

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Civil Engineering – Land Development

870CL – Site formation and infrastructure works for public housing development at Ngau Chi Wan Village, Wong Tai Sin

Members are invited to recommend to the Finance Committee the upgrading of **870CL** to Category A at an estimated cost of \$77.4 million in money-of-the-day (MOD) prices.

PROBLEM

We need to carry out site formation and infrastructure works to support the public housing development at Ngau Chi Wan Village, Wong Tai Sin (the Development).

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Development, proposes to upgrade **870CL** project to Category A at an estimated cost of \$77.4 million in MOD prices for the site formation and infrastructure works.

/PROJECT

PROJECT SCOPE AND NATURE

3. The proposed scope of works of **870CL** comprises –
- (a) site formation, and associated ancillary works including drainage works, sewerage works, waterworks and land decontamination works; and
 - (b) road improvement works at Hammer Hill Road roundabout and Lung Cheung Road near Lung Chi Path.

4. The location plan and site plan of the proposed works are at **Enclosure 1**.

5. The proposed works involve resumption of private land and clearance of government land. In order to hand over the sites to the Hong Kong Housing Society (HS) for housing development as early as possible, the Lands Department (LandsD) will hand over the sites to the Civil Engineering and Development Department (CEDD) in two phases, and CEDD will also carry out the proposed works in two phases. Upon obtaining funding approval from the Finance Committee (FC) of the Legislative Council (LegCo), it is expected that the first phase of site formation works will be completed in around two years and the formed land will be handed over to the HS for construction of about 1 200 public housing units, the completion of which is estimated to be in 2032. The infrastructure works and second phase of site formation works are expected to be completed in around three years and the formed land will be handed over to the HS for construction of about 1 500 public housing units, the completion of which is expected to be in 2033.

6. In order to meet the tight construction schedule, we invited tenders in parallel to enable early commencement of the proposed works, and the returned tender prices have been reflected in the estimated cost of the proposed project. The latest estimated cost is around 27% lower than the estimate of \$106.3 million when the Panel on Development was consulted in April last year, the main reason for which is that the number of contractors submitting tenders for this works was relatively high (i.e. seven tenders) while the tender prices were also competitive. The proposed works will only commence after obtaining the FC's funding approval.

/JUSTIFICATION

JUSTIFICATION

7. It was announced in the 2019 Policy Address that the Government would redevelop three urban squatter areas (i.e. Cha Kwo Ling Village, Ngau Chi Wan Village (NCWV) and Chuk Yuen United Village), so as to increase public housing supply in the urban areas through high-density development and improve the living environment of squatter households through the Government's compensation and rehousing arrangements. The Government would take up the site formation and infrastructure works, then deliver the sites to the HS for development, constructing and managing the public housing units of the three projects.

8. With an area of about 2.2 hectares (ha), the Development will provide about 2 700 public housing units¹, and various ancillary facilities, including a community hall, a public open space, and retail facilities. In addition, about 5% of total gross floor area will be set aside for the provision of social welfare facilities under the existing policy. The existing Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre adjacent to NCWV will be retained in-situ within the Development. To enhance accessibility between the Development and its surrounding areas, the project includes the improvement of barrier-free access facilities between Wing Ting Road and Lung Chi Path, and extension of carriageway and associated footpaths at Wing Ting Road, to connect with the Ngau Chi Wan Market and Ngau Chi Wan Sports Centre. The major development parameters and the conceptual plan of the Development are at **Enclosures 2 and 3** respectively.

9. The CEDD will carry out the site formation and infrastructure works set out in paragraph 3 above for the Development under PWP Item No. **870CL**. On the other hand, the HS will undertake the design and construction of public housing, ancillary facilities as mentioned above (including a community hall, a public open space, retail facilities, and social welfare facilities), barrier-free access facilities between Wing Ting Road and Lung Chi Path, and Wing Ting Road extension. The funding application for the proposed project covers only the works carried out by the CEDD and not those by the HS.

10. According to the result of the traffic impact assessments (TIA), and to address the views from the public and the locals that the traffic in the area be improved, we propose to carry out the road improvement works as set out in paragraphs 3(b) above to cater for the traffic flow arising from the Development.

