

立法會
Legislative Council

LC Paper No. PWSC141/08-09
(These notes have been
seen by the Administration)

Ref : CB1/F/2/2

**Notes of the meeting of the Public Works Subcommittee
for briefing members on the Contract Price Fluctuation System
held in the Conference Room A of Legislative Council Building
on Thursday, 5 February 2009, at 9:00 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP (Chairman)
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Albert CHAN Wai-yip
Hon WONG Kwok-hing, MH
Hon CHEUNG Hok-ming, SBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king
Hon Mrs Regina IP LAU Suk-yee, GBS, JP

Members absent:

Hon Alan LEONG Kah-kit, SC (Deputy Chairman)
Hon Fred LI Wah-ming, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LAU Wong-fat, GBM, GBS, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon LEE Wing-tat
Hon CHAN Hak-kan
Hon Paul CHAN Mo-po, MH, JP
Hon Tanya CHAN

Dr Hon LEUNG Ka-lau
Hon WONG Kwok-kin, BBS
Hon WONG Yuk-man
Hon IP Kwok-him, GBS, JP
Dr Hon Samson TAM Wai-ho, JP

Public officers attending:

Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Mr LAM Kin-chung	Chief Assistant Secretary for Development (Works) ²
Mr Michael LEUNG	Assistant Secretary for Development (Programme Management) ³

Clerk in attendance:

Ms Debbie YAU	Chief Council Secretary (1) ⁶
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Staff in attendance:

Mrs Constance LI	Assistant Secretary General 1
Ms Angel SHEK	Senior Council Secretary(1) ¹
Mr Frankie WOO	Legislative Assistant (1) ²

Action

I. Briefing on the "Contract Price Fluctuation System"

- | | |
|--|---|
| FCRI(2008-09)5 | - Information note on "Application of Contract Price Fluctuation" |
| LC Paper No. PWSC141/08-09(01) (<i>attached</i>) | - Powerpoint presentation materials on "Contract Price Fluctuation and Public Works Programme Funding Submissions and Approval" |
| LC Paper No. PWSC15/08-09 | - Supplementary information provided by the Administration on the follow-up to the meeting on 7 November 2008 for PWSC(2008-09)38 |

The Chairman welcomed the Administration's initiative to brief members on the "Contract Price Fluctuation System" (CPFS). He said that CPFS allowed adjustment to contract payment in accordance with movements in the cost of

labour and materials in capital works contracts. CPFS would also help ensure that the Government would only pay for what should be paid, taking into account the prevailing inflation or deflation.

2. With the aid of powerpoint, Permanent Secretary for Development (Works), PS(W), DEVB briefed members on various aspects involved in taking forward public works projects, including the submission and approval of projects, public works programme, project estimates, CPF, contingencies, and project administration. He outlined the five stages in the development and cash flow of public works projects, highlighting that a project would normally take ten years from inception to completion. Regarding the Government's pledge in the 2004-2005 annual Budget that around \$29 billion would be allocated to works projects for each of the next five years, he advised that the actual expenditure in each financial year would depend on the number of projects and their amounts approved by the Legislative Council (LegCo) a few years ago. Likewise, the total amount of approved project estimates (APE) for a particular year would affect the actual expenditure on the capital works programme in ensuing years. For instance, in the two LegCo sessions of 2003-2004 and 2004-2005 when the economy was suffering setback due to the outbreak of the Severe Acute Respiratory Syndrome, the total amount of APE approved for public works projects had significantly dropped, which led to a consequent reduction in the actual expenditures on capital works for the financial years of 2006-2007 and 2007-2008. Using project 20EH as an example, PS(W), DEVB explained that APE in money-of-the-day (MOD) prices, which had incorporated the provision for price adjustment, was derived from the assumptions supplied by the Government Economist on the trend movement of the price deflator of public sector building and construction output. The Administration would update the price adjustment factors regularly for converting the project estimates from constant prices to MOD prices. Updated information on the price adjustment factors was circulated to members from time to time. PS(W), DEVB said that, as indicated in the 2007-2008 Policy Address, the Government was taking forward more infrastructure projects in recent years with a view to improving the environment, boosting economic activities and creating jobs.

Award of contracts and the contract price fluctuation system

3. Mr WONG Kwok-hing enquired about the ratio of risk-sharing between the Government and the contractor under CPFS. He was concerned that some contractors submitted bids with unreasonably low prices in order to secure the contracts, but claimed for additional payments afterwards.

4. PS(W), DEVB advised that the objective of CPFS was to share the risks of cost fluctuation between Government and the contractor. It was an equitable risk-sharing system and payments could be adjusted upward or downward according to the cost of labour and materials used in public sector construction projects released by the Census and Statistics Department during the course of the contract. The cost levels of individual works items and the provision for contingencies and price adjustment were clearly set out in the project estimates.

PS(W), DEVB added that the price set by the bidders was determined by their assessment of the risks having regard to their experience and availability of expertise and equipment, etc. He stressed that the system for awarding public works contracts were open and fair. Under Government's "two-envelope system" which assigned more weighting to the technical aspects of the bids, it was not always the lowest bid which was awarded the contract.

Payment made for public works projects

5. Mrs Regina IP commented that some large construction companies might, through their network with the works department, come to know the knack in making claims for additional payments or compensation. She considered that the Government should monitor such situation and guard against abuse of the system.

6. PS(W), DEVB stressed that the Government and industry players worked in partnership in taking forward the public works projects, and payments were made in accordance with the terms set out in the relevant contracts. If it was necessary to undertake additional works in variance to the provision of the contract, it would be fair for the contractors to claim for additional payments. If such works were envisaged for other similar projects, these would be provided for in the future contracts. Should a contractor repeatedly make unreasonable claims for additional payments, these might be recorded for future reference in tender evaluation.

7. Mr Abraham SHEK said that the rapport between industry players and public officers in works departments should be viewed positively, as it is conducive to experience sharing and enhancing professionalism. He agreed that the present system for awarding and monitoring public works contracts was fair and transparent.

8. Mr TAM Yiu-chung expressed concern that some contractors had exploited the loopholes in the works contracts in order to make more profits. He asked whether this was a prevalent problem. PS(W), DEVB advised that claims for additional payments were usually related to increased costs or unforeseen circumstances, and these claims would be handled in accordance with the provisions in the contracts. He believed that it was not a viable and profitable way for contractors to abuse the system and make repeated claims, as this would affect their performance record and chance for obtaining future contracts. In response to Mr TAM Yiu-chung's further enquiry, PS(W), DEVB said that the works contracts were legal documents and were prepared by a team of professionals including legal advisers and engineers.

9. Mrs Regina IP asked how payments were made to the University Grants Committee (UGC) projects. PS(W), DEVB advised that UGC projects were usually taken forward with funding by the Government and contribution by the relevant institutions. Under the current practice, the UGC-funded institutions would exhaust their funding contribution before drawing upon Government's contribution approved for the project. Government's contribution would then be disbursed to the UGC-funded institutions on a monthly basis. Up to February

2009, two UGC-funded universities had adopted CPFS in their works contracts.

