

For discussion
on 15 June 2011

PWSC(2011-12)26

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Fitting-out – Others

400IO – Transformation of the former Police Married Quarters on Hollywood Road into a creative industries landmark

Members are invited to recommend to the Finance Committee the upgrading of **400IO** to Category A at an estimated cost of \$560.1 million in money-of-the-day prices for the transformation of the former Police Married Quarters on Hollywood Road into a creative industries landmark.

PROBLEM

We need to implement a revitalisation project at the site of the former Police Married Quarters on Hollywood Road (PMQ site) for heritage conservation purpose and to support Hong Kong's creative industries.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Development (SDEV), proposes to upgrade **400IO** to Category A at an estimated cost of \$560.1 million in money-of-the-day (MOD) prices for transforming the PMQ site into a creative industries landmark.

/PROJECT

PROJECT SCOPE AND NATURE

3. The PMQ site at 35 Aberdeen Street, Central is bounded by Aberdeen Street in the southeast, Shing Wong Street in the northwest, Hollywood Road in the northeast and Staunton Street in the southwest. The site area is about 6 100 square metres (m²). Commissioned in 1951, the former Police Married Quarters comprises two quarters blocks (i.e. Block A of eight storeys and Block B of seven storeys) and a two-storey Junior Police Call House (JPC House) with a total gross floor area of about 15 000 m². These three buildings were accorded a Grade 3 status by the Antiquities Advisory Board (AAB) in November 2010.

4. The proposed scope of **400IO** comprises –

- (a) conversion of two existing quarters blocks to meet new functional requirements of creative industries with studios, lodges, offices, a creative resource centre, shops and restaurant(s) or café(s) ¹;
- (b) conversion of the former JPC House at Plateau 4 (i.e. the plateau immediately above Hollywood Road) into a restaurant or café(s);
- (c) construction of a new elevated i-Cube (i.e. an indoor multi-function hall of about 600 m² with a transparent enclosure) ², creating a covered event space below the i-Cube covering about half of the space between the two quarters blocks;
- (d) construction of a transparent canopy at high level over the central courtyard between the two quarters blocks covering the remaining space between the two quarters blocks that is not covered by the i-Cube for the creation of a semi-covered events space;

/(e)

¹ The original quarters units of Blocks A and B will be converted into about 130 studios; six lodges for use by designer-in-residence and a creative resource centre, amongst others.

² The i-Cube will create an indoor space for organising events for the promotion of the creative industries or other activities, while minimising the noise impact on the neighbourhood.

- (e) construction of a new “Underground Interpretation Area” of about 230 m² underneath the central courtyard for the display and public appreciation of the remnants of the former Central School as well as the interpretation of the history of the PMQ site;
- (f) provision of about 1 400 m² of landscaped open space primarily at Plateau 4 (900 m²) and roof top of the i-Cube (500 m²);
- (g) preservation of the existing rubble retaining walls, quoins, granite shafts/plinths/gate posts/steps of the former Central School;
- (h) preservation of stone wall trees around the site and a tree near the main entrance gate;
- (i) construction of a new transformer room at the southern corner of the site;
- (j) reprovisioning of three original openings of the former Central School³, and construction of a new pedestrian opening at Staunton Street near its junction with Shing Wong Street to enhance accessibility and connectivity of the site; and
- (k) ancillary facilities, e.g. lifts, toilets, plant rooms, etc.

5. A site plan is at Enclosure 1 and views of the existing buildings are at Enclosure 2. Artist’s impressions of the proposed revitalisation, layout plans and a sectional plan are at Enclosures 3 to 9. Subject to funding approval of the Finance Committee, we plan to commence works in January 2012 for completion in December 2013.

/JUSTIFICATIONS

³ The three openings are located at Aberdeen Street, Staunton Street and Shing Wong Street.

JUSTIFICATIONS

6. The PMQ site has the potential to become a creative industries landmark where creative talents would congregate because of its unique location as well as the wealth of its history.

7. In his 2007-08 Policy Address, the Chief Executive announced that the PMQ site would be removed from the List of Sites for Sale by Application (Application List) for one year, pending proposals on its revitalisation. Following extensive consultation with key stakeholders (including the Legislative Council (LegCo) Panel on Home Affairs, the Central and Western District Council (C&WDC), the AAB, the Tourism Strategy Group⁴, the Travel Industry Council, the Urban Renewal Authority and the Hong Kong Institute of Architects) and a three-month public engagement exercise from February to May 2008, the Chief Executive announced in his 2008-09 Policy Address Government's decision to formally remove the PMQ site from the Application List and revitalise it for creative industries and education purposes.

8. Capitalising on the proximity of the PMQ site to a wide array of historic sites and buildings in Central, the existing cluster of cultural and creative industries establishments (e.g. antique shops and galleries) in the vicinity of Hollywood Road as well as the colourful cultural landscape of the South of Hollywood Road (SoHo) and Lan Kwai Fong areas, Government has brought together three objectives for the "PMQ" project, namely heritage conservation, promotion of creative industries and provision of local open space. The revitalised PMQ site can manifest the historical significance of the site, create a new focal point of creative activities, meet the community need for more quality open space, and create synergy between the site and various heritage, cultural and tourist attractions in the area.

/9.

⁴ The Tourism Strategy Group comprises representatives from the Government, the Hong Kong Tourism Board and various sectors of the tourism industry. The Group considers and makes recommendations to the Government in respect of tourism development from a strategic perspective.