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¹ Based on the current plan, it includes about 1 200 Dedicated Rehousing Estate (DRE) (sale) units and about 1 500 DRE (rental) units for rehousing clearances affected by projects of the Government or the Urban Renewal Authority.

11. The CEDD, Planning Department (PlanD) and LandsD jointly arranged a briefing session on 4 May 2021 for those affected by the Development (including villagers and business undertakings) to explain the development plan, schedule, and related compensation and/or rehousing arrangements in connection with the Development. Subsequently, we have also maintained close liaison with the affected persons and responded to their enquiries through the social services team commissioned by the LandsD. The LandsD has already issued letters to the affected households and business undertakings in February 2023 to inform them of the expected individual departure deadlines, so as to facilitate their early preparation. In end-2023, the LandsD commenced eligibility checking by starting to gather more detailed information for assessment of the eligibility of residents for compensation and rehousing, and expedite the transfer of information of eligible households based on preliminary vetting to the Hong Kong Housing Authority (HA) or the HS for further vetting with a view to allocate rehousing units. The Development will affect about 600 households and about 30 business undertakings. For some households, their vetting has been completed with rehousing unit allocated. To tie in with works progress, these affected households and business undertakings will have to depart by batches starting from the second half of 2025.

FINANCIAL IMPLICATIONS

12. We estimate the capital cost of the proposed works to be \$77.4 million in MOD prices, broken down as follows –

		\$ million (in MOD prices)
(a)	Site formation works	32.3
(b)	Road improvement works	18.5
(c)	Associated ancillary works including drainage works, sewerage works, waterworks and land decontamination works ²	9.7
(d)	Consultant's fees for	3.8
	(i) contract administration ³	3.0
	(ii) management of resident site staff (RSS)	0.8
(e)	Remuneration of RSS	6.1
(f)	Contingencies	7.0
	Total	<u>77.4</u>

/13.

² The land decontamination will be carried out in accordance with the Environmental Protection Department's "Guidance Note for Contaminated Land Assessment and Remediation", "Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management" and "Practice Guide for Investigation and Remediation of Contaminated Land".

³ Including management of construction works progress, quality, and construction cost.

13. The design of the site formation works is affected by various factors, including the location of the site, terrain, geotechnical conditions, and the proposed site formation levels, etc. Therefore, the cost of site formation and associated works varies across different projects. For the proposed site formation works, the construction cost is about \$29.5 million (in September 2024 prices), representing a unit cost of about \$13.4 million per hectare (in September 2024 prices). This unit cost falls within the range of about \$4.5 million to \$34.1 million per hectare (in September 2024 prices) for other public works projects of similar nature and scale in recent years⁴. Amongst these, the **850CL**, which has the lowest unit cost per hectare, is relatively gentle within the site and the scale of the works is smaller, resulting in a lower unit cost per hectare while the **885CL**, which has the highest unit cost per hectare, involves relatively more excavation and slope works, leading to a relatively high unit cost per hectare. Comparison of construction cost per hectare with above projects is at **Enclosure 4**. In summary, we consider the construction unit cost per hectare for the proposed project reasonable.

14. We propose to engage consultants to undertake contract administration and site supervision of the proposed works. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 5**.

15. Subject to funding approval, we plan to phase the expenditure as follows –

Year	\$ million (in MOD prices)
2025-26	13.1
2026-27	29.0
2027-28	21.9
2028-29	7.0
2029-30	6.0
2030-31	0.4
	<hr/>
	77.4

/16.

⁴ Including the following relevant public works projects for which funding has been approved – **776CL** “Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 2” (2025), **850CL** “Site formation and infrastructure works for public housing development at Choi Shun Street, Sheung Shui” (2023) and **885CL** “Site formation works for public housing development at Kwok Shui Road, Tsuen Wan” (2023).

16. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2025 to 2031. The CEDD will deliver the proposed works under contracts using the New Engineering Contract (NEC)⁵ form with provision for price adjustment.

17. We estimate the annual recurrent expenditure arising from the proposed to be about \$0.71 million.

18. Site formation works, land decontamination works and diversion of underground utilities are required to provide land for construction of public housing and public open space. The CEDD has coordinated with the HS on the design of site formation works, so as to reduce abortive and temporary works (such as temporary slopes/retaining walls). As such, construction cost could be reduced and construction period could be shortened so that site formation works could be completed earlier.