Adm

10. Mr WONG Kwok-hing enquired about the amounts of additional expenditure incurred for public works projects in the past five years. Mr WONG also requested for information on the number of claims for additional payments and details of the projects involved, including the approved estimates for such projects. PW(S), DEVB advised that additional expenditure was incurred mainly due to unforeseen circumstances such as site complications, and such expenditure was usually provided for under the contingency provisions in the project estimates. The Chairman remarked that in some cases, site complications could not be detected even during the detailed investigation stage.

(Post-meeting note: The information provided by the Administration was issued to members vide LC Paper No. PWSC51/08-09 on 25 February 2009.)

11. Mr WONG Kwok-hing further asked about the cases where public works contractors had failed to pay their workers. PS(W), DEVB responded that in recent years, there had been few cases of contracting companies closing down due to inability to meet additional expenditure of the public works projects. He advised that Government would pay the contractors as long as the works were delivered on time and in accordance with the agreed terms. Defaults of wage payment would be placed on the record of the contractor concerned and this would affect his chance of obtaining future government contracts.

Project estimates and actual expenditure

12. The Chairman suggested that the Administration could carry out tenders before seeking funding approval so that the returned tender prices could provide a more realistic basis for the project estimates. PS(W), DEVB said that such arrangement had been adopted for some individual projects such as those undertaken by the Drainage Services Department. He advised that when working out the cost estimates for public works projects, reference was made to the tender prices of similar projects recently returned.

13. Mr Albert CHAN commented that the project estimates were usually on the high side, resulting in under-spending of the annual allocation of \$29 billion for public works projects. He considered that this would have the effect of locking up the resources which could otherwise be released for other worthwhile projects. Mr Abraham SHEK expressed similar concern and said that the Chief Executive had previously indicated that the target of spending \$29 billion a year was an average figure for the five years commencing 2004-2005.

14. PS(W), DEVB said that the balance under CWRP was maintained with premium income from land transactions, accrued investment income and contributions towards joint venture projects. CWRP should have continuous income for meeting project expenditure within or even above \$29 billion a year. He explained the provision of \$29 billion only represented Government's

commitment towards project expenditure each year, and it was not actually an amount separately reserved annually for capital works expenditure. PS(W), DEVB assured members that Government was taking forward more infrastructure projects in recent years, as demonstrated by the increased APE and actual expenditure from 2006-2007 to 2008-2009.

15. Mr Albert CHAN considered that the responsible policy bureaux should take a more pro-active role to coordinate efforts among bureaux/departments and accelerate project implementation, so that the target of expending on average \$29 billion a year would be achieved. He suggested that, for example, more improvement works in districts should be taken forward, such as development of waterfront promenade, installation of escalators at footbridges and enhancement of footbridge connections. It seemed to him that some of these local improvement project proposals had been delayed or rejected because of insufficient funds.

16. PS(W), DEVB advised that the Administration would expedite the public works projects which were ready for implementation, and a lead time was necessary for project planning, public consultation and funding approval. He explained that because of the reduced APE in 2003-2004 and 2004-2005, the public works expenditure in the subsequent years fell short of the earmarked allocation of \$29 billion each year. With the current efforts to take forward more infrastructure projects, public works expenditures were expected to rise for the years to come. Regarding the suggestion of implementing more projects for local districts, in order to fully utilize any unspent allocation for public works projects, PS(W), DEVB advised that while works departments would endeavour to take forward public works projects, it might not be always possible to fully utilize the earmarked allocation every year to match exactly the priority of all districts, as Hong Kong was already a mature economy with well-developed infrastructures.

17. Prof Patrick LAU said that the Administration should avoid repeating the mistake of reducing APE in 2003-2004 and 2004-2005 as this had adverse economic consequences. The Chairman added that he had urged the former Chief Executive that the Administration should step up efforts to advance the feasibility studies, design and other preparatory work of public works projects, so that they could be taken forward more expeditiously.

18. PS(W), DEVB pointed out that given the gloomy economic conditions in 2003-2004, the revenue to CWRP had decreased due to the reduction in land premium. Nevertheless, in the light of members' concern, the Administration would drive forward more Category B projects in respect of investigation, preliminary design and other preparatory work, so that the construction works of the projects could be taken forward more expeditiously.

19. Given the prevailing downward movement in labour and material prices, Mr Albert CHAN expressed concern that there might be an over-estimation for the projects which were approved in recent months, and the provisions for contingencies and price adjustments might be left unspent in the end. PS(W), DEVB advised that tender prices might not necessarily come down amidst

downward adjustment of labour and material prices. If a number of construction projects were being undertaken in neighbouring areas, the tender prices for works projects might go up.

20. PS(W), DEVB further advised that similar to the mechanism he described earlier, project expenditures within the approved project scope would be met by the continuous receipts in CWRP. Subject to availability of funding, supplementary provisions could be drawn from CWRP upon approval if project expenditures exceeded the original estimate. As such, there should be no question of leaving certain provisions unspent for ongoing projects.

21. Prof Patrick LAU opined that while contingency provisions were to meet urgent and unexpected expenses, such expenditure could be avoided with better design and planning. He urged the Administration to allocate more resources for project design to avoid incurring contingent expenditures. Prof LAU further said that it was not appropriate to dispose consultancy contracts through the same "two-envelope system" currently adopted for construction contracts, as the technical expertise and design quality of the bidders might not be adequately reflected.

22. While agreeing that better planning and more detailed site investigations would facilitate the delivery of public works projects, PS(W), DEVB advised that consultants were engaged to carry out investigation and preliminary design studies for many previous projects. He disagreed that contingent expenditures were incurred because of inadequate resources for project design. He pointed out that not all unexpected expenditures could be met by contingency provisions. Where there were changes in project scope, the endorsement and approval of the Public Works Subcommittee and Finance Committee (FC) would be required. He added that the current tender assessment mechanism had given sufficient weighting to the technical expertise of bidders, and the Administration would continue to exchange views with stakeholders including Hong Kong Construction Association and the Hong Kong Institute of Architects, on the system of disposing public works contracts.

23. The Chairman informed members that the Financial Secretary (FS) would brief members on Budget-related matters at the FC meeting on 26 February 2009. At the suggestion of Mr Albert CHAN, members agreed that the Chairman should write on behalf of the Subcommittee to convey members' concerns to FS on the under-utilization of the annual allocation of \$29 billion.

(Post-meeting note: The Chairman's letter to FS and FS's reply were circulated to members vide LC Paper Nos. PWSC52/08-09 and PWSC53/08-09 on 25 and 26 February 2009 respectively.)