9. The “PMQ” project is one of the eight projects under the “Conserving Central” initiative announced in the Chief Executive’s 2009-10 Policy Address. In March 2010, the Development Bureau and the Commerce and Economic Development Bureau jointly invited proposals from non-profit making organisations for transforming the PMQ site into a creative industries landmark. Of the revitalisation proposals received, the “PMQ” proposal submitted jointly by the Musketeers Education and Culture Charitable Foundation Limited (the Musketeers Foundation) and three co-applicants, namely the Hong Kong Polytechnic University, the Hong Kong Design Centre and the Hong Kong Design Institute of the Vocational Training Council, was considered to be most capable of meeting the project objectives of conserving the heritage site, transforming it into a creative industries landmark and providing landscaped open space for the local community. Musketeers Foundation will manage, operate and maintain the future PMQ site and the premises at its own expenses, whereas the co-applicants would provide advice to Musketeers Foundation in relation to the organization of various programmes/activities as well as networking with the creative community. In November 2010, following a competitive selection process and on the recommendation of the Advisory Committee on Revitalisation of Historic Buildings, the SDEV granted approval-in-principle for the “PMQ” project.

10. Musketeers Foundation has pledged to contribute \$110 million in money-of-the-day (MOD) prices, including \$17 million for the conservation and revitalisation works under **400IO**. This \$17 million together with the \$560.1 million to be sought in this submission will be used to meet the capital cost of this revitalisation project. The remaining \$93 million contribution will be used for internal renovation works, procurement of furniture and equipment, hiring of pre-operation staff and future operation costs of the “PMQ” project (including the management, operation and maintenance of the future PMQ site and the premises).

11. The Musketeers Foundation has set up a special purpose company, which has acquired charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112), for the implementation of the project and future day-to-day operation of the revitalised site. To facilitate longer-term business planning for the project, Government will enter into a tenancy agreement with the above-mentioned special purpose company on a fixed term of ten years, renewable for another five years. For the delivery and future operation of the revitalised

/facilities

facilities at the PMQ site, any net operating surplus arising from the operation of the “PMQ” project will be shared between Government and the operator every five years on a 50/50 basis⁵. It is not an objective of the “PMQ” project to maximise profit and the Musketeers Foundation has committed to ploughing back its share of the net operating surplus for the operation of the creative industries landmark.

12. The “PMQ” project will generate the following benefits :

- (a) the project aims to preserve the three existing buildings at the PMQ site and the foundation remnants of the former Central School. The Underground Interpretation Area underneath the central courtyard will help manifest the historical value of the built and archaeological heritages of the site and provide an opportunity for the general public to see the remnants of the former Central School at close range and appreciate different layers of history associated with the former Police Married Quarters and the Central School. The guided tours to be organised by the Musketeers Foundation will link up this heritage site with the cultural cluster in the vicinity, namely the Dr Sun Yat-sen Historical Trail and other built heritage in Central;
- (b) the project will bring together the existing vibrant cluster of cultural and creative industries establishments along Hollywood Road and in the SoHo and Lan Kwai Fong areas, provide a focal point for the creative activities, and develop a creative atmosphere in the community. It will serve as a platform for different creative establishments to carry out creative work, and to display and market their creative products. Events will be organised throughout the year to attract local and overseas visitors;

/(c)

⁵ Government’s portion will be returned to the General Revenue Account whereas the Musketeers Foundation will be required to re-invest its portion into the project.

- (c) the PMQ site will provide a range of facilities, including landscaped open space of about 1 400 m², a display gallery and ancillary food and beverage facilities, etc. for public enjoyment. Free public access will be allowed to the three existing buildings, the foundation remnants of the former Central School and the landscaped open space. The creative studios in the PMQ site will also welcome free visits by members of the public; and
- (d) the “PMQ” project will create about 630 jobs in the creative industries through employment by the future tenants of the studios upon commissioning. It will thus benefit creative talents, small and medium-sized creative establishments, the neighbourhood and the community as a whole, and provide a driving force for the creative industries in Hong Kong.

FINANCIAL IMPLICATIONS

13. To expedite the implementation of the “PMQ” project, we have adopted a new partnership model under which the Architectural Services Department will carry out the conservation and revitalisation works under the Public Works Programme (i.e. under **400IO**). These works are required to conserve and upgrade the historic site in order to meet modern-day requirements and the functional requirements of the “PMQ” project. The Musketeers Foundation will be responsible for the internal renovation works, procurement of furniture and equipment, hiring of pre-operation staff and the future operation of the “PMQ” project. Taking into account the \$17 million contribution from Musketeers Foundation, we estimate the capital cost to be borne by Government under **400IO** to be \$560.1 million in MOD prices (please see paragraph 12 below), broken down as follows –

/\$ million

		\$ million
(a)	Site works	5.9
(b)	Piling	16.6
(c)	Building	305.6
(d)	Building services	88.1
(e)	Drainage	1.9
(f)	External works	21.9
(g)	Additional energy conservation measures	1.6
(h)	Consultants' fees	2.3
	(i) specialist consultants' fees ⁶	2.0
	(ii) management of resident site staff (RSS)	0.3
(i)	Remuneration of RSS	4.2
(j)	Contingencies	43.8
	Sub-total :	491.9 (in September 2010 prices)
(k)	Provision for price adjustment	85.2
	Sub-total :	577.1 (in MOD prices)
(l)	Less contribution by Musketeers Foundation	(17.0) (in MOD prices)
	Total :	560.1 (in MOD prices)

/A

⁶ We will engage specialist consultants to carry out archaeological investigations during construction, to monitor the conditions of stone wall trees and to advise on tree preservation measures and implementation of the measures.

A detailed breakdown of the estimates for consultants' fees and RSS costs by man-months is at Enclosure 10. The construction floor area (CFA) of **400IO** is about 18 555 m². The estimated construction unit cost, represented by the building and the building services costs, is \$21,218 per m² of CFA in September 2010 prices. We consider the estimated unit cost reasonable as compared with other similar works.