PUBLIC CONSULTION

19. As mentioned above, the CEDD, jointly with the PlanD and the LandsD, arranged a briefing session on 4 May 2021 for the those affected by the Development (including villagers and business undertakings) to explain the development plan, schedule and related compensation and/or rehousing arrangements in connection with the Development. Subsequently, we have also maintained close liaison with the affected persons and respond to their enquiries through the social services team commissioned by the LandsD. In addition, on 13 May 2022, the CEDD together with PlanD and LandsD consulted the Wong Tai Sin District Council members and representatives of Ngau Chi Wan Village on the proposed site formation and infrastructure works for the Development. Both the Wong Tai Sin District Council members and village representatives supported the proposed works.

20. The draft outline zoning plan (OZP)⁶ covering the Development was gazetted on 24 June 2022. On 25 April 2023, the Chief Executive in Council approved the draft OZP. The statutory procedures for amending the OZP under the Town Planning Ordinance arising from the Development have been completed.

21. The proposed road works under Road (Works, Use and Compensation) Ordinance (Cap. 370) was gazette by the CEDD on 18 November 2022. During the statutory period, only one objection was received. After CEDD's explanation of the works details, the objector withdrew the objection unconditionally. The notice of authorisation of the proposed road works was /subsequently

⁵ NEC is a suite of contracts developed by the Institute of Civil Engineers, United Kingdom. It is a contract form that emphasizes cooperation, mutual trust and collaborative risk management between contracting parties. The Development Bureau launched the Hong Kong Edition of the NEC in 2023, incorporating local legislative requirements and procurement practices into contracts.

⁶ That is the Draft Ngau Chi Wan OZP No. S/K12/17.

subsequently gazetted on 24 March 2023.

22. We briefed Members of the LegCo Panel on Development on 23 April 2024 on the proposal to upgrade **870CL** to Category A. The Members supported the submission of the funding proposal for the proposed project to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATION

23. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The CEDD has completed a Preliminary Environmental Review (PER) for the project. The PER concluded that the proposed project would not cause any long-term adverse environmental impacts. For short-term environmental impacts due to the proposed works, it would be controlled by mitigation measures.

24. The CEDD will incorporate into the relevant works contract the appropriate mitigation measures that the contractor should implement to control the environmental impacts arising from the construction works so as to comply with established standards and guidelines. These measures include the use of silencers or mufflers and erection of movable acoustic panels or noise barriers to reduce construction noise; frequent cleaning and watering of the construction sites, and the provision of sprinklers and wheel-washing facilities to minimise emission of construction dust; and the use of temporary site drains and sedimentation tanks to collect site run-off for on-site treatment before discharge. To mitigate the short-term environmental impact of the project, we have included in the project estimates the cost required to implement the recommended environmental mitigation measures.

25. At the planning and design stages, the CEDD has made considerations regarding the design and layout of the proposed site formation and infrastructure works so as to reduce the generation of construction waste where possible. In addition, the CEDD will require the contractor to reuse inert construction waste (e.g. excavated soil and rock fill) on site or at other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRF)⁷. The CEDD will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce generation of construction waste.

/26.

⁷ PFRF are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRF requires a licence issued by the Director of Civil Engineering and Development.

26. At the construction stage, the CEDD will require the contractor to submit a plan setting out the waste management measures for approval by the Government, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. The CEDD will ensure that the day-to-day operations on site comply with the approved plan. The CEDD will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The CEDD will control the disposal of inert construction waste and non-inert construction waste at PFRF and landfills respectively through a trip-ticket system.

27. The CEDD estimates that **870CL** will generate in total about 14 000 tonnes of construction waste. Of these, the CEDD will reuse about 3 000 tonnes (about 20%) of inert construction waste on site and deliver about 9 000 tonnes (about 65%) of inert waste to PFRF for subsequent reuse. The CEDD will dispose of the remaining 2 000 tonnes (about 15%) of non-inert construction waste at landfills. The total cost of disposal of construction waste at PFRF and landfill sites is estimated to be about \$1.04 million for the proposed works project (based on a unit charge rate of \$71 per tonne for disposal at PFRF and \$200 per tonne for disposal at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

28. Man Fat Nunnery rated as Grade 3 historic building by the Antiquities Advisory Board (AAB) within the proposed project area will be preserved and revitalized. The HS will be responsible for the relevant preservation and revitalization, including but not limited the provision of a setback of not less than 10 metres around the Man Fat Nunnery.