II Any other business

24. There being no other business, the meeting ended at 10:45 am.

Council Business Division 1
Legislative Council Secretariat
17 August 2009

Legislative Council
Public works Sub-Committee

***Briefing on
Contract Price Fluctuation (CPF)
and
PWP Funding Submissions and Approval***

1. Project Administration

- Project administration
- Project Cash Flow

2. The Public Works Programme

- Public Works Programme (PWP), Public Works Subcommittee (PWSC), Finance Committee (FC), Capital Works Reserve Fund (CWRF)
- PWP Expenditure and Approved Project Estimates (APE)
- Overview of Past PWP Expenditure

3. Project Estimates, Price Fluctuation and Contingencies

- Single contract projects and multi-contract projects
- Project Estimates and contingencies
- Contract Price Fluctuation (CPF)
- PWP Project Submissions and Approvals

Works Branch,
Development Bureau
5 February 2009



工務計劃 — 合約價格調整制度及撥款監察

香港特別行政區政府
發展局
2009年2月5日

簡介內容

1. Project Administration
大型工程項目實施程序
2. The Public Works Programme
工務計劃
3. Project Estimates, Contract Price Fluctuation,
Contingencies, Project Submission & Approval
工程項目的預算, 合約價格調整, 撥款監察

項目發展的五個階段

(一) 構想及策略性規劃

發展研究，訂定可取方案(或路線)，優先次序及實施時間

(二) 訂定項目範圍及詳細規劃

訂定項目範圍，認明實施上的關鍵問題，揀選營運者，進行初步設計，財務研究(及保護路線)

(三) 工程策劃，財務安排及法例授權

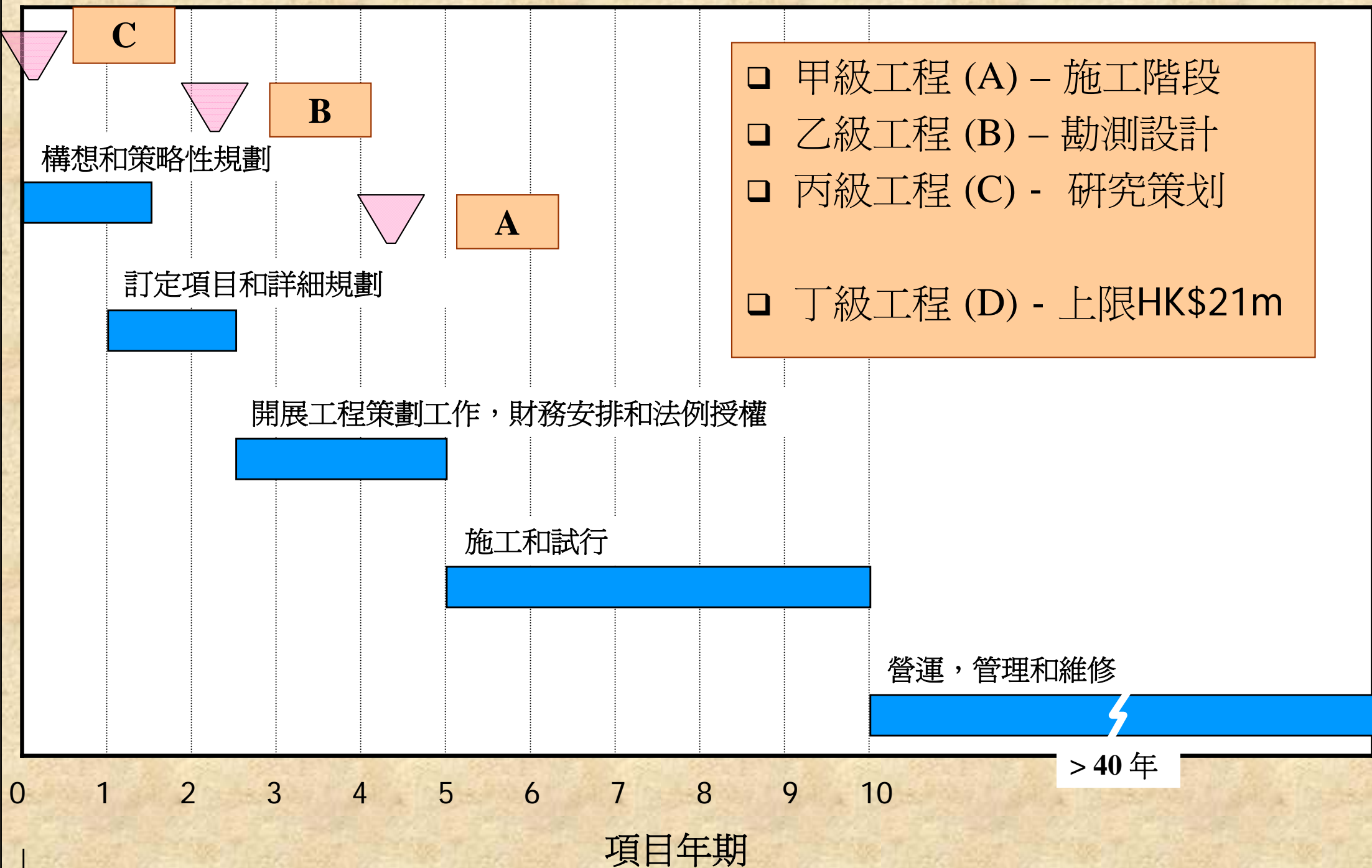
環境影响評估，詳細設計，公眾諮詢，刊憲，處理反對事宜，落實財務安排(及項目協議)

