAL TOILET
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 綠化範圍  
LANDSCAPED AREA



擬建行人天橋  
(不包括在 125KA 內)  
PROPOSED FOOTBRIDGE  
(NOT FORMING PART OF 125KA)

10m 0m 10m 30m 50m

一樓平面圖  
1/F PLAN

125KA  
將軍澳第67區政府聯用辦公大樓  
JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



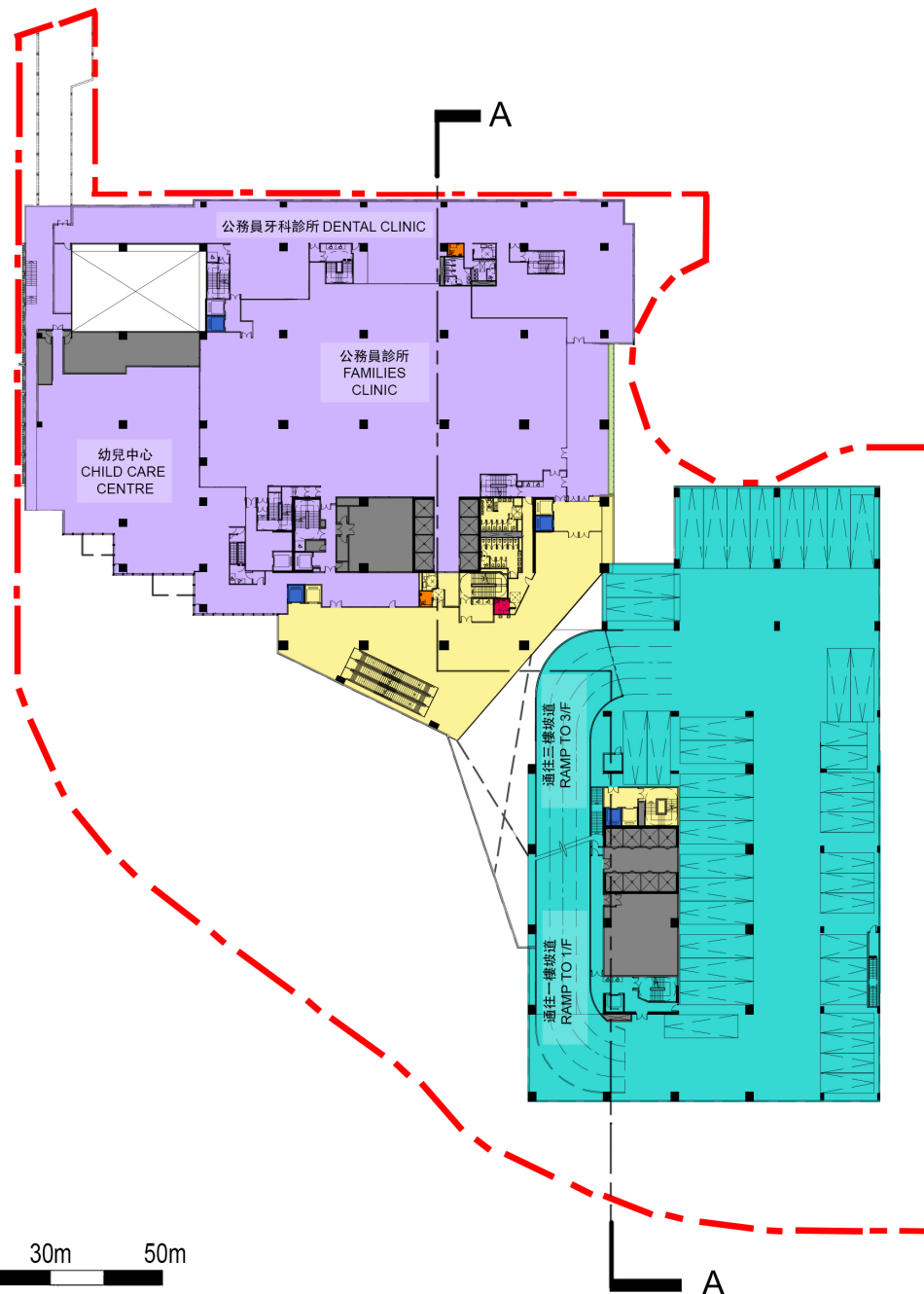
ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