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

Year	\$ million (Sept 2010)	Price adjustment factor	\$ million (MOD)	Contribution by the Musketeers Foundation \$ million (MOD)	400IO \$ million (MOD)
2011 – 2012	6.0	1.04525	6.3	5.0	1.3
2012 – 2013	100.0	1.10143	110.1	8.0	102.1
2013 – 2014	270.0	1.16201	313.7	4.0	309.7
2014 – 2015	60.0	1.22592	73.6	---	73.6
2015 – 2016	40.0	1.29335	51.7	---	51.7
2016 – 2017	15.9	1.36448	21.7	---	21.7
	<u>491.9</u>		<u>577.1</u>	<u>17.0</u>	<u>560.1</u>

15. We have derived the MOD estimates on the basis of Government's latest set of assumptions on the forecast of trend rate of change in the prices of public sector building and construction output for the period from 2011 to 2017. We will implement the works under one lump-sum contract which will provide for price adjustments.

/16.

16. As regards future maintenance, the Musketeers Foundation will be responsible for repairing and maintaining the PMQ site and the premises at its own expenses, including all existing and new buildings, facilities, building services, landscapes and trees, etc., as well as those arisen from its renovation works. The cost and associated expenses of the structural maintenance of the buildings and facilities on the site, as well as those of maintenance of eight retaining walls within the site will be borne by the Government. We estimate that the annual recurrent expenditure for maintenance works that the Government will be responsible for upon completion of the project is about \$705,000.

PUBLIC CONSULTATION

17. We consulted the C&WDC on the project on 3 March 2011 and held an informal exchange session with C&WDC Members on 15 March 2011. At the two meetings, the majority of Members supported the objectives of the proposal, namely the promotion of creative industries, heritage conservation and provision of public open space; whilst some Members also requested that a certain amount of space be reserved in the PMQ site for community uses. Others raised concerns over the preservation of trees in the site as well as the operation model and financial sustainability of the project. Some Members also suggested the proponent to establish an advisory committee for the project so that community views could be incorporated as appropriate.

18. We consulted the AAB on the Heritage Impact Assessment (HIA) for this project on 22 March 2011 and received the support of AAB.

19. An application for the project under Section 16 of the Town Planning Ordinance (Cap. 131) was submitted on 2 March 2011 and approved by the Metro Planning Committee of the Town Planning Board on 15 April 2011.

20. We consulted the LegCo Panel on Development on 20 April 2011 and received support of the Panel.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

21. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap 499). We completed a Preliminary Environmental Review (PER) for the project in May 2011. The PER concluded that the project will not cause long-term environmental impact. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

22. During construction, the contractor will be required to control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts. These include the use of quality powered mechanical equipment, silencers, mufflers, acoustic screens/enclosures for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance.

23. At the planning and design stages, we have considered measures to reduce the generation of construction waste where 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 on site (e.g. use of excavated materials for filling within the 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 facilities⁷. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

24. 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 means to avoid, reduce, reuse and recycle inert

/construction

⁷ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

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 public fill reception facilities and landfills respectively through a trip-ticket system.

25. We estimate that the project will generate in total about 16 450 tonnes of construction waste. Of these, we will reuse about 2 700 tonnes (16.4%) of inert construction waste on site and deliver 11 680 tonnes (71%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 2 070 tonnes (12.6%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$574,110 for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne⁸ at landfills).

HERITAGE IMPLICATIONS

26. As required under the prevailing requirements, this project is subject to a HIA. The HIA report was considered by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department, which has no objection to the report. We and the Musketeers Foundation also consulted the AAB on the HIA report for this project at its meeting on 22 March 2011 and received its support. We will ensure the construction works will comply with the requirements set out in the HIA report. The Musketeers Foundation has undertaken to ensure full compliance with the requirements stipulated in the HIA report with regard to future operation and maintenance of the PMQ site, the existing buildings and the remnants of the former Central School thereat, as well as the interpretation of its history. In case of any amendment to the scheme or detailed design, we and the Musketeers Foundation will further consult the AMO and the AAB, as necessary, to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from conservation perspective.

/LAND

⁸ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

LAND ACQUISITION

27. This project does not require any land acquisition.

ENERGY CONSERVATION MEASURES

28. This project has adopted various forms of energy efficient features, including –

- (a) heat recovery fresh air pre-conditioners in the air-conditioned spaces for heat energy reclaim of exhaust air;
- (b) Variable-Refrigerant-Volume (VRV) air-conditioning system;
- (c) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors and daylight sensors;
- (d) compact fluorescent lamps with electronic ballast and lighting control by daylight sensor;
- (e) light emitting diode (LED) type exit signs;
- (f) LED type feature lights; and
- (g) automatic on/off switching of lighting and ventilation fan inside the lift.

29. For renewable energy technologies, we will install photovoltaic LED external lighting for environmental benefits.

30. For green features, we will provide green roof at Block A for environmental and amenity benefits.

31. The Musketeers Foundation will provide solar hot water system, at its own cost, for promotion of alternative and clean source of energy.