(四) 施工及試行

工程合約招標，收地，施工及試行

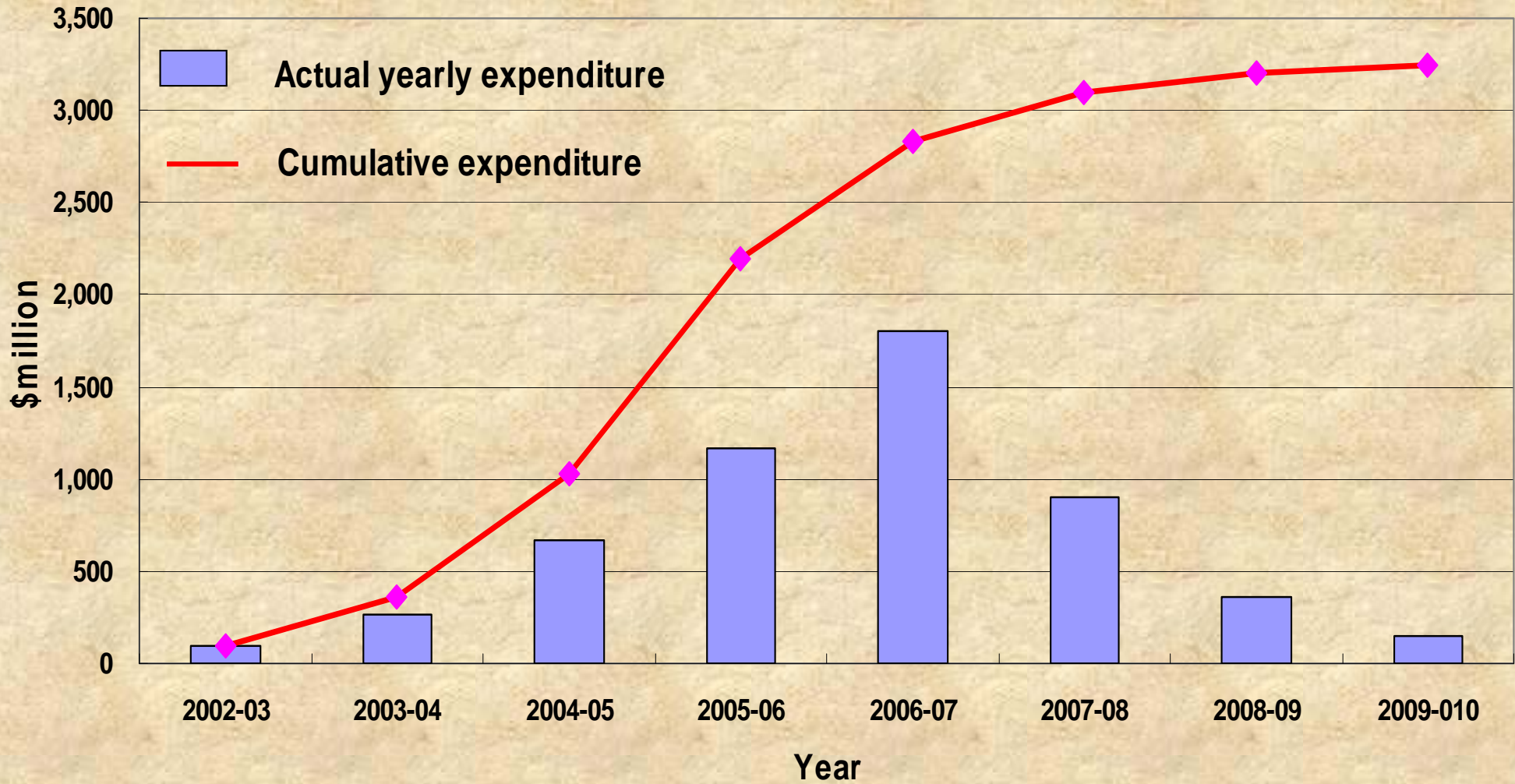
(五) 營運，管理及維修

營運，管理及維修



Cashflow of a typical engineering project

典型基建項目開支 - 現金流量



Public Works Programme (工務計劃)

- 基本工程儲備基金
(Capital Works Reserve Fund)
- 資本投資基金
(Capital Investment Fund)
- 立法會
財務委員會 *(Finance Committee)*
工務小組委員會 *(Public Works Sub-Committee)*



二〇〇四至〇五財政年度
政府財政預算案

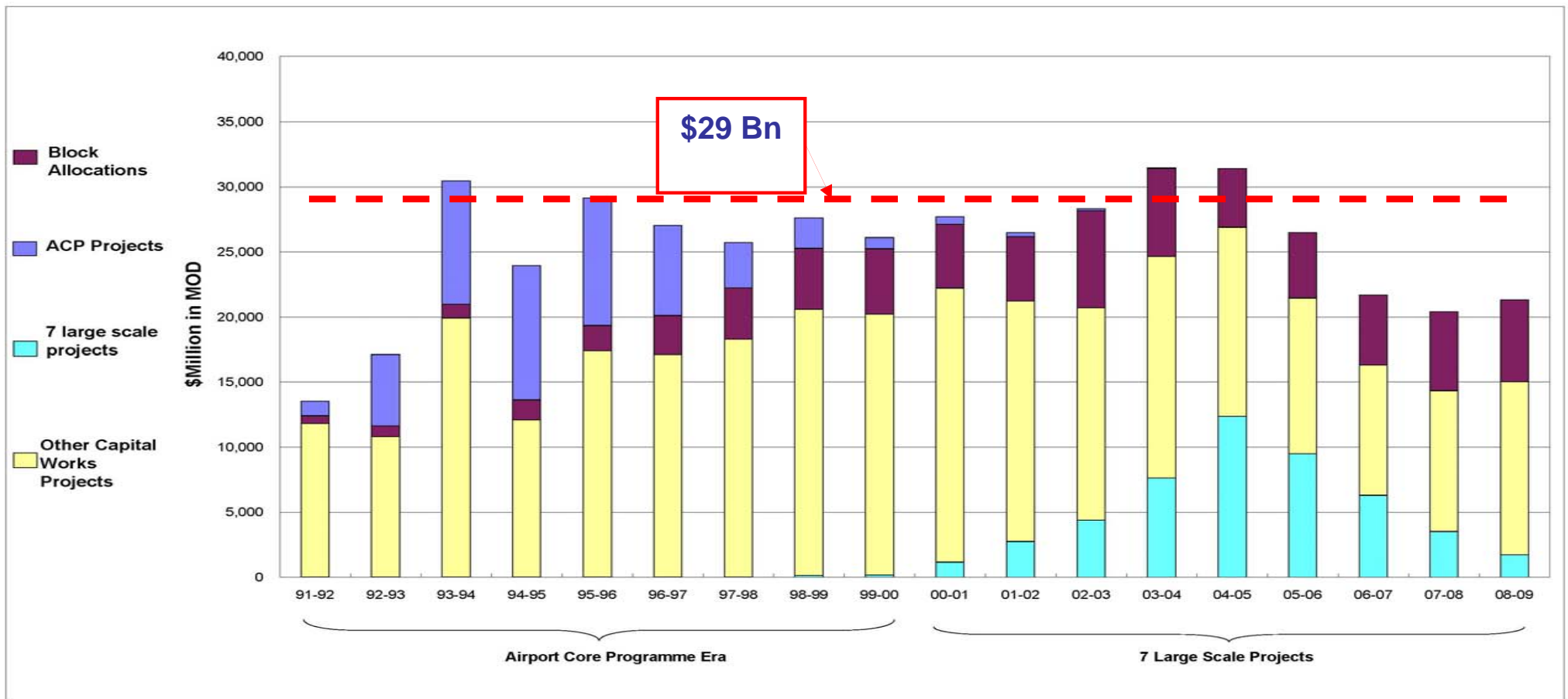
財政司司長動議二讀二〇〇四年
撥款條例草案的演詞
二〇〇四年三月十日

2004 - 09 基本工程儲備基金

每年平均：**HK290 億元**

70. 二〇〇四/〇五年度政府非經營開支預算為 465 億元。在未來五年，非經營開支平均每年為 430 億元，其中約 290 億元會預留作為工務工程費用。

Expenditure of the Capital Works Programme (1991-92 to 2008-09)



Public Works Programme

LegCo Session	Projects Approved by FC*	
	Number	Approved Project Estimates (APE)
2001 – 02	121	\$43.6 Bn
2002 – 03	81	\$28.5 Bn
2003 – 04	60	\$ 9.8 Bn
2004 – 05	47	\$ 6.0 Bn
2005 – 06	57	\$16.4 Bn
2006 – 07	98	\$20.1 Bn
2007 - 08	81	\$61.9 Bn

