

For information

**Report on Significant Deviations between Accepted Tender Prices
and Estimated Provisions in the Approved Project Estimates
(for Capital Works Contracts Awarded in the Third Quarter of 2020)**

On 21 April 2004, the Director of Audit published a report¹ on the value-for-money audit on the Harbour Area Treatment Scheme Stage I project. Among other observations, the Director of Audit took note of significant deviations between the accepted tender prices for some works contracts under this project and those estimated in the Approved Project Estimates (APE). The Public Accounts Committee (PAC) recommended in its June 2004 report that, in order to ensure effective monitoring on the use of funding, works departments should inform the Legislative Council (LegCo) when there is a difference of \$15 million or more between the accepted tender price and the estimated provision in the APE.

2. In response to the recommendation of PAC, the Administration had agreed to submit quarterly reports to LegCo on significant deviations between the accepted tender prices for capital works projects and the estimated provision in the APE when these “equal/exceed \$15 million or 10% of the original estimated provisions in the APE, whichever is the greater”². We submitted the first report covering projects up to end December 2004 to PAC on 4 February 2005 and were directed by the Clerk to the Finance Committee that future reports should be addressed to the Public Works Subcommittee.

3. For the quarter ending September 2020, 23 capital works contracts meet the stipulated reporting criterion. Relevant details of the contracts are set out at the **Annex** attached.

Development Bureau
Works Branch
March 2021

¹ See Director of Audit’s Report No. 42, Chapter 3

² See paragraph 25 of the Government’s Minute in response to Report No. 42 of the Public Accounts Committee tabled at the LegCo on 20 October 2004

**Report on Significant Deviations between Accepted Tender Prices
and Estimated Provisions in the Approved Project Estimates
(for Capital Works Contracts Awarded in the Third Quarter of 2020)**

(1) Department: Architectural Services Department

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
3468RO SS H516	Improvement of Lam Wah Street Playground and adjacent area Improvement of Lam Wah Street Playground and adjacent area/ 10 July 2020	145.50	115.30	89.35	25.95
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$14.04 million); (b) Demolition (\$4.62 million); (c) Building works (\$3.88 million); and (d) Ancillary works (\$3.41 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
3288RS SS J507	Swimming pool complex and open space in Area 107, Tin Shui Wai Construction of a swimming pool complex and open space in Area 107, Tin Shui Wai/ 3 September 2020	1,336.00	1,032.50	758.00	274.50
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$112.19 million); (b) External works (\$94.33 million); (c) Building works (\$48.32 million); and (d) Building services installations and others (\$19.66 million).</p>					

(2) Department: Civil Engineering and Development Department

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
5001BX (block allocation) Item No. 1.112 GE/2019/01	<p data-bbox="296 645 794 680">Landslip Preventive Measures</p> <p data-bbox="296 788 794 931">Landslip Prevention and Mitigation Programme, 2019, package K, landslip prevention and mitigation works</p> <p data-bbox="360 972 794 1223">Landslip Prevention and Mitigation Programme, 2019, package K, landslip prevention and mitigation works in Hong Kong Island, Kowloon, New Territories and Outlying Islands/ 27 August 2020</p>	179.96	137.43	119.66	17.77
<p data-bbox="842 1303 1461 1554">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p data-bbox="852 1594 1461 1738">(a) Contract preliminaries and site clearance (\$9.01 million); (b) Geotechnical works (\$1.19 million); and (c) Ancillary works (\$7.57 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
7747CL ND/2019/04	<p data-bbox="320 546 815 725">Advance site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area</p> <p data-bbox="384 763 815 981">Fanling North New Development Area, phase 1: Fanling Bypass Eastern Section (Shek Wu San Tsuen North to Lung Yeuk Tau)/ 30 July 2020</p>	17,320.10	2,945.88	2,148.00	797.88
<p data-bbox="863 1061 1461 1162">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to</p> <ul style="list-style-type: none"> <li data-bbox="895 1207 1461 1346">i) keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders; and <li data-bbox="895 1352 1461 1532">ii) adopting contractor's alternative design, which would bring in construction methodologies with higher construction efficiency and hence resulted in significant savings. <p data-bbox="895 1576 1461 1644">Details of the key items with significant savings are as follows –</p> <ul style="list-style-type: none"> <li data-bbox="895 1688 1461 1756">(a) Depressed road and underpass (\$338.07 million); <li data-bbox="895 1762 1461 1830">(b) Viaducts and footbridges (\$193.52 million); <li data-bbox="895 1836 1461 1904">(c) Noise barrier and other structures (\$189.85 million); and <li data-bbox="895 1910 1461 1977">(d) Sewage pumping station and others (\$76.44 million). 					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
ND/2019/07	Fanling North New Development Area, phase 1: site formation and infrastructure works/ 17 August 2020		428.57	314.63	113.94
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$20.93 million); (b) Site formation (\$37.06 million); and (c) Infrastructure works (\$55.95 million).</p>					