圖例 LEGEND

- 公共設施  
PUBLIC FACILITIES
- 共用範圍  
COMMON AREA
- 機房  
PLANT ROOM
- 公眾停車場  
PUBLIC CAR PARK
- 通用洗手間  
UNIVERSAL TOILET
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 綠化範圍  
LANDSCAPED AREA



10m 0m 10m 30m 50m



二樓平面圖  
2/F PLAN

125KA  
將軍澳第67區政府聯用辦公大樓  
JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



ARCHITECTURAL  
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圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- 辦公室 / 輔助空間 / 其他設施  
OFFICE / ANCILLARY AREA / OTHER ACCOMMODATIONS
- 機房  
PLANT ROOM
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 暢通易達升降機  
ACCESSIBLE LIFT
- 綠化範圍  
LANDSCAPED AREA



標準層平面圖  
TYPICAL FLOOR PLAN

125KA











將軍澳第67區政府聯用辦公大樓

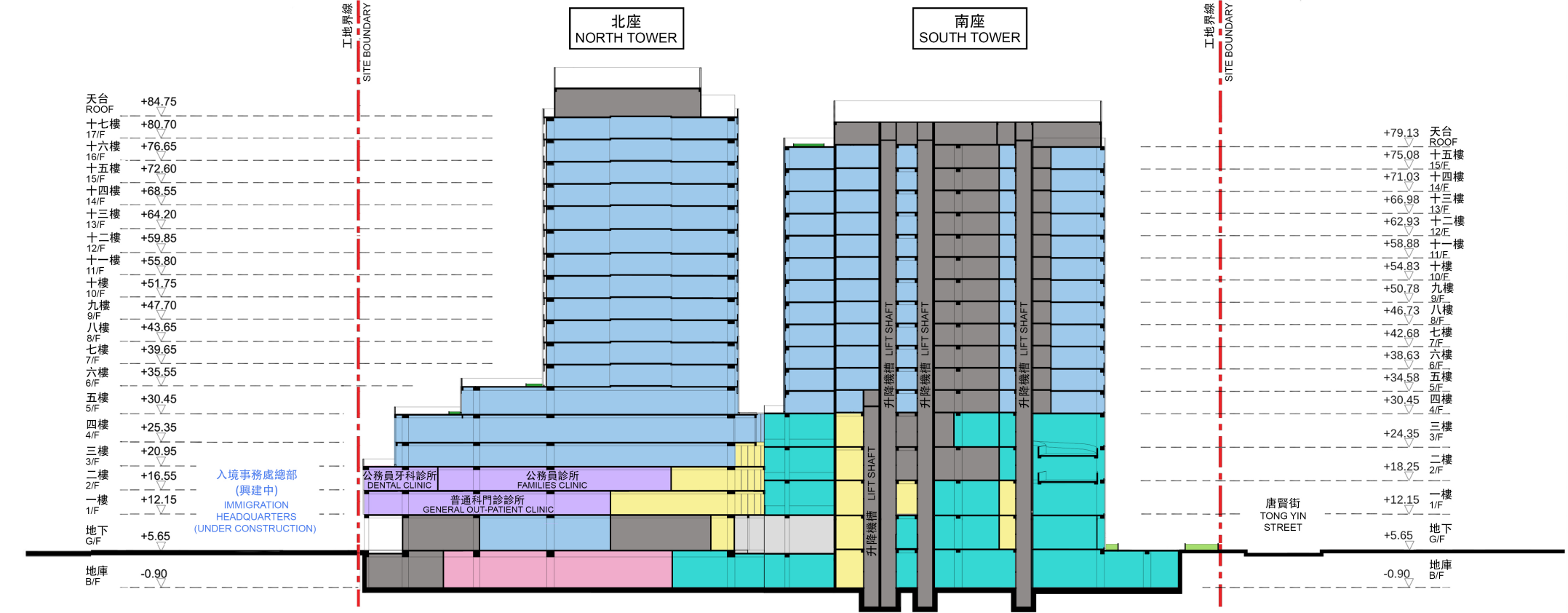
JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