* Excluding Block Allocations

Project Group	No.	Total value (\$Bn)
Cat. A Projects	896	312

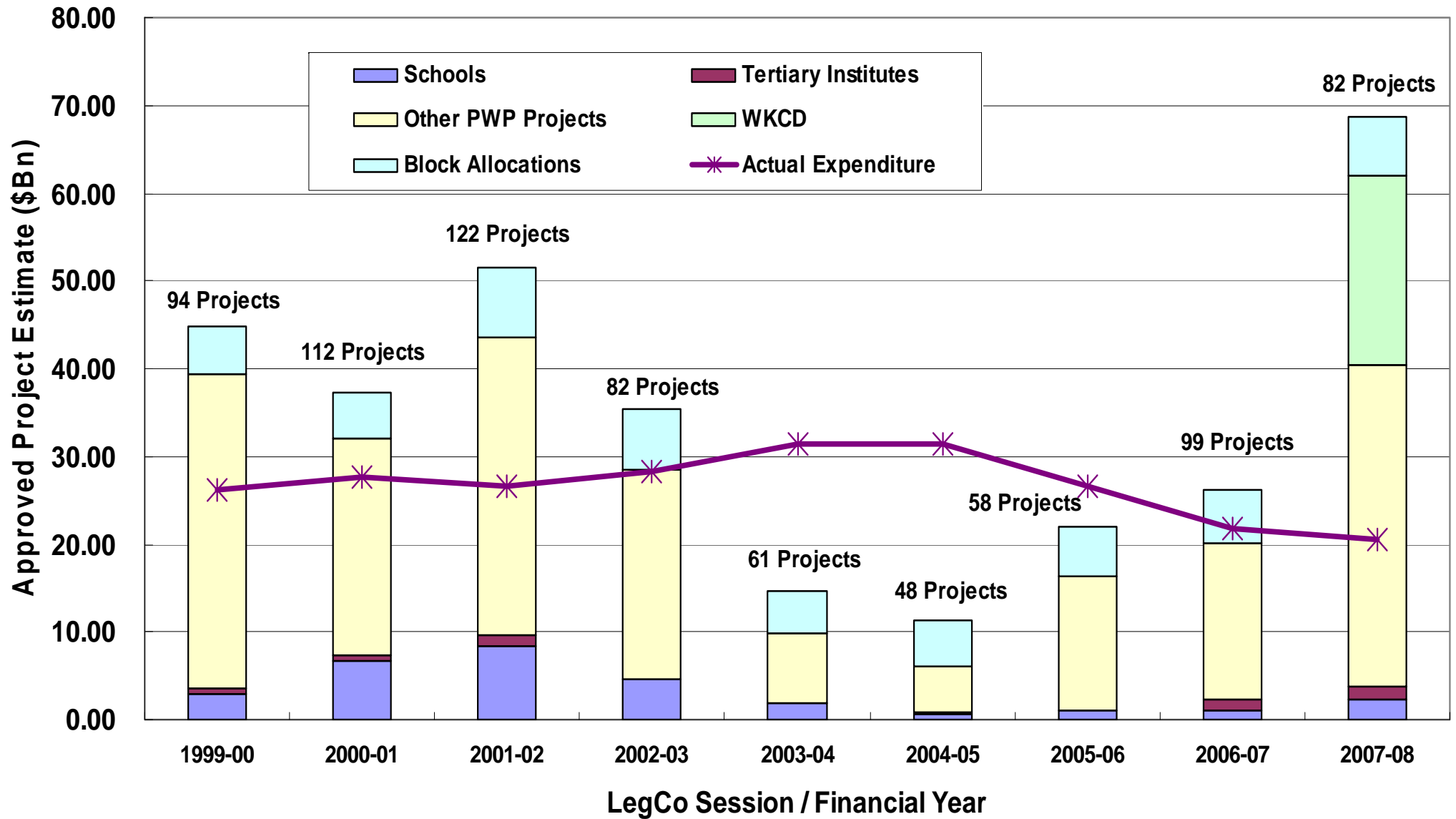
PWSC Submissions, APEs and Actual Expenditure

LegCo Session	No. of projects	Approved Project Estimates (APE)	Block allocation	Financial Year	Actual Expenditure
2000-01	112	\$32.0 Bn	5.3 Bn	2000-01	\$27.7 Bn
2001-02	122	\$43.6 Bn	7.9 Bn	2001-02	\$26.5 Bn
2002-03	82	\$28.6 Bn	6.9 Bn	2002-03	\$28.3 Bn
2003-04	61	\$9.9 Bn	4.8 Bn	2003-04	\$31.4 Bn
2004-05	48	\$6.0 Bn	5.3 Bn	2004-05	\$31.4 Bn
2005-06	58	\$16.4 Bn	5.6 Bn	2005-06	\$26.5 Bn
2006-07	99	\$20.1 Bn	6.1 Bn	2006-07	\$21.7 Bn
2007-08	82	\$40.3 Bn*	6.8 Bn	2007-08	\$20.5 Bn
2008-09	<i>110</i>	<i>\$107.4 Bn</i>	<i>7.6 Bn</i>	<i>2008-09</i>	<i>\$23.0 Bn</i>
-	-	-	-	<i>2009-10</i>	<i>\$29.0 Bn</i>

** Excluding \$21.6Bn endowment fund for WKCD*

PWSC Submissions and Actual Expenditure

-- 1999/2000 to 2007/08



制訂預算費用

- 在提交工務小組委員會文件上列出的是**預算費用**，不是**實際費用**。
- 我們為大型基本工程項目擬備預算時，會先為有關工程計劃進行詳細設計，並製備建築工料清單和招標文件。
- 我們會根據工程性質相似及近期合約的資料，按當時價格（即截至制訂預算的日期），利用建築工料清單估計工程的總費用。
- 在估計工程費用時，會加上一筆合理的**應急項目費用**，以支付未能預計的工程的費用，因後者無法在動工前確定。如工程計劃的實際費用有所增加，便須使用應急款項來支付。
- 為方便比較各工程項目費用，工程項目費用估價會按**固定價格**表示。

制訂預算費用 (2)

- 我們會根據工程費用固定價格，預測有關工程計劃的現金流量，然後按政府經濟顧問提供的數字來調整未來數年的開支，以便反映在工程期內工資和材料變動可能帶來的影響 - 即**價格調整準備金**。
- 價格調整準備金只應用以支付直至工程計劃完成為止的價格調整費用。
- 使用**當日價格 (MOD)** 可以獲得更準確的預算數字，有助增加透明度，讓委員明白我們如何計算工程預算費用。

20EH — 浸會大學道校園發展計劃 (樣本)

		百萬元
(a)	拆卸工程	19.7
(b)	工地平整及發展工程	39.5
(c)	建築工程	447.1
(d)	屋宇裝備	162.8
(e)	渠務及外部工程 ²	39.1
(f)	額外節省能源措施	8.1
(g)	顧問費	19.0
(i)	標書評審	1.0
(ii)	合約管理	7.3
(iii)	工地監管	10.3
(iv)	實付費用	0.4
(h)	家具和設備 ³	62.9
(i)	應急費用	47.9
	小計	846.1 (按2008年9月 價格計算)
(j)	價格調整準備	99.0
	總計	945.1 (按付款當日 價格計算)

應急項目費用，以支付未能預計的工程的費用

工程項目費用估價會按固定價格表示以方便比較

應用以支付直至工程計劃完成為止的價格調整費用

20EH – 浸會大學道校園發展計劃 (樣本)