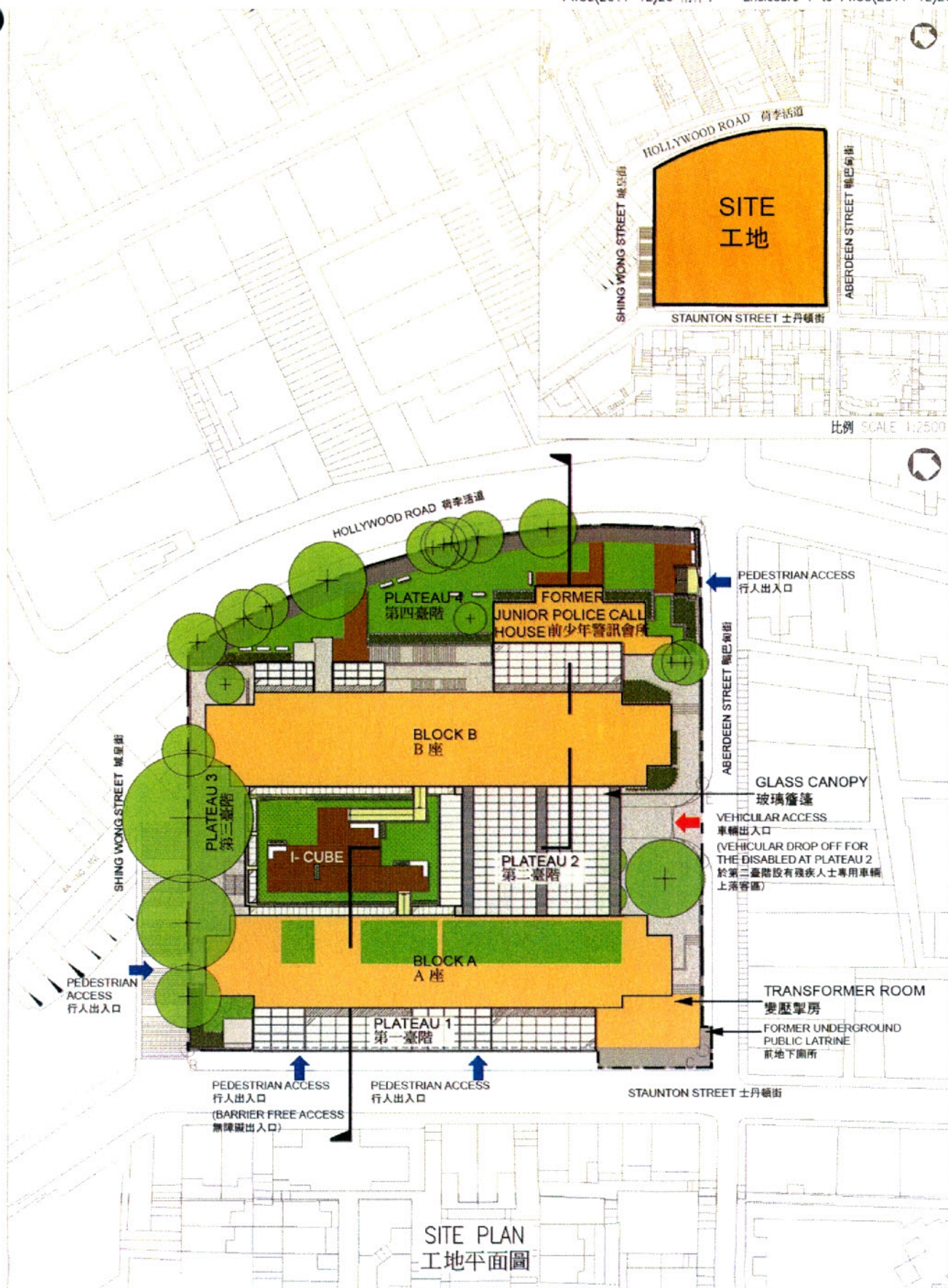
32. The total estimated additional cost for adoption of the energy conservation measures is around \$1.6 million (including \$0.25 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 4.9% energy savings in the annual energy consumption with a payback period of about 5.5 years.

BACKGROUND INFORMATION

33. We upgraded **400IO** to Category B in August 2010. We engaged consultants to carry out HIA, pre-construction archaeological investigation, PER, ground investigation and geotechnical assessment. The total cost of these consultancy services is about \$3 million. We have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of Public Works Programme". The consultants have completed the above services. We have completed detailed design and are finalizing the tender documents by in-house resources.

34. The proposed works will involve 17 trees including 15 stonewall trees mostly along the site boundary. All 17 trees will be preserved. We will incorporate planting proposals as part of the project, including 3 trees, 7 712 shrubs and 30 847 groundcovers.

35. We estimate that the project will create about 260 jobs (242 for labourers and 18 for professional/technical staff), providing a total employment of 5 380 man-months.



title 40010 改造荷李活道前已婚警察宿舍成為標誌性創意中心 TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK	drawn by P.M. HO approved W.W.L. TSANG office ARCHITECTURAL BRANCH	date 12.05.2011 date 12.05.2011	drawing no. AB/7955/SK01	scale 1:800
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QUARTERS BLOCK A
宿舍A座

