

Enclosure

**Views from the Hong Kong Institution of Engineers
on ways to speed up the implementation process of LCS Projects
for submission to LegCo Panel on Home Affairs**

Noting the concern from the Subcommittee over the lead-time required for the implementation process of the 25 LCS projects, the Hong Kong Institution of Engineers (HKIE) has considered the present procedures and lead-time for the implementation of LCS projects as prepared by Architectural Services Department and is pleased to submit views to the Subcommittee for perusal.

2. The HKIE is of the view that the present procedures and lead-time could reasonably be shortened. In this connection, we have made in the following our suggestions on fast tracking. A table is enclosed for your ease of reference (Appendix I):

The HKIE's Suggested Lead-time

3. The lead-time for government internal procedures and consultation of District Council (Procedures (1), (2) and (3)) can proceed and complete in **six** months concurrently with the selection and appointment of consultants. We think that the time can be shortened for implementation as these 25 LCS projects had previously been identified and chosen in the Policy Address January 2005 for priority implementation and that sufficient background information on these projects should already be made available. Hence, we believe that the process to get ready the project definition statement and the required approval from Home Affairs Bureau can be accelerated. The time required for the selection and appointment of consultants can be compressed and be concurrently proceeded with the Technical Feasibility Statement.

4. We agree that the preparation of detailed design and tender documents (Procedure (5)) can be implemented in parallel with consultations of District Councils and Town Planning Board regarding the planning applications (Procedures (6), (7) and (8)). However, we still think that the lead-time for these procedures can be shortened by 25% in total of the originally proposed. We opine that it is feasible for consultants to be able to construct preliminary sketch design, working drawings and tender documents at a faster pace.

5. We consider the four-month requirement to conduct tender assessment i.e. Procedure (9) is reasonable. The construction duration (Procedure (10)) is dependent on the complexity of the project, which will only be known after detail design is completed.

Procedures and Lead-time for Implementing the 25 LCS Priority Projects

	Procedures (Note 1) (Note 6)	Open Space <i>(Original Lead-time)</i>	Open Space <i>(HKIE's suggested Lead-time)</i>	Library cum Indoor Recreation Centre Complex <i>(Original Lead-time)</i>	Library cum Indoor Recreation Centre Complex <i>(HKIE's suggested Lead-time)</i>	Swimming Pool Complex <i>(Original Lead-time)</i>	Swimming Pool Complex <i>(HKIE's suggested Lead-time)</i>
		Approx. time (month)					
(1)	LCSD to prepare the Project Definition Statement and obtain Home Affairs Bureau's approval. (Note 2)	4		4		4	
(2)	LCSD to consult District Council on the project scope.	To implement in parallel with (1)	6	To implement in parallel with (1)	6	To implement in parallel with (1)	6
(3)	ArchSD to prepare the Technical Feasibility Statement and submit to ETWB for approval.	4		4		4	
(4)	To select and appoint consultants	6		6		6	
(5)	Upon inclusion in RAE (Note 3), consultants to prepare sketch design, detailed design, working drawings and tender documents.	10 to 18 (depending on the scale and complexity)	7.5 to 13.5 (25% shortened)	18 to 22 (depending on the scale and complexity)	13.5 to 16.5 (25% shortened)	20 to 22 (depending on the scale and complexity)	15 to 16.5 (25% shortened)
(6)	To submit planning application to Town Planning Board for change of land use, if required.	6 (if necessary)	No comment	6 (if necessary)	No comment	6 (if necessary)	No comment
(7)	LCSD to consult District Council on the preliminary design of the project.	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)
(8)	To consult LegCo Home Affairs Panel, then submit to Public Works Sub-committee and Finance Committee for funding approval.	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)	To implement in parallel with (5)
(9)	ArchSD to invite tenders, conduct tender assessment and obtain Central Tender Board approval.	4	4	4	4	4	4

Lead time required for pre-construction work (Note 4):		28 to 42	17.5 to 23.5	36 to 46	23.5 to 26.5	38 to 46	25 to 26.5
(10)	Construction (Note 5)	18 to 35 (depending on the scale and complexity)	No comment	28 to 35 (depending on the scale and complexity)	No comment	31 to 35 (depending on the scale and complexity)	No comment

- (Note 1) The above procedures and lead-time only apply to normal priority projects. The time required for special process such as land resumption; environmental impact assessment; slope stability works etc has not been included.
- (Note 2) For projects involving construction of government buildings, it is necessary to optimize site utilization by seeking joint users among departments. Otherwise, approval from the Property Strategy Group is required, which will take longer lead-time varying from 6 to 18 months.
- (Note 3) LCSD to submit application for inclusion in the Resource Allocation Exercise.
- (Note 4) Time required for the activity in 3. has not been included.
- (Note 5) Time includes slippage due to inclement weather and unforeseen circumstances.
- (Note 6) The HKIE suggests that the Government shall consider using other methods of procurement, such as Design & Build (D&B). ArchSD has been using D&B for many projects successfully, and achieved a much shorter project cycle without sacrificing cost and quality.**