29. The CEDD has conducted a heritage impact assessment (HIA) for the site formation and infrastructure works for the Development in accordance with the existing requirements on heritage conservation. The HIA report was submitted to the AAB. The assessment result as well as the proposed and revised design set out in the report were agreed and approved by the AAB at its meeting on 7 September 2023. The CEDD and the HS will ensure that the relevant construction works and mitigation measures are in compliance with the requirements stipulated in the report.

TRAFFIC IMPLICATIONS

30. The CEDD has conducted TIA for the Development, which concluded that the Development would not cause unacceptable traffic impact upon completion of all the proposed traffic improvement measures⁸. In addition to the temporary traffic arrangements taken during the implementation of the proposed works, the CEDD will also put in place appropriate control measures for construction traffic in a bid to minimise traffic impact of the proposed works on the adjacent roads.

LAND ACQUISITION

31. The Government will resume about 0.6 hectares of private land and clear around 1.6 hectares of government land for the Development. The LandsD conducted pre-clearance survey for persons within the development area in June 2022 to collect information on the status within the area. According to information at hand, about 600 households (involving some 950 persons) and about 30 business undertakings on the private and government lands will be affected, and about 950 temporary structures, which are mostly squatter structures, will be demolished. The LandsD published the resumption of relevant land under the Lands Resumption Ordinance (Cap. 124) and the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 15 September 2023 by Government Gazette, and posted land resumption notices on or near the relevant land on 14 September 2023. After the land ownership was reverted to the Government on 15 December 2023, the LandsD has issued the offer letter for compensation to the relevant former landowners on 5 January 2024 and gradually arranged to provide cash compensation to the former landowners who accepted the Government's compensation offer. Regarding eligible households, they may choose the "means-tested" rehousing option provided by the HA to be rehoused at HA's public rental housing units, or the "non-means-tested" rehousing option introduced in 2018 to be rehoused at the DREs to be developed and managed by the HS⁹. Eligible business undertakings, and eligible households who do not opt for rehousing, may apply for ex-gratia allowance. In addition, domestic removal allowance will be provided for all households registered in the pre-clearance survey. The Government will continue to maintain close liaison with the affected persons and employ a variety of channels to disseminate information and contact households, including banners, letters, information leaflets, briefing sessions, home visits, phone calls, etc. The social services team commissioned by the Government has also maintained close liaison with households at the site, providing appropriate assistance and disseminating the latest information including expected departure deadlines.

/32.

⁸ As the road improvement works mentioned in paragraph 3(b) above.

⁹ The first DRE in urban area, which is located in Kai Tak, is expected to be completed in around 2026. Before the intake of DRE, transitional accommodation at the vacant units of HA's or HS' existing public rental estates will be provided to eligible households. Nearer the time when the DREs are ready for intake, households may choose (instead of being mandated) to relocate to the DREs.

32. We estimate that the cost of land resumption and clearance for the Development is about \$1,052.49 million (including payments to eligible landowners, business undertakings, occupants of squatter structures, and farmers). The cost will be charged to **Head 701 – Land Acquisition**, a breakdown of which is at **Enclosure 6**.

BACKGROUND INFORMATION

33. The CEDD engaged consultants in July 2022 to undertake the detailed design and site investigation for **870CL** at about \$13.5 million in MOD prices. This amount was charged to the Block Allocation **Subhead 7100CX** “New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme”. The related investigation work and detailed design facilitated the finalisation of project scope and the cost estimates for seeking funding approval from the LegCo.

34. Of the 345 trees within the site boundary of the proposed works, 276 trees will be removed and 69 trees preserved. Among the 4 trees of particular interest¹⁰, 3 will be preserved on site while 1 will be removed. Details of the trees of particular interest are set out at **Enclosure 7**. We will incorporate planting proposals as part of proposed works, including planting of about 200 trees¹¹.

35. We estimate that **870CL** will create about 32 jobs (24 for labourers and 8 for professional or technical staff), providing a total employment of about 890 man-months.