QUARTERS BLOCK B
宿舍B座




FORMER JUNIOR POLICE CALL HOUSE
前少年警訊會所

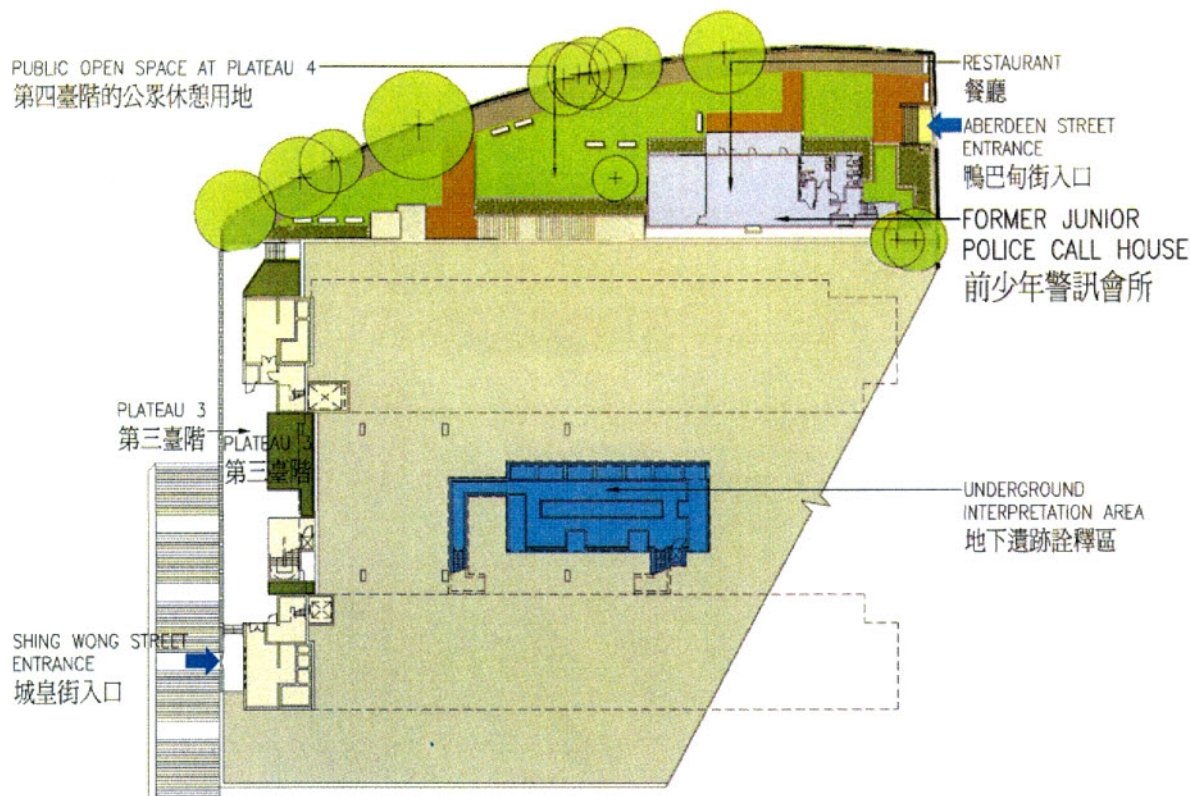
VIEWS OF EXISTING BUILDINGS
樓宇現貌

title 40010 改造荷李活道前已婚警察宿舍成為標誌性創意中心 TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK	drawn by P.M. HO	date 12.05.2011	drawing no. AB/7955/SK02	scale N.T.S.
	approved W.W.L. TSANG	date 12.05.2011	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

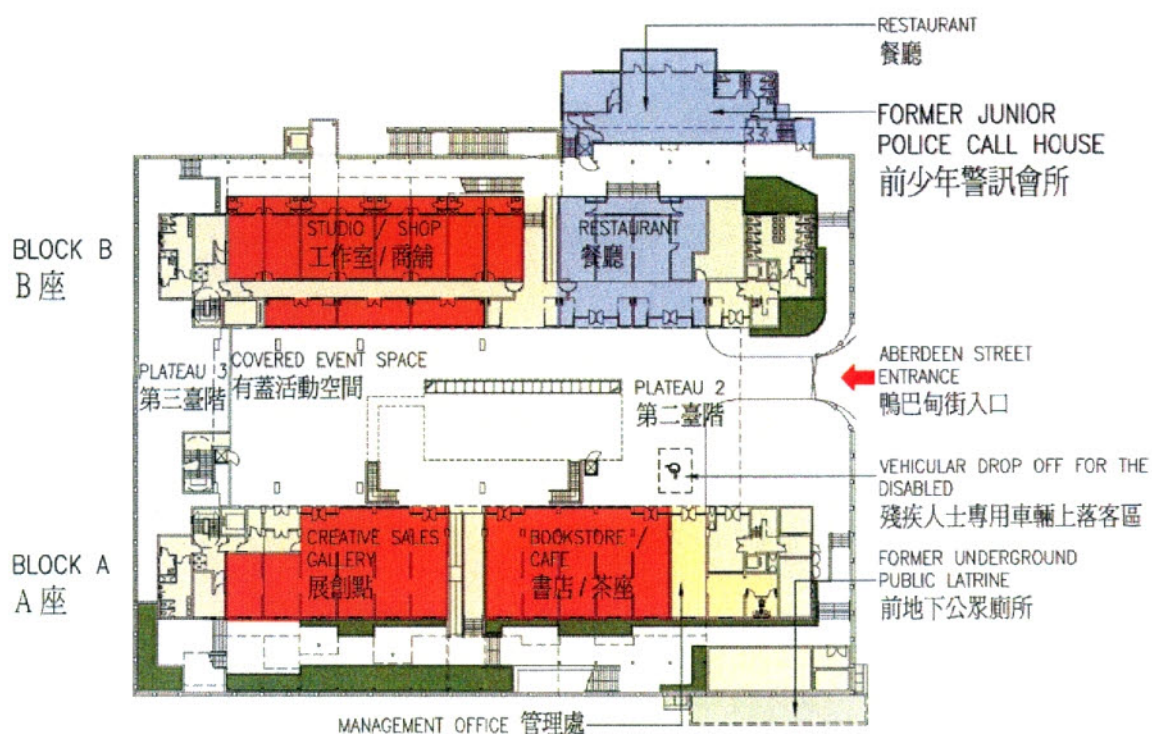


ARTIST'S IMPRESSIONS OF THE PROPOSED REVITALISATION
活化後的構思圖

title 40010 改造荷李活道前已婚警察宿舍成為標誌性創意中心 TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK	drawn by P.M. HO	date 12.05.2011	drawing no. AB/7955/SK03	scale N.T.S.
	approved W.W.L. TSANG	date 12.05.2011		
	office ARCHITECTURAL BRANCH	 ARCHITECTURAL SERVICES DEPARTMENT		



LOWER GROUND FLOOR PLAN 底層地下平面圖



GROUND FLOOR PLAN 地下平面圖

title
40010
改造荷李活道前已婚警察宿舍成為標誌性創意中心
TRANSFORMATION OF THE FORMER POLICE
MARRIED QUARTERS ON HOLLYWOOD ROAD
INTO A CREATIVE INDUSTRIES LANDMARK

drawn by

P.M. HO

date

12.05.2011

drawing no.