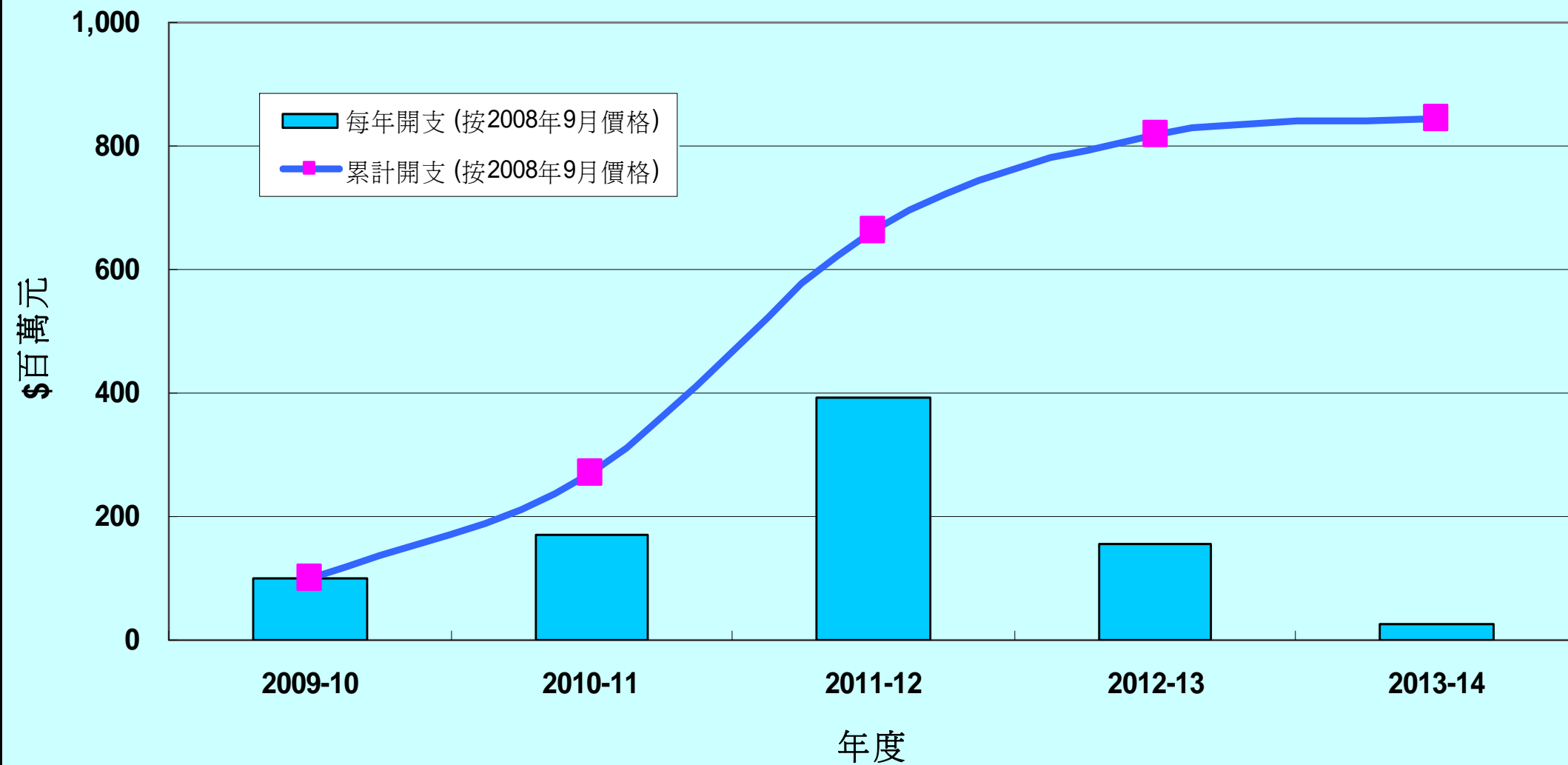
年度	百萬元 (按 2008 年 9 月 價格計算)	價格調整 因數	百萬元 (按付款當日 價格計算)
2009-10	100.0	1.04000	104.0
2010-11	172.8	1.08160	186.9
2011-12	391.0	1.12486	439.8
2012-13	157.8	1.16986	184.6
2013-14	24.5	1.21665	29.8
	<u>846.1</u>		<u>945.1</u>



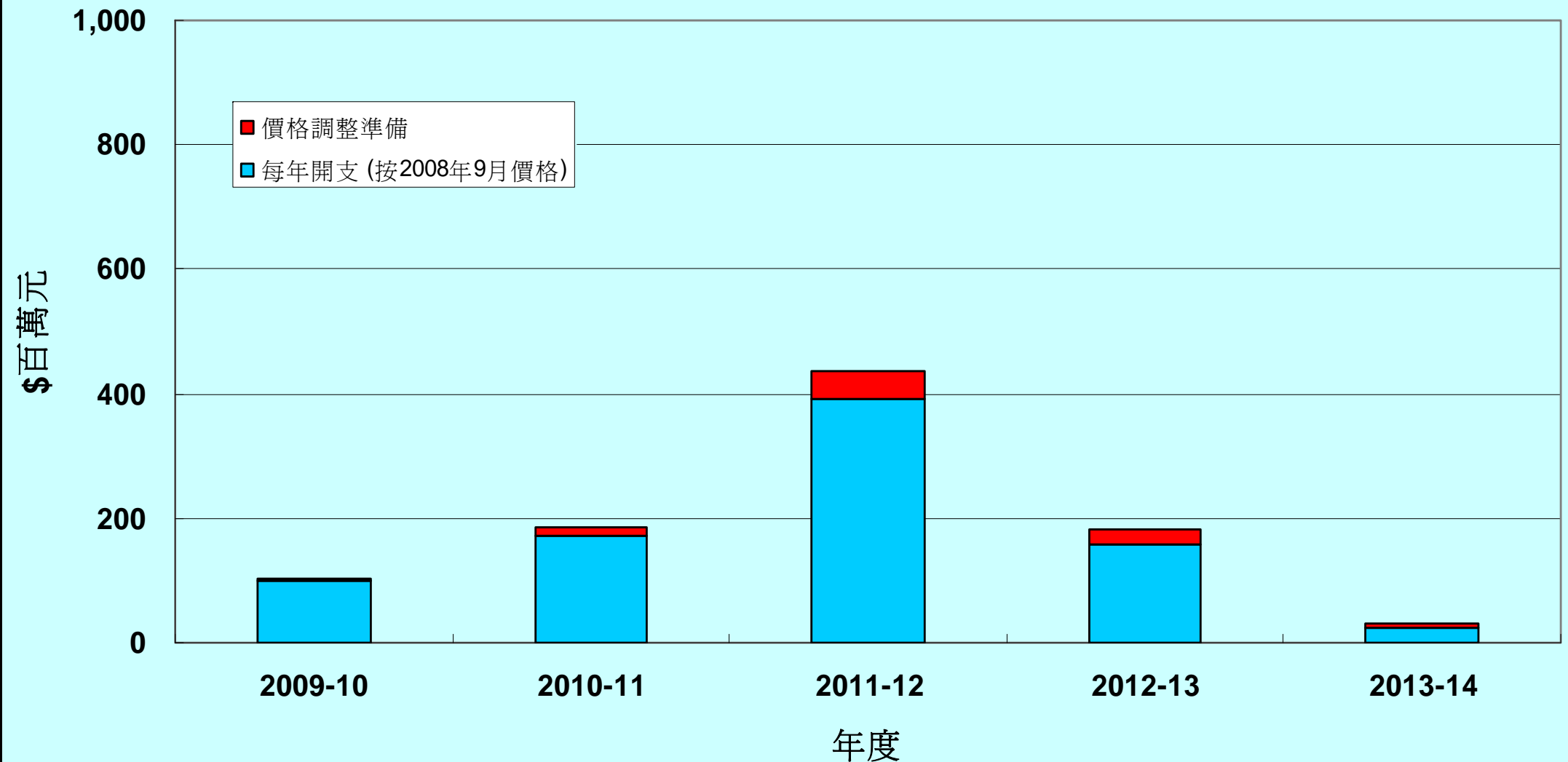
Money of the Day (MOD)