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\$ million (in MOD prices)					
7831CL SD/2019/02	<p data-bbox="320 551 818 723">West Kowloon Reclamation—main works (remainder)—footbridge at the junction of Sham Mong Road and Hing Wah Street West in Sham Shui Po</p> <p data-bbox="384 768 818 1021">West Kowloon Reclamation—main works (remainder)—footbridge at the junction of Sham Mong Road and Hing Wah Street West in Sham Shui Po/ 13 July 2020</p>	331.90	274.00	218.00	56.00
<p data-bbox="863 1133 1461 1386">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p data-bbox="871 1431 1461 1610">(a) Contract preliminaries (\$8.90 million); (b) Piling works (\$6.90 million); (c) Roads, drainage, landscaping works and water works (\$35.50 million); and (d) Ancillary works (\$4.70 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
7845CL YL/2019/02	<p data-bbox="320 551 815 763">Hung Shui Kiu/Ha Tsuen New Development Area advance works Phases 1 & 2—site formation and engineering infrastructure and phase 3—detailed design and site investigation</p> <p data-bbox="384 801 815 981">Hung Shui Kiu/Ha Tsuen New Development Area advance works phase 2—site formation and engineering infrastructure/ 3 August 2020</p>	495.90	182.30	112.33	69.97
<p data-bbox="863 1061 1461 1308">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <ul data-bbox="871 1352 1461 1532" style="list-style-type: none"> (a) Contract preliminaries (\$21.61 million); (b) Land decontamination works (\$37.94 million); and (c) Site formation works and engineering infrastructure works (\$10.42 million). 					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
7473RO ND/2018/02	<p data-bbox="320 546 815 651">The Establishment of an Agricultural Park in Kwu Tung South—Phase 1</p> <p data-bbox="384 689 815 831">The establishment of an Agricultural Park in Kwu Tung South (Phase 1)/ 18 September 2020</p>	176.60	142.60	119.99	22.61
<p data-bbox="863 949 1465 1200">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <ul style="list-style-type: none"> <li data-bbox="863 1240 1422 1279">(a) Contract preliminaries (\$4.23 million); <li data-bbox="863 1279 1465 1384">(b) Road works, formation of land and associated park facilities (\$4.70 million); and <li data-bbox="863 1391 1465 1496">(c) Drainage, sewerage, irrigation water supply, utilities and street lighting works (\$13.68 million). 					

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\$ million (in MOD prices)					
B780CL CV/2018/03	<p data-bbox="320 544 815 689">Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long</p> <p data-bbox="384 725 815 871">Site formation and infrastructure works at Wang Chau, Yuen Long—Contract 2/7 September 2020</p>	1,800.20	237.29	179.31	57.98
<p data-bbox="863 987 1461 1234">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <ul style="list-style-type: none"> <li data-bbox="871 1279 1461 1346">(a) Contract preliminaries (\$34.41 million); and <li data-bbox="871 1357 1461 1458">(b) Roads, footbridge, drainage, sewerage, waterworks, Pai Lau, landscaping works and ancillary works (\$23.57 million). 					