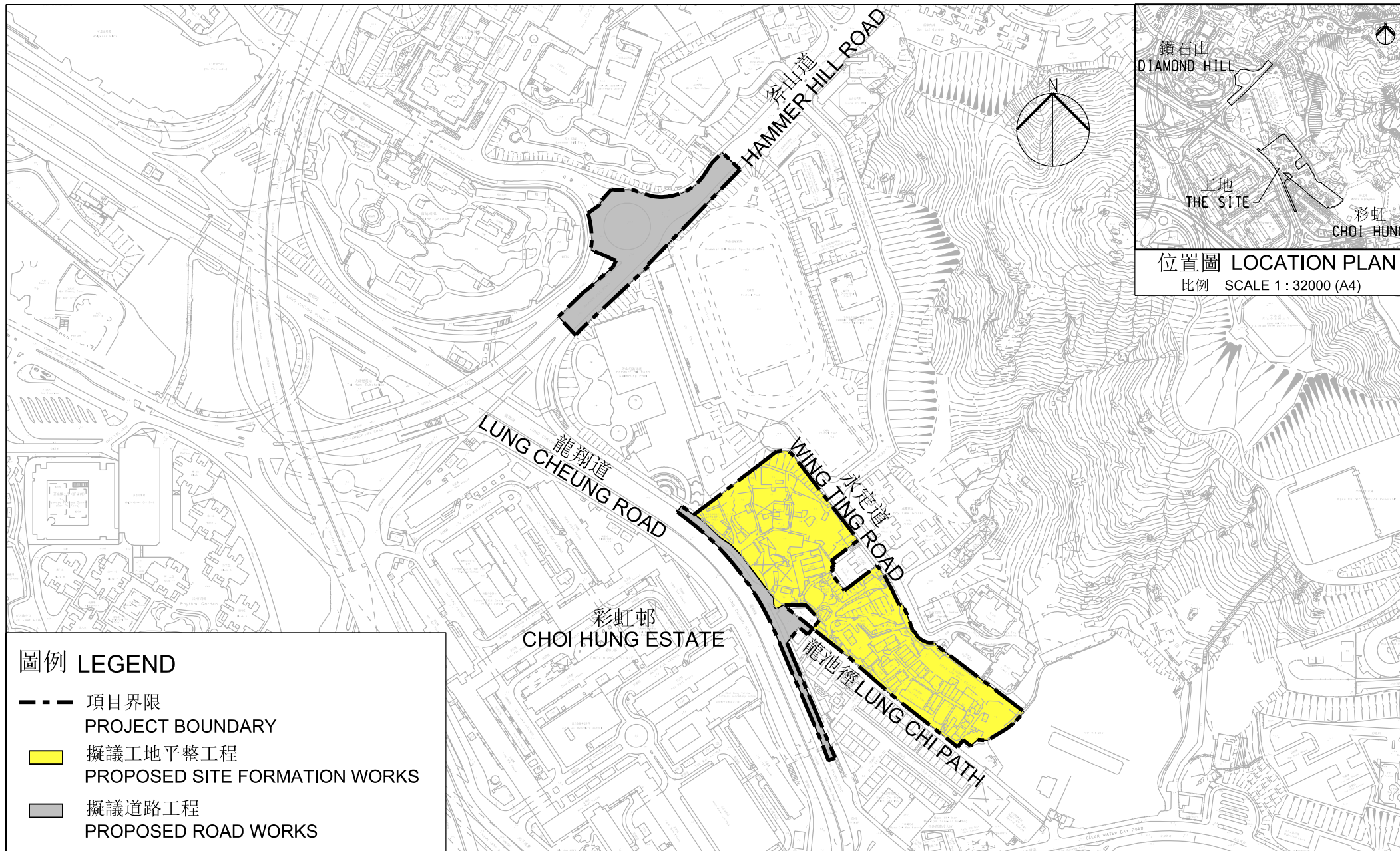
Development Bureau
May 2025

¹⁰ Trees of particular interest are defined in paragraph 3.3.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows -

- (a) Old and Valuable Trees (OVTs) and trees that are potentially registerable in the Register of OVTs;
- (b) Trees of 100 years old or above;
- (c) Trees with trunk diameter equal to or exceeding 1.0 m (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m;
- (d) Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
- (e) Rare tree species listed in “Rare and Precious Plants of Hong Kong” published by the Agriculture, Fisheries and Conservation Department;
- (f) Well-known Fung Shui trees;
- (g) Landmark trees with evidential records to support the historical or cultural significance of the trees;
- (h) Trees which may arouse widespread public concerns; and
- (i) Trees which may be subject to strong local objections on removal.