預測有關工程計劃的開支額，然後按政府經濟顧問提供的數字來調整未來數年的開支，以便反映預測建造費用變動可能帶來的影響(即價格調整準備金)

20EH — 浸會大學道校園發展計劃 — 現金流量(固定價格)

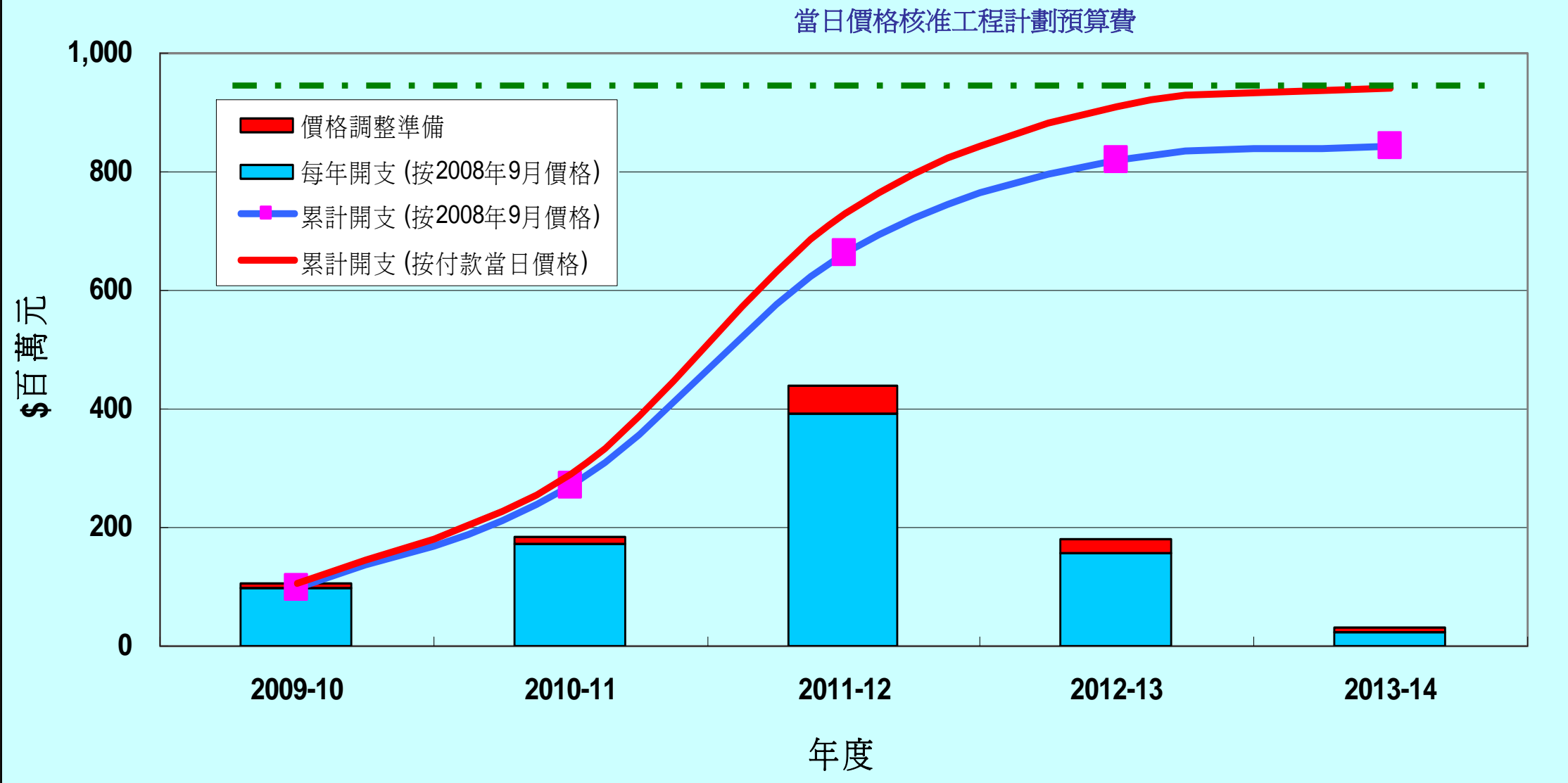


20EH – 浸會大學道校園發展計劃 – 現金流量(當日價格)



20EH – 浸會大學道校園發展計劃

核准工程計劃預算費(當日價格)



合約價格調整

- 訂定合約價格調整制度的目的，是把基本工程合約的風險，由政府(聘用人)與承建商分擔。
- 由於給予承建商的付款，可按照材料及工資成本的變動而上調或下調 (即增加或扣減付款)，因此合約價格調整制度是一個公平的分擔風險機制。
- 這項安排有助排除通脹的不明朗因素，承建商因而可按有關工程的現行市場價格投標。

合約價格調整 (範例)

用作計算建築工程價格調整因素的比例表

適用於本合約的勞工及 選定物料項目	工程“有效價值”的百分比			已計算的比例
	限額		投標 (整數) (*)	指數比例 (#) (0.0085×(3))
	最多	最少		
(欄號)	(1)	(2)	(3)	(4)
建築合約綜合工資	47	35	47	0.3995
碎石	4	1	2	0.0170
波特蘭水泥 (普通)	13	8	9	0.0765
混凝土磚	2	1	2	0.0170
砂	2	1	2	0.0170
鋼筋	9	5	6	0.0510
鍍鋅軟鋼	16	1	8	0.0680
木模板	16	13	14	0.1190
硬木	2	1	2	0.0170
柚木	2	1	2	0.0170
釉面牆壁瓷磚	2	1	1	0.0085
內搪膠鍍鋅鋼管	2	1	1	0.0085
硬膠喉管	2	1	1	0.0085
玻璃	3	1	1	0.0085
油漆	4	1	2	0.0170
無須調整的所有其他成本	-	-	-	0.1500
總計	-	-	100	1.0000

承建商在招標階段，根據工程項目的性質及其計劃的建造方法，在第(3)欄填上其預計的百分比。在第(4)欄計算所得的數字，將用作計算有關合約價格的調整。

合約價格調整 (範例)

計算建築工程的價格調整因數
(2007年10月)

基本指數月份： 07年5月 適用期間： 07年10月
現行指數月份： 07年10月

適用於本合約的勞工及 選定物料項目 (欄號)	指數		指數分數 (現行 - 基本) 基本	已計算的比例 (*)	因數 +/- (3) x (4)
	基本指數 07年5月	現行指數 07年10月			
	(1)	(2)	(3)	(4)	(5)
建築合約綜合工資	88.80	83.60	(0.058559)	0.399500	(0.02339432)
碎石	92.10	89.30	(0.030402)	0.017000	(0.00051683)
波特蘭水泥 (普通)	100.90	102.30	0.013875	0.076500	0.00106144
混凝土磚	100.10	102.10	0.019980	0.017000	0.00033966
砂	194.40	193.30	(0.005658)	0.017000	(0.00009619)
鋼筋	176.80	192.90	0.091063	0.051000	0.00464421
鍍鋅軟鋼	218.00	237.30	0.088532	0.068000	0.00602018
木模板	129.70	133.20	0.026985	0.119000	0.00321122
硬木	130.20	134.70	0.034562	0.017000	0.00058755
柚木	131.10	142.60	0.087719	0.017000	0.00149122
釉面牆壁瓷磚	113.70	116.80	0.027265	0.008500	0.00023175
內搪膠鍍鋅鋼管	109.80	109.80	0.000000	0.008500	0.00000000
硬膠喉管	126.10	127.40	0.010309	0.008500	0.00008763
玻璃	101.20	101.40	0.001976	0.008500	0.00001680
油漆	108.70	110.90	0.020239	0.017000	0.00034406
價格調整因數					(0.005972)