(3) Department: Drainage Services Department

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
4118CD	Drainage improvement in Northern New Territories—package B (remaining works)	65.50			
4163CD	Drainage improvement works at Ngong Ping	216.00			
4184CD	Drainage improvement in Southern Hong Kong Island—package 2A	134.70			
DC/2019/06	Total :	416.20		207.06	72.34
	Drainage improvement works in Northern New Territories (remaining works), Southern Hong Kong Island and Ngong Ping/ 31 July 2020		279.40		
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key item with significant savings are as follows -</p> <p>(a) Drainage improvement works (\$72.34 million).</p>					

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\$ million (in MOD prices)					
4186CD	Rehabilitation of underground stormwater drains—stage 2	515.10			
4440DS	Rehabilitation of underground sewers—stage 2	306.10			
4100DX (block allocation) Item DZD19E5	Engineering inspection for underground stormwater drains in Hong Kong and Islands 2020-21 programme	13.40			
4100DX (block allocation) Item DZD19E6	Engineering inspection for drainage box culverts in Hong Kong and Islands 2020-21 programme	18.90			
4100DX (block allocation) Item DZG19E7	Engineering inspection for underground stormwater drains in New Territories North 2020-21 programme	15.40			
4100DX (block allocation) Item DZF19E8	Engineering inspection for drainage box culverts in New Territories North 2020-21 programme	19.90			
4100DX (block allocation) Item DZF19E9	Engineering inspection for underground stormwater drains in Kowloon and New Territories South 2020-21 programme	18.20			
4100DX (block allocation) Item DZF19F0	Engineering inspection for drainage box culverts in Kowloon and New Territories South 2020-21 programme	9.50			
	Total :	916.50			

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\$ million (in MOD prices)					
DC/2019/04	Condition survey and rehabilitation of underground sewers and stormwater drains—stage 2/ 14 September 2020		636.90	431.99	204.91
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$21.19 million); (b) Rehabilitation works (\$158.13 million); and (c) Condition survey (\$25.59 million).</p>					

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\$ million (in MOD prices)					
4389DS	Upgrading of West Kowloon and Tsuen Wan sewerage—phase 2	2,285.50			
4438DS	West Kowloon and Tsuen Wan village sewerage—phase 1	104.10			
DC/2019/11	Total :	2,389.60			
	Upgrading of West Kowloon and Tsuen Wan sewerage—phase 2A/ 9 July 2020		754.99	508.23	246.76
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <ul style="list-style-type: none"> (a) Contract preliminaries (\$14.46 million); (b) Pipelaying works by trenchless method (\$161.61 million); (c) Pipelaying works by open cut (\$35.52 million); and (d) Dry weather flow interceptor, rehabilitation and miscellaneous (\$35.17 million). 					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
4430DS DC/2019/13	Tolo Harbour sewerage of unsewered areas, stage 2—phase 2 Tolo Harbour sewerage of unsewered areas, stage 2—phase 2/ 17 July 2020	308.10	185.55	134.41	51.14
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Village sewerage works (\$22.51 million); and (b) Sewage pumping stations (\$28.63 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
4431DS	Port Shelter sewerage, stage 2, package 3	515.90			
4432DS	Port Shelter sewerage, stage 3, package 2	668.20			
DC/2019/09	Total :	1,184.10			
	Provision of village sewerage in Sai Kung/ 16 July 2020		896.84	799.70	97.14
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$30.41 million);</p> <p>(b) Village sewerage works and construction works of associated sewage pumping stations and sewage treatment plants (\$64.33 million); and</p> <p>(c) Ancillary works (\$2.40 million).</p>					

(4) Department: Highways Department

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
6832TH HY/2019/11	Retrofitting of noise barriers on Long Tin Road Retrofitting of noise barriers on Long Tin Road/ 17 July 2020	304.00	247.90	211.57	36.33
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$7.68 million); (b) Noise barriers (\$25.65 million); and (c) Associated street lighting, slope, drainage, traffic aids, utilities and landscaping works (\$3.00 million).</p>					

(5) Department: Home Affairs Bureau

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
8044QJ G14-016-C02	<p data-bbox="296 645 794 786">Youth Hostel Scheme— construction works by Po Leung Kuk for the youth hostel project in Ma Tin Pok, Yuen Long</p> <p data-bbox="360 824 794 931">Main contract works for Po Leung Kuk Youth Hostel/ 28 August 2020</p>	1,444.70	1,252.82	812.09	440.73
<p data-bbox="842 1010 1461 1261">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p data-bbox="852 1301 1461 1447">(a) Building works (\$294.83 million); (b) Building services installations (\$120.67 million); and (c) Others (\$25.23 million).</p>					