AB/7955/SK04

scale

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approved

W.W.L. TSANG

date

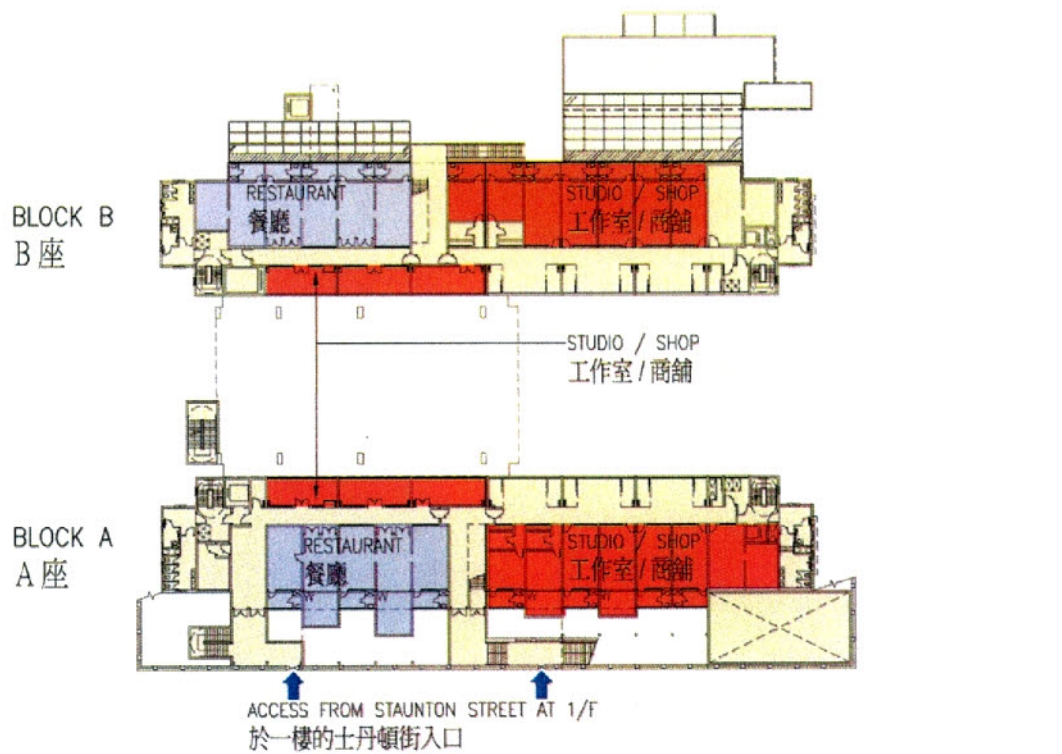
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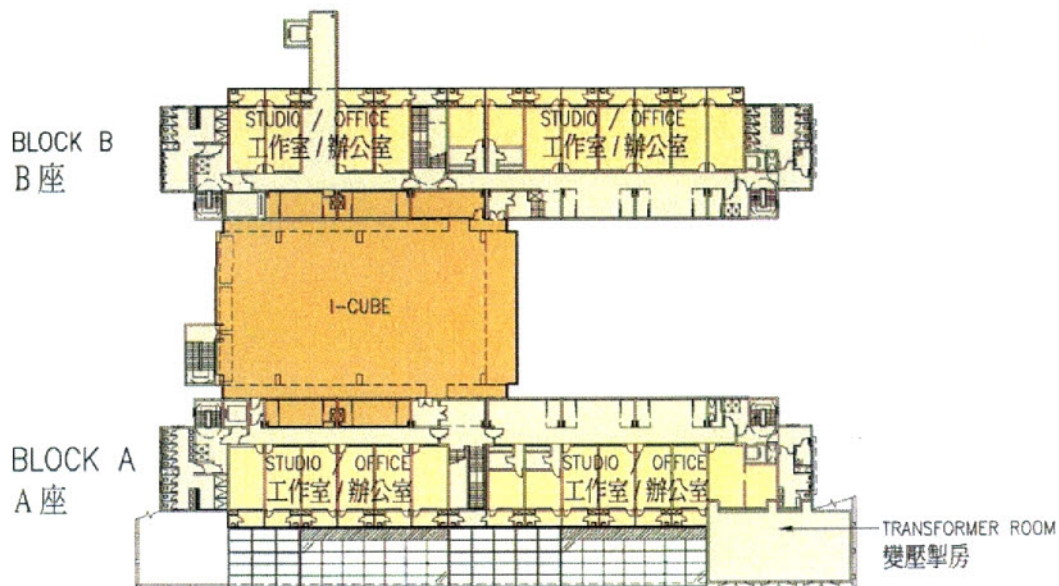
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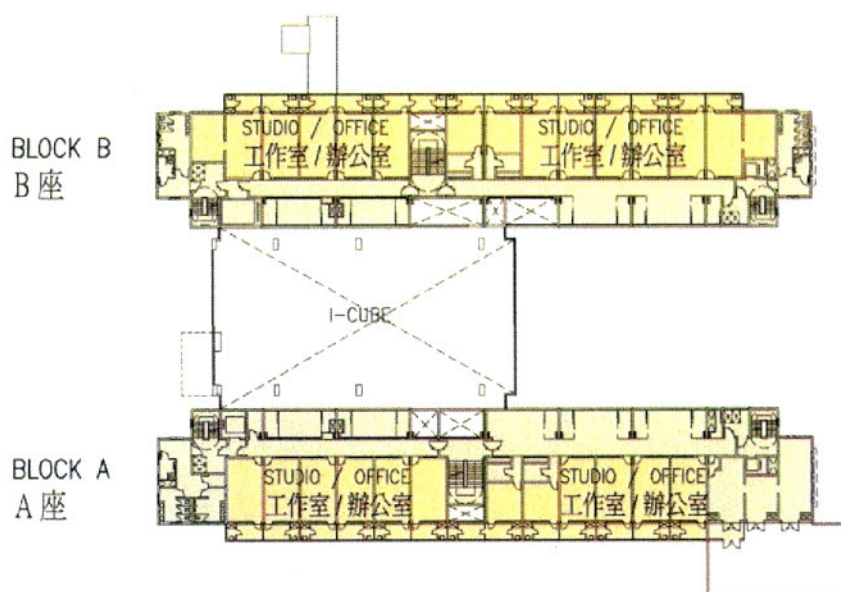