Among the 4 trees of particular interest, there are no trees listed in the Register of Old and Valuable Trees.

¹¹ Trees will be planted by the HS at the Development.



工務計劃項目第 870CL 號
黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
PWP ITEM NO. 870CL
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC
HOUSING DEVELOPMENT AT NGAU CHI WAN VILLAGE, WONG TAI SIN

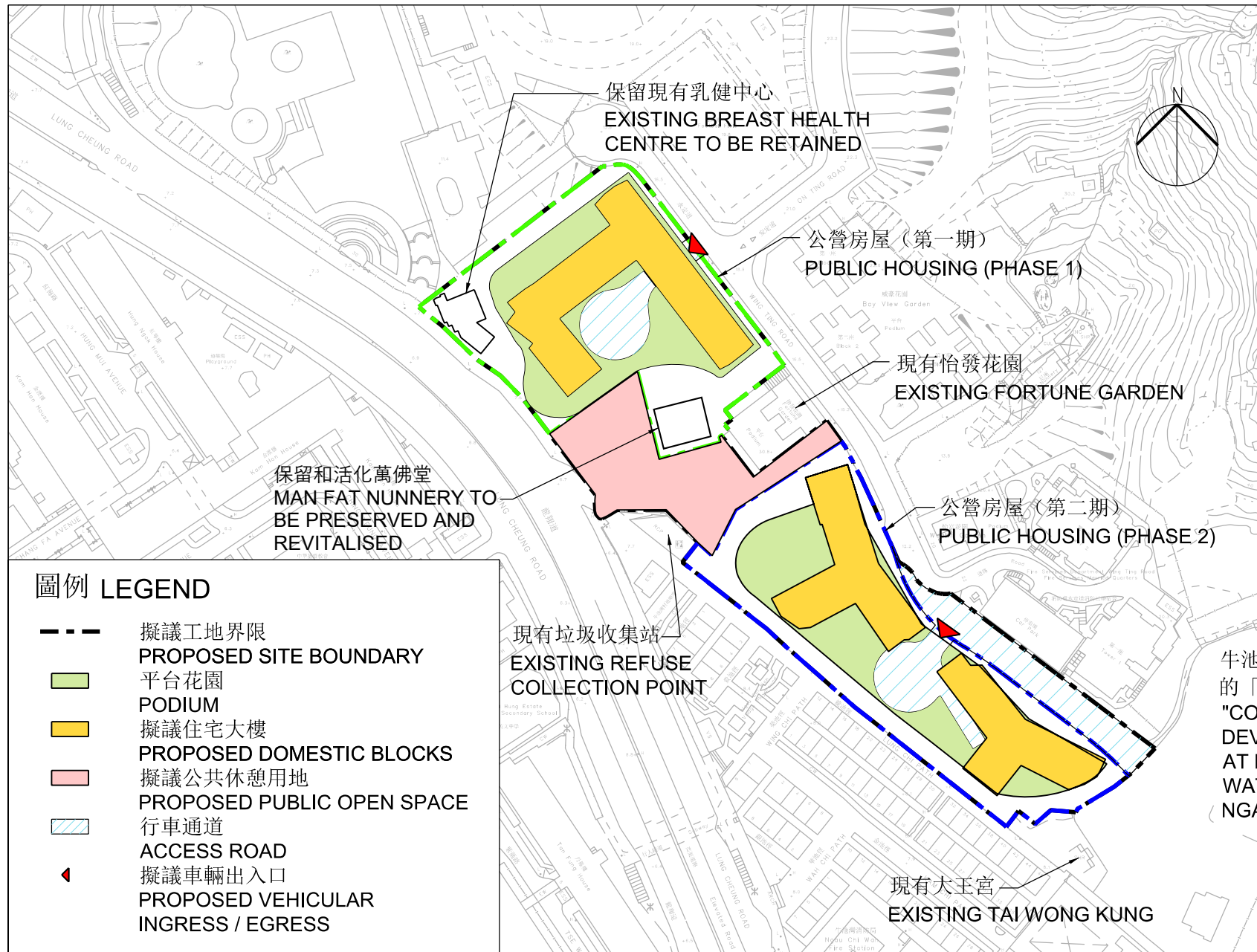
工地平面圖
SITE PLAN
比例 SCALE 1:8000 (A4)