(6) Department: Water Supplies Department

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
7803CL 4/WSD/19	<p data-bbox="296 645 794 748">Development of Anderson Road Quarry Site—site formation and associated infrastructure works</p> <p data-bbox="360 788 794 931">Development of Anderson Road Quarry Site—construction of grey water treatment plant/ 9 September 2020</p>	7,693.40	374.43	333.00	41.43
<p data-bbox="842 1008 1461 1258">The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p data-bbox="852 1303 1461 1447">(a) Contract preliminaries (\$22.78 million); (b) Civil and electrical and mechanical works (\$15.45 million); and (c) Ancillary works (\$3.20 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
9196WC 13/WSD/19	Implementation of Water Intelligent Network—remaining works Construction of pressure management and district metering installations under Water Intelligent Network—remaining works/ 22 July 2020	1,236.00	636.00	424.28	211.72
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$51.97 million); (b) Ground investigation and site clearance (\$22.33 million); (c) Pipework and fittings (\$62.96 million); and (d) Ancillary works (\$74.46 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
9368WF 5/WSD/19	Improvement to Dongjiang water mains P4 at Sheung Shui and Fanling Improvement to Dongjiang water mains P4 at Sheung Shui and Fanling/ 4 September 2020	1,071.40	1,066.50	438.80	627.70
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower prices in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Laying of water mains by conventional method (\$559.50 million); and</p> <p>(b) Laying of water mains by trenchless method (\$68.20 million).</p>					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
9369WF 2/WSD/19	Uprating of Sheung Wong Yi Au fresh water supply system—Stage 1 Mainlaying and uprating of Ha Wong Yi Au Fresh Water Pumping Station/ 10 September 2020	207.00	153.00	102.75	50.25
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key item with significant savings are as follows -</p> <p>(a) Mainlaying works (\$50.25 million).</p>					

(7) Department: Non-governmental organisations

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
8004MJ 8110080459	Expansion of United Christian Hospital Tender for superstructure and associated works for main works package 2 for Expansion of United Christian Hospital/ 27 July 2020	16,214.10	11,181.65	9,160.00	2,021.65
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <ul style="list-style-type: none"> (a) Basement (\$82.81 million); (b) Building works (\$1,344.31 million); (c) Building services installations (\$295.66 million); (d) Drainage and external works (\$80.32 million); (e) Alteration and addition works at existing blocks (\$189.76 million); and (f) Others (\$28.79 million). 					

Project Code Contract No.	Project Title Contract Title/ Award Date	Approved Project Estimate (APE)	(A) Sum Allowed in APE for the Contract	(B) Accepted Tender Price	(A) – (B) Difference
\$ million (in MOD prices)					
8005MP 8110080470	Redevelopment of Grantham Hospital, phase 1—demolition, site formation and foundation works Main works package 1—demolition, foundation and associated works for redevelopment of Grantham Hospital (Phase 1) / 7 August 2020	1,181.90	1,130.60	886.93	243.67
		<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <ul style="list-style-type: none"> (a) Contract preliminaries (\$5.82 million); (b) Demolition, foundation, site formation, excavation and lateral support works (\$222.95 million); and (c) External works and drainage (\$14.90 million). 			

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\$ million (in MOD prices)					
B075MC 20190505	Community health centre-cum-residential care home for the elderly at Tuen Mun Area 29 West Construction of public housing development at Tuen Mun Area 29 West/ 24 August 2020	1,046.40	709.50	417.02	292.48
<p>The accepted tender price is lower than the sum allowed in APE for the contract. This is due to keen competition under prevailing market conditions, which resulted in lower rates in the returned tenders. Details of the key items with significant savings are as follows -</p> <p>(a) Contract preliminaries (\$71.60 million); (b) Building works (\$100.38 million); and (c) Updating of the estimated provision for contract price fluctuation taking into account of the current market conditions (\$120.50 million).</p>					