ARCHITECTURAL  
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圖例 LEGEND

|  |  |  |
|--|--|--|
|  工地界線<br>SITE BOUNDARY   |  共用範圍<br>COMMON AREA            |  有蓋車道<br>COVERED DRIVEWAY   |
|  公共設施<br>PUBLIC FACILITIES                                       |  公眾停車場<br>PUBLIC CAR PARK       |  地面綠化<br>AT-GRADE GREENING  |
|  辦公室/輔助空間/其他設施<br>OFFICE / ANCILLARY AREA / OTHER ACCOMMODATIONS |  部門停車場<br>DEPARTMENTAL CAR PARK |  天台/平台綠化<br>LANDSCAPED ROOF |
|  |  機房<br>PLANT ROOM               |  |



A-A 剖面圖  
SECTION A-A

125KA  
將軍澳第67區政府聯用辦公大樓  
JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西南面望向大樓的構思透視圖

PERSPECTIVE VIEW FROM SOUTHWEST DIRECTION (ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

125KA  
將軍澳第67區政府聯用辦公大樓  
JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



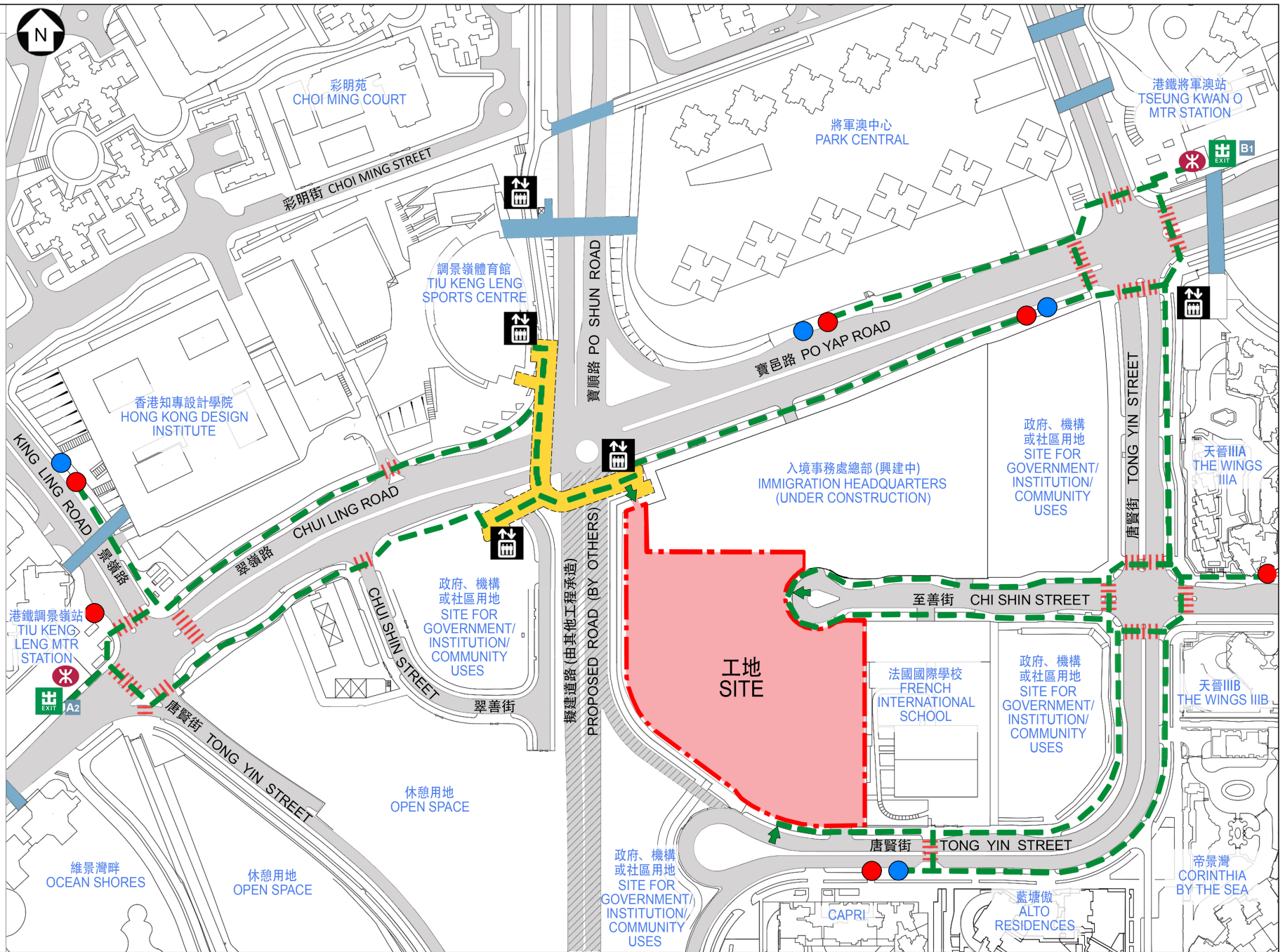
ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- ↑ 無障礙出入口  
BARRIER-FREE  
ENTRANCE / EXIT
- 無障礙通道  
BARRIER-FREE ACCESS
-  暢通易達升降機  
ACCESSIBLE LIFT
- |||| 現有地面行人過路處  
EXISTING AT-GRADE  
PEDESTRIAN CROSSING
- 現有小巴士站  
EXISTING MINI-BUS STOP
- 現有巴士站  
EXISTING BUS STOP
- ▬ 現有行人天橋 / 隧道  
EXISTING FOOTBRIDGE /  
TUNNEL
- ▬ 擬建行人天橋  
(不包括在 125KA 內)  
PROPOSED FOOTBRIDGE  
(NOT FORMING PART OF  
125KA)
-  港鐵站出入口  
MTR STATION  
ENTRANCE / EXIT