FIRST FLOOR PLAN 一樓平面圖

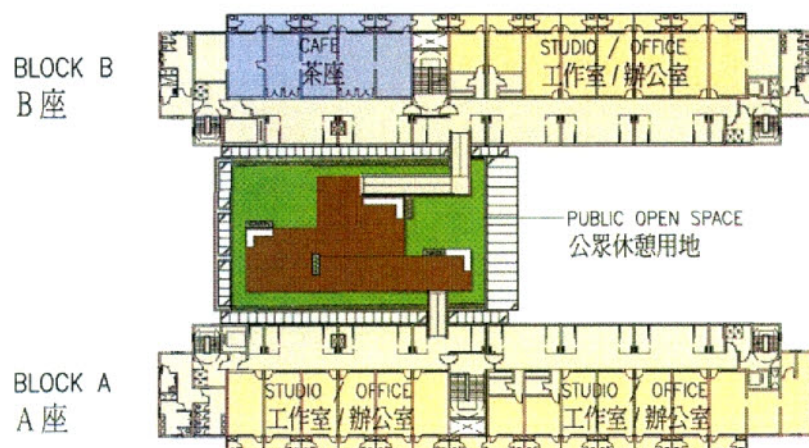


SECOND FLOOR PLAN 二樓平面圖


title 40010 改造荷李活道前已婚警察宿舍成為標誌性創意中心 TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK	drawn by P.M. HO	date 12.05.2011	drawing no. AB/7955/SK05	scale 1:800
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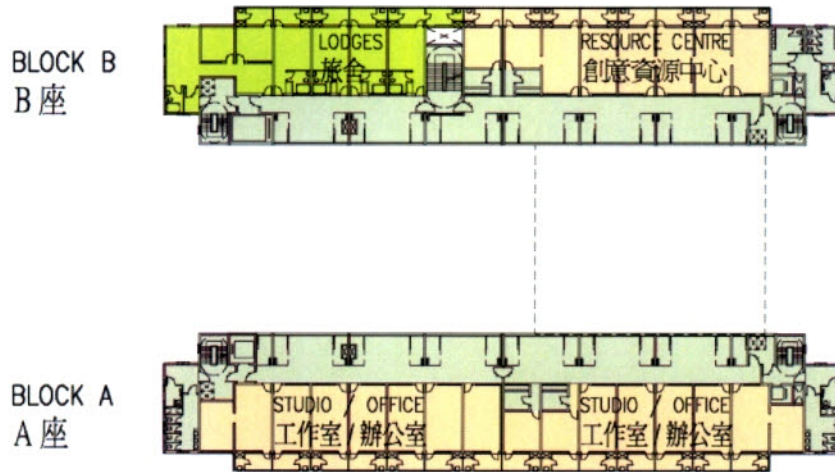


THIRD FLOOR PLAN 三樓平面圖

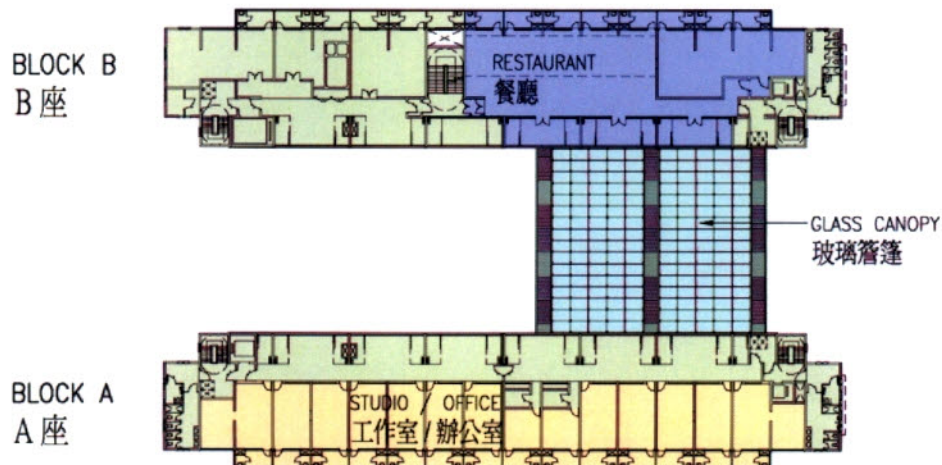


FOURTH FLOOR PLAN 四樓平面圖


title 40010 改造荷李活道前已婚警察宿舍成為標誌性創意中心 TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK	drawn by P.M. HO	date 12.05.2011	drawing no. AB/7955/SK06	scale 1:800
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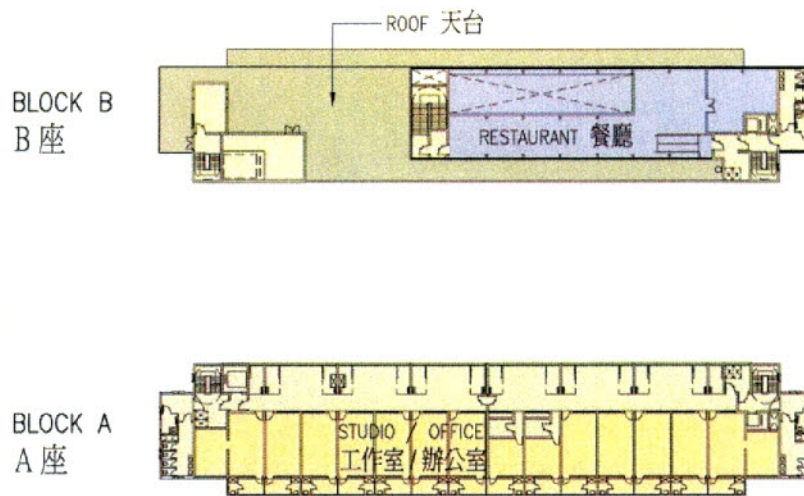


