

本署檔案 OUR REF : ASD 13/95200/PWP/MM (63MM)  
來函檔號 YOUR REF : CB1/F/1/10  
電話 TEL NO. : 2867 3601  
圖文傳真 FAXLINE : 2801 4706

10 February 2010

Clerk to the Finance Committee  
(Attn: Ms Anita Sit)  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road, Central  
Hong Kong

Dear Ms Sit,

**Finance Committee  
Meeting on 22 January 2010**

**PWSC(2009-10)75 on North Lantau Hospital, phase 1**

We refer to your letter referenced CB1/F/1/10 dated 25 January 2010, which was addressed to the Secretary for Financial Services and the Treasury.

We explained in the supplementary information on this project under LegCo paper referenced PWSC 31/09-10 that the estimated project cost of around \$3,200 million (money-of-the-day prices) stated in the paper submitted to the Panel on Health Services (the Panel) in June 2009 was based on the Building Works Tender Price Index (BWTPI) for government building works compiled by Architectural Services Department for the third quarter of 2008. We also informed the Panel that parallel tendering would be adopted to expedite the project progress and the project estimate would be updated in the PWSC submission after the tender prices were available. The tender bids for the project were returned in July 2009, i.e. third quarter of 2009. The successful bid price was lower than our estimated cost by about 25%. We therefore revised the project cost downwards in our PWSC submission.

In response to Hon Cyd Ho's request for the Administration to provide information on the prices of contracts awarded vis-à-vis the estimated provision for these contracts in the approved project estimates for similar government projects during the same period, we set out in **Annex** a list of similar contracts procured by Architectural Services Department in the same period. Similar to the North Lantau Hospital phase 1 contract, the cost estimate for these contracts was prepared based on the price level of the third quarter of 2008 and the tenders were received in the third quarter of 2009. The awarded contract prices were lower than the estimated provision in the approved project estimate (APE) of respective projects, ranging from 17.8% to 32.0% which were consistent with the change in contract prices for the North Lantau Hospital phase 1 contract.

Yours faithfully,

( Mrs Marigold LAU )  
Director of Architectural Services

cc Secretary for Financial Services and the Treasury  
(Attn : Miss Belinda WONG) (Fax : 2147 5240)

Secretary for Development  
(Attn : Mr LAM Kin-chung) (Fax : 2537 1961)

Secretary for Food and Health  
(Attn : Miss Gloria LO) (Fax : 2840 0467)

**Contracts similar to North Lantau Hospital, phase 1 implemented by Architectural Services Department -**

**Information on the prices of contracts awarded vis-à-vis  
the estimated provision for these contracts in the approved project estimates**

<b>Contract No.</b>	<b>Project Title</b>	<b>Estimated provision in APE</b> <b>(\$ million)</b> <b>(A)</b>	<b>Awarded Contract Price</b> <b>(\$ million)</b> <b>(B)</b>	<b>Difference</b> <b>(\$ million)</b> <b>(C) = (A) – (B)</b>	<b>Percentage Difference</b> <b>(D) = (C)/(A)</b>
SS T322	North Lantau Hospital, phase 1	2,281.6*	1,699.9	581.7	25.5%
SS W301	Sports centre and community hall in Area 101, Tin Shui Wai	573.0	389.8	183.2	32.0%
SS W305	Lam Tin North Municipal Services Building	658.1	471.3	186.8	28.4%
SS W318	District open space in Area 37, Tseung Kwan O and Local open space in Area 25, Fanling / Sheung Shui	169.5	137.0	32.5	19.2%
SS T333	Redevelopment of Victoria Park Swimming Pool Complex	1,129.4	928.7	200.7	17.8%

\* For Contract SS T322 on North Lantau Hospital, phase 1, this amount is the estimated provision in the project estimate reported to the Legislative Council Panel on Health Services in June 2009.