10m 0m 10m 50m 100m



無障礙通道平面圖  
PLAN OF BARRIER-FREE ACCESS

125KA

將軍澳第67區政府聯用辦公大樓

JOINT-USER GOVERNMENT OFFICE BUILDING IN AREA 67, TSEUNG KWAN O



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**125KA – Joint-user Government Office Building in Area 67,  
Tseung Kwan O**

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2019 prices)**

|  |              | Estimated<br>man-months | Average<br>MPS <sup>*</sup><br>salary<br>point | Multiplier<br>(Note 1) | Estimated<br>fee<br>(\$ million) |
|--|--------------|-------------------------|--|------------------------|----------------------------------|
| (a) Consultants' fees for<br>contract<br>administration (Note 2) | Professional | –                       | –  | –                      | 4.2                              |
|  | Technical    | –                       | –  | –                      | 5.3                              |
|  |              |                         |  | Sub-total              | 9.5 #                            |
| (b) Resident site staff<br>(RSS) costs (Note 3)                  | Professional | 120                     | 38   | 1.6                    | 16.5                             |
|  | Technical    | 423                     | 14   | 1.6                    | 20.5                             |
|  |              |                         |  | Sub-total              | 37.0                             |
| Comprising –   |              |                         |  |                        |                                  |
| (i) Consultants' fees for<br>management of RSS                   |              |                         | 4.0 #  |                        |                                  |
| (ii) Remuneration of<br>RSS                                      |              |                         | 33.0 #   |                        |                                  |
| <b>Total</b>   |              |                         |  |                        | <b>46.5</b>                      |

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (As at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **125KA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **125KA** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.



**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 12 of the main paper.