**Key development parameters of the public housing development
at Ngau Chi Wan Village, Wong Tai Sin ^(Note 1)**

Site area	About 2.2 hectares
Maximum domestic plot ratio	7.5
Building height restriction ^(Note 2)	Phase 1 : 165 metres above Principal Datum Phase 2: 140 metres above Principal Datum
Number of domestic blocks	3
Number of flats	About 2 700
Projected population	About 7 360
Completion date	Phase 1 (about 1 200 flats): 2032 Phase 2 (about 1 500 flats): 2033
Major non-domestic facilities	community hall, social welfare facilities (about 5% of the gross floor area to be set aside in accordance with the established policy), Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre (Kowloon) (retained in-situ)

Note 1: These parameters are only a preliminary information and will be finalised after the completion of the design and technical studies.

Note 2: Town Planning Board approved the planning application (Application No. A/K12/45) for relaxation of building height restrictions of the site on 11 April 2025.



圖例 LEGEND

- 擬議工地界限
PROPOSED SITE BOUNDARY
- 平台花園
PODIUM
- 擬議住宅大樓
PROPOSED DOMESTIC BLOCKS
- 擬議公共休憩用地
PROPOSED PUBLIC OPEN SPACE
- 行車通道
ACCESS ROAD
- 擬議車輛出入口
PROPOSED VEHICULAR INGRESS / EGRESS

現有垃圾收集站
EXISTING REFUSE
COLLECTION POINT

現有大王宮
EXISTING TAI WONG KUNG

牛池灣清水灣道 35 號
的「綜合發展區」
"COMPREHENSIVE
DEVELOPMENT AREA"
AT NO. 35 CLEAR
WATER BAY ROAD,
NGAU CHI WAN

工務計劃項目第 870CL 號
黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
PWP ITEM NO. 870CL
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC
HOUSING DEVELOPMENT AT NGAU CHI WAN VILLAGE, WONG TAI SIN

公營房屋發展概念平面圖
CONCEPTUAL PLAN OF PUBLIC
HOUSING DEVELOPMENT

比例 SCALE 1:4000 (A4)

**870CL — Site formation and infrastructure works for public housing development
at Ngau Chi Wan Village, Wong Tai Sin**

870CL Comparison of unit cost per hectare for site formation works with reference projects

The design of the site formation works is affected by various factors, including the location of the site, terrain, geotechnical conditions, and the proposed site formation levels, etc. Therefore, the cost of site formation and associated works varies across different projects. For the proposed site formation works, the construction cost is about \$29.5 million (in September 2024 prices), representing a unit cost of about \$13.4 million per hectare (in September 2024 prices). This unit cost falls within the range of about \$4.5 million to \$34.1 million per hectare (in September 2024 prices) for other public works projects of similar nature and scale in recent years.

After adjusting for the unique characteristics of each project, the unit cost per hectare for site formation works are comparable. The details are as follows:

Item	870CL Site formation and infrastructure works for public housing development at Ngau Chi Wan Village, Wong Tai Sin	850CL Site formation and infrastructure works for public housing development at Choi Shun Street, Sheung Shui	776CL Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 2	885CL Site formation works for public housing development at Kwok Shui Road, Tsuen Wan
Unit cost per hectare for site formation works (in September 2024 prices)	\$13.40 million	\$4.50 million	\$14.40 million	\$34.10 million
(a) <u>Add</u> (850CL) 850CL has relatively gentle gradient within the site, which involves less excavation and clearance works		\$9.00 million		
(b) <u>Less</u> (776CL) 776CL involves construction of more retaining walls			(\$0.65 million)	
(c) <u>Less</u> (885CL) 885CL involves more excavation works 885CL involves more slope works				(\$18.60 million) (\$1.90 million)
Adjusted unit cost per hectare for site formation works (in September 2024 prices):	\$13.40 million	\$13.5 million	\$13.75 million	\$13.60 million