FIFTH FLOOR PLAN 五樓平面圖




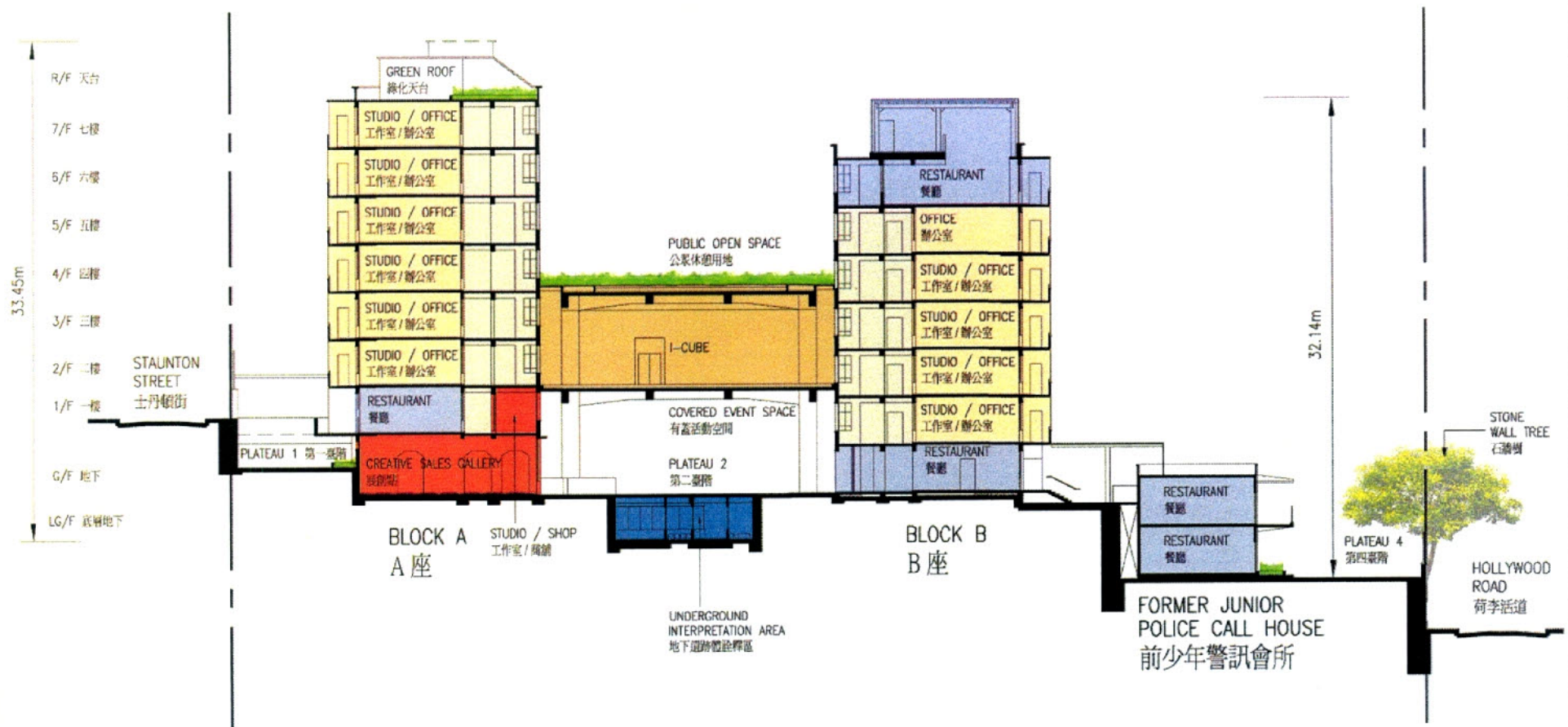
SIXTH FLOOR PLAN 六樓平面圖

title 40010 改造荷李活道前已婚警察宿舍成為標誌性創意中心 TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK	drawn by P.M. HO	date 12.05.2011	drawing no. AB/7955/SK07	scale 1:800
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	office ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT



SEVENTH FLOOR PLAN 七樓平面圖

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SECTION 剖面圖

title
40010
改造荷李活道前已婚警察宿舍成為標誌性創意中心

TRANSFORMATION OF THE FORMER POLICE MARRIED QUARTERS ON HOLLYWOOD ROAD INTO A CREATIVE INDUSTRIES LANDMARK

drawn by P.M. HO	date 12.05.2011
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office ARCHITECTURAL BRANCH	

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ARCHITECTURAL
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Enclosure 10 to PWSC(2011-12)26

400IO – Transformation of the former Police Married Quarters on Hollywood Road into a creative industries landmark

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2010 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Specialist consultants (Note 2)	Professional	–	–	–	1.4
		Technical	–	–	–	0.6
					Sub-total	2.0
(b)	Resident site staff (RSS) costs (Note 3)	Professional	12	38	1.6	1.1
		Technical	106	14	1.6	3.4
					Sub-total	4.5
	Comprising –					
	(i)	Consultant's fees for management of RSS			0.3	
	(ii)	Remuneration of RSS			4.2	
					Total	6.5

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at now, MPS point 38 = \$58,195 per month and MPS point 14 = \$19,945 per month.)
2. The actual man-months and actual fees will only be known after the consultants have been selected.
3. The actual man-months and actual costs will only be known after the completion of the construction works.