根據2007年5月的基本月份，計算出2007年10月的實質數值。其中第(1)欄及第(2)欄表示基本月份及現行月份的指數。他們分別是依據政府統計處在2007年5月及2007年10月發出的成本指數得出。第(3)欄的指數分數顯示現行月份的指數與基本指數的增幅。計算有關合約價格的調整。

第(4)欄的指數比例，我們可以計算出第(5)欄列出的價格調整因數。2007年10月的價格調整因數計算出為負值

- 0.005972。

合約價格調整 (範例)

計算建築工程的價格調整因數
(2008年8月)

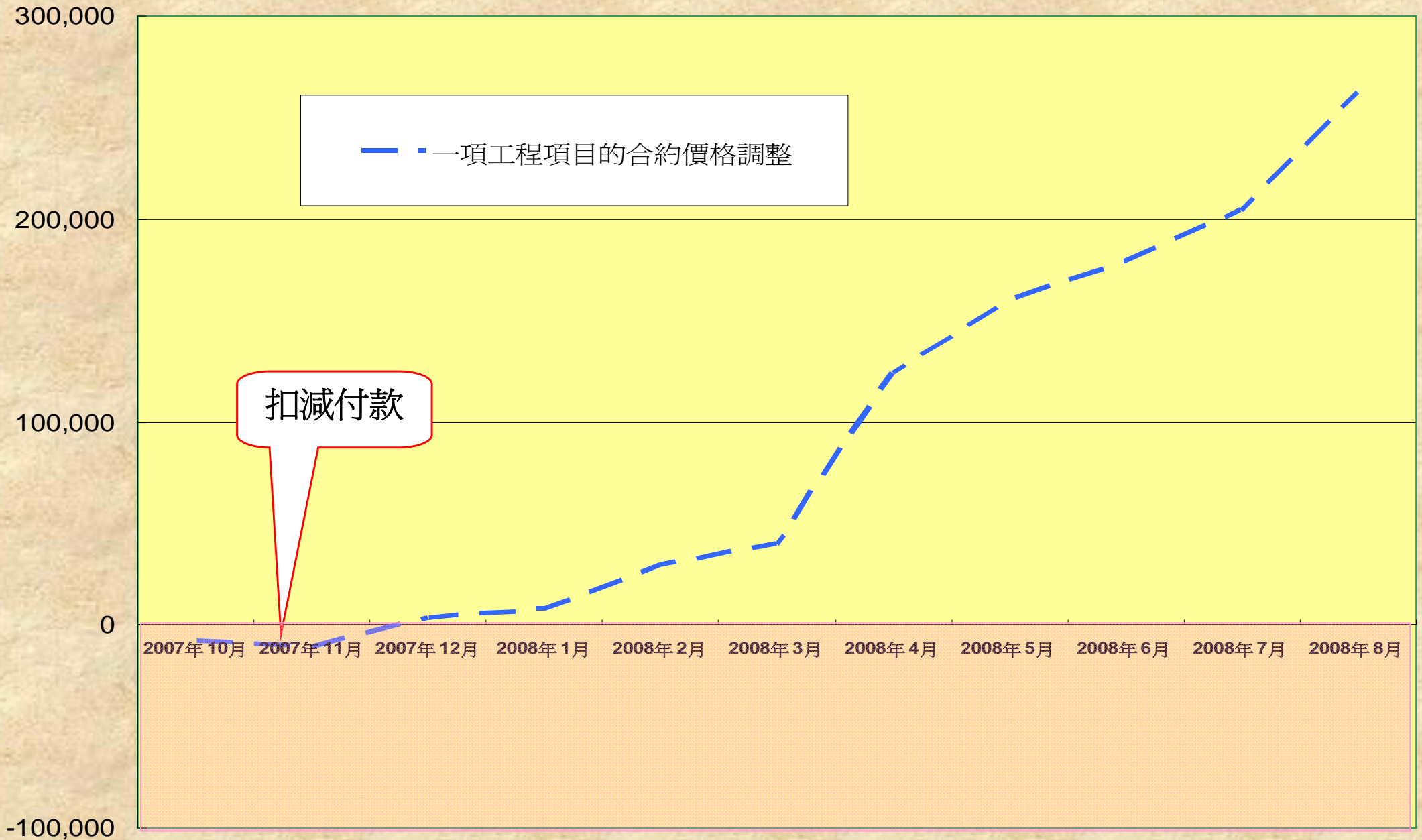
基本指數月份： 07年5月 適用期間： 08年8月
現行指數月份： 08年8月

適用於本合約的勞工及 選定物料項目 (欄號)	指數		指數分數 (現行 - 基本) 基本	已計算的比例 (*)	因數 +/- (3) x (4)
	基本指數 07年5月 (1)	現行指數 08年8月 (2)			
	建築合約綜合工資	88.80	81.70	(0.079955)	0.399500
碎石	92.10	108.10	0.173724	0.017000	0.00295331
波特蘭水泥 (普通)	100.90	108.80	0.078295	0.076500	0.00598957
混凝土磚	100.10	141.40	0.412587	0.017000	0.00701398
砂	194.40	289.20	0.487654	0.017000	0.00829012
鋼筋	176.80	336.40	0.902715	0.051000	0.04603847
鍍鋅軟鋼	218.00	353.00	0.619266	0.068000	0.04211009
木模板	129.70	142.40	0.097918	0.119000	0.01165224
硬木	130.20	149.40	0.147465	0.017000	0.00250691
柚木	131.10	142.60	0.087719	0.017000	0.00149122
釉面牆壁瓷磚	113.70	133.90	0.177661	0.008500	0.00151012
內牆膠鍍鋅鋼管	109.80	116.70	0.062842	0.008500	0.00053416
硬膠喉管	126.10	134.80	0.068993	0.008500	0.00058644
玻璃	101.20	110.90	0.095850	0.008500	0.00081473
油漆	108.70	119.50	0.099356	0.017000	0.00168905
價格調整因數					0.101238

根據2007年5月的基本月份，計算出2008年8月合約價格調整的實質數值。其中第(1)欄及第(2)欄表示基本月份及現行月份的指數。他們分別是依據政府統計處在2007年5月及2008年8月發出的成本指數得出。第(3)欄的指數分數顯示現行月份的指數與基本指數的增幅。計算有關合約價格的調整。

第(4)欄的指數比例，我們可以計算出第(5)欄列出的價格調整因數。2008年8月的價格調整因數為
+ 0.101238。

合約價格調整 (範例)



HK's infrastructure development



"Infrastructure development can bring about huge economic benefits. Both employment opportunities and wages will increase during the construction stage, and, upon completion, the infrastructure projects will boost economic activities and improve the living environment."

-- A New Direction for Hong Kong
Policy Address 2007