

發展局  
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Ms Connie Ho  
Clerk to the Public Works Subcommittee  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

14 July 2021

Dear Ms Ho,

**Public Works Subcommittee  
Follow-up Action Arising from the Meeting on 30 June 2021**

At the above meeting, the Chairman and Hon LEUNG Che-cheung requested the Government to provide supplementary information on Paper No. PWSC(2021-22)26, detailing the estimate of \$44.1 million for the tender preparation and assessment as allowed in the proposed investigation study and detailed design project. The information shall explain in details the numbers and contents of tender documents attributed to this consultancy fee provision. The Development Bureau and the Civil Engineering and Development Department provide written supplementary information as follows.

The San Tin/Lok Ma Chau Development Node will carry out various engineering works, including:

- 1) clearance and formation (including land decontamination) of about 300 hectares of land;
- 2) infrastructure works, including road works, drainage, sewerage (including sewage pumping station), waterworks and pumping stations;
- 3) fresh water and flushing water service reservoirs;
- 4) sewage treatment works;
- 5) landscaping works; and

- 6) environmental mitigation measures for the above works.

The investigation study and detailed design under this funding application includes the requirement of proposing arrangement of works contracts and the preparation of tender documents for each works contract by the Consultants, based on the detailed design for the above works to be formulated. This include:

- 1) compiling conditions of tenders and contracts, specifications for works, bills of quantities, method of measurement and detailed working drawings;
- 2) preparing pre-tender estimate based on contents of works in the tender;
- 3) seeking legal advice on the tender documents;
- 4) drawing up method of tender evaluation; and
- 5) drafting tender notice and gazette documents.

Apart from assisting the department in preparing tender documents and distributing them to eligible tenderers, the Consultants will answer enquiries from tenderers about the tender documents during the tendering period, including attending pre-tender meetings with tenderers.

After receipt of tenders, the Consultants will provide technical support, which includes providing expert analysis on technical matters in the tenders, assisting the Government in tender assessment and preparation of tender report, as well as rendering support in addressing queries on the tender report raised by the tender board.

The estimate of consultants' fee of \$44.1 million (in money-of-the-day prices) for the tender preparation and assessment in the subject funding application is to cover the above-mentioned work. The estimate is based on the scale and nature of the works and with reference to the experience gained from other comparable land development projects (for example, the first phase development of the Kwu Tung North and Fanling North New Development Area, which is of similar scale and nature, is being implemented under 7 works contracts). The detailed contract arrangements (including how many works contracts will be involved) will be drawn up in the detailed design stage, taking into consideration factors such as the phased development arrangement and works details, site handover time, as well as the completion time of individual facilities.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop with a small flourish at the end.

(David Lam)

for Secretary for Development

c.c. Financial Services and the Treasury Bureau  
Civil Engineering and Development Department