**870CL — Site formation and infrastructure works for public housing development
at Ngau Chi Wan Village, Wong Tai Sin**

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2024 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	2.2
	Technical	—	—	—	0.6
				Sub-total	2.8#
(b) Resident site staff (RSS) costs (Note 3)	Professional	28	38	1.6	4.2
	Technical	40	14	1.6	2.1
				Sub-total	6.3
Comprising –					
(i) Consultants' fees for management of RSS					0.7#
(ii) Remuneration of RSS					5.6#
Total					9.1

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the staff cost of RSS supplied by the consultants (as at now, MPS salary point 38 = \$93,255 per month and MPS salary point 14 = \$33,405 per month).

2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement. The construction phase of the assignment will only be executed upon the FC's approval to upgrade **870CL** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.

Remarks

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 12 of the main paper.

**870CL—Site formation and infrastructure works for public housing development
at Ngau Chi Wan Village, Wong Tai Sin**

Breakdown of Land Acquisition Cost

		\$ million
(I)	Estimated cost for land compensation	910.97
(II)	Estimated cost for land clearance	45.84
	(a) Ex-gratia allowances (EGAs) for domestic occupiers (e.g. EGA for permitted occupiers of licensed structures and surveyed squatters affected by clearance and domestic removal allowance, etc.)	44.79
	(b) Other EGAs (e.g. crop compensation; disturbance allowance for cultivators; EGA for miscellaneous permanent improvements to farms; EGA for shops, workshops, godowns, slipways, schools, churches and ornamental fish breeding undertakings; EGA for open-air/outdoor business undertakings; EGA for the clearance of graves and urns (“Kam Taps”), etc.)	1.05
(III)	Interest and Contingency payment	95.68
	Total	1052.49

Note

1. The above estimated land acquisition cost is based on the prevailing ex-gratia compensation rates and the valuation as at November 2023.

870CL — Site formation and infrastructure works for public housing development at Ngau Chi Wan Village, Wong Tai Sin

Summary of “tree of particular interest” affected

Tree Ref no. ¹	Species		Measurements			Amenity Value ³	Form	Health condition	Structural condition	Suitability for Transplanting ⁴		Conservation Status ⁵	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / transplant / remove)	Before	After	
T-0026	<i>Ficus religiosa</i>	菩提樹	12	1200	16	Medium	Poor	Average	Poor	Low	No significant level difference between site formation level and existing ground level	-	Retain	LandsD	HKHS	-
T-0032	<i>Ficus religiosa</i>	菩提樹	15	1250	12	Medium	Poor	Average	Poor	Low	Irrecoverable form after transplanting; low survival rate after transplanting	-	Remove	LandsD	-	On steep slope
T-0122	<i>Ficus microcarpa</i>	細葉榕	14	1550	22	Medium	Poor	Average	Poor	Low	No significant level difference between site formation level and existing ground level; very large size; on steep slope; poor form and structural condition	-	Retain	LandsD	LCSD	-
T-0254	<i>Ficus microcarpa</i>	細葉榕	14	1550	12	Medium	Poor	Average	Poor	Low	No significant level difference between site formation level and existing ground level	-	Retain	LandsD	LandsD	-

Notes-

- 1 There are no trees within site boundary in the Register of Old and Valuable Trees.
- 2 DBH of a tree refers to its diameter at breast height (i.e. measurement at 1.3 m above ground level).
- 3 Amenity value of the tree is assessed by its functional values for shade, seasonal interest, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories.

High (H): important trees which should be retained by adjusting the design layout accordingly.

Medium (M): trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than “High” trees.

Low (L): trees that are dead, dying or potentially hazardous and should be removed.

- 4 Assessment has taken into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).
- 5 Conservation status is based on the rarity and protection status of the species under relevant ordinances in Hong Kong, such as
RPPHK – Species included in Agriculture, Fisheries and Conservation Department publication “Rare and Precious Plants of Hong Kong”; and
IUCN:VU – “Vulnerable” under IUCN Red List of Threatened Species.